



## Legislation Text

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**File #:** O21-4703, **Version:** 1

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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. 100593 and

Development Permit Application No. 101179

(1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 - 208A Street)

Bylaw No. 5732

Report 21-99

File CD 08-13-0091

That Council give third reading to "Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021

No. 5732".

Explanation - Bylaw No. 5732

Bylaw 2021 No. 5732 rezones the property located at

7189 - 208A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) to accommodate development of five (5) rowhouse units.

Development Permit No. 101179

Running concurrently with this Bylaw is Development Permit

No. 101179 (1185954 BC Ltd. / Kumar Architecture Ltd. /

7189 - 208A Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with

Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Completion of a subdivision to create five (5) rowhouse lots;
- e. Registration of party wall and common element maintenance agreements on the title;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.