



REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 - REGULAR MEETING	REPORT:	24-217
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0166
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100287 (1104815 BC LTD. / PARAMORPH ARCHITECTURE INC. / 6705 AND 6731 WILLOWBROOK CONNECTOR AND 6785 – 208 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6043 and 6044 subject to 13 development prerequisites being satisfied prior to final reading of Bylaw No. 6044 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044 rezoning 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, enhanced sidewalks, greenways, and necessary traffic improvements for 207 Street and Willowbrook Connector, including dedications and securing the provision and construction of 207 Street from the subject site to 67 Avenue or 68 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. 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).
5. Dedication and construction of a 4.5 m (14.7 ft) wide street greenway on the west side of Willowbrook Connector and a 3.0 m (9.8 ft) wide recreational greenway at the south boundary of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security.
6. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until a Development Permit is issued for the site and incorporating a Landmark Amenity in compliance with the Northeast Gordon Estate Neighbourhood Plan
 - b. prohibiting vehicular access to Willowbrook Connector
 - c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as 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) is accepted by the Township
 - d. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units
 - g. specifying the required building setback from the ALR for the townhouse buildings and prohibiting the removal of vegetation in the ALR buffer area
 - h. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities.
7. Registration of a reciprocal access easement over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of access to 68 Avenue via land located to the north at 20792 – 68 Avenue.
8. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of a shared pedestrian pathway from 207 Street to Willowbrook Connector.
9. Detailed design and construction of the Blue Link, including tree retention.
10. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purpose of accommodating the Blue Link.
11. Dedication, detailed design and construction of the south half of the Urban Green (approximately 606 m² (6,522 ft²)) in coordination with adjacent development (ToL Project No. 08-14-0237).
12. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy, and the 5% Neighbourhood Park Land Acquisition Policy.
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6043 and 6044.

EXECUTIVE SUMMARY:

Paramorph Architecture Inc. has applied on behalf of the owner to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).

To accommodate the proposed townhouse development, the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan to redesignate the westerly portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA). The Willoughby Community Plan is also proposed to be amended from Suburban Residential to Multi Family for properties located at 6705 and 6731 Willowbrook Connector to align with the Northeast Gordon Estate Neighbourhood Plan.

The subject lots are currently accessed from Willowbrook Connector. A condition of development is removal of access from Willowbrook Connector. As a result, development of this site is reliant on coordination with adjacent property owners to achieve acceptable road network access from 207 Street to 67 Avenue or 68 Avenue consistent with the Northeast Gordon Estate Neighbourhood Plan to accommodate access, servicing and construction.

A development permit for form and character is also being processed for Council's subsequent consideration as it involves a non-delegated commercial component (live-work townhouses).

As the proposed development complies with the overall objectives of the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan, staff recommend Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 13 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6043 and Rezoning Bylaw No. 6044.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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REFERENCE:

Owner:	1104815 BC Ltd. 5250 Buckingham Avenue Burnaby, BC V5E 1Z8
Agent:	Paramorph Architecture Inc. 308, 9639 – 137A Street Surrey, BC V3T 0M1
Legal Description:	Lot 2 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869 Lot 3 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869 Lot 5 Except: Part Road on Plan LMP43864; District Lot 311 Group 2 New Westminster District Plan 68504
Location and Lot Area:	6705 Willowbrook Connector (0.6 ha (1.6 ac)) 6731 Willowbrook Connector (0.8 ha (2.0 ac)) 6785 – 208 Street (0.4 ha (0.9 ac)) Total Area: 1.8 ha (4.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-205
Willoughby Community Plan (existing):	Suburban Residential and Multi Family
Willoughby Community Plan (proposed):	Multi Family
Northeast Gordon Estate Neighbourhood Plan (existing):	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), Medium Density Apartment (1.9 FSR), and Significant Tree Area
Northeast Gordon Estate Neighbourhood Plan (proposed):	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), and Significant Tree Area

BACKGROUND/HISTORY:

- The subject property located at 6785 – 208 Street is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan, and designated Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Significant Tree Area in the Northeast Gordon Estate Neighbourhood Plan.
- The subject properties located at 6705 and 6731 Willowbrook Connector are currently zoned Suburban Residential Zone SR-2, designated Suburban Residential in the Willoughby Community Plan and designated Townhouse (22 UPA), Townhouse

Live/Work (22 UPA), and Significant Tree Area in the Northeast Gordon Estate Neighbourhood Plan.

