

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WESTERN CASING DISTRIBUTORS LTD.) BYLAW 2016 NO. 5241

EXPLANATORY NOTE

Bylaw 2016 No. 5241 rezones the property located at 22958 Fraser Highway to a new Comprehensive Development Zone CD-113 to accommodate a limited amount of office use in addition to the Service Commercial Zone C-3 uses currently permitted on the site.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WESTERN CASING DISTRIBUTORS LTD.) BYLAW 2016 NO. 5241

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, 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 (Western Casing Distributors Ltd.) 2016 Bylaw No. 5241”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (a) Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-113” after the words “Comprehensive Development Zone CD-112”
 - (b) Adding to Section 110.1 after the words “CD-112” the words “CD-113 – 1858 m²”
 - (c) Adding after Section 1012 “Comprehensive Development Zone CD-112” the following as Section 1013 “Comprehensive Development Zone CD-113”

1013 **COMPREHENSIVE DEVELOPMENT ZONE CD-113**

Uses Permitted

- 1013.1 In the CD-113 Zone only the following uses are permitted and all other uses are prohibited:
- 1) all *uses* permitted in the Service Commercial Zone C-3
 - 2) a total of one (1) office use not exceeding 100 m² (1076 ft²) in size.

Commercial Uses

- 1013.2 All business shall be conducted within a completely enclosed *building* except for parking, loading, display, eating area and seasonal *uses*, where accessory to a permitted use.

Residential Uses

- 1013.3 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 1013.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 1013.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 4.5 metres from a *front lot line*;
 - b) 3.0 metres from a *rear lot line*;
 - c) 4.5 metres where the *side lot line* abuts a *flanking street*;
 - d) 9.0 metres from any *lot line* abutting an SR, R, MH-1 or RM; and
 - e) 0 metres from any side lot line.

Height of Buildings and Structures

- 1013.6 Except as provided for in Section 104.5, the *height of buildings and structures* shall not exceed 12 metres.

Parking and Loading

- 1013.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1013.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 1013.9 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:

