



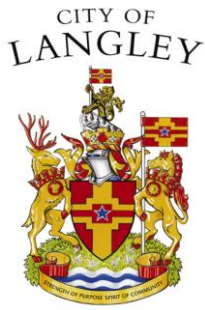
ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 214, 2024, BYLAW NO. 3295  
DEVELOPMENT PERMIT APPLICATION DP 11-22

To consider Zoning Bylaw amendment and Development Permit applications by CitiWest Consulting Ltd. for an 8-lot subdivision at 20525 & 20541 – 46A Avenue.

The subject properties are currently zoned RS2 Estate Residential in Zoning Bylaw No. 2100 and designated “Suburban” in the Official Community Plan Land Use Designation Map. The lands are subject to a Development Permit (DP) to address environmentally sensitive and natural hazard area conditions.

**Background Information:**

<b>Applicant:</b>	Citiwest Consulting Ltd.
<b>Owner:</b>	1210300 B.C. Ltd.
<b>Civic Addresses:</b>	20525 & 20541 – 46A Avenue
<b>Legal Description:</b>	Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080
<b>Site Area:</b>	5,498 m <sup>2</sup> (1.47 acres)
<b>Number of Units:</b>	8-Lot Subdivision
<b>OCP Designation:</b>	Suburban
<b>Existing Zoning:</b>	RS2 Estate Residential
<b>Proposed Zoning:</b>	RS1 Single Family Residential
<b>Development Cost Charges:</b>	\$212,088.00 (City - \$110,454.00, GVS&DD - \$37,524.00, GVWD - \$40,152.00, SD35 - \$6,000.00, TransLink - \$17,958.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 214**

**BYLAW No. 3295**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20525 & 20541 – 46A Avenue to the RS1 Single Family Residential 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. 214, 2024, No. 3295”.

**2. Amendment**

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

PID: 009-415-939

Lot 25, Section 35, Township 7, New Westminster District, Plan 24420

PID: 005-875-005

Lot 90, Section 35, Township 7, New Westminster District, Plan 45080

from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 214  
Bylaw No. 3295

READ A FIRST AND SECOND TIME this    day of    , 2024.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 07-20 DEVELOPMENT PERMIT APPLICATION DP 11-22

**Civic Address:** 20525 & 20541 – 46A Avenue  
**Legal Description:** Lot 25, Section 35, Township 7, New Westminster District, Plan 24420; Lot 90, Section 35, Township 7, New Westminster District, Plan 45080  
**Applicant:** Citiwest Consulting Ltd.  
**Owner:** 1210300 B.C. Ltd.