- The site is in Development Permit Area 'B' – Residential and Development Permit Area 'I' – Agricultural Edge and Escarpment Protection in the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

- Paramorph Architecture Inc. has applied on behalf of the owners to amend the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205.
- The applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan to redesignate the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).
- The Willoughby Community Plan is also proposed to be amended from Suburban Residential to Multi Family for the properties located at 6705 and 6731 Willowbrook Connector to align with the Northeast Gordon Estate Neighbourhood Plan.
- The proposal will facilitate development of approximately 80 townhouses and 12 live-work townhouses with a density of 50.3 uph (20.4 upa).
- The proposal includes 12 live-work townhouses fronting 207 Street and the urban green consistent with the Northeast Gordon Estate Neighbourhood Plan.
- The proposal also includes provision of a portion of 207 Street, greenways, enhanced sidewalks, a blue link, half of the urban green, a landmark amenity and an ALR buffer.
- The subject lots are currently accessed from Willowbrook Connector. A condition of development is removal of access from Willowbrook Connector. As a result, development of this site is reliant on coordination with adjacent property owners to achieve acceptable road network access from 207 Street to 67 Avenue or 68 Avenue consistent with the Northeast Gordon Estate Neighbourhood Plan to accommodate access, servicing and construction.
- Staff note the site plan is conceptual and resolution of the interim and ultimate access and servicing requirements may result in changes to the layout and proposed number of units.

Adjacent Uses:

	Existing Use:	Willoughby CP Designation:	Northeast Gordon Estate NP Designation:	Existing Zoning:
North:	20792 – 68 Avenue is currently under application (ToL Project No. 08-14-0101) at third reading for 18 townhouse units 20750 – 65 Avenue is a property with an existing single family dwelling Multiple properties currently under application (ToL Project No. 08-14-0237) for approximately 509	Multi-Family and Neighbourhood Commercial	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), and Medium Density Apartment (1.9 FSR)	SR-2

	apartments and 99 townhouse units			
South:	20670 – 67 Avenue and 6677 Willowbrook Connector are currently under application (ToL Project No. 08-14-0240) for approximately 49 townhouse units	Residential and Suburban Residential	Townhouse (22 UPA)	SR-2
East:	Willowbrook Connector, beyond which are properties in the ALR	N/A	N/A	RU-3
West:	Multiple properties currently under application (ToL Project No. 08-14-0237) at second reading for approximately 509 apartments and 99 townhouse units	Residential, Multi Family, and Neighbourhood Commercial	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR), Medium Density Mixed Use (1.9 FSR), and Significant Tree Area	SR-2

Community / Neighbourhood Plan Amendment:

- Bylaw No. 6043 amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).
- With the exception of the west portion of 6785 – 208 Street, which is designated Medium Density Apartment (1.9 FSR), the rest of the site is designated Townhouse (22 UPA) and Townhouse Live/Work (22 UPA).
- The proposed plan amendment results in a more cohesive development by providing ground-oriented townhouse units on the west portion of 6785 – 208 Street consistent with the rest of the proposed development.
- The proposal also responds to the Northeast Gordon Estate Neighbourhood Plan by providing direct access from the townhouses to the blue link and urban green.
- Staff do not object to the proposed amendment as the property located at 6785 – 208 Street is designated Multi Family in the Willoughby Community Plan, which supports multi family uses, including townhouses.
- The proposed amendment would allow for the site to be developed with approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).
- Bylaw No. 6043 also amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family to ensure consistency with the Townhouse (22 UPA) and Townhouse Live/Work (22 UPA) land use designations currently supported by the Northeast Gordon Estate Neighbourhood Plan.

