

**CITY OF LANGFORD**  
**REGULAR MEETING OF COUNCIL**  
**Monday, January 18<sup>th</sup>, 2016 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**AGENDA**

|                                                                                                                                                                                                                                                                                           | <b>Page</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>1.     <u>CALL TO ORDER</u></b>                                                                                                                                                                                                                                                        |             |
| <b>2.     <u>APPROVAL OF THE AGENDA</u></b>                                                                                                                                                                                                                                               |             |
| <b>3.     <u>PUBLIC HEARING</u></b>                                                                                                                                                                                                                                                       |             |
| a) BYLAW NO. 1571<br>"Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".                                                                                                                                                                                                 | 001         |
| b) BYLAW NO. 1610<br>"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".                                                                                                                                                                                                   | 033         |
| <b>4.     <u>ADOPTION OF MINUTES</u></b>                                                                                                                                                                                                                                                  |             |
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| <b>5.     <u>PRESENTATION</u></b>                                                                                                                                                                                                                                                         |             |
| a) CRD/Langford Waste Water Treatment Update<br>- Mr. Les Bjola, Chair, Sewer Oversight Committee                                                                                                                                                                                         | 059         |
| <b>6.     <u>PUBLIC PARTICIPATION</u></b>                                                                                                                                                                                                                                                 |             |
| <b>7.     <u>COMMITTEE RESOLUTIONS</u></b>                                                                                                                                                                                                                                                |             |
| a) Administration and Finance Committee – December 15 <sup>th</sup> , 2015<br>1. Monthly Approval of Accounts Payable – September to November 2015 (Finance)<br>2. 2016 Land Development Budget and Five-Year Financial Plan (2016 to 2020)(Land Development)                             | 066         |
| b) Transportation and Public Works Committee – December 15 <sup>th</sup> , 2015<br>1. 2016 Community Trolley Operations Budget (Engineering)<br>2. Langford Transit Exchange Shelter Upgrade (Engineering)<br>3. 2016 Engineering Department Capital and Operations Budgets (Engineering) | 067         |
| c) Planning Zoning and Affordable Housing Committee – January 11 <sup>th</sup> , 2016<br>1. Application to Amend the Official Community Plan Designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to Rezone the same property from RR@                            | 069         |

- (Rural Residential 2) to RM7A (Medium Density Apartment 7A) to allow a townhouse development of approximately 28 units (Planning)
- 2. Application for Development Variance Permit to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue (Planning)
- 3. Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision (Planning)
- 4. Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (Planning)
- 5. Planning Department 2016 to 2020 Five Year Financial Plan (Planning)

- d) Administration and Finance Committee – January 12<sup>th</sup>, 2016 073
  - 1. Monthly Approval of Accounts Payable – December 2015 (Finance)
  - 2. 2016 Administration Five-Year Financial Plan (2016 to 2020) (Finance)

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- b) Year End (4<sup>th</sup> Quarter) Report – October 1<sup>st</sup> to December 31<sup>st</sup>, 2015 079
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**PUBLIC HEARING**  
**Monday, 18 January 2016**

**Bylaw No. 1571**  
**File No. Z15-0008**

*A Bylaw to Rezone 3061 Jacklin Rd from the C3 (District Commercial) Zone to the C10 (Langford City Centre), with text amendment to allow gas stations Zone to develop a mixed-use project that is integrated with the adjacent property at 3067 Jacklin Rd, which is currently zoned C10.*

# **CITY OF LANGFORD BYLAW NO. 1571**

## **A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the C3 (DISTRICT COMMERCIAL) Zone and adding to the C10 (LANGFORD CITY CENTRE) ZONE the property legally described as LOT A SECTION 75 ESQUIMALT DISTRICT PLAN VIP77807 (3061 Jacklin Rd) in the portions as shown shaded on Plan No.1 attached to and forming part of this Bylaw.
2. By adding the phrase "and in the C10 (Langford City Centre) Zone" to the "Apartment in City Centre designation..." row of Table 1 of Section 4.01.01;
3. By adding the following as clause 6.54.01(1)(j) and renumbering subsequent clauses accordingly:

*(j) "gasoline service stations and car wash"*

4. By deleting the phrase "to a maximum allowable floor area ratio of 1.0" from Section 6.54.03(2);
5. By inserting as Section 6.54.03(3) the following:

*(3) Provided that the provisions of Section 6.54.03(2) have been met, the maximum density permitted in the Langford City Centre (C10) Zone is as follows:*

- (a) On lots with an area greater than 30,000 m<sup>2</sup>, the floor area ratio may not exceed 1.0;*
- (b) On lots with an area of 30,000 m<sup>2</sup> or less, the floor area ratio may not exceed 5.0"*

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".

READ A FIRST TIME this 7<sup>th</sup> day of December, 2015.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

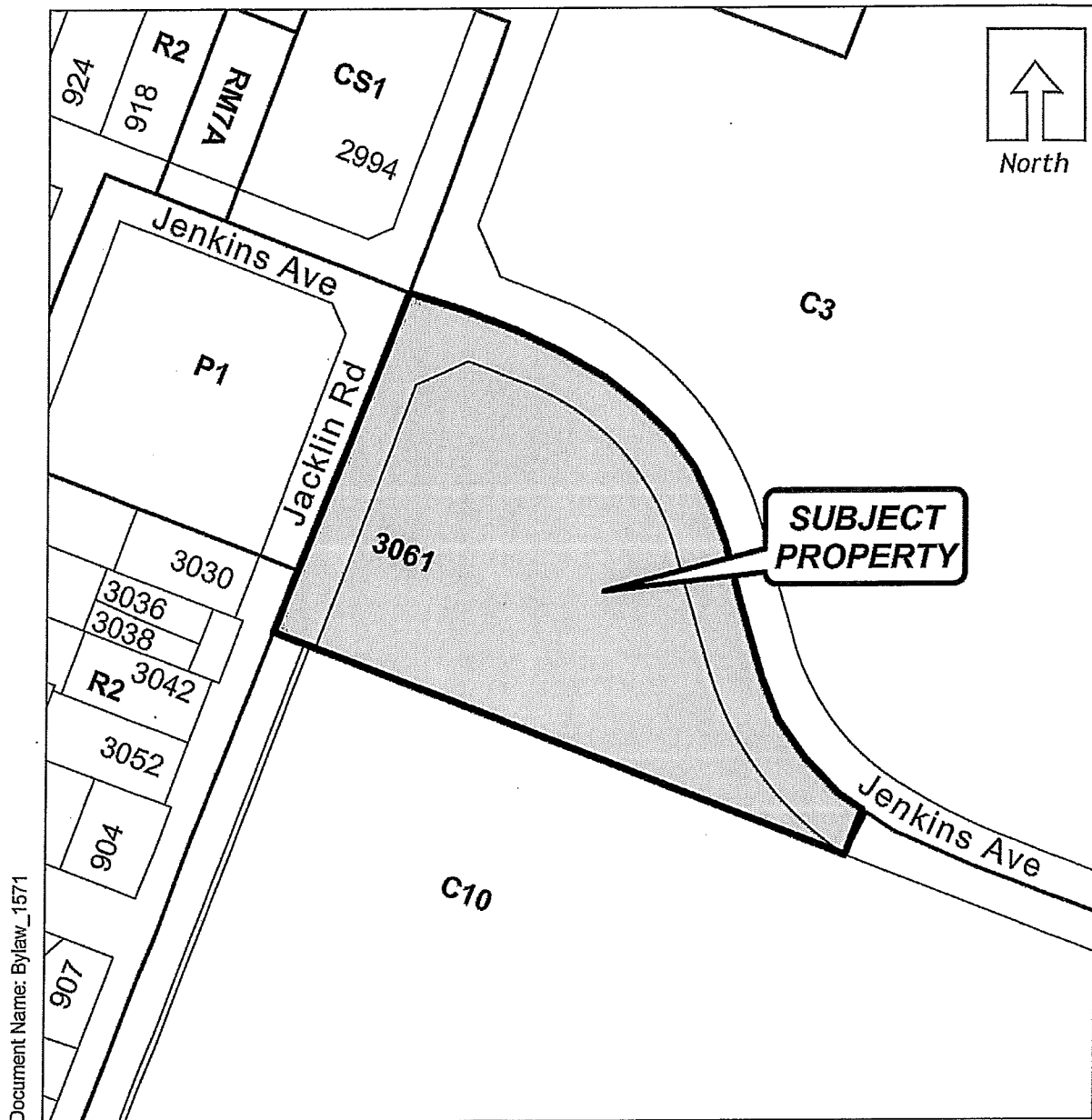
ADOPTED this day of , 2016.

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MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1571

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/19/2015



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1571. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

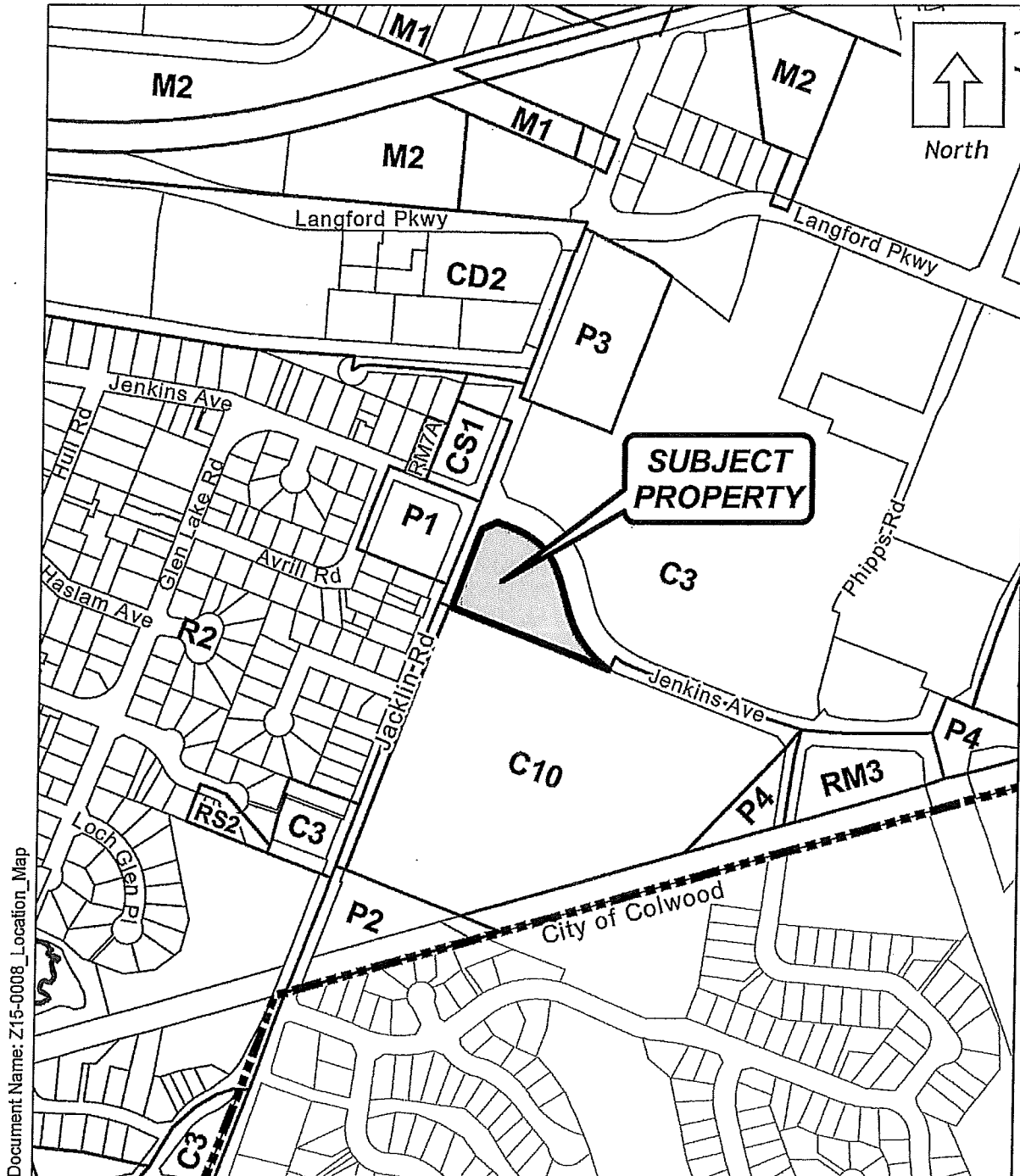
|                         |                                                                                                                                |                                                                                 |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Meeting Date            | Monday, 18 January 2016                                                                                                        |                                                                                 |
| Meeting Time            | 7 pm                                                                                                                           |                                                                                 |
| Meeting Place           | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue                                                                 |                                                                                 |
| Subject Property        | 3061 Jacklin Rd                                                                                                                |                                                                                 |
| File                    | Z15-0008                                                                                                                       | Bylaw Number: 1571                                                              |
| Official Community Plan | Current: Mixed Use Employment Centre                                                                                           |                                                                                 |
| Zoning                  | Current: C3 (District Commercial)                                                                                              | Proposed: C10 (Langford City Centre), with text amendment to allow gas stations |
| Proposal                | To develop a mixed-use project that is integrated with the adjacent property at 3067 Jacklin Rd, which is currently zoned C10. |                                                                                 |

