



Legislation Details (With Text)

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On agenda: 6/14/2021 **Final action:**
Title: Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68
File CD 11-09-0033

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.4 cd RO 100589 Neufeld.pdf

Date	Ver.	Action By	Action	Result
6/14/2021	1	Township Council	Referred	

Rezoning Application No. 100589

(Neufeld / 5759 - 240 Street)

Bylaw No. 5717

Report 21-68

File CD 11-09-0033

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021

No. 5717 rezoning 18.0 ha (44.5 ac) of land located at

5759 - 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's

Erosion and Sediment Control Bylaw;

5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
 - b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
 - c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
 - d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5717.

Explanation - Bylaw No. 5717

Bylaw 2021 No. 5717 rezones the property located at

5759 - 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 39 single family lots.