Zoning Amendment:

- Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).
- Proposed Comprehensive Development Zone CD-205 permits townhouses and live-work townhouses with a density of up to 54 uph (22 upa) consistent with the Northeast Gordon Estate Neighbourhood Plan land use designations.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- An associated development permit application is being processed concurrently for subsequent consideration by Council as it involves a non-delegated commercial component (live-work townhouses).
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-205 zoning; grading; landscaping; tree retention; age-friendly amenity area requirements; blue link, urban green; landmark amenity requirements; fire truck turning radius requirements; and alignment with Development Permit Area 'B' – Residential guidelines.
- Staff note the site plan is conceptual and resolution of the above-mentioned requirements may result in changes to the site layout and proposed number of units.

Development Permit Area 'I' – Agricultural Edge and Escarpment Protection:

- The subject lands are located in Development Permit Area 'I' – Agricultural Edge and Escarpment Protection in the Willoughby Community Plan.
- Consistent with the development permit area guidelines, a 15 m (49.2 ft) ALR buffer is incorporated on the east side of the development inclusive of a 7.5 m (24.6 ft) building setback and a 7.5 m (24.6 ft) vegetative buffer with a street greenway.
- Registration of a restrictive covenant specifying the required building setback for the townhouse buildings and prohibiting the removal of vegetation in the adjacent ALR buffer area has been included as a development prerequisite.
- Registration of a restrictive covenant notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities has also been included as a development prerequisite.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	92	\$14,400	\$1,324,800
Total			\$1,324,800

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Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
51	6	113	134	27	167

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment and rezoning will facilitate development of approximately 80 townhouses and 12 live-work townhouses on the site located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street. Staff recommend that Council give first and second reading to Bylaws No. 6043 and 6044 (subject to 13 development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

