



REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 31, 2021 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: LAND USE CONTRACT DISCHARGE AND REZONING
 APPLICATION NO. 100651 (MUFFORD INDUSTRIAL PARK
 LTD. / 20626 MUFFORD CRESCENT)

REPORT: 21-63
FILE: 08-11-0094

PROPOSAL:

Application to discharge Land Use Contract No. 20 and rezone the subject site located at 20626 Mufford Crescent to General Industrial Zone M-2A.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685, subject to completion of four (4) development prerequisites, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed land use contract discharge and rezoning are consistent with the land use designation for the site and overall objectives of the Willowbrook Community Plan.



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RECOMMENDATIONS:

That Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and
4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

EXECUTIVE SUMMARY:

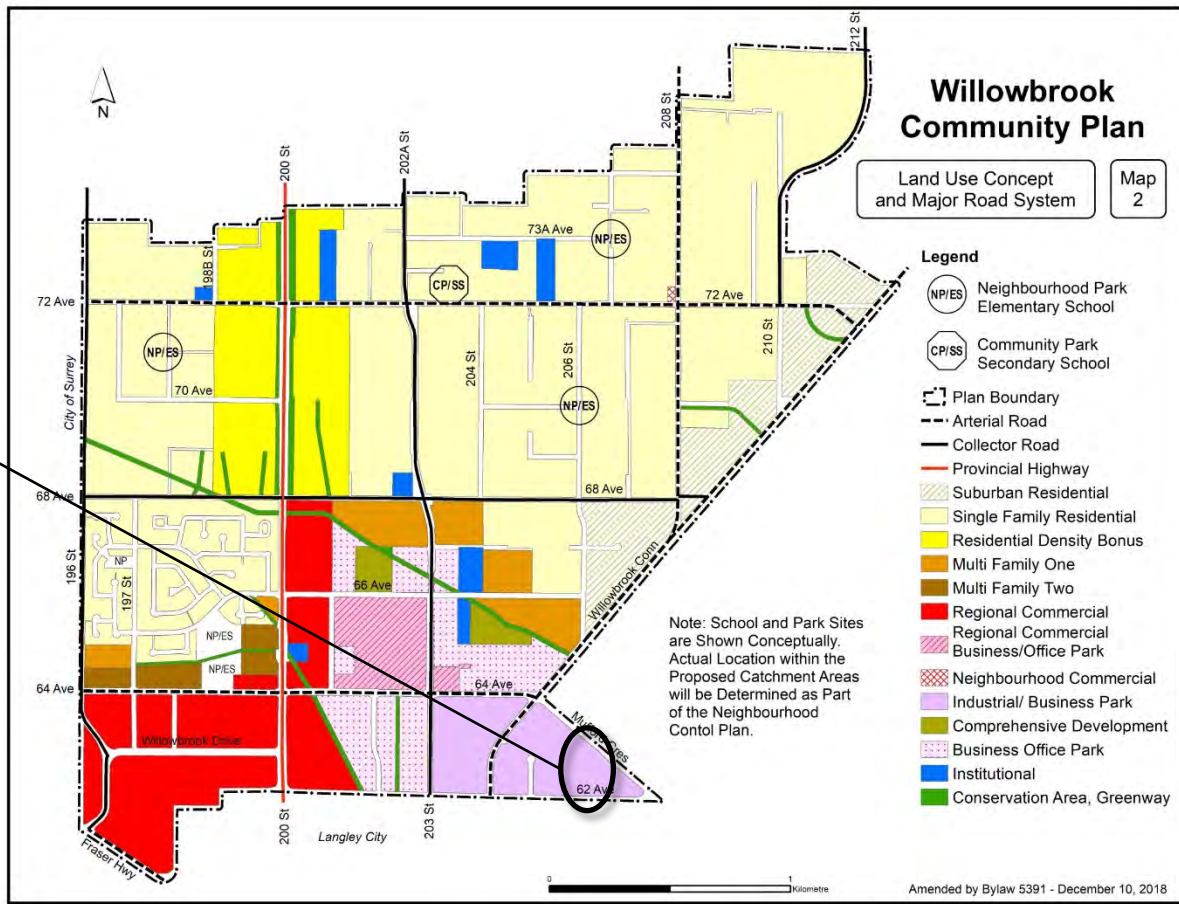
Wesgroup Properties have applied on behalf of Mufford Industrial Park Ltd. to discharge Land Use Contract No. 20 and rezone the subject site to General Industrial Zone M-2A. The proposed rezoning complies with the Willowbrook Community Plan and adjacent land uses in the area. Final reading of Bylaws No. 5684 and 5685 is contingent upon completion of four (4) prerequisites outlined in this report.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

