



Legislation Text

File #: O20-3068, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100184

(Ganchar / 23600 - 23900 Block of 36A Avenue)

Bylaw No. 5527

Report 20-04

File CD 10-28-0042

That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on December 2, 2019; and grant third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527 rezoning ten (10) rural residential properties located in the 23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to provision of securities for completion of a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development, prior to Council's consideration of final reading.

Explanation - Bylaw No. 5526

Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural/ Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into

two lots for an area located outside the Agricultural Land Reserve on 36A Avenue between 236 and 240 Streets.

Explanation - Bylaw No. 5527

Bylaw 2019 No. 5527 rezones ten (10) properties located on

36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

Clerk's Note: On December 2, 2019, Council granted third reading to the subject application proposing to rezone eleven (11) properties. One of the subject properties has since withdrawn from the application, therefore amending Rezoning Bylaw 2019 No. 5527 and further necessitating reconsideration of third reading. As Council previously considered the applicants' request and approved the waiving of CAC's, the same consideration will once again be extended to the current application and bylaw (as amended), unless otherwise directed by Council. For clarity, the subject properties will be exempt from the provisions of the

Township's CAC Policy, for a current target contribution amount of \$68,076, consistent with Council's previous decision for exemption from CAC's of a target contribution amount of \$79,422.