



## Legislation Text

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**File #:** O17-425, **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 third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) 2017 Bylaw No. 5284”.

### **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.

### **Development Variance Permit No. 100087**

Running concurrently with this Bylaw is Development Permit No. 100087 (Lebcac Developments Inc. / 8738 - 217A Street) in accordance with Attachment A subject to the following conditions:

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”.