



Legislation Text

File #: O17-421, **Version:** 1

Development Variance Permit

Application No. 100082

(Bensch / Gartman / 3303 and 3341 - 202 Street)

Report 17-58

File CD 07-26-0154

That Council authorize issuance of Development Variance Permit No. 100082 for property located at 3303 and 3341 - 202 Street, to facilitate subdivision into three lots, as follows:

- a. Schedule "A" (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to not require provision of any servicing to accommodate subdivision of the subject lands as indicated in Schedule "A";
- b. Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to permit the sewerage system for proposed "Lot 2" to be located on proposed "Lot 1";
- c. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for proposed "Lot 2" and "Lot 3";
- d. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed "Lot 2" and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed "Lot 3";
- e. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed "Lot 2" and "Lot 3";
- f. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed "Lot 1";
- g. Section 302.4(1)(b) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed "Lot 2"; and
- h. Registration of a scorched earth restrictive covenant at the time of subdivision on proposed "Lot 1" as indicated on Schedule "A" restricting clearing and development until such time as servicing requirements in accordance with the Subdivision and Development Servicing Bylaw have been satisfied.

Submissions from the public.

Explanation by the proponent.