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016, inclusive, at Langford City Hall, 2<sup>nd</sup> Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden  
Administrator

2016-01-05

**REZONING BYLAW AMENDMENT  
( Z15-0008 )  
3061 Jacklin Rd**



Document Name: Z15-0008\_Location\_Map

Scale: N.T.S.

Last Revised: 4/24/2015

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Winners will be contacted Jan 18, 2016. No purchase necessary. Contest open to all residents of BC of the age of majority. One ballot per person. Valid ID may be required. Prizes must be accepted as awarded.

VICTORIAN NEWS GOLDSTREAM NEWS SAANICH NEWS

# Dunsmuir defends hoops titles

Girls teams repeat as city champions in Grade 7 and 8

Michelle Scoville  
Gazette contributor

As schools across the region wrapped up for the winter break, the girls basketball teams of Dunsmuir middle school were wrapping up perfect seasons.

The Dragons junior team coached by Graham Treloar, comprised of Grade 7s and a few Grade 6 players, went undefeated this year in regular

season play. They continued that streak through the playoffs and easily clinched the Grade 7 City Championship with a 40-11 win over Spencer middle school. Dunsmuir won the same grade 7 title last year, so this was an impressive achievement by this new crop of middle school players.

Last year's title winners are now in grade 8 and most played again for Dunsmuir this fall. Coached by Meghan Caldwell,

the Dragons senior team was just as impressive, finishing 9-0 on their way to winning the Grade 8 city championship on home court with a 32-28 win over Royal Oak middle school.

In the final, Dunsmuir jumped out to an early lead and never trailed. Royal Oak went on a short scoring streak late in the fourth quarter, but in the end the Dragons secured the victory and retained the title.

[editor@goldstreamgazette.com](mailto:editor@goldstreamgazette.com)



City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

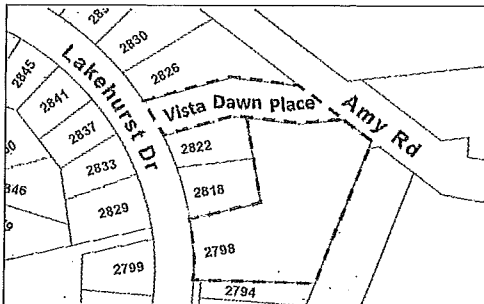
## NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close a portion of road, shown in heavy dashed outline in Schedule 'A' below, known as Vista Dawn Place, which was dedicated as highway by Plan 27882.

The 1,750m<sup>2</sup> (0.43 acres) portion of Vista Dawn Place intended to be closed and removed as highway dedication will be considered for disposition, along with the disposition of 2798 Lakehurst Drive (also shown in heavy dashed outline in Schedule 'A' below) by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, January 18th, 2016 at 7:00pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 4:00 pm on that date.

The City of Langford intends to transfer the closed portion of Vista Dawn Place and 2798 Lakehurst Drive to Limona Construction for \$150,000.

### Schedule 'A'



Jim Bowden  
Corporate Officer



City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## NOTICE OF PUBLIC HEARING

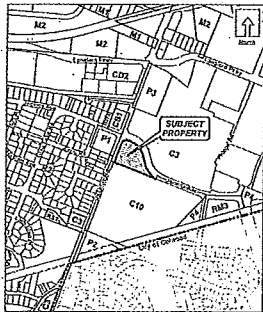
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**Proposal:** The purpose of Bylaw No. 1571 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1571 from C3 (District Commercial) Zone to C10 (Langford City Centre), and to amend the C10 Zone to allow gas stations.

**Applicant:** Barry Weih, Wensley Architecture

**Location:** The land that is the subject of Bylaw No. 1571 is 3061 Jacklin Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016; inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden  
Administrator



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### Town of View Royal BUSINESS LICENCING BYLAW No. 580, 2004

All Business Licences renewal invoices for the year 2016 have been mailed.

Any person carrying on a business within the Town of View Royal requires a Business Licence. Licences should be obtained from the Municipal Hall at 45 View Royal Avenue by January 31, 2016. Late renewal will result in an additional license fee of 10% of the original fee with a \$25.00 minimum charge.

#### 2016 Licence Fees

|                                        |            |
|----------------------------------------|------------|
| Home Crafts                            | \$50.00    |
| Non - Resident                         | \$100.00   |
| Commercial - Small                     | \$100.00   |
| Commercial - Large                     | \$200.00   |
| Apartments - per unit charge           | \$15.00    |
| Pub                                    | \$500.00   |
| Liquor Sales<br>(off site consumption) | \$300.00   |
| Intermunicipal                         | \$100.00   |
| Drug Paraphernalia Sales               | \$2,000.00 |



### City of Langford www.cityoflangford.ca

#### NOTICE OF PUBLIC HEARING

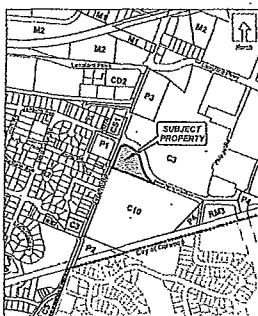
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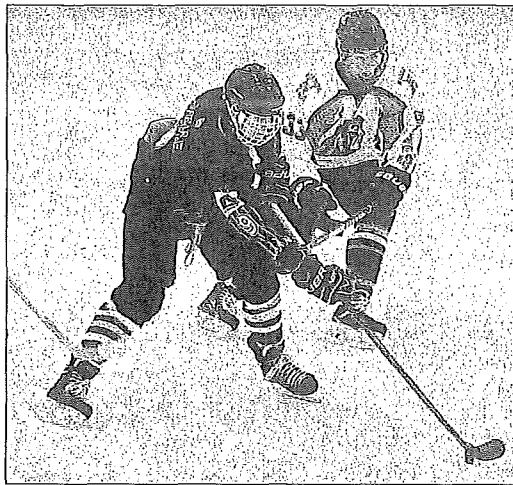
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Jim Bowden  
Administrator



## Bearing down

Juan de Fuca Grizzlies Tier 1 midget player Joe Leakey carries the puck past Saanich Braves defenceman Taylor Redmond during Island league Division 1 action at Peak Recreation Centre. The Braves won 4-3 to pull within a point of first-place Juan de Fuca, who fell to 8-3 on the season. The Grizzlies travel up Island to play last-place Comox Valley this Saturday.

Jennifer Blyth/Black Press

## Slumping Wolves can end streak tonight

Junior B squad looks for hockey payback against Panthers

Westshore Wolves are looking to right their ship in Vancouver Island Junior Hockey League play. Having lost four straight games - including one at home and two on the road last week - and dropped to fourth place in a tight South Division, the Wolves (16-17-0-3) look to rebound tonight (Jan. 13) when they face the Peninsula Panthers at 7 p.m. at The Q Centre in Colwood.

The black cats beat the Wolves 3-1 in North Saanich last Friday and sat three points up on Westshore entering this week's play.

The Wolves lost a heartbreaker in Mill Bay on Saturday, 1-0 to the surging Kerry Park Islanders, who won their third straight game and sit in second place, four points up on the Wolves.

The locals scored their lone goal on the power play early in the third period, while the Wolves went zero for five in man advantage situations.

Westshore goalie Leighton Williams was solid, turning aside 30 shots. He was named the game's

second star for his efforts.

The night before at Panorama Recreation Centre, the Wolves outshot the Panthers 35-28, but Cameron Kinsman's third-period goal was the only shot to beat Peninsula goalie Alex Olson.

The week began with a 5-0 home loss to arch-rival Victoria Cougars at The Q Centre last Wednesday. The Cougars, who were riding a 20-game win streak to start the week, host the Wolves for a 7 p.m. game tomorrow (Jan. 14) at Archie Browning Sports Centre.

editor@goldstreamgazette.com

## Hoops day at Belmont features four local teams

High school basketball fans are in for a treat next Tuesday (Jan. 19), as Belmont secondary plays host to a triple header of games.

The Bulldogs senior girls host Stelly's in a 5:45 p.m. matchup of AAA teams, followed by a key Division 1 senior boys battle between Belmont and Claremont at 7:30.

The Belmont junior girls host Royal Bay in an all-West Shore matchup to open things off at 4:15 p.m. The Bulldogs junior boys are off that day, but host Mount Doug in the 4:15 p.m. opener of another triple bill at Belmont on Jan. 21. The junior girls play Claremont at 5:45 while the senior boys play Lambrick Park at 7:30.

### CHURCH SERVICES in the West Shore

**The Anglican Church of Canada**  
Saint Mary of the Incarnation  
4125 Metcalfe Road  
Service at 9 am on Sundays  
For info contact 250-474-4119  
All are welcome

**CHURCH OF THE ADVENT**  
ANGELICAN CHURCH OF CANADA  
www.colwoodanglican.ca  
510 Mt. View Ave.  
(Behind the Shell Station)  
Rev. Kenneth Gray  
250-474-3031  
Sunday services:  
8:30 Traditional Worship  
10:00 Family Service

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798 Goldstream Avenue  
WEEKEND MASSES:  
Saturday 5<sup>pm</sup>  
Sunday 8:30<sup>am</sup> & 10:30<sup>am</sup>  
Pastor: Fr. Paul Szczur, SDS  
250-478-3482

**Gordon United Church**  
935 Goldstream Avenue  
250-478-6632  
www.gordonunitedchurch.ca  
Rev. Heidi Kuschel  
Music by Tim Oertel  
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Worship and Childrens  
Program: 10:30

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Sunday at 10:00 am  
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wachurch.org

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www.ccwestshore.com

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### Town of View Royal Emergency Preparedness Workshop

View Royal Public Safety Building  
(Beasley Room)

333 Island Hwy  
6:30pm - 8:00pm

Tuesday, Jan 19, 2016  
Tuesday, Feb 16, 2016

Learn more about planning and preparing for many of the potential emergencies we face in this region.

