



# Corporate Report

NO: R231

COUNCIL DATE: September 7,

2004

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## REGULAR COUNCIL

TO: **Mayor & Council**                      DATE: **September 7,  
2004**

FROM: **General Manager,  
Planning and Development**                      FILE: **0480-01**

SUBJECT: Township of Langley Public Hearing – Rural Community  
Plan Amendment and Rezoning Related to Property at  
196 Street and Zero Avenue –  
Highpoint Country Club Inc.

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to forward a letter to the Township of Langley (as input to the Public Hearing related to proposed bylaw amendments to the Township's Rural Community Plan, Rezoning Bylaw No. 4322 and Subdivision and Development Control Bylaw No. 4323 that, if adopted, will allow for the development of a 157 lot, fee simple, equestrian themed, fully serviced rural estate subdivision at 196 Street and Zero Avenue):
  - (a) That advises that the subject development is inconsistent with the City of Surrey plans for the property in the City immediately adjacent to the subject development site, which has a rural character and is used predominantly for agricultural purposes;
  - (b) That further advises, that if the Township of Langley decides to allow the proposed development to proceed, the City of Surrey requests an opportunity, prior to final adoption of the subject bylaws, to review and assess the Stormwater Management Plan related to the development in that the runoff from the development may impact properties in Surrey, to review studies being undertaken by the Township of Langley and/or the developer related to confirming that the proposed development will not have a negative impact on groundwater wells in Surrey and to review the possibility of a water main to the Surrey boundary on 3A Avenue;
  - (c) That requests that the City of Surrey be provided with an opportunity for input into any updates to the Brookwood/Fernridge Community Plan that are proposed to be undertaken by the Township of Langley; and
  - (d) That includes, as an attachment, a copy of this Corporate Report.

## INTENT

The purpose of this report is to provide Council with information regarding a proposed development in the Township of Langley at 196 Street and Zero Avenue, immediately abutting the City of Surrey for which bylaw amendments will be considered at a Public Hearing to be held on September 8, 2004 and to seek authorization

from Council relative to forwarding comments to the Township of Langley Council, regarding the subject development proposal and related bylaw amendments on or prior to the subject Public Hearing.

## **BACKGROUND**

The Township of Langley has forwarded a notice to the City of Surrey advising of a Public Hearing scheduled for 7:00 p.m. on September 8, 2004 related to amendments to the Township of Langley Rural Community Plan, Zoning Bylaw and Subdivision and Development Control Bylaw that, if adopted, will allow the development of a fee simple, equestrian themed, fully serviced 157-lot residential subdivision on a 240 acre parcel of land adjacent to the City of Surrey at 196 Street and Zero Avenue, as illustrated on the map included in Appendix I. The proposed subdivision lots range in area from 2,023.5 m<sup>2</sup> (0.5 acres) to 8,094 m<sup>2</sup> (2.0 acres) with an overall density of 0.65 units per acre.

The specific amendments under consideration include:

- Bylaw No. 4322, which will act to amend the Township of Langley Rural Community Plan by redesignating the properties from Special Study Area to Comprehensive Rural Estate;
- Rezoning Bylaw No. 4322, which will act to rezone the properties from Suburban Residential to Comprehensive Rural Estates Zone; and
- Amendments to the Subdivision and Development Control Bylaw No. 4323, which will act to require the provision of full urban services to the 157-lot development.

## **DISCUSSION**

The subject lands in the Township of Langley are located immediately adjacent to properties within the City of Surrey that, while not in the Agricultural Land Reserve, are designated "Agricultural" in the City of Surrey Official Community Plan and are zoned General Agriculture Zone (A-1). The A-1 Zone in the Surrey Zoning Bylaw permits subdivision with a minimum lot size of 2 ha (5 acres) and an overall maximum density of 0.2 units per acre. As such, if the same constraints were to be applied to the subject development site in the Township of Langley, the properties could be subdivided into no more than 48 lots.

Portions of the 240-acre site in Langley were previously used as a gravel pit and for a concrete plant and an asphalt plant. However, these previous operations have not been active for the last 15 years.

