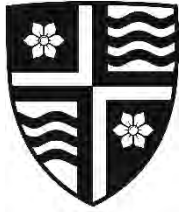


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 19, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100518
(1092215 BC LTD / 26264 – 30A AVENUE)

REPORT: 18-152
FILE: 10-24-0066

PROPOSAL:

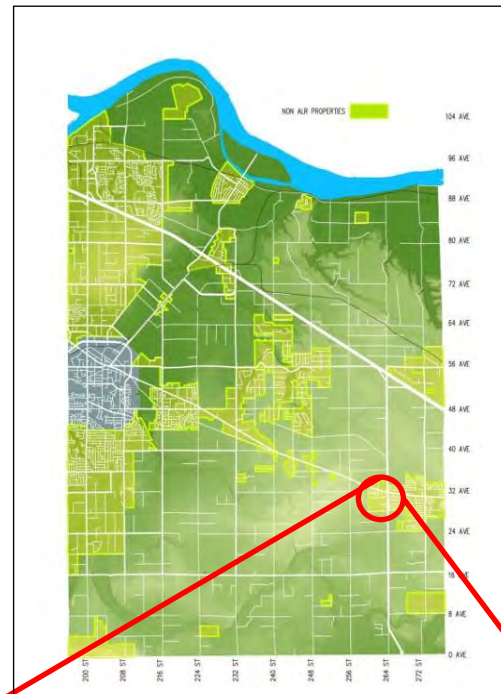
Application to rezone a 2.0 ha (5.0 ac) property located at 26264 – 30A Avenue to General Industrial Zone M-2.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5416 subject to nine (9) development prerequisites being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it complies with the provisions of the Aldergrove Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1092215 BC Ltd.) Bylaw 2018 No. 5416, to rezone a 2.0 ha (5.0 ac) property located at 26264 – 30A Avenue to General Industrial Zone M-2 to allow industrial uses, subject to the following development prerequisites being completed prior to final reading:

1. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including the dedication of the north half of 29 Avenue along the full effective frontage of the site, and dedication of a 1.0m widening along the south side of 30A Avenue along the full frontage of the site, in accordance with the Township's Subdivision and Development Servicing Bylaw;
4. In accordance with Township Master Sewer Servicing Plan, secure a location (30.0 m x 20.0 m) on 28 Avenue (26100 Block) for the future sanitary lift station;
5. Provision of a traffic impact study from a qualified professional Engineer;
6. Registration of a restrictive covenant acceptable to the Township prohibiting clearing of the site until such time as a final tree management plan is secured to the acceptance of the Township;
7. Protection of Streamside Protection and Enhancement Areas in accordance with Schedule 3 (Development Permit Areas: Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842;
8. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and
9. Payment of supplemental Rezoning application fees; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5416.

EXECUTIVE SUMMARY:

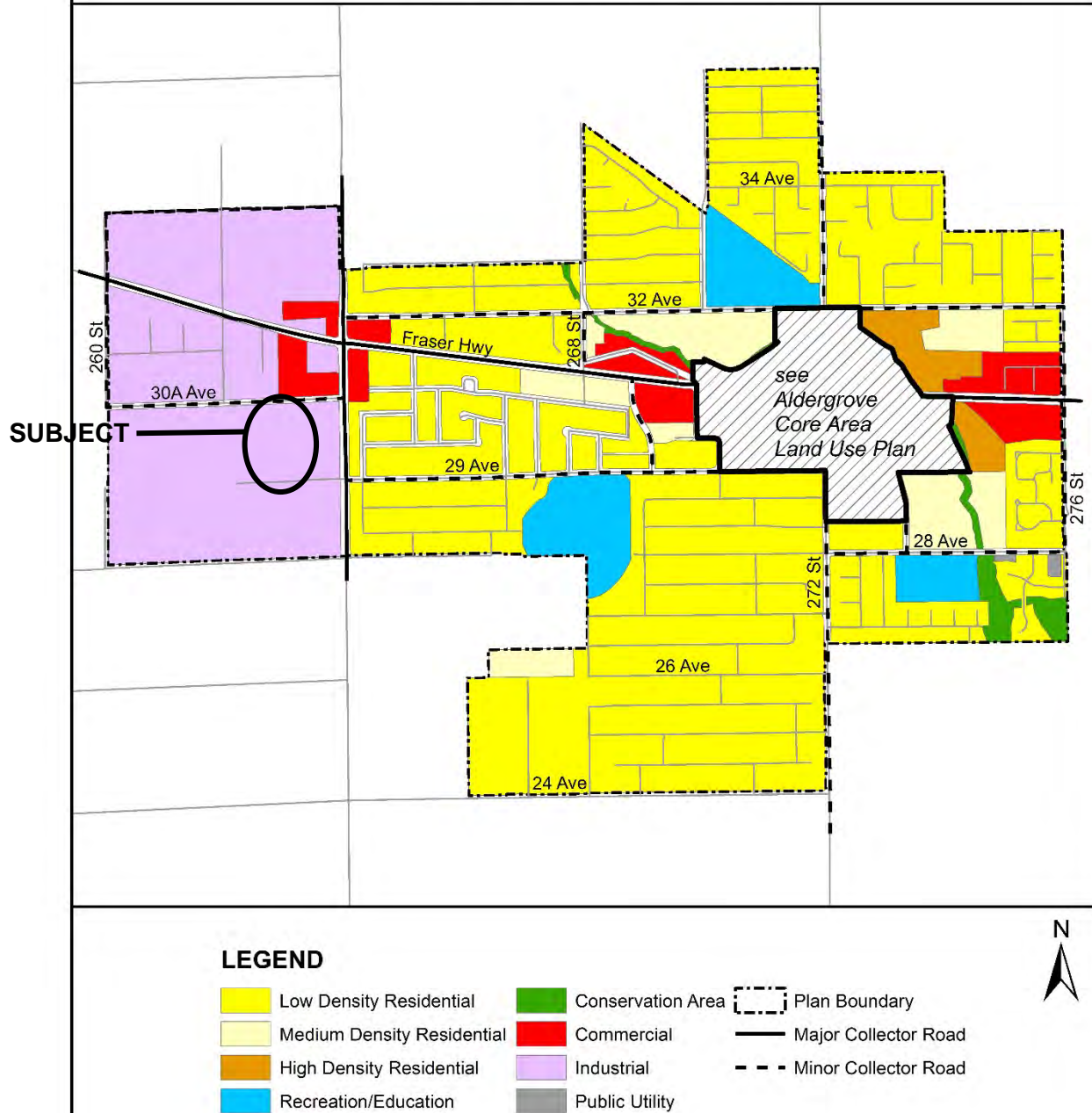
Pacific Land Group, on behalf of 1092215 BC Ltd. has applied to rezone a 2.0 ha (5.0 ac) property located at 26264 – 30A Avenue from Suburban Residential Zone SR-2 to General Industrial Zone M-2 to allow industrial uses.