Please call the View Royal Emergency Program at: (250) 479-7322 or email emergencyprogram@viewroyal.ca to reserve a seat (seating and parking is limited).

- b) Application to amend the text of the CR1 (Commercial Recreation 1) Zone to allow a church and a group day care at 2207 Millstream Road  
- Staff Report ( File Z15-0005 Planning)**

MOVED BY: M. HALL  
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
That Council direct staff to prepare a bylaw for the property located at 2207 Millstream to amend the text of the CR1 (Commercial Recreation 1) Zone to add "church" and "group day care in accordance with Section 3.26.02" to Section 6.49.01 as Permitted Uses, subject to the following terms and conditions:

- a) That the applicant provide, prior to Public Hearing, a road dedication plan to the satisfaction of the Director of Engineering; and
- b) That the applicant dedicate to the City, prior to Bylaw Adoption, the land outlined in the road dedication plan to the satisfaction of the Director of Engineering.

CARRIED.

- c) Application to Rezone 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre), and to amend the text of the C10 Zone to allow gas stations  
- Staff Report (File: Z15-0008 Planning)**

MOVED BY: K. SHELDRAKE  
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend to Council:

That Council consider giving first reading to Bylaw No. 1571 to:

- a. Amend the zoning designation of the property located at 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) subject to the following terms and conditions:
  - i. That the owner agrees to provide, as a bonus for increased density, \$2,500,000 towards the general amenity reserve fund per existing wording in the C10 Zone;
  - ii. That the applicant provides a traffic study to the satisfaction of the Director of Engineering, prior to Public Hearing;
- b. Amend the C10 Zone by adding *gasoline service stations and car washes* as a permitted use.

CARRIED.

2. Direct the Director of Planning to accept the proposed parking plan (and parking variance to be formalized in the Development Permit) which would allow 6 visitor parking stalls to be acceptable for all 86 residential units in the proposed three building strata.

CARRIED.

**2. Application to amend the text of the CR1 (Commercial Recreation 1) Zone to allow a church and a group day care at 2207 Millstream Road (File No. Z15-0005 Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw for the property located at 2207 Millstream to amend the text of the CR1 (Commercial Recreation 1) Zone to add "church" and "group day care in accordance with Section 3.26.02" to Section 6.49.01 as Permitted Uses, subject to the following terms and conditions:

- a) That the applicant provide, prior to Public Hearing, a road dedication plan to the satisfaction of the Director of Engineering; and
- b) That the applicant dedicate to the City, prior to Bylaw Adoption, the land outlined in the road dedication plan to the satisfaction of the Director of Engineering.

CARRIED.

**3. Application to Rezone 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre), and to amend the text of the C10 Zone to allow gas stations (Planning)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council consider giving first reading to Bylaw No. 1571 to:

- a. Amend the zoning designation of the property located at 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) subject to the following terms and conditions:
  - i. That the owner agrees to provide, as a bonus for increased density, \$2,500,000 towards the general amenity reserve fund per existing wording in the C10 Zone;
  - ii. That the applicant provides a traffic study to the satisfaction of the Director of Engineering, prior to Public Hearing;
- b. Amend the C10 Zone by adding gasoline service stations and car washes as a permitted use.

CARRIED.

**i) BYLAW NO. 1571**

**"Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1571 First Reading.

CARRIED.

**j) BYLAW NO. 1572**

**"Langford Zoning Bylaw, Amendment No. 429, (2235 Players Drive), 2015".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1572 First Reading.

CARRIED.

**k) BYLAW NO. 1573**

**"Langford Zoning Bylaw, Amendment No. 430, (2000 Hannington Rd), 2015".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1573 First Reading.

CARRIED.

**l) BYLAW NO. 1574**

**"Subdivision and Development Servicing Bylaw, Amendment No. 12, Bylaw No. 1574".  
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1574 First, Second and Third Reading.

CARRIED.

**10. IN-CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential

**10. BYLAWS**

**a) BYLAW NO. 1571**

**"Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".  
(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council rescind First Reading of Bylaw No. 1571.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No 1571 First Reading as amended.

CARRIED.

**b) BYLAW NO. 1599**

**"Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1599.

CARRIED.

**c) BYLAW NO. 1601**

**"Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1601.

CARRIED.

**d) BYLAW NO. 1604**

**"Kettle Creek Station Road Closure Bylaw No.1604".  
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1604.

CARRIED.



City of Langford

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**Staff Report  
to  
Planning, Zoning and Affordable Housing Committee**

**Date:** May 25, 2015

**Department:** Planning

**Application No.:** Z15-0008

**Subject:** Application to Rezone 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre), and to amend the text of the C10 Zone to allow gas stations

**PURPOSE**

Barry Weih of Wensley Architecture has applied on behalf of 3279321 Nova Scotia Ltd to rezone 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre), as well as to amend the text of the C10 Zone to allow gas stations, in order to allow a mixed-use development.

**BACKGROUND**

**PREVIOUS APPLICATIONS**

There are no previous applications with respect to the subject property. However, Council approved an application to rezone the adjacent Belmont High School property at 3067 Jacklin Rd in March 2014 (Z14-0002). This application proposes to rezone the subject property to the C10 Zone that was created for the Belmont High School property.

**Table 1: Site Data**

|                          |                                                   |                                                                                                  |
|--------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <i>Applicant</i>         | Barry Weih, Wensley Architecture                  |                                                                                                  |
| <i>Owner</i>             | 3279321 Nova Scotia Ltd                           |                                                                                                  |
| <i>Civic Address</i>     | 3061 Jacklin Rd                                   |                                                                                                  |
| <i>Legal Description</i> | LOT A SECTION 75 ESQUIMALT DISTRICT PLAN VIP77807 |                                                                                                  |
| <i>Size of Property</i>  | 10,500 m2                                         |                                                                                                  |
| <i>DP Areas</i>          | Form and Character only                           |                                                                                                  |
| <i>Zoning</i>            | Existing: C3 (District Commercial)                | Proposed: C10 (Langford City Centre), with text amendment to add gas stations as a permitted use |
| <i>OCP Designation</i>   | Existing: Mixed-Use Employment Centre             | Proposed: No Change                                                                              |

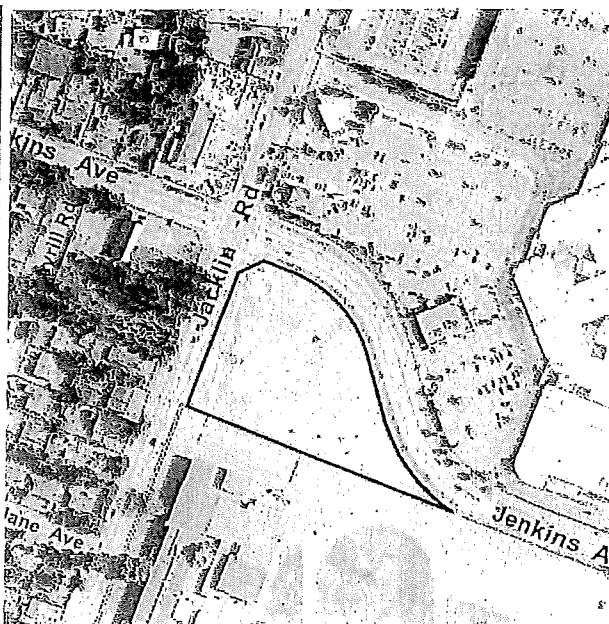
**SITE AND SURROUNDING AREA**

The subject property is located on the south-east corner of the intersection of Jacklin Rd with Jenkins Ave. The current Belmont High School, to be decommissioned at the end of the 2015 school year, is located directly south and the Westshore Town Centre mall is located across Jenkins Ave to the north.

**Table 2: Surrounding Land Uses**

|              | <b>Zoning</b>                                                          | <b>Use</b>                                                                                                                     |
|--------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <i>North</i> | C3 (District Commercial)                                               | Westshore Town Centre mall                                                                                                     |
| <i>East</i>  | C3 (District Commercial)                                               | Westshore Town Centre mall                                                                                                     |
| <i>South</i> | C10 (Langford City Centre)                                             | Belmont High School                                                                                                            |
| <i>West</i>  | P1 (Neighbourhood Institutional), R2 (One- and Two-Family Residential) | Future development site of a 6-storey senior's apartment (at the corner of Jacklin and Jenkins); single-family homes; duplexes |

The subject property is currently vacant and does not contain any existing trees or natural vegetation.

**Figure 1 – Location Map****Figure 2 – Orthophoto Map****COUNCIL POLICY****OFFICIAL COMMUNITY PLAN**

The subject properties are currently designated as *Mixed-Use Employment Centre* by Official Community Plan Bylaw No. 1200. This designation is defined as:

- A predominantly workplace precinct that includes business of all types including commercial, light industrial, and institutional
- An ideal location for creative or innovative infill housing (such as artisan live-work, mixed use buildings, etc.) that does not jeopardize the long-term function of the centre as an employment node
- Parks, public squares and open spaces are integrated throughout
- Centre is an inter-city and/or inter-regional transit hub that connects residents and employees

The proposal to rezone the subject property in order to allow mixed-use, rather than strictly commercial uses, on the subject property is consistent with the Official Community Plan.

#### DEVELOPMENT PERMIT AREAS

Official Community Plan Bylaw No. 1200 does not designate any environmentally sensitive or hazardous development permit areas on the subject property. However, under either the current C3 Zone or proposed modified C10 Zone, a form and character development permit will be required prior to the issuance of any Building Permit on the subject property. In addition to the general Commercial and/or Multi-Family Guidelines contained in appendices to Zoning Bylaw No. 300, Council adopted a set of site specific design guidelines for the C10 Zone as part of Z14-0002 for the adjacent Belmont High School site. These Guidelines contain content relating to architectural design, site layout, public gathering spaces, signage, landscaping, and pedestrian/vehicle circulation. If the subject property is rezoned as proposed, these guidelines will apply.

#### COMMENTS

##### DEVELOPMENT PROPOSAL

The subject property is now under the same ownership as the adjacent Belmont High School site, and the owner wishes to develop the two properties under one coordinated master plan. In order to facilitate this, they have applied to rezone the subject property to the same C10 Zone created for the adjacent site in 2014.