Lot 11 Section 32 Township 10 New Westminster District Plan 30480

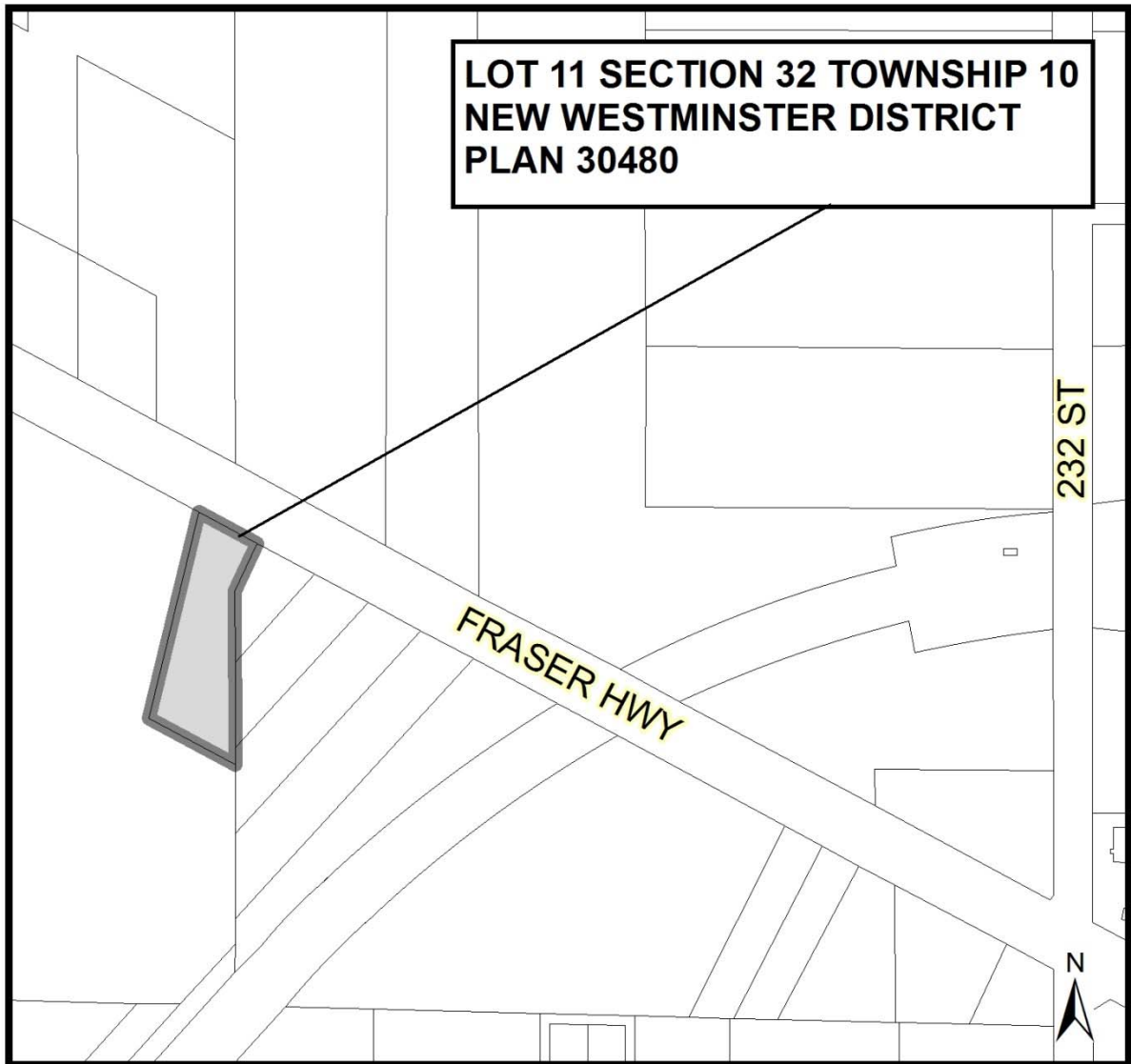
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-113.

READ A FIRST TIME the	19	day of	September	, 2016.
READ A SECOND TIME the	19	day of	September	, 2016.
PUBLIC HEARING HELD the	03	day of	October	, 2016.
READ A THIRD TIME the		day of		, 2016.
RECONSIDERED AND ADOPTED the		day of		, 2016.

_____ Mayor _____ Deputy Township Clerk

SCHEDULE 'A'

BYLAW NO. 5241





REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 19, 2016 - REGULAR AFTERNOON MEETING **REPORT:** 16-96
FROM: COMMUNITY DEVELOPMENT DIVISION **FILE:** 10-32-0081
SUBJECT: REZONING APPLICATION NO. 100462
 WESTERN CASING DISTRIBUTORS LTD. / (22958 FRASER HIGHWAY)

PROPOSAL:

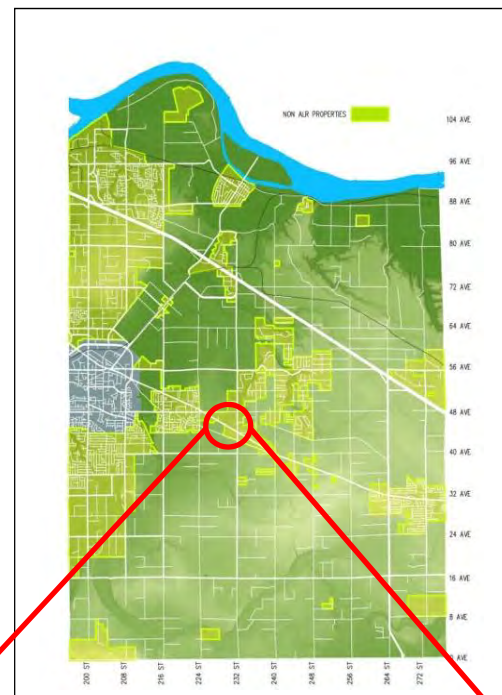
Application to rezone a 0.39 ha (0.96 ac) property located at 22958 Fraser Highway to Comprehensive Development Zone CD-113 to allow office uses in addition to the currently permitted Service Commercial Zone C-3 uses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5241 subject to one (1) development prerequisite and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is in keeping with the policies of the Rural Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) Bylaw 2016 No. 5241 to rezone a 0.39 ha (0.96 ac) property located at 22958 Fraser Highway to Comprehensive Development Zone CD-113 to allow office uses in addition to the currently permitted Service Commercial Zone C-3 uses, subject to payment of applicable supplemental rezoning fees prior to final reading; and further

