

Township of
Langley



Est. 1873

NEIGHBOURHOOD PLAN

WALNUT GROVE

STAGE 4

**WALNUT GROVE STAGE FOUR
(NEIGHBOURHOOD 3)
CONTROL PLAN**

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Note:

The area east of Stenberg Brook has been incorporated in the Redwoods Neighbourhood Plan. Please refer to the Redwoods Neighbourhood Plan for current information.

(Adopted by Council Resolution on
June 30, 1986 and subsequently
amended on May 29,1989)

WALNUT GROVE STAGE FOUR (NEIGHBOURHOOD 3) CONTROL PLAN

Introduction

The Walnut Grove Community is a major growth area within the Municipality of Langley consisting of approximately 550 ha (1359 acres) of land bordered by 204th Street, 96th Avenue, 216th Street and the Trans Canada Highway. Initiated in 1979 with the adoption of the Walnut Grove Community Plan, the development concept provides for a balanced self-contained community having a predominantly residential base, as well as commercial and institutional facilities suited to the area's needs. When combined with adjacent residential development within the Northwest Community Plan area, the overall area when fully developed will have a population approaching 20,000 persons.

The Walnut Grove Community Plan sets out a framework for staging development in seven residential neighbourhoods and the community core. The Plan is also the basis for a capital works program and a development cost charge bylaw. Development is determined by the availability of full urban services. Prior to development of a new neighbourhood, a Control Plan must first be in place. This document constitutes the Control Plan for Stage 4, the purpose of which is to guide the orderly development of Stage 4 lands in accordance with the stated objectives of the Community Plan and specifically to provide an advance street pattern to assist the subdivision approval process. Adjustments to the plan are permitted during the plan implementation process as long as the intent is adhered to.

Land Use

Stage 4 consists of approximately 29 'rural' properties and 169 'urban' properties having a total area of approximately 51.6 ha (127.4 acres). The rural properties comprise about 40 ha (98.8 acres) and the urban properties represent 11.6 ha (28.66 acres). Located in the northeast quadrant of the Walnut Grove community, the Stage 4 area is defined by 93A Avenue, 216th Street and 88th Avenue to the north, east and south respectively, and by Stenberg Brook and 212th Street to the west.

The designated residential land use densities outlined in the Control Plan are reflective of the overall Walnut Grove Community Plan Development Concept. There is approximately 27.8 ha (68.68 acres) of developable area designated for residential purposes. Of this, 24 ha (59.3 acres) are for low density residential purposes and 3.8 ha (9.4 acres) are for medium density residential purposes.

The area designated for low density residential development is anticipated to yield about 320 lots. The medium density designated area is estimated to yield about 115 units. Based on the estimated number of units/lots that may be developed (435) and the number of existing lots (169), Stage Four will have about 604 residential lots/units.

To provide a range of lot size in Stage 4, Council has resolved that although a minimum lot size of 464.5 m² (5000 sq.ft.) is acceptable, the average lot size in each subdivision development shall be at least 557.4 m² (6000 sq.ft.). This requirement will be incorporated into a separate development agreement between the Municipality and applicant prior to consideration of final reading of any rezoning bylaw. Similarly, the development agreement will also include a requirement for the developer/applicant to implement an exterior design control agreement (architectural building scheme) prior to final subdivision approval.

An essential ingredient of the Control Plan is a 9.3 ha (23 acre) linear open space system traversing the full length of Stenberg Brook between 88th and 96th Avenues. These lands are intended to be dedicated to the Municipality at the development approval stage and utilized for passive open space/conservation purposes including development of a trail system. It is specifically noted that at the rezoning/subdivision stage, development on the east side of Stenberg Brook must provide for suitable pedestrian access across the creek/ravine to the lands to the west (particularly the school/park site). Subdivision developments backing into this open space system must maintain a minimum rear lot setback of at least 2 m above the top of bank. Because Stenberg Brook is an environmentally sensitive area, the requirements of Water Management and Fish and Wildlife Management of the Ministry of Environment with respect to non-disturbance zones and construction methods are to be adhered to.

Other land uses in the Control Plan include the 4.9 ha (12 acre) James Kennedy Elementary School and associated park site between 212th and 213th Streets. Another 7.9 ha (19.5 acres) are to be utilized for an internal road system designed to separate traffic flows associated with the overall community from that of the various residential neighbourhoods. Because 88th Avenue and 216th Street will function as arterial roads, a road widening of 2.13 m (7 feet) will be required from properties adjacent to them, and lots abutting them must be deeper than the normal subdivision requirement.

Servicing

Development of Walnut Grove Stage 4 is predicated upon the availability of full urban services. Upon rezoning, individual development properties are to be designated Service Level 1 pursuant to the Township's Subdivision and Development Control Bylaw. Specific reference should also be made to the Walnut Grove Development Area Servicing Report prepared for the Township in 1979 by Willis, Cunliffe, Tait and Company Ltd., Consulting Engineers.

Walnut Grove Stage 4
Neighbourhood 3 Control Plan

This report describes the major servicing components associated with development of the Walnut Grove Community (i.e. water supply, sewerage, storm water management and roads). Specific attention should be directed to those areas within Stage 4 that may not be serviceable by gravity sewer, and where pump stations are required. In this respect, it is noted that the Stage 4 Control Plan is conceptual in that precise development boundaries will be determined at the subdivision approval and site planning stage. Also to be noted is that included in the requirement to provide full urban services is the need to provide stormwater management and lot grading plans to the acceptance of the Engineering Department. Although usually dealt with at the subdivision stage, developers are cautioned that any requirement to provide on-site stormwater detention may result in a reduction in lot yield.

For additional information please contact the Community Development Department of the Township (telephone 534-3211).

WALNUT GROVE STAGE 4 (NEIGHBOURHOOD 3)

SUMMARY TABLE

Land Use Areas	Hectares	Acres	Estimated %
Low density residential*	24.0	59.3	46.5
Roads (internal)	7.9	19.5	15.3
Medium density residential**	3.8	9.4	7.3
Neighbourhood commercial	1.7	4.2	3.3
School/active park	4.9	12.0	9.5
Designated conservation	<u>9.3</u>	<u>23.0</u>	<u>18.0</u>
TOTAL AREA	<u>51.6</u>	<u>127.4</u>	100.0

Average size is 557.4 m² (6,000 square feet). Estimated number of low density residential lots is 322. Relates to developable area only.
Estimated number of units is 115. Relates to developable area only.

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Walnut Grove Stage 4
Neighbourhood 3 Control Plan

Map - Walnut Grove Community Plan

Walnut Grove Stage 4
Neighbourhood 3 Control Plan

Map - Walnut Grove Stage 4 Control Plan

Walnut Grove Stage 4
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Map - Walnut Grove Stage 4 Servicing Plan