



Legislation Details (With Text)

File #: O18-1753 **Version:** 1 **Name:**
Type: Report **Status:** Third Reading
File created: 11/14/2018 **In control:** Township Council
On agenda: 11/19/2018 **Final action:**
Title: Rezoning Application No. 100518
(1092215 BC Ltd / 26264 - 30A Avenue)
Bylaw No. 5416
Report 18-152
File CD 10-24-0066

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.1 cd 1092215 BC Ltd RZ.pdf

Date	Ver.	Action By	Action	Result
11/19/2018	1	Township Council	Given first and second reading	

Rezoning Application No. 100518

(1092215 BC Ltd / 26264 - 30A Avenue)

Bylaw No. 5416

Report 18-152

File CD 10-24-0066

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.

Explanation - Bylaw No. 5416

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.