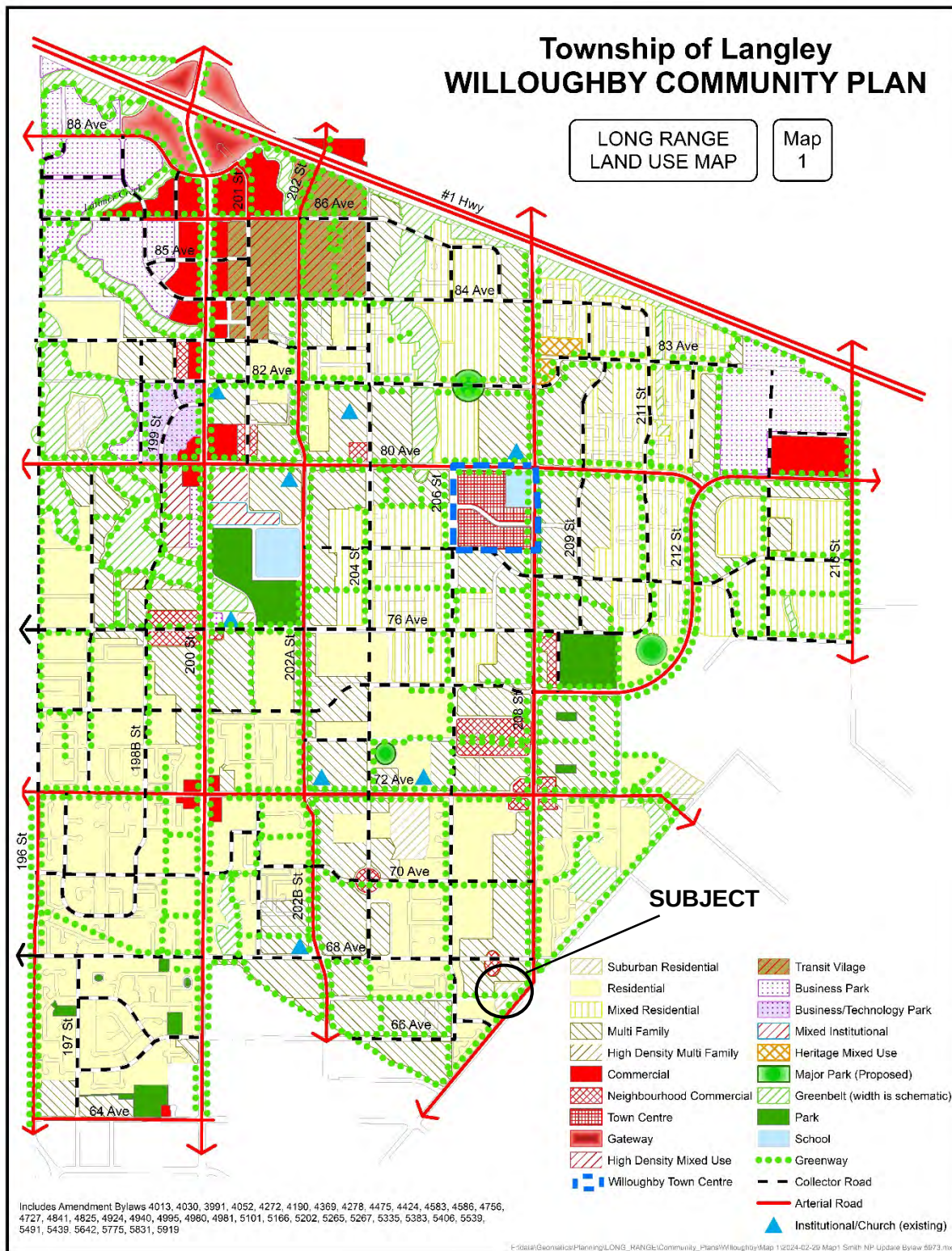
Respectfully submitted,

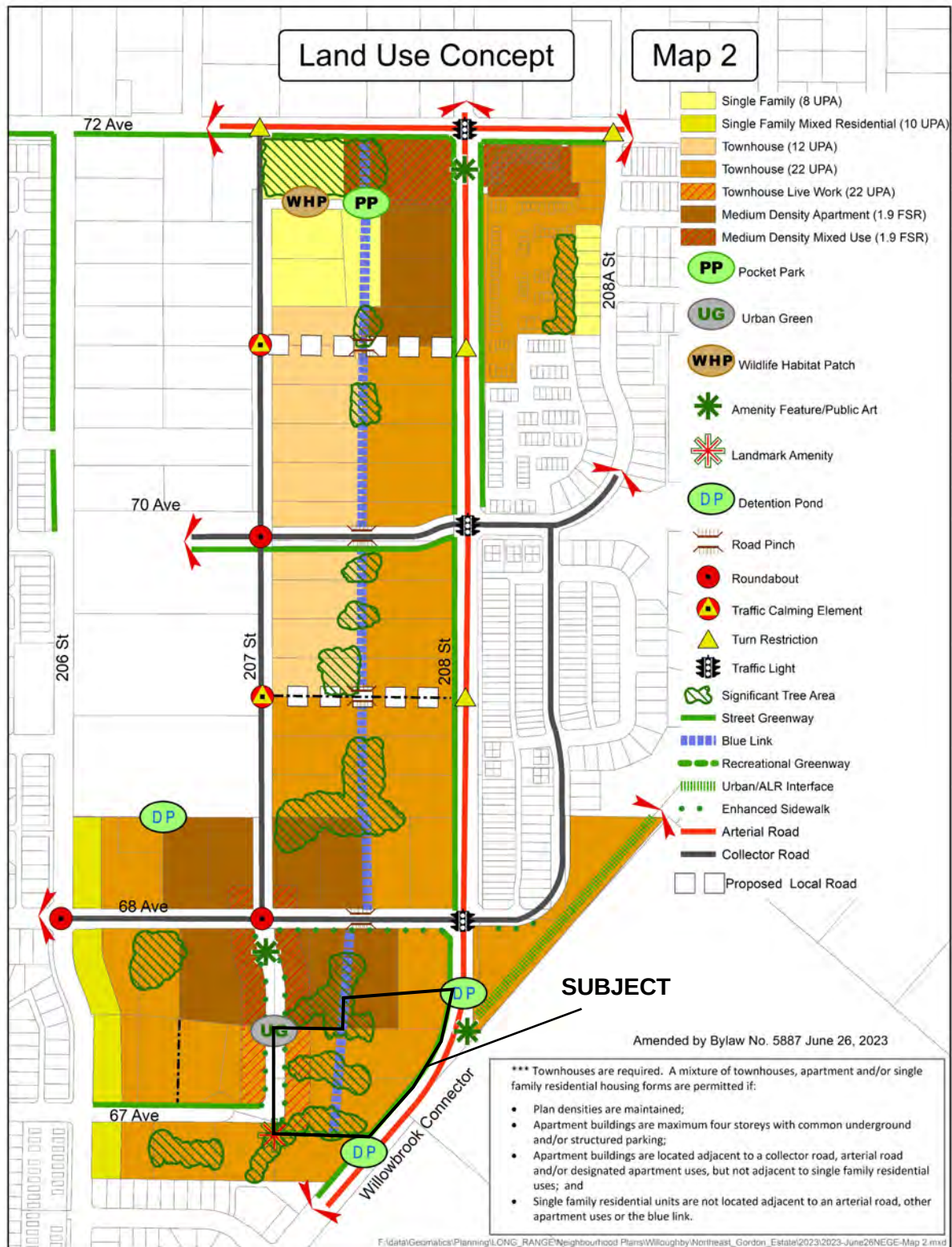
Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