**Table 3: Proposal Data**

|                                   | Permitted by C3<br>(District Commercial)                             | Permitted by C10<br>(Langford City Centre)                                              | Proposed by Rezoning<br>Application |
|-----------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------|
| <i>Permitted Use</i>              | A range of neighbourhood and service commercial uses                 | A range of neighbourhood commercial and multi-family uses                               | Add gasoline service stations       |
| <i>Density (FAR)</i>              | 4.5:1                                                                | 1:1                                                                                     | No changes proposed                 |
| <i>Height</i>                     | Six storeys                                                          | Ten storeys                                                                             |                                     |
| <i>Site Coverage</i>              | 75%                                                                  | 90%                                                                                     |                                     |
| <i>Front Yard Setback</i>         | 7.5m or 4.5m if landscaped                                           | <ul style="list-style-type: none"> <li>• 2m to any lot line adjoining a road</li> </ul> |                                     |
| <i>Interior Side Yard Setback</i> | 6m where adjoining a Residential or Multiple Family Residential Zone | <ul style="list-style-type: none"> <li>• 6m to any lot line adjoining the</li> </ul>    |                                     |

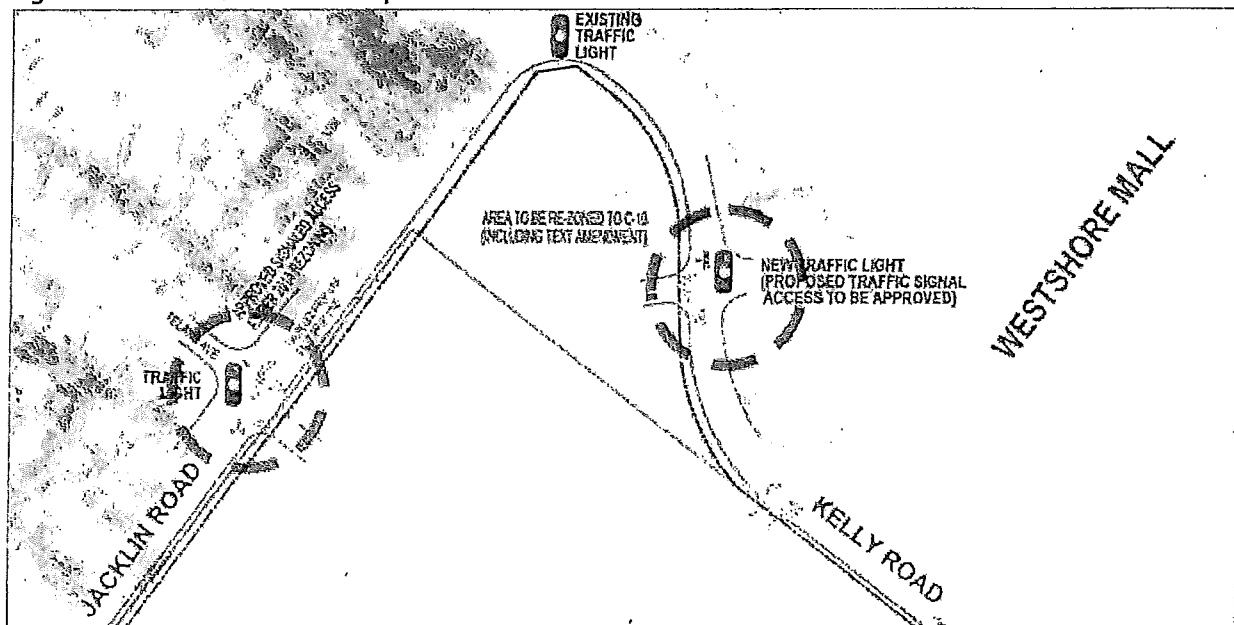
|                                   |                                                                          |                       |  |
|-----------------------------------|--------------------------------------------------------------------------|-----------------------|--|
| <i>Exterior Side Yard Setback</i> | 7.5m, or 4.5m if landscaped                                              | Galloping Goose Trail |  |
| <i>Rear Yard Setback</i>          | 3m, or 6m if adjoining a Residential or Multiple Family Residential Zone |                       |  |

If Council rezones the subject property as proposed, the off-street parking ratio of 1 space per 30m<sup>2</sup> of commercial Gross Leasable Area, established specifically for the C10 Zone as part of Z14-0002, would also extend to this property. No site-specific ratio was established for permitted residential uses, therefore off-street parking would be per the standard bylaw requirement unless a Development Variance Permit is later applied for and issued.

#### PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The applicant has proposed to create a new signalized intersection on Jenkins Ave (labelled on Figure 3 as Kelly Rd), immediately opposite an existing access to the Westshore Town Centre mall, as shown below:

**Figure 3 – New Intersection Proposal**



The traffic study provided as part of the rezoning application for the adjacent Belmont High School site considered a new signalized intersection on Jacklin Rd opposite Terlane Ave (also shown on Figure 3), as well as non-signalized accesses to both Jacklin Rd and Jenkins Rd. While internal reciprocal access between the Belmont High School site and the subject property was considered during that rezoning process, the creation of a new signalized intersection on Jenkins Ave was not. Due to this, the Director of Engineering has requested that the applicant provide a revised traffic study to examine this proposed intersection as well as the addition of a gas station to the list of permitted uses within the C10 Zone. Council may wish for this traffic study to be provided prior to a Public Hearing, should this application proceed.

The applicant will be required to enter into an agreement with the City to dedicate any necessary road, construct full frontage improvements and install any off-site traffic improvements recommended by the traffic study to the satisfaction of the Director of Engineering prior to the commencement of development, per existing wording in the C10 Zone. Should the subject property be rezoned to the C10 Zone, this requirement will automatically apply, and does not need to be further secured as part of this application.

The Engineering and Parks Departments anticipate that the frontage improvements will consist of curbs, gutters, sidewalks, streetlights, and irrigated boulevard in the same manner as what exists on Jacklin Rd and Jenkins Ave. These may be completed as a condition of rezoning, at subdivision or Building Permit issuance, whichever comes first.

#### INFRASTRUCTURE

The owner will be required to extend services and utilities (e.g. fire hydrants, CRD Water lines, sewer lines, BC Hydro, Telus, Shaw, etc) into the subject property in order to serve the future development.

In accordance with the BC Building Code, a fire safety plan for demolition, construction and occupancy must be provided to the satisfaction of the Fire Chief, prior to the issuance of a Building Permit.

The applicant will be required to submit a stormwater management plan prior to the issuance of a Building Permit to demonstrate that the required stormwater infiltration system can accommodate stormwater generated on-site.

#### **FINANCIAL CONTRIBUTIONS**

In accordance with Council's Amenity Contribution Policy, the contributions summarized in Table 3 below are required per multi-family residential unit and per m<sup>2</sup> of commercial Gross Floor Area (GFA). As the amount of commercial space and number of dwelling units that a future owner may develop are unknown at this time, it is not possible to provide a total estimate of these contributions.

***Table 3 – Amenity Contributions per Council Policy***

| <b>Amenity Item</b>                               | <b>Per unit / area contribution</b>    |
|---------------------------------------------------|----------------------------------------|
| <i>Affordable Housing Reserve Fund</i>            | \$661 per multi-family dwelling unit   |
| <i>General Amenity Reserve Fund – Residential</i> | \$2,562 per multi-family dwelling unit |
| <i>General Amenity Reserve Fund – Commercial</i>  | \$10.75 per m2 of GFA                  |
| <b>TOTAL POLICY CONTRIBUTIONS</b>                 | <b>To be determined</b>                |

Notwithstanding this Policy, Council may choose to implement an alternative amenity contribution at their discretion. Council has done so from time to time with large-scale comprehensive development zones, and in fact secured an alternative amenity contribution as part of Z14-0002 for the Belmont High School site. As currently written, the C10 Zone requires an upfront amenity contribution of \$2,500,000 as a bonus for increased density, as opposed to the per-unit and per m2 GFA amounts noted above. If Council rezones the subject property to the C10 Zone and does not amend the current density bonus section, this amenity contribution would be triggered by the commencement of development on either the subject property or the Belmont High School site, whichever is first.

Considering that the subject property is currently zoned to accommodate a substantial commercial development without providing any amenity contribution, Council may feel that this existing amenity contribution secured in the C10 is sufficient. Bylaw No. 1571 has been drafted accordingly.

Conversely, if Council feels that an additional amenity contribution should be provided as a condition of this rezoning application, they may wish to apply only the multi-family residential component to any units created on the subject property, as there is no potential for "increased density" of commercial uses.

#### DEVELOPMENT COST CHARGES

The contributions summarized in Table 4 below represent the Development Cost Charges required per multi-family residential unit and per m2 of commercial Gross Floor Area (GFA). Since the amount of commercial space and number of dwelling units that may be developed in the future are unknown at this time, it is not possible to provide a total estimate of contributions.

**Table 4 – Development Cost Charges**

| Development Cost Charge                         | Per unit / area contribution                                                                                                                                  |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Roads</i>                                    | <ul style="list-style-type: none"> <li>• \$4,423 per townhouse unit</li> <li>• \$3,917 per apartment unit</li> <li>• \$47.39 per m2 Commercial GFA</li> </ul> |
| <i>Storm Drainage</i>                           | n/a                                                                                                                                                           |
| <i>Park Improvement</i>                         | <ul style="list-style-type: none"> <li>• \$1,890 per dwelling unit</li> </ul>                                                                                 |
| <i>Park Acquisition</i>                         | <ul style="list-style-type: none"> <li>• \$1,100 per dwelling unit</li> </ul>                                                                                 |
| <i>Incremental Storage Improvement Fees</i>     | <ul style="list-style-type: none"> <li>• \$331.65 per dwelling unit</li> <li>• \$290/1000 ft2 of commercial GFA</li> </ul>                                    |
| <i>Integrated Survey Area</i>                   | <ul style="list-style-type: none"> <li>• \$35 per lot created by subdivision</li> </ul>                                                                       |
| <b>Subtotal (DCCs paid to City of Langford)</b> | <b>To be determined</b>                                                                                                                                       |
| <i>CRD Water</i>                                | <ul style="list-style-type: none"> <li>• \$2,323.43 per dwelling unit</li> <li>• \$9.76 per m2 commercial GFA</li> </ul>                                      |
| <i>School Site Acquisition</i>                  | <ul style="list-style-type: none"> <li>• \$628 per dwelling unit</li> </ul>                                                                                   |
| <b>TOTAL (estimate) DCCs</b>                    | <b>To be determined</b>                                                                                                                                       |

Rezoning the subject property to permit multi-family development in addition to commercial uses may increase the assessed value of the property, and this may increase municipal revenue gained through taxes. As the owner will connect the development to municipal sewers and complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible and are associated with the long term maintenance of municipal infrastructure.

