



Legislation Text

File #: O17-251, **Version:** 1

Rezoning Application No. 100456

(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)

Bylaw No. 5269

Report 17-33

File CD 08-14-0198

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269, rezoning 1.63 hectares (4 acres) of land located in the 7000 block of 206 Street to Residential Compact Lot Zone R CL(A), Residential Compact Lot Zone R-CL (B) and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Dedication and construction of a 4.5 metre wide street greenway on the west side of 206 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
4. Provision of road dedications, widening and necessary traffic improvements for 206 Street, 70A Avenue, and 71 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township restricting the number of fee simple single family lots to 24;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and

compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5269.

Explanation - Bylaw No. 5269

Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.