



REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 13, 2020 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100184 (GANCHAR /
 23600 – 23900 BLOCK OF 36A AVENUE)

REPORT: 20-04
FILE: 10-28-0042

RECOMMENDATION:

That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on December 2, 2019; and grant third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning ten (10) rural residential properties located in the 23600 – 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to provision of securities for completion of a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development, prior to Council's consideration of final reading.

EXECUTIVE SUMMARY:

On December 2, 2019 Council granted third reading to Official Community Plan Amendment and Rezoning Application No. 100184 with the following amendment:

That the Community Amenity Fees be waived for Official Community Plan Amendment and Rezoning Application No. 100184 (Ganchar / 23600 - 23900 Blocks of 36A Avenue).

The application proposed to rezone eleven (11) properties to facilitate fee simple subdivision into fourteen (14) lots. However, subsequent to Council's consideration of third reading, on December 17, 2019, the owners of one (1) of the eleven (11) subject properties withdrew from the rezoning application process, thus necessitating an amendment to Rezoning Bylaw 2019 No. 5527.

Accordingly, in order to accommodate the revised application with the proposed amendment, third reading previously granted must be rescinded; and subsequently third reading of a revised bylaw considered by Council.

Council's previous direction of exempting the application from the requirements of the Township of Langley Community Amenity Contribution (CAC) Policy will continue to be extended to this revised application, unless otherwise directed by Council. For clarity, the subject revised rezoning bylaw will not be subject to payment of CAC's, consistent with Council's previous decision.

PURPOSE:

The purpose of this report is to provide information regarding Rezoning Bylaw 2019 No. 5527.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100184 (GANCHAR /
23600 - 23900 BLOCK OF 36A AVENUE)
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DISCUSSION/ANALYSIS:

On December 2, 2019 Council granted third reading to Official Community Plan Amendment and Rezoning Application No. 100184 with the following amendment:

That the Community Amenity Fees be waived for Official Community Plan Amendment and Rezoning Application No. 100184 (Ganchar / 23600 - 23900 Blocks of 36A Avenue).

The application originally involved rezoning of eleven (11) properties to subdivide and create fourteen (14) fee simple lots. However, due to personal circumstances, one of the properties does not wish to proceed with the rezoning process and has withdrawn from the application (located at 23642 – 36A Avenue). The subject rezoning bylaw has been therefore amended to reflect the removal of one property, thus necessitating rescission of third reading and subsequent reconsideration of the amendment bylaw for third reading by Council.

The application is now proposing to rezone ten (10) properties in order to subdivide to create twelve (12) fee simple lots. As no change is proposed to the Official Community Plan Amendment Bylaw 2019 No. 5526, it stands at third reading as granted on December 2, 2019.

POLICY CONSIDERATIONS:

On December 2, 2019, Council granted third reading to the subject application proposing to rezone eleven (11) properties. One of the subject properties has since withdrawn from the application, therefore amending Rezoning Bylaw 2019 No. 5527 and further necessitating reconsideration of third reading.

As Council previously considered the applicants' request and approved the waiving of CAC's, the same consideration will once again be extended to the current application and bylaw (as amended), unless otherwise directed by Council. For clarity, the subject properties will be exempt from the provisions of the Township's CAC Policy, for a current target contribution amount of \$68,076, consistent with Council's previous decision for exemption from CAC's of a target contribution amount of \$79,422.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (GANCHAR) BYLAW 2019 NO. 5527**

EXPLANATORY NOTE

Bylaw 2019 No. 5527 rezones ten (10) properties located on 36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (GANCHAR) BYLAW 2019 NO. 5527

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 (Ganchar) Bylaw 2019 No. 5527”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (1) By adding to the “Table of Contents” and to Section 104.1 – Zones the words “Rural Zone RU-3A”
 - (2) By adding to Section 110 after the words “RU-3” the words “RU-3A – 0.17 ha”
 - (3) By adding after Section 203 “Rural Zone RU-3” the following as Section 203A “Rural Zone RU-3A”

203A **RURAL ZONE RU-3A**

Uses Permitted

203A.1 In the RU-3A 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) *residential uses* subject to Section 203A.2
- 4) *hobby beekeeping* subject to Section 104.18

Residential Uses

203A.2 No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

- 203A.3
- 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.
 - 2) *Accessory buildings and structures* shall not exceed a total of 100 m² of ground floor *building area*.

Siting of Buildings and Structures

- 203A.4
- 1) Except as provided for in Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*⁽¹⁾; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

¹ notwithstanding Section 203A.4(1)(c) where a lot is being created by *subdivision*, the Approving Officer may consider a reduction where a *building or structure* was constructed prior to September 30, 2019.

- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building or structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

203A.5 Except as provided for in Section 104.5

- 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
- 2) The *height* of all other *buildings and structures* shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

203A.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 203A.7 1) 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.
- 2) Notwithstanding Section 203A.7(1), any fee simple lot in existence as of September 30, 2019 shall not be subdivided to create more than two lots.

Landscaping, Screening and Fencing

203A.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

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

Lots 9 and 23 Section 28 Township 10
New Westminster District Plan 19218

Strata Lots 1 and 2 and common property
Section 28 Township 10 New Westminster
District Strata Plan EPS1357

Strata Lots 1 and 2 and common property
Section 28 Township 10 New Westminster
District Strata Plan EPS3896

Strata Lots 1 and 2 and common property
Section 28 Township 10 New Westminster
District Strata Plan BCS4069

Strata Lots 1 and 2 and common property
 Section 28 Township 10 New Westminster
 District Strata Plan BCS3163

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to
 Rural Zone RU-3A.

READ A FIRST TIME the	21	day of	October	, 2019.
READ A SECOND TIME the	21	day of	October	, 2019.
PUBLIC HEARING HELD the	18	day of	November	, 2019.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5527