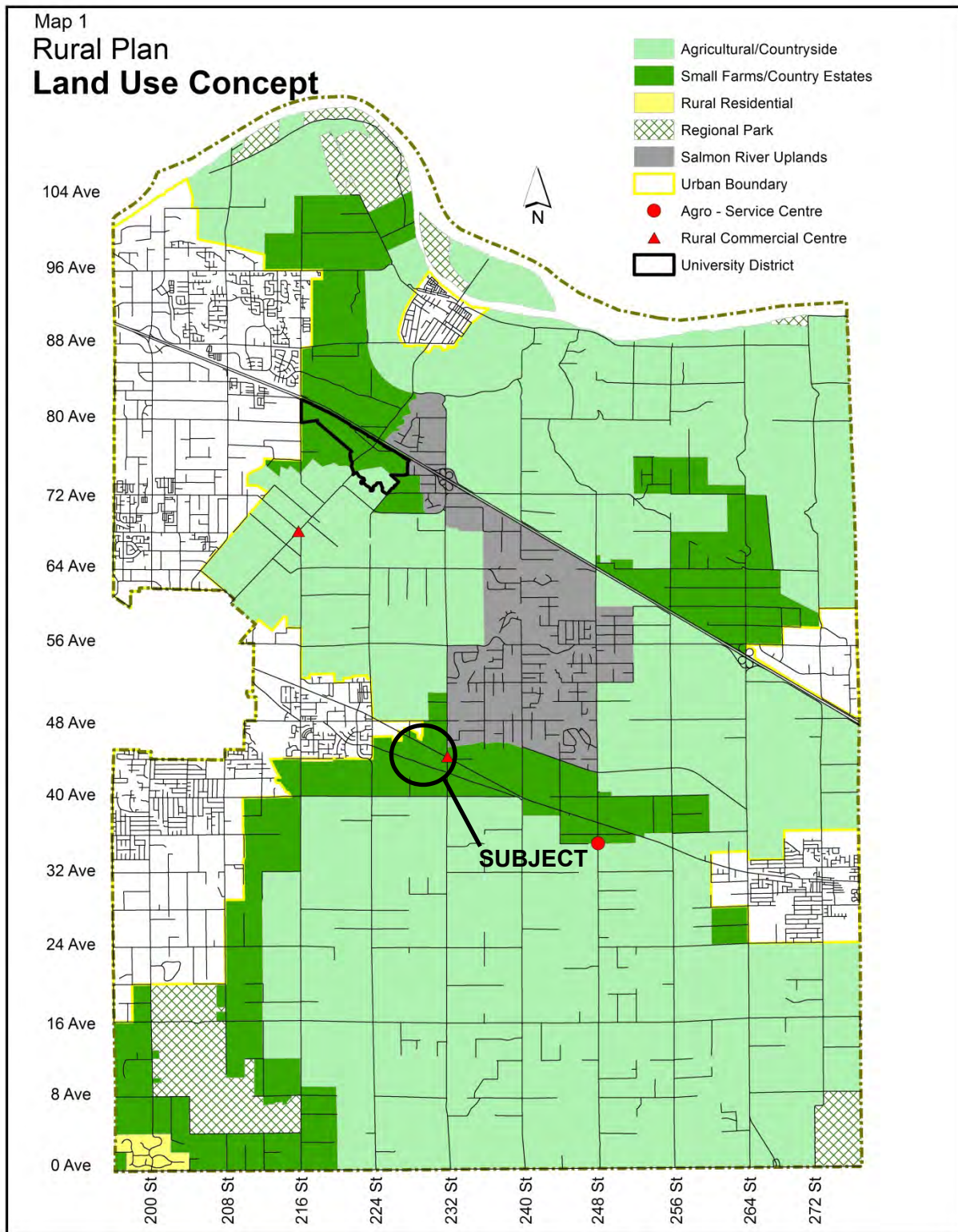
That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5241.