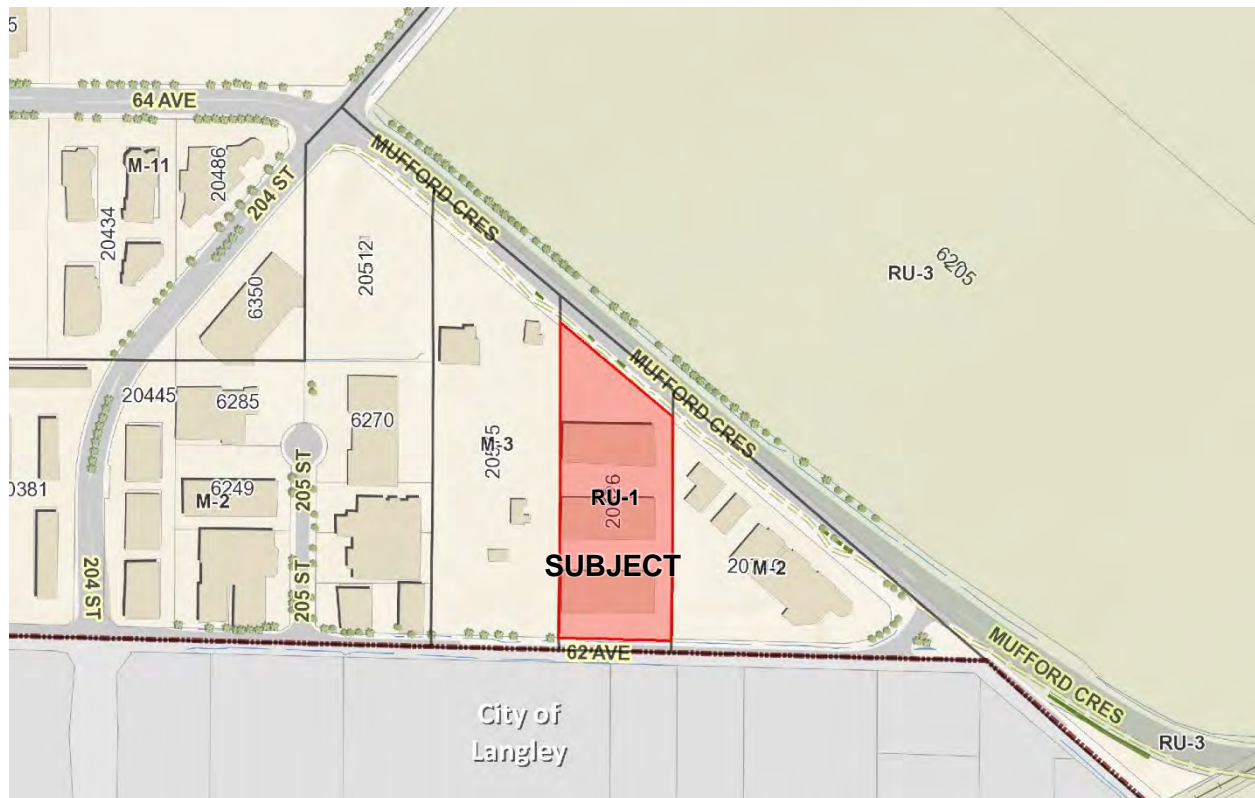
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SUBJECT

