



## Legislation Text

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**File #:** O17-312, **Version:** 1

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Rezoning Application No. 100458

Development Variance Permit Application No. 100087

(Lebcac Developments Inc. / 8738 - 217A Street)

Bylaw No. 5284

Report 17-46

File CD 11-30-0023

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) Bylaw 2017 No. 5284, rezoning 0.68 ha (1.69 ac) of land at

8738 - 217A Street in the Rural Plan area to Suburban Residential Zone SR-3A to accommodate subdivision into two (2) 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, and compliance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
2. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township;
4. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township; and
5. Payment of applicable site servicing fees and supplemental rezoning fees;

That Council at time of final reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Rezoning Bylaw No. 5284 authorize the issuance of Development Variance Permit No. 100087 for the proposed development as follows:

- a) Section 304.4 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule "A"; and further

That Council authorize staff to schedule the required public hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) Rezoning Bylaw No. 5284 in conjunction with the hearing for proposed Development Variance Permit

No. 100087.

Explanation - Bylaw No. 5284

Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 - 217A Street from Rural Zone RU-1 to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.