## OPTIONS

### Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Consider giving first reading to Bylaw No. 1571 to:
  - a) Amend the zoning designation of the property located at 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) subject to the following terms and conditions:
    - i. That the owner agrees to provide, **as a bonus for increased density**, \$2,500,000 towards the general amenity reserve fund per existing wording in the C10 Zone;
    - ii. That the applicant provides a traffic study to the satisfaction of the Director of Engineering, prior to Public Hearing;
  - b) Amend the C10 Zone by adding *gasoline service stations and car washes* as a permitted use;

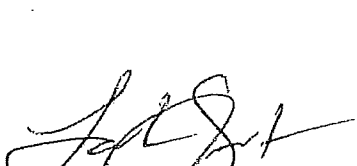
### OR Option 2

2. Consider giving first reading to Bylaw No. 1571 to:
  - a) Amend the zoning designation of the property located at 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) subject to the following terms and conditions:
    - i. That the owner agrees to provide, **as a bonus for increased density on the subject property**, the following contributions prior to the issuance of a Building Permit in addition to the amenity contribution currently required per the C10 Zone:
      - I. \$2,562 per multi-family unit towards the General Amenity Reserve Fund;
      - II. \$661 per multi-family unit towards the Affordable Housing Reserve Fund;
    - ii. That the applicant provides a traffic study to the satisfaction of the Director of Engineering, prior to Public Hearing;
  - b) Amend the C10 Zone by adding *gasoline service stations and car washes* as a permitted use;

---

OR Option 3

3. Reject this application for rezoning.



Leah Stohmann, MCIP, RPP  
Deputy-Director of Planning



Matthew Baldwin, MCIP, RPP  
Director of Planning



Brent Molnar, ASCT  
Manager of Land Development



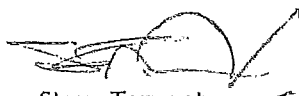
Michelle Mahovlich, P.Eng  
Director of Engineering



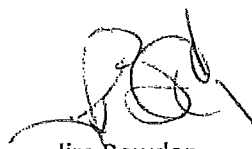
Mike Leskiw  
Parks Manager



Bob Beckett  
Fire Chief



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

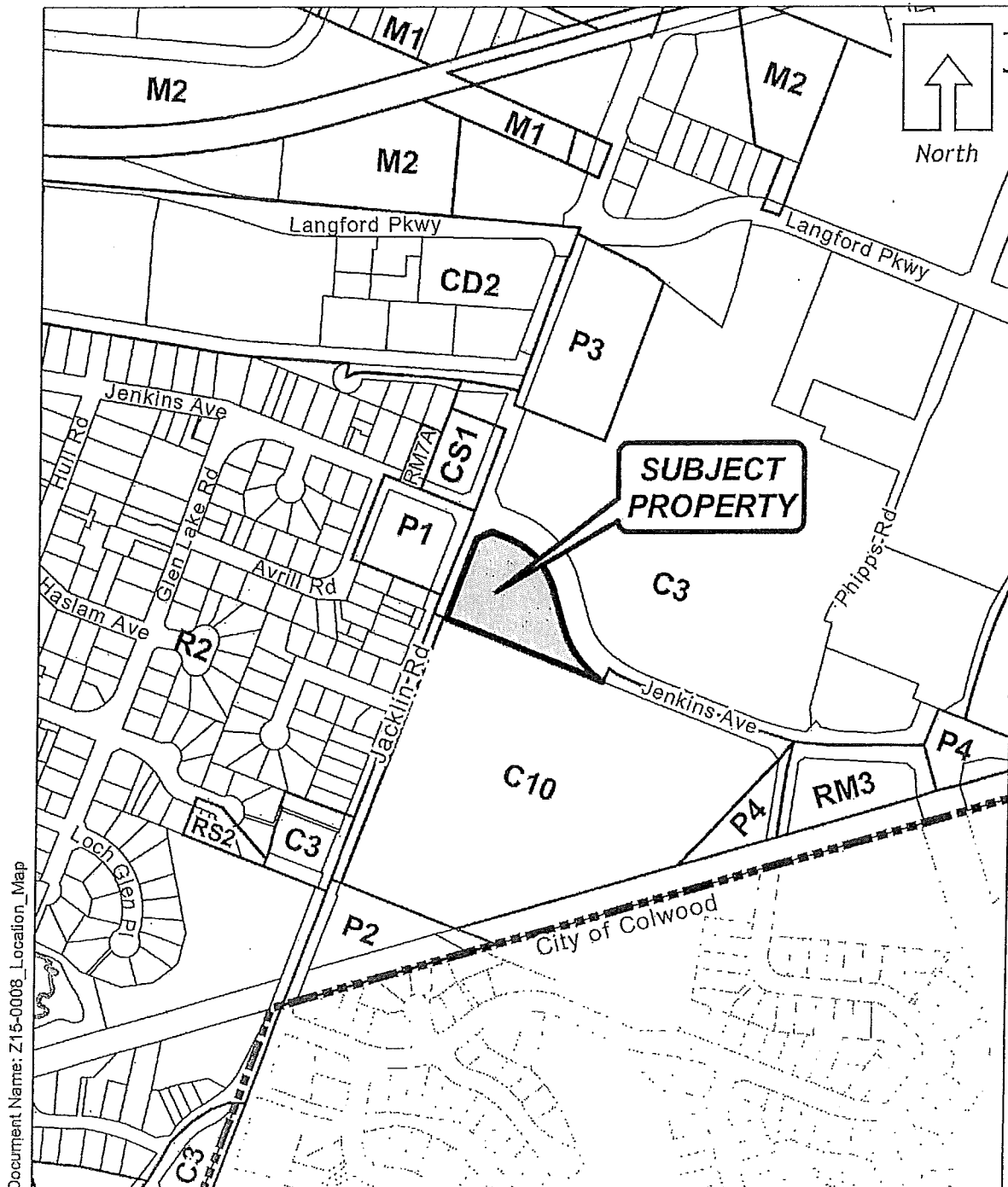
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Appendix A

**REZONING BYLAW AMENDMENT**

**( Z15-0008 )**

**3061 Jacklin Rd**



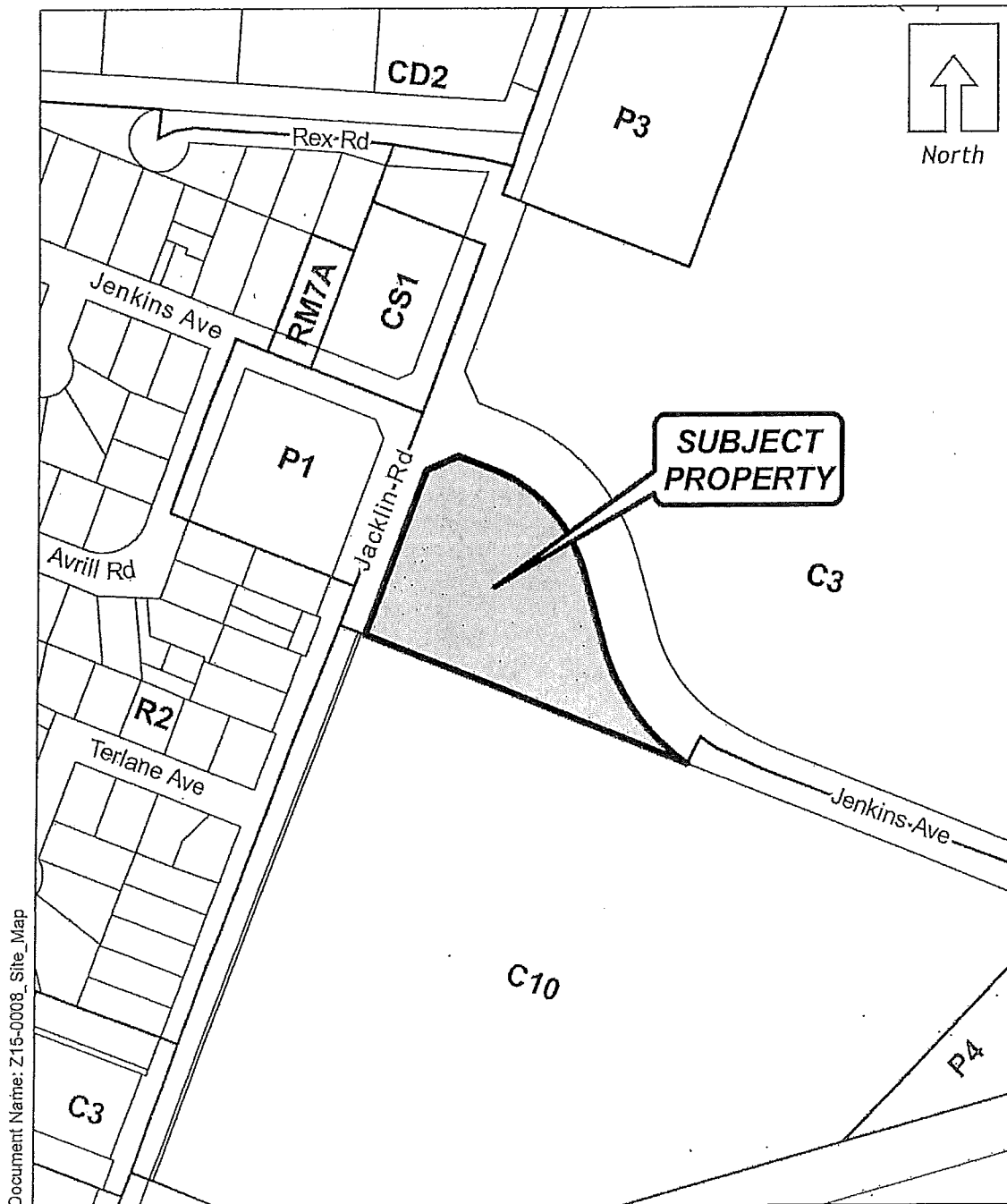
Document Name: Z15-0008\_Location\_Map

Scale: N.T.S.

Last Revised: 4/24/2015

Appendix B

**REZONING BYLAW AMENDMENT**  
**( Z15-0008 )**  
**3061 Jacklin Rd**



Document Name: Z15-0008\_Site\_Map

Scale: N.T.S.

Last Revised: 4/24/2015



# City of Langford

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## Staff Report to Council

Date: December 7, 2015  
Department: Planning  
Application No.: Z15-0008  
Subject: Bylaw No. 1571 - Application to Rezone 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) and to amend the text of the C10 Zone to allow gas stations

At the Regular Meeting of Council on June 1, 2015, Council passed the following resolution with respect to this application:

*That Council consider giving first reading to Bylaw No. 1571 to:*

- a. Amend the zoning designation of the property located at 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) subject to the following terms and conditions:*
  - i. That the owner agrees to provide, as a bonus for increased density, \$2,500,000 towards the general amenity reserve fund per existing wording in the C10 Zone;*
  - ii. That the applicant provides a traffic study to the satisfaction of the Director of Engineering, prior to Public Hearing;*
- b. Amend the C10 Zone by adding gasoline service stations and car washes as a permitted use.*

CARRIED.

### COMMENTS

In order to implement Council's above resolution, staff prepared Bylaw No. 1571 to amend the zoning designation of 3061 Jacklin Rd from the C3 Zone to the C10 Zone and to insert "gasoline service stations and car wash" as a permitted use in the C10 Zone. In accordance with item (a)(i) of the above resolution, no change was made to the amenity contribution section of the C10 Zone, so the \$2,500,000 contribution previously secured during the rezoning of the adjacent property at 3067 Jacklin Rd (the former Belmont High School property, currently zoned C10) will be the total combined amenity contribution required for development on both 3061 and 3067 Jacklin Rd, should this current application be approved. Council passed first reading of Bylaw No. 1571 on June 1<sup>st</sup> 2015.

The applicant is working with the Director of Engineering to finalize the traffic study required pursuant to item (a)(ii). This will be provided prior to the Public Hearing, as directed by Council.

Since this application was considered by Council, the applicant has completed more detailed planning with regards to the future development of 3061 and 3067 Jacklin Rd. While these plans are still in flux, and no applications for development permit or subdivision have been submitted to date, the applicant anticipates that a new public road will be dedicated through the properties between Jacklin and Jenkins, and that a minimum of two lots will be created: one large lot (~69,000 m<sup>2</sup>) that will contain primarily commercial uses and one smaller lot (~20,000 m<sup>2</sup>) that will contain primarily multi-family residential uses. It is unknown at this point whether the multi-family lot will be developed as one (although likely phased) strata plan on one lot, or whether this lot will be further subdivided to facilitate multiple strata plans, each registered on separate, individual lots.