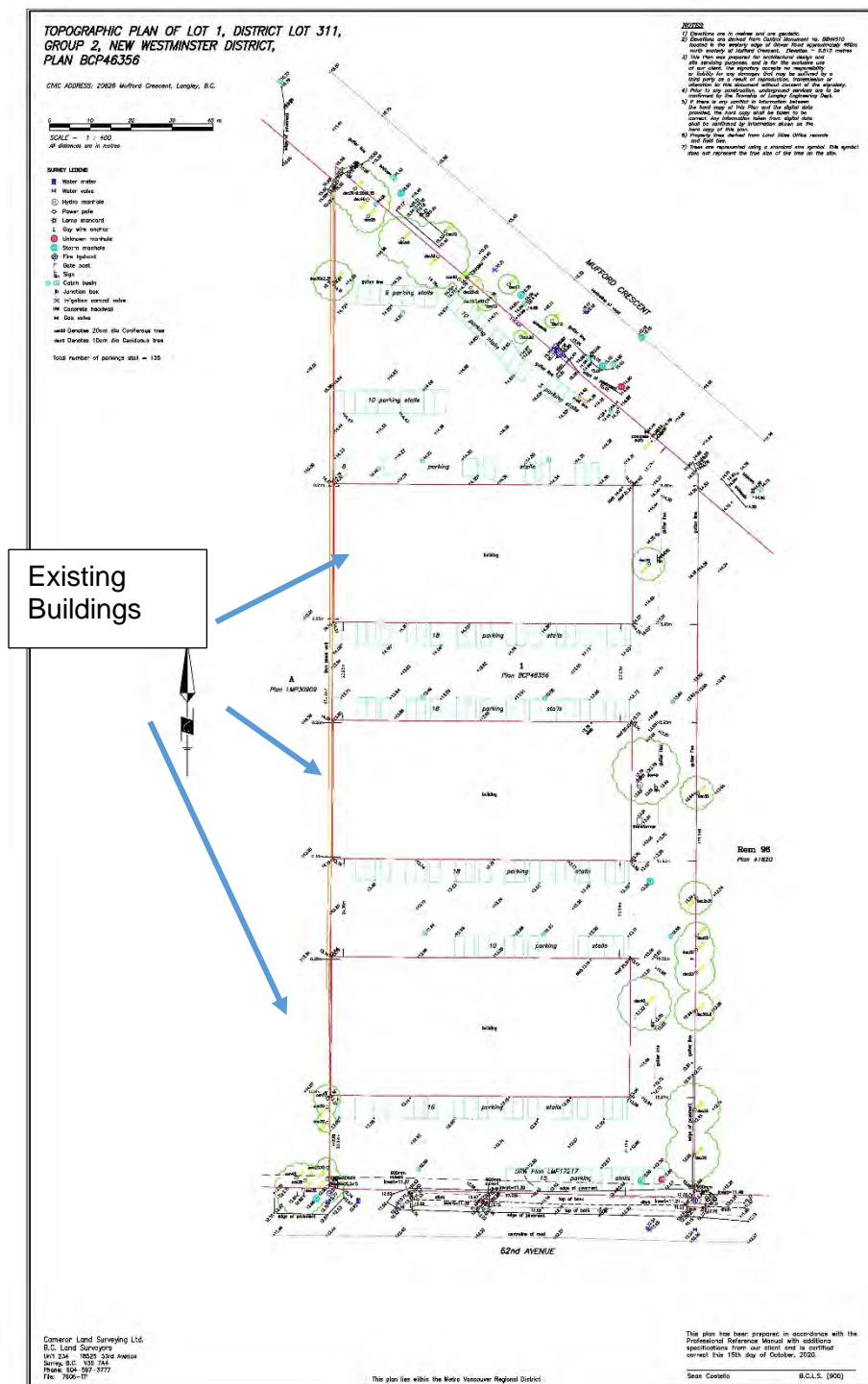


WILLOWBROOK COMMUNITY PLAN

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ZONING BYLAW NO. 2500

**SITE PLAN – PROVIDED BY APPLICANT**

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REFERENCE:

Owner:	Mufford Industrial Park Ltd. 910, 1055 Dunsmuir Street Vancouver, BC V7X 1L3
Applicant / Agent:	Wesgroup Properties 910, 1055 Dunsmuir Street Vancouver, BC V7X 1L3
Legal Description:	Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356
Location:	20626 Mufford Crescent
Area:	1.9 ha / 4.72 ac
Existing Zoning:	Land Use Contract No. 20
Underlying Zoning	Rural Zone RU-1
Proposed Zoning:	General Industrial Zone M-2A
Willowbrook Community Plan:	Industrial / Business Park

