Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-182
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-27-0073
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100230 (SIDHU / 24281 FRASER HIGHWAY)		

PROPOSAL:

On July 15, 2024 Council considered an application to amend the Official Community Plan to redesignate approximately 0.88 ha (2.17 ac) of land located at 24281 Fraser Highway from Rural to Industrial; amend the Small Farms Country Estate designation to accommodate industrial use on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" within the Rural Plan to accommodate a future rezoning application for an industrial use and passed the following resolution:

> *"That Council direct staff to process the application to amend Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250."*

Consistent with Council's resolution, staff have prepared an amendment bylaw for Council's consideration.

RECOMMENDATIONS:

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 amending the Official Community Plan and Rural Plan to redesignate the site from Rural to Industrial, and to amend the Rural Plan Small Farms / Country Estate land use designation to allow industrial uses on a site specific basis, and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" subject to the following development prerequisite being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033 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 Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That (at the time of third reading of Bylaw No. 6033) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Council Report 24-144

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 15, 2024 - REGULAR MEETING	**REPORT:**	24-144
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-27-0073
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100230 (SIDHU / 24281 FRASER HIGHWAY)		

PROPOSAL:

Application to amend the Official Community Plan to redesignate approximately 0.88 ha (2.17 ac) of land located at 24281 Fraser Highway from Rural to Industrial; amend the Small Farms Country Estate designation to accommodate industrial use on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial" within the Rural Plan to accommodate a future rezoning application for an industrial use.

RECOMMENDATION SUMMARY:

That Council not support the application.

RATIONALE:

The proposed amendments are inconsistent with the Regional Growth Strategy, Official Community Plan and Rural Plan regarding industrial land use. Additionally, the subject lands are beyond the limits of the Fraser Highway Employment Lands Area Plan currently undergoing a planning process. The applicant has requested Council consideration of the proposed industrial land use designation prior to providing further information in support of the application.

RECOMMENDATION:

That Council not support the application to amend Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250.

EXECUTIVE SUMMARY:

Greenline Management Ltd. has applied on behalf of the owner to amend the Official Community Plan (OCP) and Rural Plan to redesignate the site from Rural to Industrial; amend the Rural Plan Small Farms Country Estate land use designation to allow industrial uses on a site specific basis; and designate the site "Development Permit Area 'B' – Rural Commercial/Industrial".

Although the subject site is not located in the Agricultural Land Reserve (ALR) and fronts Fraser Highway, it is not adjacent to, or an extension of, an existing industrial use. Current policy in the Regional Growth Strategy (RGS), OCP and Rural Plan support rural/agricultural uses of the land.

On December 4, 2023 Council endorsed a Terms of Reference for the Fraser Highway Employment Lands Area Plan including a study area boundary 450 m (1,476 ft) west of the subject site.

Should Council elect to advance the application, staff will prepare the necessary bylaws for further consideration. An amendment to the Metro Vancouver Regional Growth Strategy (RGS) would be also required to amend the site's RGS designation from Rural to Industrial should the application advance.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan and Rural Plan amendments for property located at 24281 Fraser Highway.

REFERENCE:

Owners:	Harpreet and Jaswinder Sidhu 5876 Buckingham Avenue Burnaby, BC V5E 2A3
Agent:	Greenline Management Ltd. 11579 – 196B Street Pitt Meadows, BC V3Y 1P2
Legal Description:	Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934
Location:	24281 Fraser Highway
Area:	0.88 ha (2.17 ac)
Official Community Plan: (existing)	Rural (non ALR)
Official Community Plan: (proposed)	Industrial
Regional Growth Strategy: (existing)	Rural (not within Urban Containment Boundary)
Regional Growth Strategy: (proposed)	Industrial (not within Urban Containment Boundary)
Rural Plan: (existing)	Small Farms Country Estates (1.7 ha (4.2 ac) minimum lot size
Rural Plan: (proposed)	Small Farms Country Estates (with site specific amendment to allow industrial use), Development Permit Area B – Rural Commercial/Industrial (1.7 ha (4.2 ac) minimum lot size
Zoning: (existing)	Rural Zone RU-1 (1.7 ha (4.2 ac) minimum lot size)

BACKGROUND/HISTORY:

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the RGS.
- An application to amend the Rural Plan to align with the RGS and OCP and rezone three properties east of the subject site to accommodate the proposed expansion of Leavitt Holdings was defeated by Council at third reading on March 18, 2018 (ToL Project No.10-27-0057).

