



Legislation Details (With Text)

File #: O17-465 **Version:** 1 **Name:**
Type: Report **Status:** Deferred
File created: 6/21/2017 **In control:** Township Council
On agenda: 6/26/2017 **Final action:** 6/26/2017
Title: Rezoning Application No. 100464
(Blaauw / Triple J Poultry Farm Ltd. / Seymour /
2865 / 2883 - 204 Street and 20291 / 20337 / 20387 - 28 Avenue)
Bylaw No. 5289
Bylaw No. 5290
Report 17-69
File CD 07-23-0067

Sponsors:

Indexes:

Code sections:

Attachments: 1. F.2_cd Triple J Poultry RZ.pdf

Date	Ver.	Action By	Action	Result
6/26/2017	1	Township Council	Deferred	

Rezoning Application No. 100464

(Blaauw / Triple J Poultry Farm Ltd. / Seymour /

2865 / 2883 - 204 Street and 20291 / 20337 / 20387 - 28 Avenue)

Bylaw No. 5289

Bylaw No. 5290

Report 17-69

File CD 07-23-0067

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5289, rezoning 5.76 ha

(14.25 ac) of land at 2865 and 2883 - 204 Street and 20291, 20337 and 20387 - 28 Avenue in the Brookwood / Fernridge Community Plan area to Residential Zone R 1D to accommodate a 56 lot single family subdivision, subject to the following development prerequisites being satisfied prior to final reading:

1. A 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. 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 a report demonstrating how the two, five, and

100 year post development flows will be managed to pre-development conditions in accordance with the Anderson Creek Stormwater Management Plan, including provision of detention pond and / or other facilities and a stormwater management plan, to the acceptance of the Township;

4. Provision of road dedications, widenings, and necessary traffic improvements for 28 and 29 Avenue, 202, 202A, 203, 203A and

204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood / Fernridge Community Plan, to the acceptance of the Township;

5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 28 Avenue and the west side of 204 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

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), to the acceptance of the Township;

7. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;

8. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;

9. Provision of an overall layout plan for the area identified as A3 in the Anderson Creek Integrated stormwater management plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development;

10. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd./ Seymour) Bylaw 2017 No. 5290; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5289 and Phased Development Agreement Bylaw No. 5290.

Explanation - Bylaw No. 5289

Bylaw 2017 No. 5289 rezones 5.76 ha (14.25 ac) of land

located at 2865 and 2883 - 204 Street and 20291, 20337 and

20387 - 28 Avenue to Residential Zone R-1D to permit the subdivision of 56 single family lots.

Explanation - Bylaw No. 5290

Bylaw 2017 No. 5290 authorizes the Township of Langley to enter into a phased development agreement with Ann Blaauw, Philip and Denise Seymour and Triple J Poultry Farm Ltd.