Another aspect of the current proposal that is significant, is that if it proceeds as planned, it will result in the installation of a sanitary sewer from Langley City through the Brookwood/Fernridge community of the Township of Langley. The installation of a sanitary sewer through this large community will probably initiate the development of the Fernridge area of the Township of Langley, adjacent to the Campbell Heights area in Surrey. Such development could have impacts on the City of Surrey and should be reviewed carefully during the planning stages to mitigate such potential impacts.

With respect to the current proposal, the Planning and Development Department has provided comments to the staff of the Township of Langley Planning Department on July 25, 2003, and again, on July 12, 2004, in response to referrals from that Department. The Planning and Development Department expressed concerns that this development would create small suburban lots not in keeping with the rural character of the area, which would set a precedent for isolated small lot suburban enclaves in agricultural/rural areas. Such a precedent could raise expectations about future development in this predominantly agricultural area due to the smaller lot sizes and the extension of municipal engineering services.

The Surrey Engineering Department also provided comments to the Township on the current proposal. They have expressed concern with regard to the impact that the extension of 3A Avenue may have on the Surrey road network and potential impacts on the supply of groundwater (quality and quantity) to properties in Surrey that may result from the proposed development. The properties in Surrey to the west of the subject development site rely on groundwater wells as their only source of potable water. It is important that the proposed development be properly designed so as to not negatively affect the groundwater supply (quality and quantity) to properties in Surrey. The Surrey Engineering Department staff has further advised the Township of Langley that the proposed development is located adjacent to Surrey lands that have not undergone a master drainage study. Therefore, Surrey Engineering staff has requested that, if the Township decides to allow the development to proceed, that a storm water control plan be prepared and circulated to Surrey for review and comment before final adoption of the subject bylaws.

## Township of Langley Response

Township of Langley staff have advised Surrey staff that a "buffer" will be extended along the entire west boundary of the site against the border with the City of Surrey (see Subdivision and Development Control Bylaw attached as Appendix I) and that 3A Avenue will not be extended to the City of Surrey, but will be an emergency access/trail connection only. They also advised that the stormwater management plan for the development site, as well as the provision of a water main to the Surrey Boundary on 3A Avenue, will be referred to Surrey for comment in conjunction with the design of the site servicing as part of the Servicing Agreement process. The Servicing Agreement must be completed prior to final adoption of the Rezoning Bylaw for the site.

The Township of Langley staff has also responded to Surrey's concern regarding the potential for this development to set a precedent for isolated suburban residential enclaves, promote piecemeal development and raise expectation regarding future development in this predominantly rural/agricultural area. Township staff advises that prior to consideration of any further new development in the area covered by the Brookwood/Fernridge Community Plan (i.e., that area to the immediate north of the development site) not currently zoned for urban development, that the Brookwood/Fernridge Community Plan will be updated with respect to land use, density, staging, servicing, environmental, school/park and financial management matters.

## CONCLUSION

Based on the above discussion, staff recommends that Council authorize the City Clerk to forward a letter to the Township of Langley (as input to the Public Hearing related to proposed bylaw amendments to the Township's Rural Community Plan, Rezoning Bylaw No. 4322 and Subdivision and Development Control Bylaw No. 4323 that, if adopted, will allow for the development of a 157 lot, fee simple, equestrian themed, fully serviced rural estate subdivision at 196 Street and Zero Avenue):

- (a) That advises that the subject development is inconsistent with the development on the property in the City of Surrey immediately adjacent to the subject development site, which has a rural character and is used for agricultural purposes;
- (b) That further advises, that if the Township of Langley decides to allow the proposed development to proceed, the City of Surrey requests an opportunity, prior to final adoption of the subject bylaws, to review and assess

the Stormwater Management Plan related to the development in that the runoff from the development may impact properties in Surrey, to review studies being undertaken by the Township of Langley and/or the developer related to confirm that the proposed development will not have a negative impact on groundwater wells in Surrey and to review the possibility of a water main to the Surrey boundary on 3A Avenue;

- (c) That requests that the City of Surrey be provided with an opportunity for input into any updates to the Brookwood/Fernridge Community Plan that are proposed to be undertaken by the Township of Langley; and
- (d) That includes, as an attachment, a copy of this Corporate Report.

Murray Dinwoodie  
General Manager  
Planning and Development

LP:saw

## Attachments:

Appendix I Public Hearing Notification and attachments from the Township of Langley

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