DISCUSSION/ANALYSIS:

- The property is designated Rural in both the RGS and OCP. To accommodate the proposed industrial use, amendments to the RGS, OCP, and Rural Plan are required. The applicant has submitted a letter of rationale in support of the application (Attachment B).
- According to the applicant, the intent of the proposal is as follows:

  "The client does not want to develop the property at this time so we are not including a development application. We wish to rezone the property for future use within the M-1B zoning. The client has not 100 percent decided on exactly what type of building they want to construct. We are requesting rezoning consideration with this application and if necessary we can include all the requirements for the development application when we have the indication that the rezoning application would be considered."

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	RGS / OCP Designation	ALR	Existing Zoning
North:	Two rural properties, one containing two residential strata lots, beyond which is 40 Avenue	Small Farms / Country Estates	Rural	Not in ALR	Rural Zone RU-1
South:	Fraser Highway, beyond which is a rural property	Small Farms / Country Estates	Agriculture	In ALR	Rural Zone RU-1
East:	Two rural properties	Small Farms / Country Estates	Industrial	Not in ALR	Rural Zone RU-1
West:	A rural property	Small Farms / Country Estates	Agriculture	In ALR	Rural Zone RU-1

- The subject property is one of nine non-ALR parcels bordered by Fraser Highway to the south, 244 Street to the east, 40 Avenue to the north and the ALR to the west. All of these properties are zoned RU-1, except for a portion of 24389 Fraser Highway zoned Service Industrial Zone M-1B.
- South of Fraser Highway, a number of properties exist (in and out of the ALR) that accommodate a range of rural residential, residential mobile home and institutional uses.

Official Community Plan Amendment:

- The subject lands are currently designated Rural in the OCP which includes goals to maintain the existing rural residential character of the area.
- Section 2.1 of the OCP provides the following:
  - *2.1.2. Discourage urban development outside the urban development area to preserve agricultural land, the rural landscape, and the environment. New development that may be permitted outside the urban development area must conform to the policies of the relevant land use designation and the Rural Plan.*
  - *2.1.5. Recognize the impact of major transportation corridors on the community and give consideration to appropriate development options on major east-west*

transportation corridors, including along the Fraser Highway, at interchanges along the Trans-Canada Highway and at a key node along 16 Avenue.

- Section 2.2 of the OCP provides the following:
  - *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*
  - *2.2.7. Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan.*
- Schedule 1 – Regional Context Statement provides the following:
  - *The following types of amendment to the Township of Langley's OCP are deemed to be consistent with its Regional Context Statement, subject to the satisfaction of the conditions set out below:*
    - *From an 'Agricultural' or a 'Rural' designation to an 'Industrial' designation within the Township of Langley's OCP, where:*
      a. *the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;*
      b. *the subject site is no more than 10 hectares in size;*
      c. *the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and*
      d. *the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.*

Rural Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "*The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"*
- Section 5.14 of the Rural Plan states the following with respect to commercial and industrial development:

  5.14.2 Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.
- The proposal is inconsistent with the location or expansion provisions of Section 5.14.2, as it is located approximately 1,250 m (4,101 ft) west of the Agro Service Centre designation.

Metro 2050 – Metro Vancouver Regional Growth Strategy (RGS):

- The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form, and density consistent with the intent of the rural land use, and to support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject property is not located in the ALR. Given the proposed

OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS would be necessary to accommodate the proposed industrial land use. A Type 2 amendment would be required to facilitate the proposal.