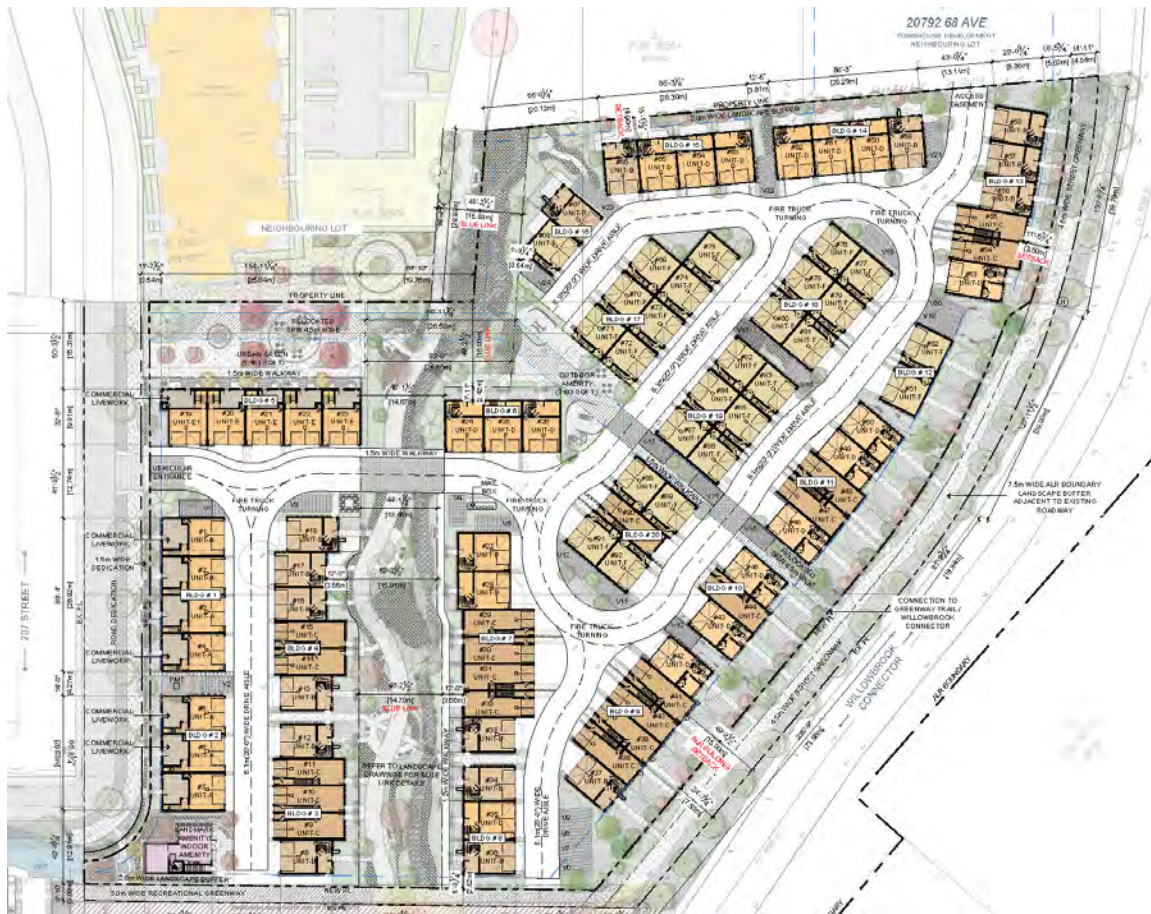
ATTACHMENT A Maps and Graphics



AERIAL CONTEXT MAP







SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW

2005 NO. 4475 AMENDMENT (1104815 BC LTD.) BYLAW NO. 6043

EXPLANATORY NOTE

Bylaw No. 6043 amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family. Bylaw No. 6043 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
 AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW
 2005 NO. 4475 AMENDMENT (1104815 BC LTD.) BYLAW NO. 6043

