



## Legislation Text

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**File #:** O18-1476, **Version:** 1

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Rezoning Application No. 100510

(Wickramaratne / 26489 Fraser Highway)

Bylaw No. 5400

Report 18-100

File CD 13-19-0336

That Council give first and second reading to Rezoning Bylaw

No. 5400 rezoning 1,126 square metres (12,118 square feet) of land in Aldergrove located at 26489 Fraser Highway to Community Care Facility Zone P-2R, subject to the following development prerequisites being satisfied prior to final reading:

1. Building plans being in compliance with Zoning Bylaw No. 2500, the BC Building Code, Fire Code (including installation of fire suppression sprinklers) and the Community Care and Assisted Living Act requirements, to the acceptance of the Township;
2. Reconstruction of the frontage road along the frontage of the property to a modified lane standard (TLR -13) to the acceptance of the Township;
3. Upgrade the existing storm sewer connection in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
4. Upgrade existing municipal water connection to accommodate fire protection in accordance with the Building and Fire Codes and the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
5. Provision of a report from a qualified Professional Engineer regarding the adequacy of the existing water main and existing sanitary sewer connection for the intended use;
6. Submission of a site specific on-site servicing and stormwater management plan and drainage certificate, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
7. Submission of a soils report from a qualified Professional Engineer indicating the minimum road structure required for the proposed frontage road;
8. Provision of the required replacement trees being secured in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
9. 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, to the acceptance of the Township; and further

10. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

Although not part of the rezoning requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

1. Provision of final landscape design drawings in accordance with the Zoning Bylaw and security to the acceptance of the Township;
2. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing.

Explanation - Bylaw No. 5400

Bylaw 2018 No. 5400 rezones a 1,126 square metres

(12,118 square feet) parcel of land located at 26489 Fraser Highway to Community Care Facility Zone P-2R to permit operation of a group children's day care facility.