- A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

  6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;

Fraser Highway Employment Lands Area Plan:

- On February 27, 2023, Council directed staff to develop a Terms of Reference for the Fraser Highway Employment Lands Area Plan. The Terms of Reference was subsequently approved by Council on December 4, 2023.
- Community Planning and Policy (CPP) staff are currently in Phase 1: Planning Principles and Preliminary Development Concepts of the Fraser Highway Employment Lands Area Plan.
- The subject site is approximately 450 m (1,476 ft) east of the Fraser Highway Employment Lands Area Plan study area boundary and is separated by lands located in the ALR.

Policy Considerations:

The OCP, Rural Plan, and RGS emphasize the preservation of rural character and direct industrial uses to established urban areas. The subject site is outside the scope of the Fraser Highway Employment Lands Area Plan currently under development by CPP staff. Given the current policy context in the OCP, Rural Plan, and RGS, staff recommend that Council not support the application.

Should Council wish to further consider the application, staff will prepare the necessary bylaw noting that a RGS amendment to change the site's designation from Rural to Industrial would also be required.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

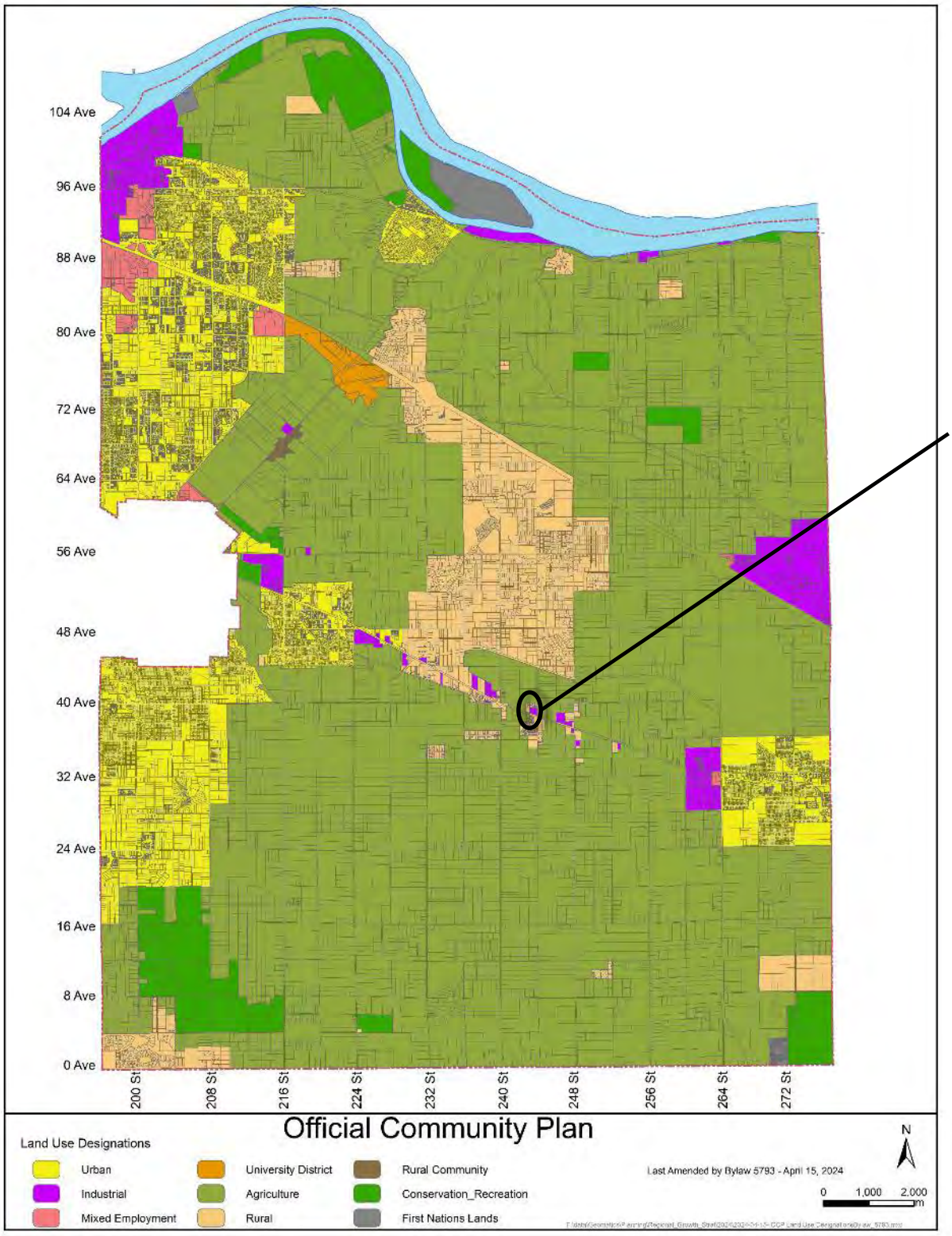
ATTACHMENT A Maps and Graphics

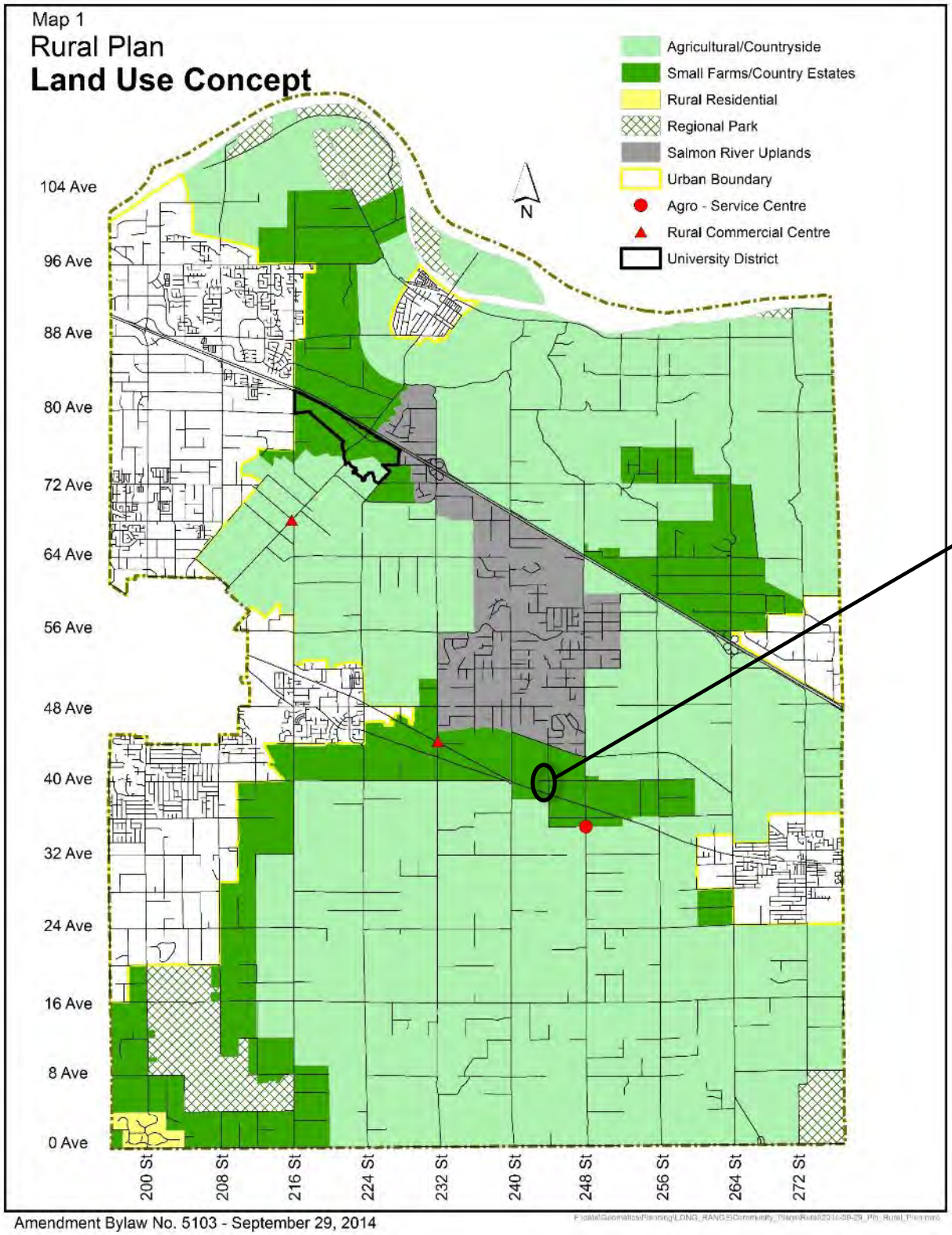
ATTACHMENT B Applicant Rationale