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

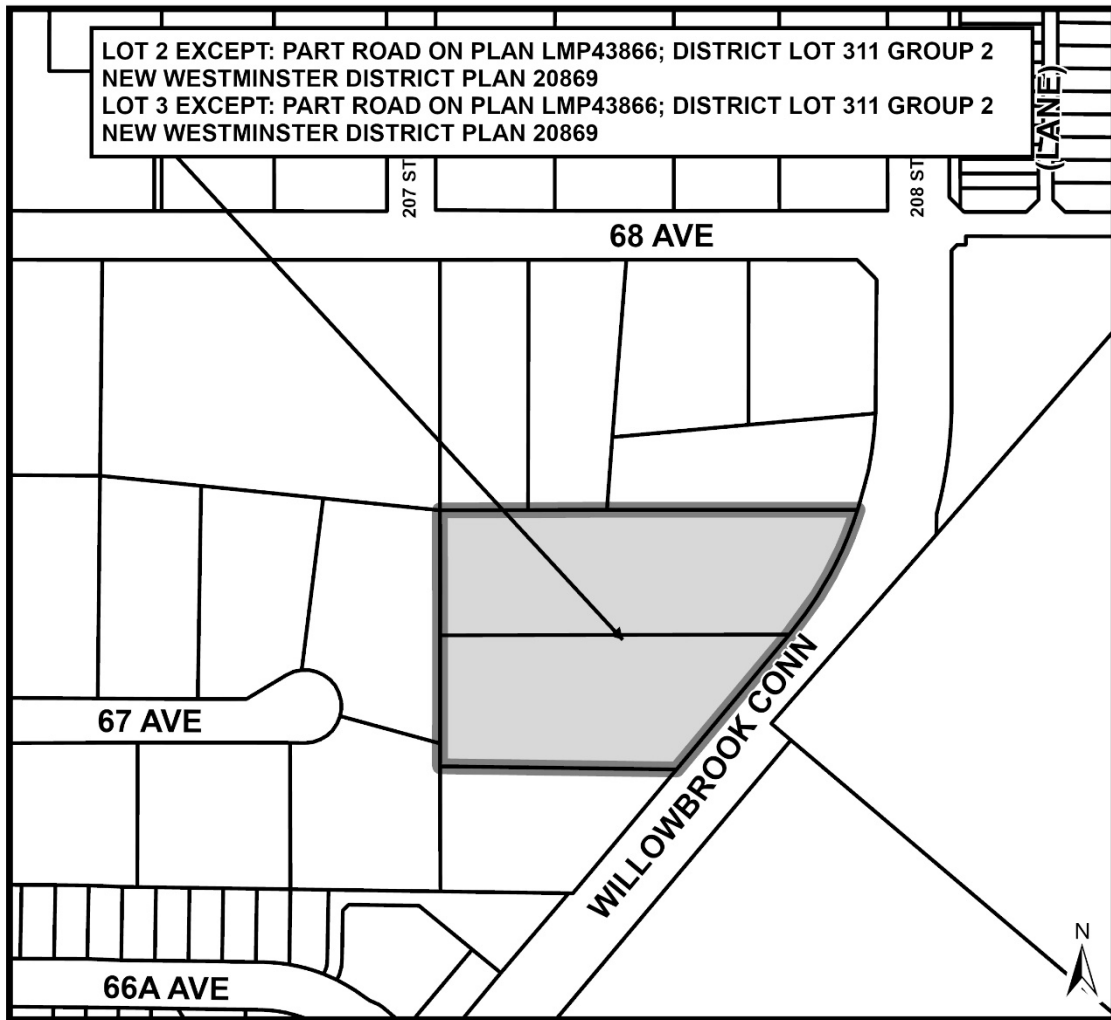
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043”.
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by:
 - a. Amending Map 1 to redesignate lands shown in Schedule “A” to Multi Family.
3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by:
 - a. Amending Maps 2 and 3 to redesignate lands shown in Schedule “B” to Townhouse (22 UPA).