EXECUTIVE SUMMARY:

Western Casing Distributors Ltd. has applied to rezone a 0.39 ha (0.96 ac) property located at 22958 Fraser Highway to Comprehensive Development Zone CD-113 to allow office uses in addition to existing Service Commercial C-3 uses. The proposed amendment is in keeping with the policies of the Rural Plan.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5241.





ZONING BYLAW NO. 2500

SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	Western Casing Distributors Ltd. 22958 Fraser Highway Langley, BC V2Z 2T9
Legal Description:	Lot 11 Section 32 Township 10 New Westminster District Plan 30480
Location:	22958 Fraser Highway
Area:	0.39 ha (0.96 ac)
Existing Zoning:	Service Commercial Zone C-3
Proposed Zoning:	Comprehensive Development Zone CD-113
Rural Plan:	Small Farms / Country Estates

BACKGROUND/HISTORY:

In December 2010, Council issued a development permit for the construction of a second building (existing building 2 on the site plan) on the subject site in accordance with the provisions of the existing Service Commercial C-3 Zone. The original building (existing building 1 on the site plan) was retained on the site and renovated. According to the applicant, since that time, they have been unable to find a tenant that can make use of the existing building and comply with the uses permitted in the Service Commercial C-3 Zone. The proposed rezoning will allow the applicant to lease a currently vacant 93 m² (1,000 ft²) space at the front of the original building to a financial services office. The remainder of the original building is currently occupied by Oversea Casing Company, a wholesale distributor of natural sausage casings. The new building at the rear of the site is fully occupied by First Western Casings doing business as Stuffers Supply Company, a distributor of sausage making and butcher supplies.

DISCUSSION/ANALYSIS:

The subject 0.39 ha (0.96 ac) site is located at 22958 Fraser Highway and is currently zoned Service Commercial Zone C-3. The property is occupied by Western Casing Distributors Ltd. Surrounding uses include:

North:	Fraser Highway, beyond which are rural residential properties (zoned Rural Zone RU-1);
South:	Britco Pork Inc. (zoned Rural Zone RU-6) beyond which are rural residential properties (zoned Rural Zone RU-1);
East:	rural residential properties (zoned Rural Zone RU-1); and
West:	Britco Pork Inc. (zoned Rural Zone RU-6) beyond which are rural residential properties (zoned Rural Zone RU-1) and located in the Agricultural Land Reserve.

The Township has received an application for a site specific rezoning for the subject property to allow for the addition of office uses to the existing Service Commercial C-3 Zone. Office uses as an accessory use are currently permitted as part of uses allowed in the Service Commercial C-3 Zone. The proposed zone also limits the total area permitted for an office use on the

subject property to 100 m² (1,076 ft²). The applicant notes that “the proposed business is by appointment only and would initially have only two brokers on site. Each broker would have five to six appointments per day. There is room for two more brokers should they choose to hire more.” No physical changes are proposed to the existing building or the site as the proposed office use will be accommodated in an existing building. In addition, staff notes that the existing parking is sufficient to accommodate the proposed uses on the site as a total of 12 spaces are required for the Stuffers Supply Company in the new building and ten (10) spaces for the two businesses in the original building. A total of 23 spaces are available on the subject lot.