~~ATTACHMENT A~~



AERIAL CONTEXT MAP


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
0
1,000
2,000
m

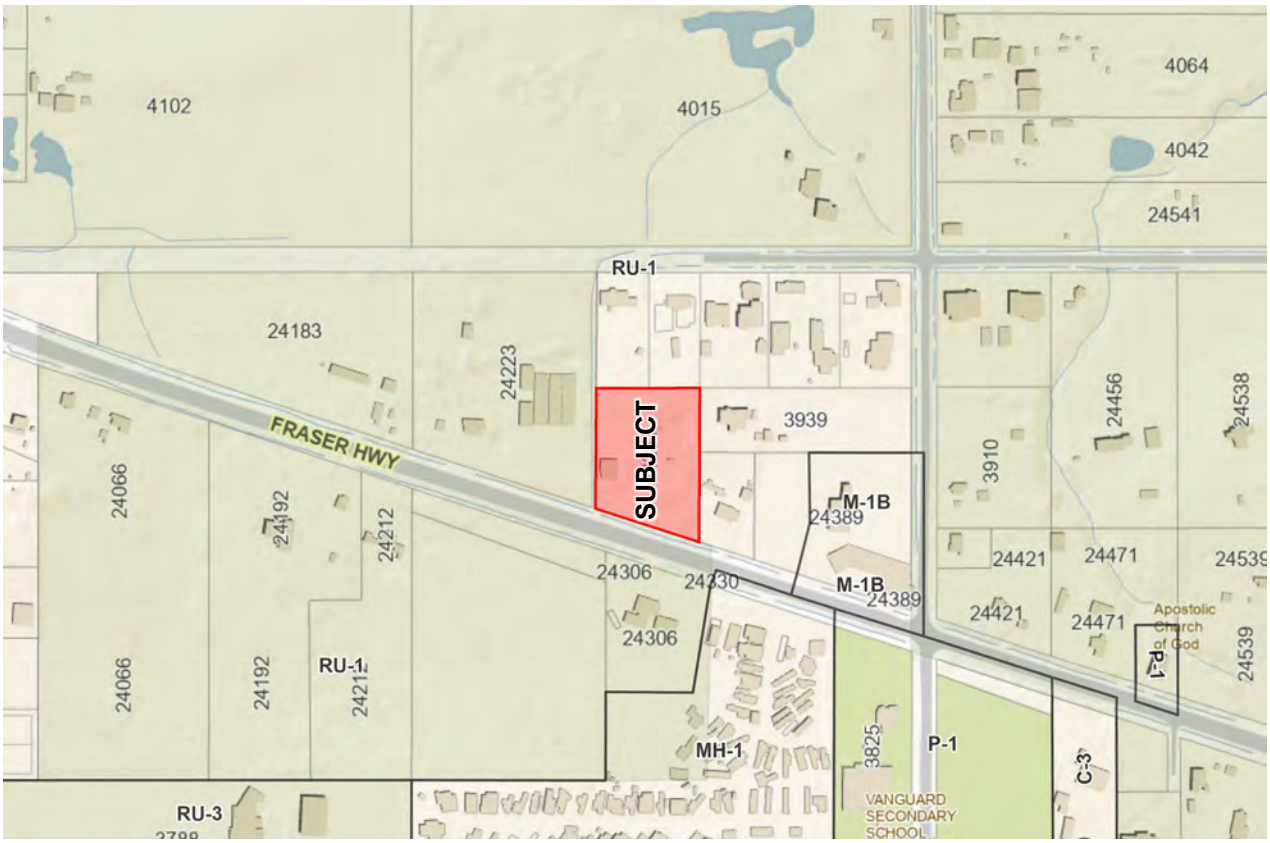

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014



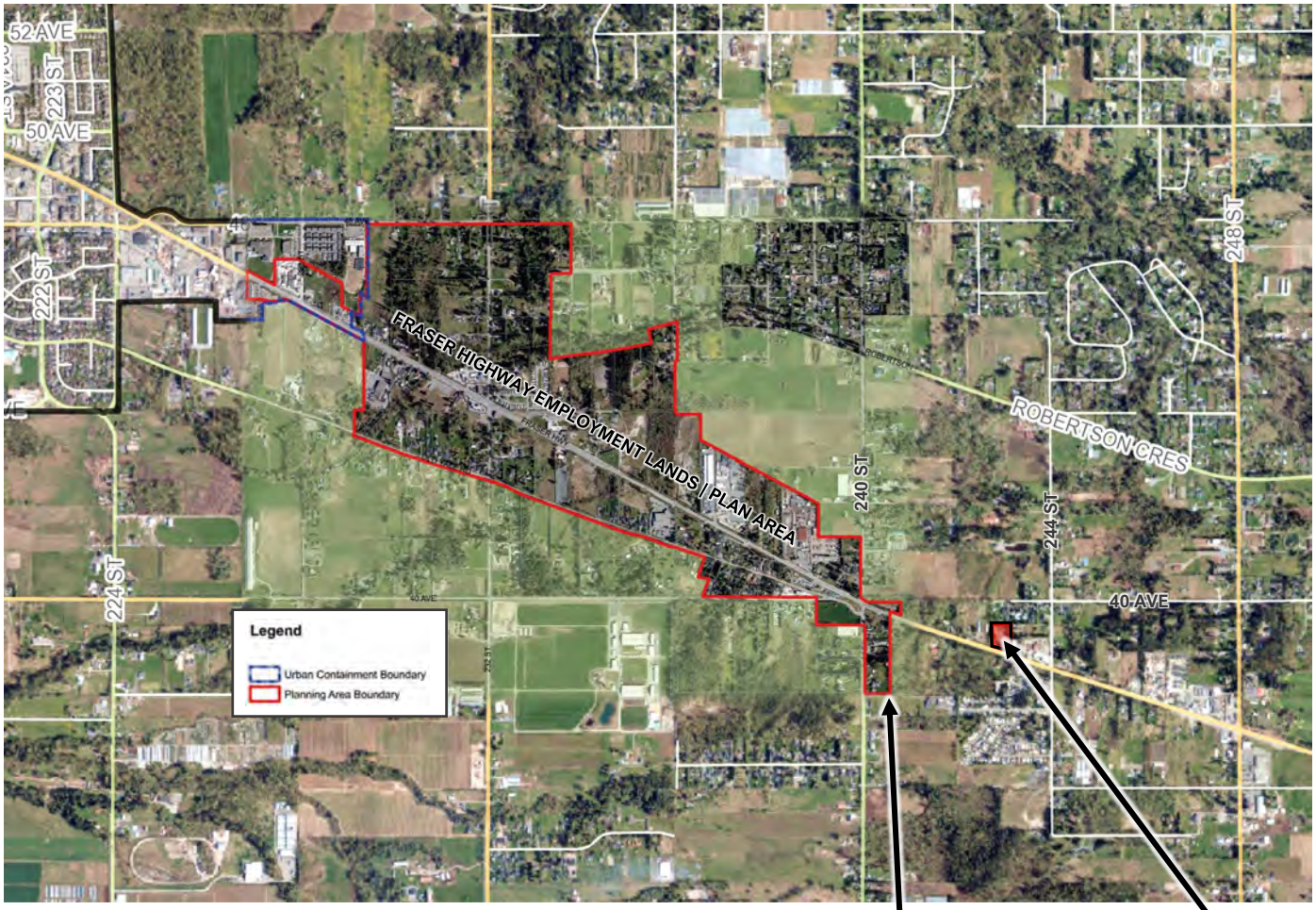
RGS LAND USE - DETAIL



OCP LAND USE - DETAIL



ZONING BYLAW NO. 2500



FRASER HIGHWAY EMPLOYMENT LANDS (2023) PLAN AREA

Greenline Management Ltd.
Project Management

11579-196 B St.
Pitt Meadows, B.C.
V3Y-1P2
Ph: 604-319-6638
Greenlinemgmt@gmail.com