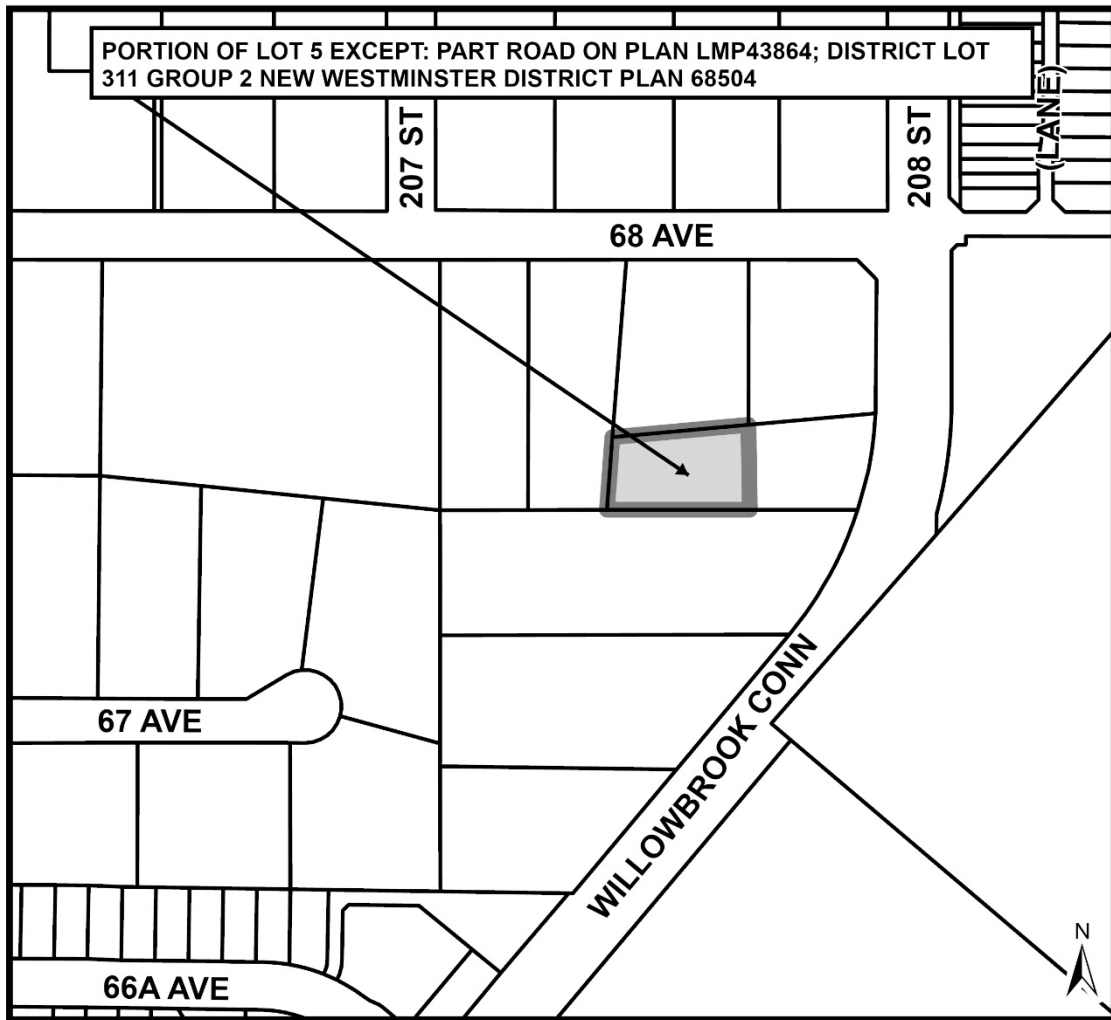
READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6043