BACKGROUND / HISTORY:

The subject site is designated Industrial / Business Park in the Willowbrook Community Plan. Three (3) industrial buildings are currently located on the site, regulated by Land Use Contract No. 20. The existing underlying zone for the subject site is Rural Zone RU-1. A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) enabled by the province through the Municipal Act for a limited time period in the mid-1970's. Land Use Contracts regulate items such as permitted uses, lot size, and setbacks in a manner similar to a Zoning Bylaw.

In the late 1970's the province amended the Municipal Act to eliminate the LUC provisions, resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted amendments to the Local Government Act, which require the termination of existing LUCs by June 30, 2024. Once a LUC is terminated, the applicable underlying zone comes into effect.

Land Use Contract No. 20 was adopted by Council on May 10, 1976 and allows service and industrial uses such as storage and wholesaling of construction materials, light manufacturing, packaging, light metal work, and wood working. Once Land Use Contract No. 20 lapses, the Rural Zone RU-1 comes into effect. Only permitted uses under the RU-1 Zone will be permitted and all existing industrial land uses would be allowed to continue as legal non-conforming uses, as per the regulations of the Local Government Act.

In order to legitimize the existing land uses, the applicant is proposing to discharge Land Use Contract No. 20 before it lapses and to rezone the subject property to General Industrial Zone M-2A. The applicant indicates that there are no other proposed alterations or development planned for the site.

DISCUSSION / ANALYSIS:

Wesgroup Properties has applied to discharge Land Use Contract No. 20 and rezone the subject property to the General Industrial Zone M-2A Zone to allow existing industrial uses at 20626 Mufford Crescent. The land uses currently permitted under Land Use Contract No. 20 include warehousing and cold storage, storage and wholesaling of construction materials, storage of feed and fertilizer, light manufacturing, packing of dry materials, light metal work and wood working, and service trades. These uses are also permitted in the General Industrial M-2A Zone. The General Industrial M-2A Zone also allows land uses such as breweries, restaurants, and dog daycares.

Adjacent Uses:

North: Mufford Crescent, beyond which is land in the Agricultural Land Reserve, zoned Rural Zone RU-3, designated Agricultural / Countryside in the Rural Plan;
 South: 62 Avenue, beyond which is the City of Langley;
 East: Property zoned General Industrial Zone M-2 and designated Industrial / Business Park in the Willowbrook Community Plan;
 West: Property zoned Heavy Industrial Zone M-3, designated Industrial / Business Park in the Willowbrook Community Plan.

Willowbrook Community Plan:

The subject site is designated Industrial / Business Park in the Willowbrook Community Plan. This land use designation is intended for warehousing, wholesaling, truck transport, vehicle servicing and repair, contractor shops, general manufacturing, and other similar uses. The proposed rezoning of the subject site to General Industrial Zone M-2A Zone is consistent with the land use designation of the subject site and surrounding land uses in the area.

LUC Discharge:

Bylaw No. 5684 proposes to discharge Land Use Contract No. 20.

Zoning Amendment:

Rezoning Bylaw No. 5685 proposes to rezone the subject site to General Industrial Zone M-2A.

Parking:

No changes to the site are currently proposed. Under the parking requirements of Section 107 of the Township of Langley Zoning Bylaw, the subject site will require 40 parking spaces with 135 parking spaces provided.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 10), approval of the Rezoning Bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading. On May 10, the Ministry of Transportation provided preliminary approval to the proposal.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the

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Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Servicing:

Full municipal services currently exist on the site. Prior to final reading, the applicant is required to dedicate road widening of 3 m along the south side of Mufford Crescent and 1 m along the north side of 62 Avenue, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, 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 of Langley 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 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.