The approach taken with regards to this subdivision may affect the ultimate floor area ratio (FAR) density calculations. The applicant anticipates that when calculated in a global manner – the total gross floor area of all buildings (residential and commercial) to total combined lot area – the calculated FAR would be in compliance with the 1.0 FAR currently specified in the C10 Zone. However, FAR is calculated based on the gross floor area of buildings constructed on an individual lot and the area of that lot. So, if the site subdivided as anticipated, the multi-family lot(s) will likely exceed the 1.0 FAR. Due to this, the applicant has requested that Council consider amending the C10 Zone to allow for a 5.0 FAR on the multi-family residential lots. As it's possible that small scale commercial could be incorporated into the multi-family lot(s), the cleanest approach may be to specify the permitted FAR based on the size of the lot. As noted above, the primarily commercial lot is estimated to be approximately 69,000 m<sup>2</sup> in area, and is not planned to be subdivided further; whereas the primarily multi-family lot is approximately 20,000 m<sup>2</sup>. In order to provide some flexibility on the final lot size, should the multi-family site be developed as one strata (i.e. not subdivided further), the requested 5.0 FAR could be permitted on lots with areas of 30,000m<sup>2</sup> or less, and the 1.0 FAR could be maintained on lots larger than 30,000 m<sup>2</sup>.

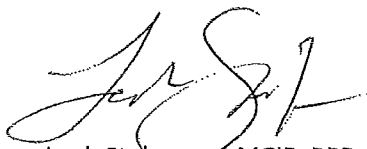
Since Council's initial consideration of this application, one additional change was been requested by the applicant – to reduce the required off-street parking ratio for any apartment building constructed within the C10 Zone. As 3061 and 3067 Jacklin Rd are not located within the City Centre OCP designation, an off-street parking ratio of 1 space per unit with 1-bedroom or less and 2 spaces per unit with 2 or more bedrooms (plus visitor parking) applies. The applicant has requested that Council allow any apartment building constructed within the C10 Zone to apply the City Centre apartment parking ratio of 1 space per unit (flat rate, regardless of unit size). The parking demand study submitted by the applicant is supportive of this request, and sites rationale such as proximity to services, amenity and frequent transit; this parking demand study is attached to this report for Council's information. Council has authorized this parking ratio outside of the City Centre in two recent DVP applications: one for a mixed-use building in the Westhills core and one for a rental apartment project on Hoylake Ave just north of Millstream Village.

Bylaw No. 1571 has been revised to include the above-noted changes, for Council's consideration. If Council is supportive, they may wish to rescind first reading of Bylaw No. 1571, and give first reading to Bylaw No. 1571 as revised. Conversely, Council may wish to maintain the current 1.0 FAR and/or the currently required off-street parking ratio, and take no action with regards to revising Bylaw No. 1571 at this time.

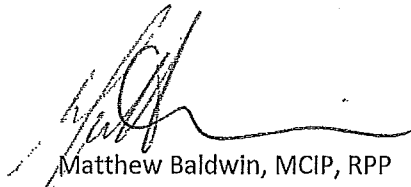
OPTIONS

That Council:

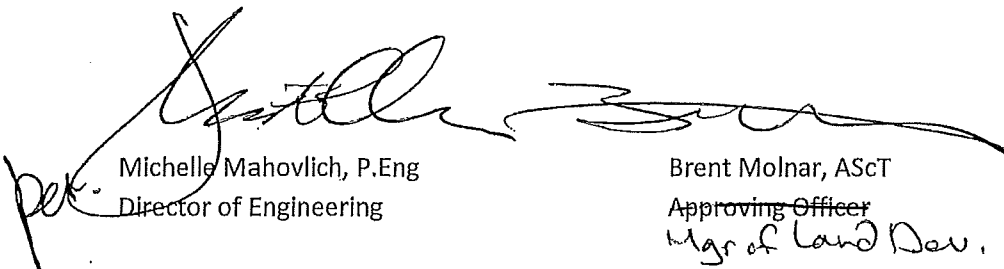
1. Consider rescinding First Reading of Bylaw No. 1571 and giving first reading to Bylaw No. 1571 as revised;
  2. Take no action at this time with respect to Bylaw No. 1571.
- 



Leah Stohmann, MCIP, RPP  
Deputy Director of Planning

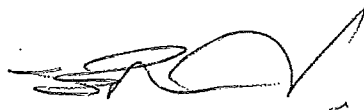


Matthew Baldwin, MCIP, RPP  
Director of Planning

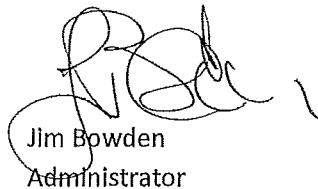


Michelle Mahovich, P.Eng  
Director of Engineering

Brent Molnar, ASCT  
Approving Officer  
Mgr of Land Dev.



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

:ls

Wensley Architecture Ltd  
301-1444 Alberni Street  
Vancouver, BC V6G 2Z4  
By email: [bweih@wnsleyarch.com](mailto:bweih@wnsleyarch.com)

November 26, 2015  
Our File: 1670

Attention: Barry Weih

**RE: RESIDENTIAL PARKING REQUIREMENT FOR SOBEYS DEVELOPMENT IN LANGFORD**

The following is a parking review for the residential portion of the Sobeys development in the City of Langford. The purpose of this study is to assess the proposed parking supply and determine if it will accommodate demand at the site. The applicant is seeking to consider the site's residential parking requirement under the Official Community Plan (OCP) "City Centre" designation, which would result in a reduced parking supply requirement, per Zoning Bylaw, Section 4.01. The site exhibits many of the same characteristics of a City Centre site and is approximately 325m from the City Centre area. See Map 1.



MAP 1. SUBJECT SITE

## PROPOSED DEVELOPMENT

The proposed development is a mixed use development currently projected to have 225,000 sq. ft. of commercial/office space (grocery store, and general retail, pharmacy) and approximately 330 multi-family units (condominium/townhouses). Table 1 outlines the differences in residential parking requirements within the City Centre and Outside the City Centre.

TABLE 1. PARKING REQUIREMENT FOR APARTMENTS CITY CENTRE VS Non-CITY CENTRE

| Within City Centre                                                                          | Outside City Centre                                                                                                                                                           |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Requirement                                                                         | Parking Requirement                                                                                                                                                           |
| 1 space per dwelling unit, plus 5 spaces for visitors for buildings with more than 21 units | 1 space per dwelling unit with one bedroom or less; two spaces per dwelling unit with more than one bedroom, plus 5 spaces for visitors for buildings with more than 21 units |

## CITY CENTRE CONTEXT

The characteristics of the City Centre designation are described in the City's OCP<sup>1</sup>. See Table 2. The subject site exhibits many of the same characteristics described for the City Centre, primarily from its own commercial/office land uses and close proximity to Westshore Town Centre and the numerous employment, retail, and entertainment services in the area. The ability to walk to a range nearby services, as well as cycling and transit options, further parallel the characteristics of a City Centre site and suggest that the subject site will experience parking demand at rates more consistent with the City Centre than a more peripherally located site.

TABLE 2. CITY CENTRE DESCRIPTION + SITE CHARACTERISTICS

| Description of City Centre in OCP                                                                                            | Subject Site Characteristic                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>A major regional growth center that supports a range of high density housing, including affordable and rental housing</i> | This site will significantly increase the high density housing the area and include a range of housing options.                                                                                                                                             |
| <i>A major employment area for institutional, office, commercial, light industrial uses</i>                                  | The site's commercial/office land uses as well as the Westshore Town Centre provides numerous employment options and are less than a 5-minute walk from the site. Various other small commercial and industrial businesses operate within walking distance. |

<sup>1</sup> Section 3.0, page 17

| Description of City Centre in OCP                                                        | Subject Site Characteristic                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Major civic uses and public buildings are key landmarks</i>                           | The site is in close proximity to both Eagle Ridge Community Centre and new Belmont High School are a 10-minute walk.                                                                                                           |
| <i>A major place of community gathering and celebration</i>                              |                                                                                                                                                                                                                                 |
| <i>A wide range of public squares, parking and open spaces are integrated throughout</i> | The site is within a 15-minute walk of Colwood Creek Park and adjacent to the Galloping Goose Regional Trail.                                                                                                                   |
| <i>The city's major entertainment and/or cultural precinct</i>                           | Westshore Town Centre is less than a 5-minute walk from the site and provides retail, food and entertainment services. The new commercial/retail on the site will also provide potential retail and food options for residents. |
| <i>Intercity and/or inter-regional transit hub connect residents</i>                     | Numerous routes operate on Jacklin Rd, and the Langford Transit Exchange is a 10-minute walk and is transfer point for all Westshore routes and the rest of the region. The Langford Trolley also stops adjacent to the site.   |

Further, the site provides access to transportation options representative of a City Centre site and typically not available in more outlying areas, as follows:

- Cycling: Jenkins Road and Jacklin Road both have bike lanes. The site is adjacent to the the Galloping Goose Regional Trail.
- Walking: The site has a current Walkscore of 68<sup>2</sup>, suggesting the location is "somewhat walkable and some errands can be accomplished on foot". The development has the potential to increase this walk score due to the nature of the proposed land use and with the addition of sidewalks along the entire site frontages on Jacklin and Jenkins Roads.
- Transit: There is a bus stop directly across from the site on Jenkins Road served by route 59 and Langford Trolley. There are also bus stops on Jacklin Road less than 200m away served by routes 51, 54, 55, 59, 60, 61. As noted, the Langford Transit Exchange is within a 10-minute walk from the site.

<sup>2</sup> www.walkscore.com

## EXPECTED PARKING DEMAND

Vehicle ownership information was obtained from ICBC for two previous parking studies in Colwood and View Royal focusing on owned multi-family buildings in the Westshore with a combination of one- and two-bedroom units. Results suggest that average vehicle ownership is approximately 1.1 vehicles per unit. An additional 0.2 spaces per unit is commonly applied for non-downtown locations<sup>3</sup>.

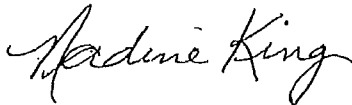
Additional vehicle ownership information has been obtained for similar sites in Victoria and Saanich, and generally vehicle ownership rates are in the range of 0.8 to 1.0 vehicles per unit. The reduced vehicle ownership rates in these more urban areas is a result of a more dense, mixed land use and greater access to travel options. The site's location adjacent the Westshore Town Centre and its commercial/office land uses as well as the opportunities for walking, cycling, and transit suggest that vehicle ownership may be lower than the Westshore study sites.

## CONCLUSIONS

The site exhibits many of the characteristics of the "City Centre" designation identified in the OCP, primarily a result of proximity to the Westshore Town Centre and the new commercial/retail on-site, proximity to the City Centre area, and access to a range of transportation options. Further, vehicle ownership information from previous studies supports the City Centre designation for this site. Accordingly, we believe that the site should provide parking requirements as per the City Centre parking requirement.

Please do not hesitate to contact us if you have comments or questions.