The development proposal is consistent with the overall objectives of the Aldergrove Community Plan and the Township's overall industrial development objectives as outlined in the Official Community Plan. Staff recommend that Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5416 in the Aldergrove area.

Schedule "A" Land Use Concept



Updated: June 26, 2017 - Bylaw No. 5282 & 5283

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REFERENCE:

Owner:	1092215 BC Ltd. 2932 – 216 Street Langley, BC V2Z 2E6
Legal Description:	West Half Lot 10 Section 24 Township 10 New Westminster District Plan 1590
Location:	26264 – 30A Avenue
Area:	2.0 ha (5.0 ac)
Existing Zoning:	Suburban Residential SR-2
Proposed Zoning:	General Industrial M-2
Aldergrove Community Plan:	Industrial

BACKGROUND/HISTORY:

The subject 2.0 ha (5.0 ac) site located at 26264 – 30A Avenue is zoned Suburban Residential Zone SR-2. The subject property is designated Industrial in the Aldergrove Community Plan.

DISCUSSION/ANALYSIS:

Pacific Land Group, on behalf of 1092215 BC Ltd. has applied to rezone the property to General Industrial Zone M-2 to accommodate future industrial uses.

The subject property contains a single family dwelling located on the north eastern portion of the property fronting 30A Avenue.

Surrounding uses include:

North:	30A Avenue, beyond which is a property zoned General Industrial Zone M-2 accommodating a construction company and designated Industrial in the Aldergrove Community Plan;
South:	29 Avenue beyond which is a property zoned Suburban Residential Zone SR-2, designated as Industrial in the Aldergrove Community Plan;
East:	A property designated Industrial in the Aldergrove Community Plan, split zoned Civic Institutional Zone P-1 and Suburban Residential Zone SR-2 containing Township Fire Hall 3 currently under application (10-24-0072) to subdivide and rezone the southern portion of the property to General Industrial Zone M-2;
West:	A property zoned General Industrial Zone M-2 containing Alliance Concrete Pumps Ltd., designated Industrial in the Aldergrove Community Plan.

Aldergrove Community Plan:

The subject property is currently designated Industrial and are part of “Development Permit Area C – Industrial” in the Aldergrove Community Plan. The applicant has not submitted an application for a Development Permit at this time. The applicant states in their letter of rationale

“it is our understanding that there are significant upgrades to road and utility upgrades and extensions required in the Aldergrove community to accommodate future growth in the area...[As] an end user of the property has not been identified, a building footprint and design cannot be determined [at this time].” A future of Development Permit application will be required to allow Council to review form, character and siting of any proposed development prior to issuance of a building permit.

Zoning Bylaw:

Bylaw No. 5416 proposes to rezone the subject property from Suburban Residential Zone SR-2 to General Industrial Zone M-2 in order to accommodate future industrial uses. The proposed zoning is consistent with the Aldergrove Community Plan's Industrial designation.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 13), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading.

