



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 215, 2025, BYLAW NO. 3296
DEVELOPMENT PERMIT APPLICATION DP 07-24

To consider rezoning and Development Permit applications from Leone Homes Inc. to accommodate a 26-unit townhome development.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated “Ground Oriented Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Leone Homes Inc.
Owners:	Linda Stewart, Lea-Ann Stewart, Luke Morrow, Raqiya Khan, Abdul-Rahim Khan, Brenden Boux, Deborah Kellner, Robert Stare, & Heather Stare
Civic Addresses:	20815 45A Avenue & 4560-4580 208 Street
Legal Description:	Lot 109, Section 36, Township 7, New Westminster District, Plan 37721; Lot 49, Section 36, Township 7, New Westminster District, Plan 28249; Lot 50, North West Quarter Section 36, Township 7, New Westminster District, Plan 28249; Lot 1, Section 36, Township 7, New Westminster District, Plan 85129
Site Area:	4,010 m ² (0.99 acres)
Number of Units:	26 townhomes
Gross Floor Area:	4,527.2 m ² (48,733 ft ²)
Floor Area Ratio:	1.129
Lot Coverage:	43.6%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
Visitor	6 spaces
Total	58 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD104 Comprehensive Development Zone
Development Cost Charges:	\$815,170.00 (City - \$303,442.00, GVS&DD - \$214,618.00, GVWD - \$212,006.00, MV Parks – \$9,528.00, SD35 - \$19,400.00, TransLink - \$56,176.00)
Community Amenity Contributions (CACs):	\$104,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 215**

BYLAW NO. 3296

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20815 45A Avenue & 4560-4580 208 Street to the CD104 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 215, 2025, No. 3296”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 104 (CD104) Zone immediately after Comprehensive Development – 103 (CD103) Zone:

“WWW. CD104 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 26-unit townhome development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD104 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-460-591
Lot 109, Section 36, Township 7, New Westminster District, Plan 37721
- (b) PID: 000-666-742
Lot 49, Section 36, Township 7, New Westminster District, Plan 28249
- (c) PID: 000-468-053
Lot 50, North West Quarter, Section 36, Township 7, New Westminster District, Plan 28249
- (d) PID: 016-023-650
Lot 1, Section 36, Township 7, New Westminster District, Plan 85129

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by F. Adab Architects Inc. (dated January 3, 2025) and PMG Landscape Architects (dated January 7, 2025), one copy each of which is attached to Development Permit No. 07-24.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 008-460-591
Lot 109, Section 36, Township 7, New Westminster District, Plan 37721
- (b) PID: 000-666-742
Lot 49, Section 36, Township 7, New Westminster District, Plan 28249
- (c) PID: 000-468-053
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from the RS1 Single Family Residential Zone to the CD104 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-seventh day of January, 2025.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 06-24 DEVELOPMENT PERMIT APPLICATION DP 07-24

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