Sincerely,  
**Boulevard Transportation**  
... a division of Watt Consulting Group  
per,



**Nadine King, P.Eng., PTOE**  
Senior Transportation Engineer

<sup>3</sup> Metro Vancouver, Metro Vancouver Apartment Parking Study, 2012  
[http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment\\_Parking\\_Study\\_TechnicalReport.pdf](http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment_Parking_Study_TechnicalReport.pdf)

**CITY OF LANGFORD  
BYLAW NO. 1571**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the C3 (DISTRICT COMMERCIAL) Zone and adding to the C10 (LANGFORD CITY CENTRE) ZONE the property legally described as LOT A SECTION 75 ESQUIMALT DISTRICT PLAN VIP77807 (3061 Jacklin Rd) in the portions as shown shaded on Plan No.1 attached to and forming part of this Bylaw.

2. By adding the phrase "and in the C10 (Langford City Centre) Zone" to the "Apartment in City Centre designation..." row of Table 1 of Section 4.01.01;

3. By adding the following as clause 6.54.01(1)(j) and renumbering subsequent clauses accordingly:

*(j) "gasoline service stations and car wash"*

4. By deleting the phrase "to a maximum allowable floor area ratio of 1.0" from Section 6.54.03(2);

5. By inserting as Section 6.54.03(3) the following:

*(3) Provided that the provisions of Section 6.54.03(2) have been met, the maximum density permitted in the Langford City Centre (C10) Zone is as follows:*

*(a) On lots with an area greater than 30,000 m<sup>2</sup>, the floor area ratio may not exceed 1.0;*

*(b) On lots with an area of 30,000 m<sup>2</sup> or less, the floor area ratio may not exceed 5.0"*

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2015.

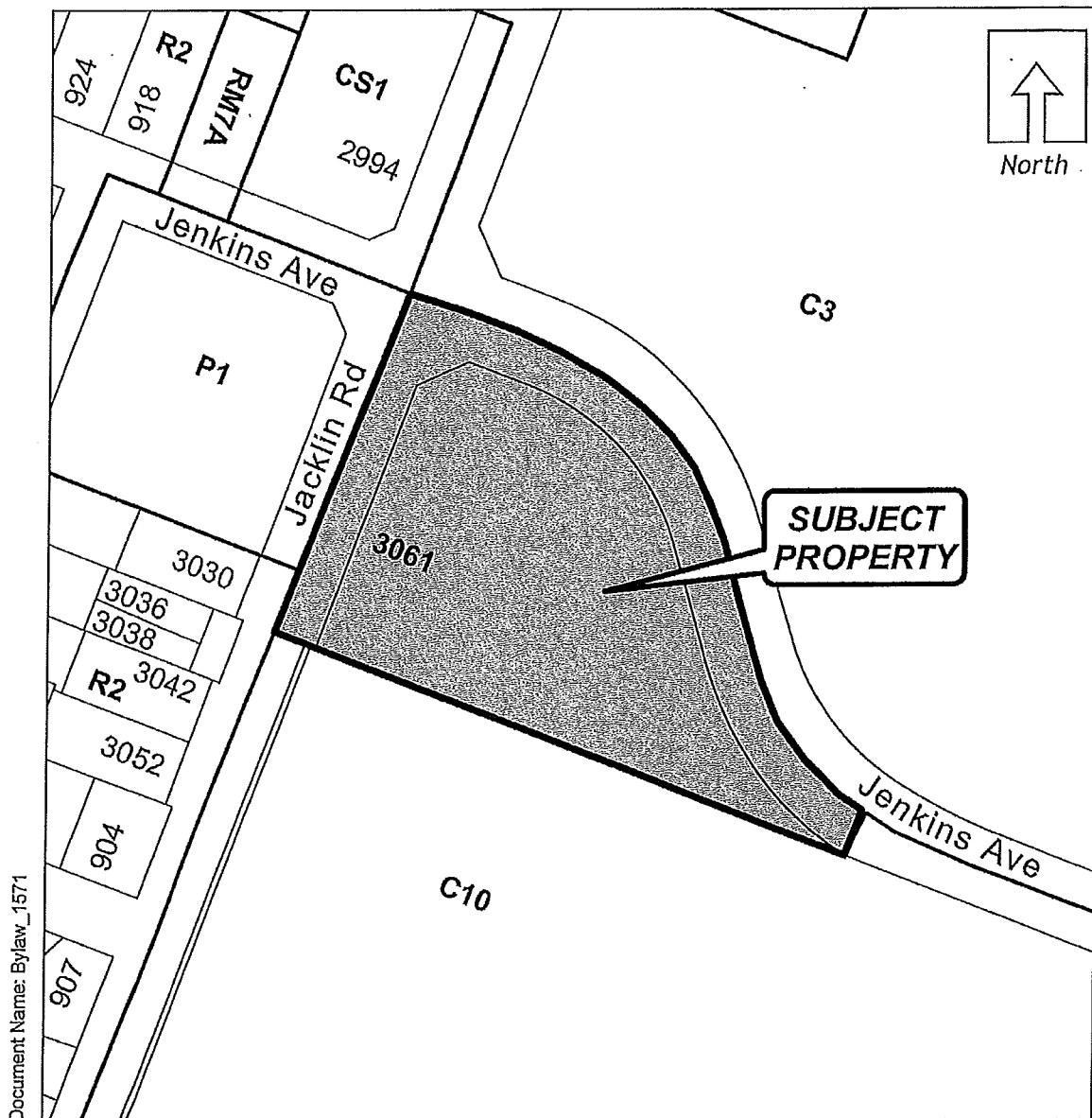
ADOPTED this day of , 2015.

---

MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1571

ADOPTION: \_\_\_\_\_

Scale: N.T.S.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Last Revised: 5/19/2015

**PUBLIC HEARING**  
**Monday, 18 January 2016**

**Bylaw No. 1610**  
**File No. Z15-0027**

*A Bylaw to Rezone 2792 Leigh Rd from the R2 (One- and Two Family Residential) Zone to the BT1 (Business and Technology Park) Zone to discharge a Non Development Covenant and allow a secondary suite in an accessory building (aka: carriage house)*

## CITY OF LANGFORD BYLAW NO. 1610

### A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (One- and Two Family Residential) Zone** and adding to the **BT1 (Business and Technology Park) Zone** the property legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as subsection 6.67.01(16): "on land legally described LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) a one family dwelling which may contain a secondary suite within the one-family dwelling or within an accessory building in accordance with Section 3.08";
3. By adding the following as subsection 6.67.04 and renumbering subsequent subsections accordingly:

**"6.67.04 Regulations for One-Family Dwelling Use**

In addition to the other regulations in this section the following regulations apply to one-family dwellings in the BT1 (Business and Technology Park Zone):

- (1) One-family dwellings are prohibited on panhandle lots;
- (2) The lot area for a one-family dwelling may not be less than 750 m<sup>2</sup> (8073 ft<sup>2</sup>);
- (3) Notwithstanding subsection 6.67.03, no principal building or structure for a one-family dwelling use may be located:
  - a. within 6 m (20 ft) of any front or rear lot line, unless the structure was in existence on January 1, 2016;
  - b. within 1.5 m (15 ft) of any interior lot line;
  - c. within 4.5 m (15 ft) of any exterior lot line, except that no garage or carport that faces an exterior lot line may be within 5.5 m of the exterior lot line;
- (4) Notwithstanding subsection 6.67.03, on land legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) an accessory building is permitted, provided that it conforms with the requirements of Part 3 of this regulation;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".

READ A FIRST TIME this 7<sup>th</sup> day of December, 2015.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

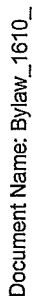
ADOPTED this day of , 2016.

---

MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 11/30/2015



## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1610. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

|                         |                                                                                                                                                                                                                      |                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Meeting Date            | Monday, 18 January 2016                                                                                                                                                                                              |                                              |
| Meeting Time            | 7 pm                                                                                                                                                                                                                 |                                              |
| Meeting Place           | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue                                                                                                                                                       |                                              |
| Subject Property        | 2792 Leigh Rd                                                                                                                                                                                                        |                                              |
| File                    | Z15-0027                                                                                                                                                                                                             | Bylaw Number: 1610                           |
| Official Community Plan | Current: Mixed Use Employment Centre                                                                                                                                                                                 |                                              |
| Zoning                  | Current: R2 (One- and Two-Family Residential)                                                                                                                                                                        | Proposed: BT1 (Business and Technology Park) |
| Proposal                | To allow for the development of a secondary suite in an accessory building (aka: carriage house) in conjunction with the existing dwelling, or to allow for development of the site as business and technology park. |                                              |

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016, inclusive, at Langford City Hall, 2<sup>nd</sup> Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Matthew Baldwin, Director of Planning in the Planning Department at 250-478-7882 with any questions on this Bylaw.

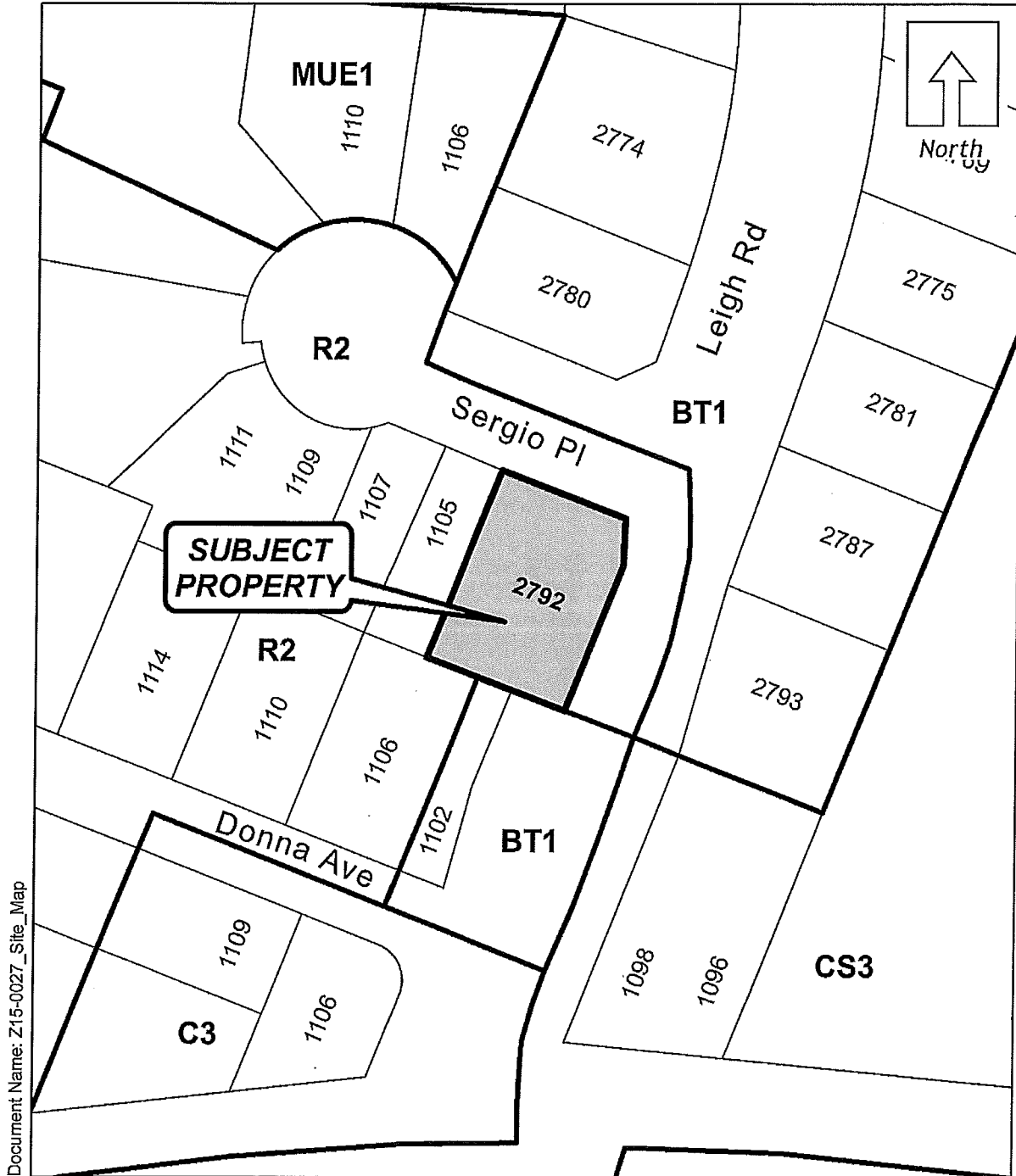
Jim Bowden  
Administrator

2016-01-05

# REZONING BYLAW AMENDMENT

( Z15-0027 )

2792 Leigh Rd



Document Name: Z15-0027\_Site\_Map

Scale: N.T.S.

