

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (OAKBROOK FOUNDATION) BYLAW 2019 NO. 5486**

EXPLANATORY NOTE

Bylaw 2019 No. 5486 rezones property located at 23400 – 44 Avenue in the rural area to Civic Intuition Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (OAKBROOK FOUNDATION) BYLAW 2019 NO. 5486**

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 (Oakbrook Foundation) Bylaw 2019 No. 5486".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) By adding to Section 110.1 – Minimum Subdivision Requirements, footnote (8) concerning minimum *lot* area in the Rural RU-1 Zone as follows:
 - (8) "on Lot 1 Section 33 Township 10 New Westminster District Plan BCP51689 the minimum *lot* area is 0.8 ha"
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

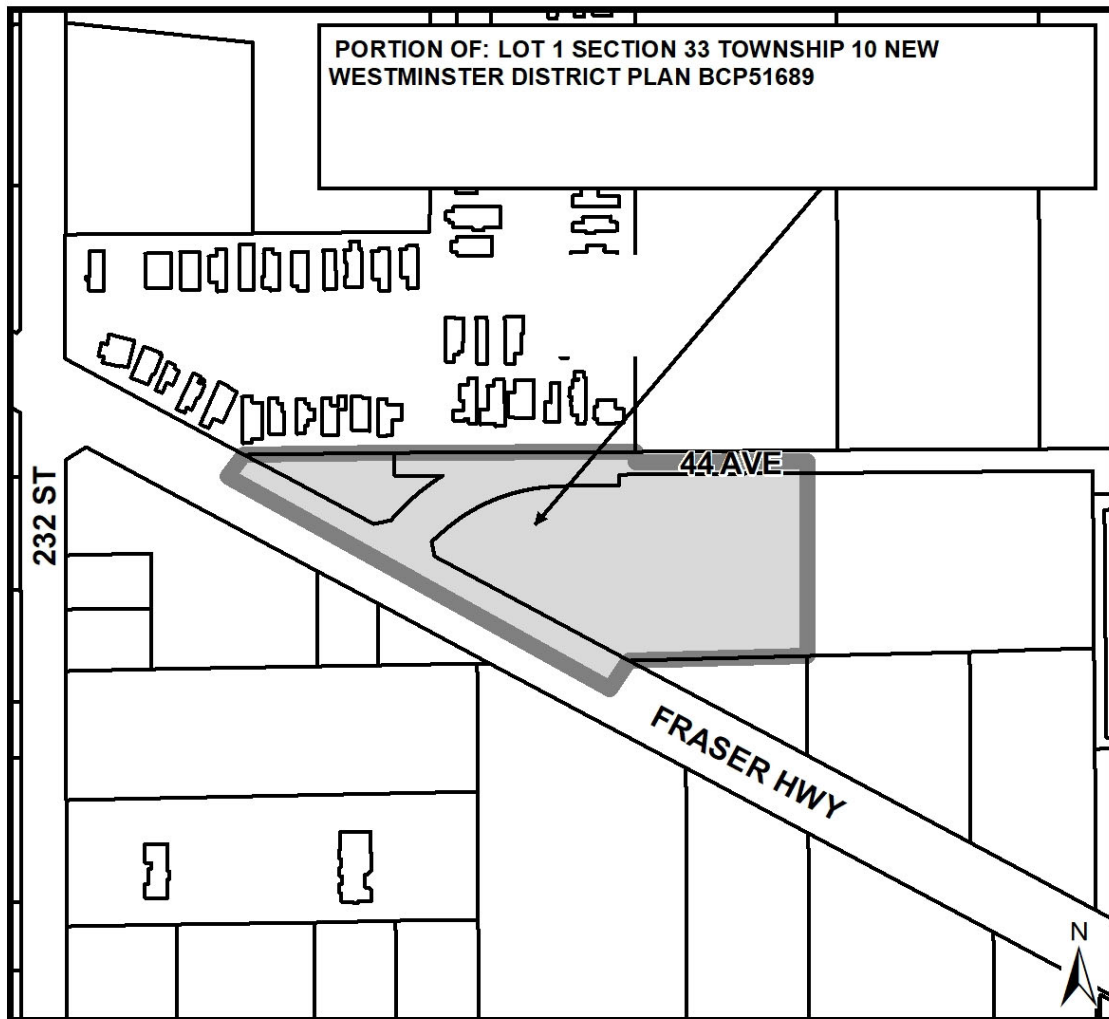
Portion of: Lot 1 Section 33 Township 10 New Westminster District Plan BCP51689

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Civic Institutional Zone P-1.

READ A FIRST TIME the	24	day of	June	, 2019
READ A SECOND TIME the	24	day of	June	, 2019
PUBLIC HEARING HELD the	08	day of	July	, 2019
READ A THIRD TIME the	22	day of	July	, 2019
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5486



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (OAKBROOK FOUNDATION) BYLAW 2019 NO. 5487

EXPLANATORY NOTE

Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 – 44 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (OAKBROOK FOUNDATION) BYLAW 2019 NO. 5487

A Bylaw to amend Langley Official Community Plan Bylaw 1979 No. 1842
Amendment (Rural Plan) Bylaw 1993 No. 3250

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 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by adding the following as Section 5.6.6

5.6.6 Notwithstanding Section 5.6.2, on lands described as Lot 1 Section 33 Township 10 Plan BCP51689 (not located in the ALR), the minimum lot size may be less than 1.7 ha (4.2 acres) in order to accommodate development of a small scale private school and maintain the existing rural character of the remnant portion.

READ A FIRST TIME the	24	day of	June	, 2019.
READ A SECOND TIME the	24	day of	June	, 2019.
PUBLIC HEARING HELD the	08	day of	July	, 2019.
READ A THIRD TIME the	22	day of	July	, 2019.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

From: Daniel Graham
Sent: Wednesday, July 22, 2020 11:24 AM
To: CD Agenda Bylaw
Subject: Item for July 27, 2020 Council meeting agenda Bylaw Nos 5486 and 5487 (Oakbrook Foundation)

1. Please place Bylaw Nos. 5486 and 5487 (Oakbrook Foundation) on the Council agenda of July 27, 2020 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed.
3. Please note that the matter raised by Council at the time of third reading has been addressed as follows:

"That a prerequisite be added that states that if and when municipal water becomes available in the area, that the proponent be required to hook up".

- a. The proponent has provided a restrictive covenant requiring municipal water connection to the proposed lots when available.
4. The Public Hearing for the Bylaws was held on July 8, 2019 with third reading given on July 22, 2019.
5. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed for the following reasons:
 - a. Challenges with achieving acceptable site servicing in accordance with the Subdivision and Development Servicing Bylaw.

Regards,



Daniel Graham | Planner

Development Planning | Community Development

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