ATTACHMENT B

Date : Feb 22 , 2022

To:Township of Langley
Re: Zoning Bylaw Amendment
Address: 24281 Fraser hwy
Langley B.C.

Letter of Intent

To whom It May Concern:

This application is for a zoning amendment for the above non ALR property from RU-1 to M-1B. The client does not want to develop the property at this time so we are not including a development application.We wish to rezone the property for future use within the M-1B zoning. The client has not 100 percent decided on exactly what type of building they want to construct. We are requesting rezoning consideration with this application and if necessary we can include all the requirements for the development application when we have the indication that the rezoning application would be considered.

The client is willing to engage the professionals and spending the money on required Engineers for the development portion of a rezoning application when it is clear that spending all the necessary money would not be wasted if the TOL would not consider the rezoning application.

I believe it is prudent to make this application without the development portion of the application and the IDSC until we have indication that the TOL would seriously consider the approval of the rezoning application only with a development application. The property is in the Rural plan and non ALR designation.

Included in this application are the following:

1- Letter of Intent
2- Land Title
3- Application Fee
4- Application form completed
5- Site survey
6- Arborist report
7- Parcel report
8- Maps of area and non ALR development close by

A-24281 Fraser Hwy property:

- Is cleared except trees along east lot line and south lot line
- Has a dwelling (if rezoning approved would be removed)
- Is approximately 2 acres
- In area of non ALR development
- Property is not is the ALR
- Has direct access to Fraser Hwy

B- Surrounding Area:

- M-1B zoned use at 24389 Fraser Hwy
- Non ALR development south of property at 24318-40th ave
- South lot line directly connects to Fraser Hwy
- Several non ALR properties are currently zoned along Fraser Hwy for Industrial use
- Fraser Hwy is a major corridor and is well suited for Industrial lot usage

C- <u>Reasons for approving the M-1B zoning for 24281 Fraser hwy:</u>

1- This lot is non ALR
2- Lot size is approx 2 acres which even the ALR does not consider large enough for viable farming
3- Several Non ALR residential properties are to the south of this lot therefore there would be restrictions on what kind of agriculture could happen if it was even viable on such a small lot.
- These conditions would make almost impossible to have a viable farming operation on this lot
4- The Fraser Hwy corridor is a major road way and is best suited for Industrial operations as there is access to major roads and close to Aldergove and Langley
5- There are several industrial zoned lots along the Fraser Hwy that are about the same size of this lot.
6- The M-1B zoning is consistent with several other properties along the Fraser Hwy corridor.

For clarity I have included in this application several maps of the area, the survey of the property, the arborist report. We can complete the Integrated Site Design Concept and pay for all the necessary Engineering to complete it when we know there is a reasonable chance this rezoning will be considered

Thank You For Your Time
Lee Mackenzie
Project Manager

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (SIDHU) BYLAW NO. 6033

EXPLANATORY NOTE

Bylaw No 6033 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 24281 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (SIDHU) BYLAW NO. 6033

A Bylaw to amend the Rural Plan 1993 No. 3250

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033”.

2. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 – Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

   Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934

3. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:

   a) adding the following as Section 5.6.7

      Industrial uses are permitted on a site specific basis on lands described as Lot 1 Except: The Northerly 297 Feet; Section 27 Township 10 New Westminster District Plan 10934.

   b) amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands identified in Schedule “A” attached and forming part of this Bylaw as Development Permit Area B – Rural Commercial / Industrial.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6033

