



Legislation Details (With Text)

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On agenda: 7/27/2020 **Final action:** 7/27/2020
Title: Official Community Plan Amendment and
Rezoning Application No. 100184
(Ganchar / 23600 - 23900 Block of 36A Avenue)
Bylaw No. 5526
Bylaw No. 5527
Report 20-96
File CD 10-28-0042

Sponsors:

Indexes:

Code sections:

Attachments: 1. K.1 cd Ganchar OCP RZ 3rd & Final.pdf

Date	Ver.	Action By	Action	Result
7/27/2020	1	Township Council	Given third reading and final adoption	

Official Community Plan Amendment and
Rezoning Application No. 100184
(Ganchar / 23600 - 23900 Block of 36A Avenue)
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That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on January 13, 2020;

That Council give third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019

No. 5527, rezoning six (6) rural residential properties located in the

23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to the provision of security for a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development; and further

That Council give final reading to Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw

1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning six (6) rural residential properties located in the 23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, noting that all development prerequisites have been satisfactorily completed.

Explanation - Bylaw No. 5526

Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural / Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into two lots for an area located outside the Agricultural Land Reserve on

36A Avenue between 236 and 240 Streets.

Explanation - Bylaw No. 5527

Bylaw 2019 No. 5527 rezones six (6) properties located on

36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

Clerk's Note: On July 2, 2020 four (4) additional properties withdrew from the application necessitating amendments to Rezoning Bylaw 2019 No. 5527 and reconsideration of third reading. The development prerequisites listed in the Community Development Division report to Council dated October 21, 2019, attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on November 18, 2019. Accordingly, staff recommend that Council grant third reading of Rezoning Bylaw 2019 No. 5527. Further, staff recommend that Council grant final adoption of Official Community Plan Amendment Bylaw 2019 No. 5526 and Rezoning Bylaw 2019 No. 5527.