



Legislation Text

File #: O17-218, **Version:** 1

Rezoning Application No. 100395

Development Permit Application No. 100728

(High Quality Homes Ltd. / 7179 - 197B Street)

Bylaw No. 5015

Report 13-80

File CD 08-15-0166

Recommendation that Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (High Quality Homes Ltd.) Bylaw 2013 No. 5015".

Explanation - Bylaw No. 5015

Bylaw 2013 No. 5015 rezones 0.40 ha (0.99 acres) of land located at 7179 - 196B Street to Residential Zone R-1A to permit the subdivision of six fee simple single family lots.

Development Permit No. 100728

That Council authorize issuance of Development Permit No. 100728 (High Quality Homes Ltd. / 7179 - 197B Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the single family development permit guidelines contained in the Willoughby Community Plan.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

July 8, 2013 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 23, 2013 with third reading given on September 30, 2013. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than one year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site

rezoning sign remained in place, the Bylaw was delayed due to a change in ownership of the project.