Policy Considerations:

The discharge of Land Use Contract No. 20 and rezoning of the subject site to General Industrial M-2A Zone complies with the Willowbrook Community Plan and adjacent land uses in the area. Accordingly, staff recommend Council give first and second reading to Bylaws No. 5684 and 5685 (subject to four (4) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE
(MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684**

EXPLANATORY NOTE

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE
(MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684

A Bylaw to discharge Land Use Contract No. 20

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 Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684”.
- 2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under N85636 is hereby discharged with respect to the lands described as:

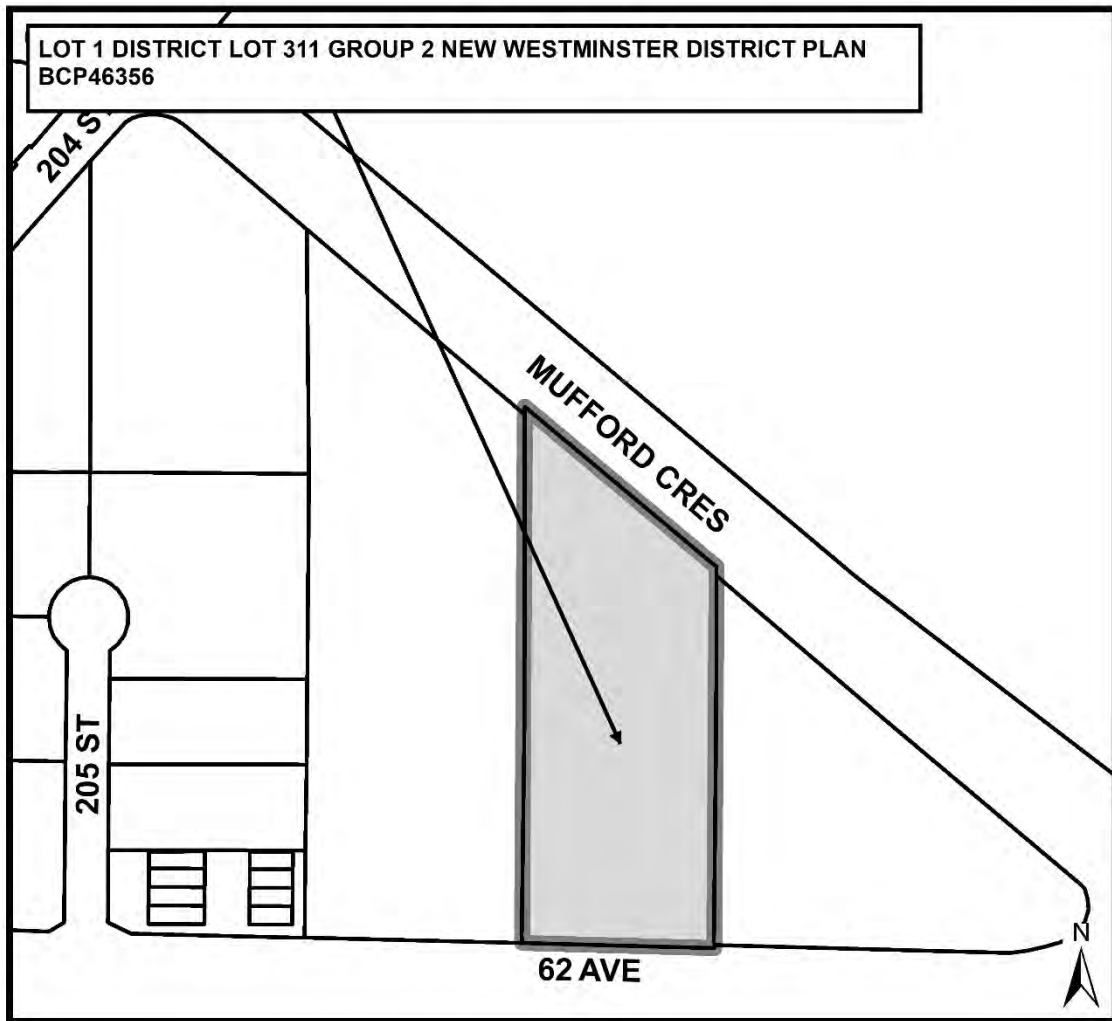
Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5684



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685**

EXPLANATORY NOTE

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685

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 (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

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

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
PUBLIC HEARING HELD the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
ADOPTED the	day of	, 2021.

<hr/>	Mayor	<hr/>	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5685