SCHEDULE 'B' BYLAW NO. 6043



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1104815 BC LTD.) BYLAW NO. 6044

EXPLANATORY NOTE

Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1104815 BC LTD.) BYLAW NO. 6044**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-205" after the words "Comprehensive Development Zone CD-204"
 - b. Adding to Section 110.1 after the words "CD-204" the words "CD-205 – 1 ha"
 - c. Adding after Section 1104 "Comprehensive Development Zone CD-204" the following as Section 1105 "Comprehensive Development Zone CD-205"

1105 COMPREHENSIVE DEVELOPMENT ZONE CD-205

Uses Permitted

- 1105.1 In the CD-205 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *townhouses*
 - 4) *live-work townhouses* subject to Section 1105.11

Density

- 1105.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

Lot Coverage

- 1105.3 *Buildings and structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

- 1105.4 Siting of *buildings and structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1105.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

Parking and Loading

- 1105.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1105.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1105.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

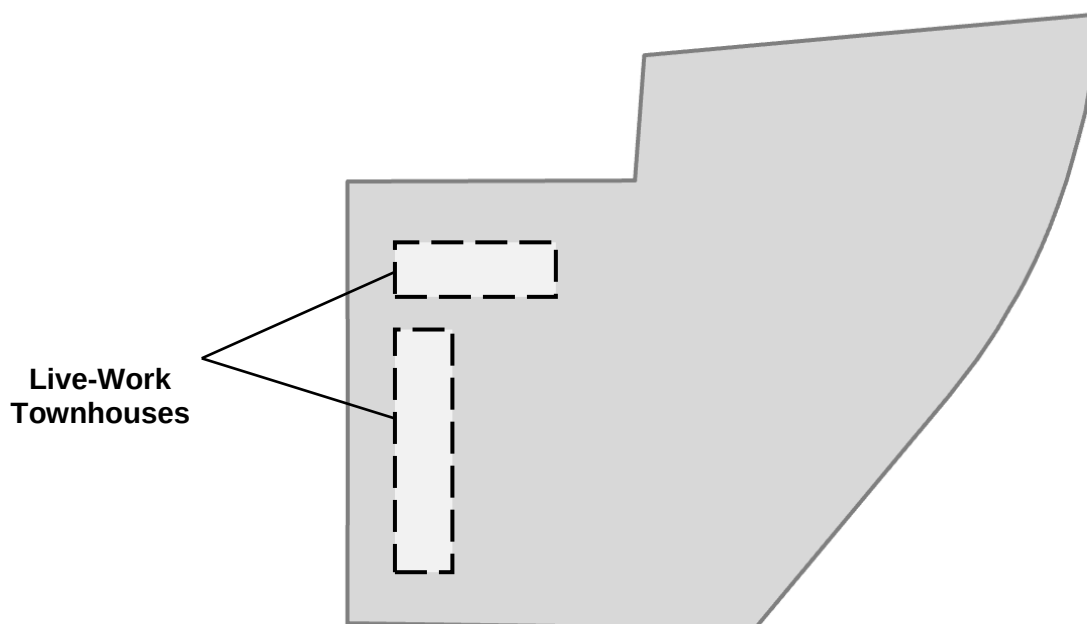
- 1105.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

- 1105.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

Live-Work Townhouses

- 1105.11 *Live-work townhouses* are required and shall be located per the drawing below:



3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 2 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869

Lot 3 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869

Lot 5 Except: Part Road on Plan LMP43864; District Lot 311 Group 2 New Westminster District Plan 68504

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-205.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6044

