



Legislation Text

File #: O17-250, **Version:** 1

Rezoning Application No. 100466

(Jagdeo / 7146 - 206 Street)

Bylaw No. 5264

Report 17-32

File CD 08-14-0181

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264 rezoning 0.4 ha (0.99 ac) of land located at 7146 - 206 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) 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. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 71A Avenue, proposed lane, and corner truncations 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;
4. 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;
5. 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; and
6. 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. 5264.

Explanation - Bylaw No. 5264

Bylaw 2017 No. 5264 rezones property located at 7146 - 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.