



## Legislation Text

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**File #:** O18-1756, **Version:** 1

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Official Community Plan Amendment and  
Rezoning Application No. 100172 and  
Development Permit Application No. 100946  
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)  
Bylaw No. 5429  
Bylaw No. 5430  
Report 18-157  
File CD 08-13-0086

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018

No. 5430, rezoning a 1.0 ha (2.5 ac) site located at

21020 - 72 Avenue to Comprehensive Development Zone CD-133, to facilitate development of an eleven (11) lot single family residential development, 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 and Northeast Gordon Estate Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
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 road dedications, widenings, and necessary traffic improvements (including a turn around at the eastern limit of the site) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of the ecological greenway and stream protection area surrounding Crush Creek, including extension of the 3.0 m wide shared use trail from the existing connection point south of the subject lands north to 72 Avenue, to the acceptance of the Township;
5. Dedication and construction of a 4.5m wide street greenway on the south side of 72 Avenue to the acceptance of the Township, including provision of final off-site landscape design plans including habitat works, trail design, fencing, signage, landscaping details and security deposit to the acceptance of the

Township;

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. Provision of a final riparian and habitat compensation plan, to the acceptance of the Township.
8. Provision of a wildlife tunnel under 72 Avenue in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
9. Dedication of an additional 267 square metres (2,873 sq ft) of streamside protection area east of Crush Creek;
10. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
11. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
12. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting reliance on onstreet parking on 72 Avenue;
  - b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
  - 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. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements; and,
  - e. Notifying the property owners that reliance on sanitary sewer pump systems are required.
13. Payment of applicable Neighbourhood Planning Administration fees, 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit

No. 100946, at time of final reading of Bylaw No. 5430, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality,

consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit

No. 100946.

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.