Tree Protection/Replacement:

At the time of a future Development Permit of the site, the applicant will evaluate the suitability for retention of existing trees on the subject site. A restrictive covenant prohibiting clearing of the site until such time as a final tree management plan is approved and secured is required as a condition of rezoning.

Public Information Meeting:

Given the application's consistency with the Township's Official Community Plan and its compatibility with industrial uses, the requirement for the applicant to hold a public information meeting pursuant to Section 4.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that should Council advance the subject application, a Public Hearing will be required with notification including newspaper advertisement, mail-outs, and on-site signage consistent with Provincial statute as well as Township bylaws and policy.

Servicing:

A Servicing Agreement will be required prior to final reading of the rezoning bylaw to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. Staff note that offsite sanitary sewer and land acquisition is required for the future sanitary lift station on the 26100 Block of 28 Avenue. The applicant will be required to dedicate the north half of 29 Avenue and 1.0 widening of 30A Avenue along the applicable full frontages of the site. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance

REZONING APPLICATION NO. 100518
(1092215 BC LTD / 26264 – 30A AVENUE)
Page 7 . . .

expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. The property contains an orange coded watercourse and a wetland. Protection of the watercourse/waterbodies will be required as a condition of rezoning.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated for Industrial purposes in the Aldergrove Community Plan and the Township's Official Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5416 and authorize staff to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant's Rationale

February 6, 2018

PLG File: 17-1536

Ruby Sandher
Township of Langley
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Langley, BC
V2Y 3J1

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Vancouver, British Columbia
Canada, V7Y1C6

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Canada, V3W 2V6

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www.pacificlandgroup.ca
info@pacificlandgroup.ca

Dear Ms. Sandher,

RE: Letter of Intent for Rezoning Application at 26264 30A Avenue, Langley

Pacific Land Group ("PLG") has prepared a Letter of Intent to support a rezoning application for the property located at 26264 30A Avenue, Langley ("Subject Property"). The purpose of this application is to rezone the Subject Property from "SR-2 Suburban Residential" to "M-2 General Industrial" Zone. Please note there are currently no buildings proposed, so a Development Permit application will not be required.

Site Context

The Subject Property's area is approximately 5 acres (2.02 hectares) and is located within the Aldergrove Community Plan in the Township of Langley (ToL). The Subject Property is currently zoned SR-2 (Suburban Residential) and designated "Industrial" in the Township of Langley's Official Community Plan and the Aldergrove Community Plan. The Subject Property is bounded by 30A Avenue to the north and 29 Avenue to the south. The adjacent property to the west is zoned M-2, while the property to the east is the Aldergrove Fire Hall. The Township of Langley recently underwent a rezoning process to rezone the south portion of the property from P-1 (Civic Institutional) and SR-2 to the M-2 Zone. The property is not intended to develop until the conditions of the rezoning, including road and utility upgrades and extensions, landscaping, and finalization of the proposed subdivision, are completed.

Township of Langley OCP and Aldergrove Community Plan

The Subject Property is located immediately south of an established industrial area that supports industrial uses indicated in both the Township's OCP and the Aldergrove Community Plan. The proposed rezoning from SR-2 to M-2 demonstrates consistency with the objective to create an attractive and robust industrial sector. The proposed zoning serves to enhance these lands for continued industrial growth and can grant future opportunities for economic development within the Aldergrove community.

It is our understanding that there are significant upgrades to road and utility upgrades and extensions required in the Aldergrove community to accommodate future growth in the area.

As there an end user of the property has not been identified, a building footprint and design cannot be determined. It is likely that this application will follow a similar process as the Aldergrove Fire Hall until additional services are installed or funded.

Watercourses Reclassification

PLG is working on a reclassification process for the Class A(OD) watercourses along the west property line. This will require two more seasonal inspections to determine the correct classification for the watercourse. The Class B wetland to the east is also part of the inspection program.

Summary

In summary, the proposed rezoning from SR-2 to M-2 is well-suited to accommodate industrial activity that is consistent with the objectives specified in the OCP and Aldergrove Community Plan. Due to properties in the area similarly designated for industrial uses, the rezoning is appropriate in terms of location and can offer future employment and investment opportunities.

We trust that the provided information demonstrates the intent of the rezoning application. Should you have questions regarding this proposal, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere regards,

Pacific Land Resource Group Inc.



Oleg Verbenkov, MCIP RPP
Principal

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1092215 BC LTD) BYLAW 2018 NO. 5416

EXPLANATORY NOTE

Bylaw 2018 No. 5416 rezones a 2.0 ha (5.0 ac) of land located at 26264 – 30A Avenue to General Industrial Zone M-2 to permit future industrial development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1092215 BC LTD) BYLAW 2018 NO. 5416**

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 (1092215 BC Ltd) Bylaw 2018 No. 5416".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

West Half Lot 10 Section 24 Township 10 New Westminster District Plan 1590

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2018.
ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5416