Proposed Zoning Bylaw Amendment:

Bylaw No. 5241 proposes to rezone the site to a new Comprehensive Development CD-113 zone to accommodate the proposed office use. The new CD-113 zone is based on the Service Commercial C-3 Zone with modifications to allow an office use as a permitted use, with a limitation of one (1) office use not exceeding 100 m² (1,076 ft²) in size.

Rural Plan:

The Township’s Rural Plan designates the subject property as Small Farms / Country Estates. Section 5.9 of the Plan allows retail and commercial uses to expand along Fraser Highway through infilling at the intersection of 232 Street and Fraser Highway. The subject site is in the vicinity of the Rural Commercial Centre, located approximately 460m east of the subject site on Fraser Highway at 232 Street. In order to limit potential impacts on commercially designated lands in Murrayville and other urban areas, the CD-113 zone limits the scale of office use permitted.

Public Information Meeting

Given the application’s consistency with the Township’s Rural Plan and its minor physical impact on the subject site, the requirement for the applicant to hold a public information meeting pursuant to Section 3.1 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:

As full urban services exist to the subject site, there are no servicing related requirements for this rezoning application.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated Small Farms / Country Estates in the Rural Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5241 (subject to the one (1) development prerequisite) and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
 SENIOR DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

Western Casing Distributors Ltd.

22958 Fraser Highway

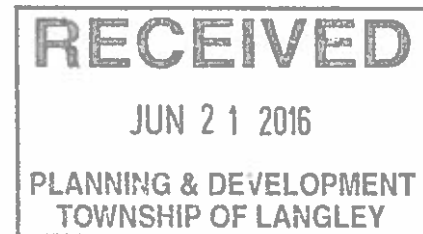
Langley, BC V2Z 2T9

June 17, 2016

The Corporation of the Township of Langley

Community Development Division

20338 – 65 Avenue, Langley, BC V2Y 3J1



It is our intent to rezone the property located at 22958 Fraser Highway, Langley from C3 to Comprehensive Development – CD zoning.

A 900 square foot area of the older building located nearest to the Fraser Highway has remained vacant for 4 years despite our attempts to find a lessee. A prospective tenant has recently expressed interest in the space for a financial services business and has offered to lease for a period of 7 years.

As Landlords, in exchange for this lease, we are prepared to upgrade this area of the building to include a wheelchair ramp, wheelchair washroom and any other building code requirements.

The financial services business is by appointment only and initially would have only two brokers on site. Each broker would have five to six appointments per day. There is room for two more brokers should they choose to hire more.

The present zoning does not specifically allow for this type of business and therefore we are applying to have the land rezoned.

The required items D, E, F and G on the Development Application Form were covered under our previous permit number DP100604 for Project 10-32-0081. There have been no changes to these items since the completion of the project.

Sincerely,

Bill Leathem – Owner

A handwritten signature in black ink, appearing to be "Bill Leathem", written over a horizontal line.

Reno De Gianni - Owner

A handwritten signature in black ink, appearing to be "Reno De Gianni", written over a horizontal line.

From: Teresa Hanson
Sent: Tuesday, October 11, 2016 2:16 PM
To: CD Agenda Bylaw
Cc: Dave Lind
Subject: Item for October 17, 2016 Council meeting agenda Bylaw No. 5241 (Western Casing Distributors Ltd.)

1. Please place Bylaw No. 5241 (Western Casing Distributors Ltd.) on the Council agenda of October 17, 2016 for consideration of both third and final reading and adoption. Section 480 of the Local Government Act allows Council to adopt a zoning bylaw at the same meeting at which the bylaw passed third reading.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of September 19, 2016 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on October 3, 2016.