



Legislation Text

File #: O20-3841, **Version:** 1

Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Rezoning Application No. 100527 and

Development Permit Application No. 101189

(Isle of Mann Property Group / 20701 - 84 Avenue and

8400 Block of 207A Street)

Bylaw No. 5635

Report 20-128

File CD 08-26-0208

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635".

Explanation - Bylaw No. 5635

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at

20701 - 84 Avenue and 8400 Block of 207A Street from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL (RH) and R-CL(SD) to accommodate a mixed residential development consisting of 21 lots (10 single family lots,

5 rowhouses and 6 semi-detached lots).

Development Permit No. 101189

Running concurrently with this Bylaw is Development Permit

No. 101189 (Isle of Mann Property Group / 20701 - 84 Avenue and 8400 Block of 207A Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- c. Payment of supplemental development permit fees prior to issuance.