



## Legislation Details (With Text)

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**File created:** 7/22/2020      **In control:** Township Council  
**On agenda:** 7/27/2020      **Final action:** 7/27/2020  
**Title:** Official Community Plan Amendment and  
Rezoning Application No. 100187  
(Oakbrook Foundation / 23400 - 44 Avenue)  
Bylaw No. 5486  
Bylaw No. 5487  
Report 19-104  
File CD 10-33-0091

**Sponsors:**

**Indexes:**

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**Attachments:** 1. L.3 cd OCP amend rz 100187 Oakbrook Foundation.pdf

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

Official Community Plan Amendment and  
Rezoning Application No. 100187  
(Oakbrook Foundation / 23400 - 44 Avenue)  
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That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487".

**Explanation - Bylaw No. 5486**

Bylaw 2019 No. 5486 rezones property located at 23400 - 44 Avenue in the rural area to Civic Intuitional 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.

Explanation - Bylaw No. 5487

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.

Clerk's Note: 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. 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.

The Public Hearing for the Bylaws was held on July 8, 2019 with third reading given on July 22, 2019. 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.