Last Revised: 11/30/2015

## LETTERS

## Better governance needed

Re: SPOTLIGHT 2016 (Gazette, Dec. 30, 2015)

A 2008 planning report on development trends in Calgary stated, "Calgary operates under the Unicity model, which means that planning and growth management decisions are made by one central municipal council. The Unicity model is intended as an efficient way to direct growth in the entire area, and has potential to facilitate a meaningful understanding of inter-relationships between city core and suburban areas."

I was touched by the letter from Leah Brennan in the same edition of the Gazette. But her concerns about traffic management in Langford are the same as everywhere else. And yet any decision needed in that City, in spite of most traffic being regional, will only be paid for by the City of Langford, unless it tries to partner with other jurisdictions. Regional traffic should be organized by one or two (three?) authorities, not the 12 or 13 as is the case now. It's a joke, but it's not funny.

That View Royal touches five other municipalities is absurd. It's the size of a neighbourhood. There is endless scrapping among the little

principedoms comprising Greater Victoria (Canada Post identifies most of our addresses as "Victoria") over the need for standard civic services. The current model sees duplication of such normal every day civic services as fire departments, policing, libraries, road construction, bylaws, roads, tax structures and all else. The plethora of civic councils (taxpayers between Sooke and the Saanich Peninsula support an aggregate of 81 mayors and councillors) are obviously – just watch/read local news services – out of date and counter-productive.

Does it take more courage to work together within one or two sensibly organized cities, or continue the stupefying and unnecessary costs, delays and confusion of a rabble of little principalities? It's easy and fun for little frogs to appear as big frogs when in their own little ponds. But there is no reasonable argument at this point in the history of this beautiful and fast-growing region to continue what we have now: the most inefficient system of municipal government for this region that anyone could conceive.

Rod Smith  
View Royal



City of Langford  
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1610. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 18 January 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

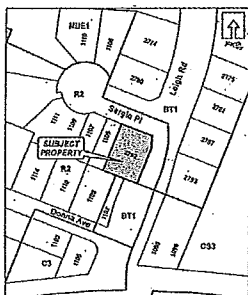
**Proposal:** The purpose of Bylaw No. 1610 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1610 from R2 (One- and Two-Family Residential) Zone and adding to the B11 (Business and Technology Park) Zone to allow for the development of a secondary suite in an accessory building (aka: carriage house) in conjunction with the existing dwelling, or to allow for development of the site as business and technology park.

**Applicant:** City of Langford

**Location:** The land that is the subject of Bylaw No. 1610 is 2792 Leigh Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Matthew Baldwin, Director of Planning, in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden  
Administrator



## Letters to the Editor

The Goldstream News Gazette welcomes your opinions and comments. Letters to the editor should discuss issues and stories that have been covered in the pages of the Gazette. Please keep letters to less than 300 words. The Gazette

reserves the right to edit letters for style, legality, length and taste. The Gazette will not print anonymous letters.

Please enclose your phone number for verification of your letter's authenticity and your municipality of residence. Phone numbers are not printed. Send your letters to:

Email: editor@goldstreamgazette.com  
Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3  
Fax: 250-478-6545  
Comments can also be made via Facebook (search Goldstream News Gazette)

## NEW YEAR'S HEARING SAVINGS



## Special JAN FEB Coupon Offers!

If you or a loved one had difficulty hearing over the holidays, celebrate 2016 with a New Year's resolution to improve your hearing! To help you get started, we're offering LIMITED-TIME COUPON OFFERS.

THESE COUPONS CAN BE COMBINED!

FREE  
Hearing Test

Receive a FREE  
hearing test and earn  
25 AIR MILES®  
reward miles!



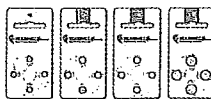
Hearing tests are provided free of charge for adults ages 18 and older. 25 reward mile offer is limited to adults ages 50 and over and is non-transferable. Must allow up to 45 days for the reward miles to appear in your collector account. ©1997 Trademark of AIR MILES International Trading B.V. Used under license by HearingLife Inc. and Canada Hearing Ltd. Expires 02/29/16. Limit one use per customer.

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Receive a FREE  
professional cleaning  
& check-up for your  
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This is a free service regardless of make, model, or where you bought your hearing aids. No purchase required. Expires 02/29/16. Limit one use per customer.

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Hearing Aids For as low as:  
\$1,200!

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SAVE 10%

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See full list at partners.HearingLifeCanada.ca for free membership card at time of purchase. Expires 02/29/16. Limit one use per customer.



Earn up to:  
1,000  
AIR MILES®  
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with your purchase of select hearing aids!



Reward mile value is non-transferable and depends on total modules purchased. Please allow up to 45 days for the reward miles to appear in your collector account. ©1997 Trademark of AIR MILES International Trading B.V. Used under license by HearingLife Inc. and Canada Hearing Ltd. Expires 02/29/16. Limit one use per customer.

## Book your FREE appointment today!

Call the number below or visit [HearingLifeCanada.ca/NYAd](http://HearingLifeCanada.ca/NYAd)

- Langford | Inside Forbes Pharmacy | 755 Goldstream Avenue | Call Cheryl at 1-866-698-1092
- Nanaimo | Woodgrove Centre | 6631 Island Highway North | Call Melody at 1-866-698-9573
- Saanich | Saanich Plaza | 3560 Blanshard Street | Call Dale at 1-866-699-0804
- Sidney | Cannery Building | 201-2537 Beacon Avenue | Call Cheryl at 1-866-699-3196
- Victoria | Hillside Centre | 1644 Hillside Avenue | Call Karen at 1-866-699-1408



HLBC-CLRTY

NSP-HPNY-GLDS

# Good news kicks off new year around West Shore

Happy New Year! With sunny skies prevailing, 2016 is upon us. Hopefully everyone enjoyed their holidays and is settling back into their busy lives.

Metchozin Golf and Country Club is hosting its Bandwagon dinner and dance on Jan. 15. The Shorty Parker Band will be headlining and they play an upbeat dance mix. There will be a \$5 donation request at the door and the band plays from 7 to 9:30 p.m.

The Saunders family and WestShore Chamber of Commerce cordially invite everyone to attend this month's info-mixer Jan. 20 at Saunders Subaru, raising awareness of the B.C. Cancer Agency's Deeley Research Centre in Victoria.

Join them to connect with other local business people, enjoy appetizers and non-alcoholic beverages, and learn more about how the Cancer Agency is preparing to launch immunotherapy clinical trials, an innovative new treatment option for cancer.

The Wednesday evening mixer takes place at 5:45 p.m. and the fee



**Christine Scott  
Shelley Westwood**  
Out and About



for non-Chamber members will be waived for this event.

On Jan. 28, Victoria Women in Need Community Co-operative (WIN) officially opens the doors to a new resale store in the Goldstream Village neighbourhood – the fourth in Greater Victoria for the non-profit.

– by hosting a grand opening. The new shop in Langford will allow WIN to support a greater number of local women each year while providing shopping, employment and volunteer opportunities to area residents.

Though donations will continue to be accepted only at WIN's downtown and warehouse locations, the Langford store will have for sale a wide variety of items for men, women and children of all ages including fashionable clothing, accessories, jewellery, collectible items, books, electronics, and more. Be sure to stop by and check out their new location beside Darcy's Pub on Goldstream Avenue.

"Transformations" is the first Gallery Exhibit for the Coast

Collective Arts Centre in their brand new location in the Holiday Inn Express and Suites at 103-318 Wale Rd. in Colwood.

The show celebrates change and welcomes artwork of all mediums, celebrating the journeys and changes that are encountered in the world, in our lives and throughout the wonderful

experience of being an artist.

The gallery's opening hours are Wednesday through Sunday from noon to 5 p.m.

Do you have business or community news you'd like our readers to know about? Contact Christine at [cscoff@goldstreamgazette.com](mailto:cscoff@goldstreamgazette.com) or Shelley at [swestwood@goldstreamgazette.com](mailto:swestwood@goldstreamgazette.com).

## Capital Regional District

CRD

### Notice to Electors Within the Capital Regional District

**Alternative Approval Process for CRD Bylaw 4042 - Authorizing the disposal of a portion of the Sooke Hills Wilderness Regional Park Reserve**

Notice is hereby given that the Board of Directors of the Capital Regional District ("CRD") proposes to adopt Bylaw No. 4042, "Capital Regional District Disposition of Part of Sooke Hills Wilderness Regional Park Reserve Bylaw No. 1, 2015." The purpose of Bylaw No. 4042 is to authorize the sale or exchange of a 902m2 (0.09 hectare) parcel in the Sooke Hills Regional Park Reserve, more particularly described as that portion of Lot 21, District Lot 8, Block 453 and Block 352; Malahat District, Plan VP84067. The intention is to exchange this parcel of land for a similarly sized and nearby parcel owned by the Ministry of Transportation and Infrastructure. This parcel will become dedicated road. This exchange is critical to complete the necessary land transactions to ensure that construction of the Sooke Hills Wilderness Trail is completed in 2017.

Take further notice that the CRD may proceed with Bylaw No. 4042 unless at least 28,055 electors within the CRD indicate by signing the elector response forms, that the Board must obtain the assent of the electors by way of referendum before proceeding to adopt Bylaw No. 4042.

The elector response form must be in the form as established by the CRD and forms are available from the CRD on request. The only persons entitled to sign elector response forms are electors of the area to which the alternative approval process opportunity applies. The alternative approval process opportunity applies within the regional parks service area, which is comprised of all the municipalities and electoral areas in the Capital Regional District, as follows: Central Saanich, Colwood, Esquimalt, Highlands, Langford, Oak Bay, Metchozin, North Saanich, Saanich, Sidney, Sooke, Victoria, View Royal, and Juan de Fuca, Salt Spring Island and Southern Gulf Islands electoral areas.

The deadline for delivering the original signed elector response forms, in relation to Bylaw No. 4042, to the CRD is 4:00 pm on Monday, February 22, 2016. Forms must be received by the deadline to be counted.

The CRD has estimated that the total number of electors within the service area is 280,551 and that 10% of that number or 28,055 electors must submit elector response forms to prevent the CRD from enacting Bylaw No. 4042 without the assent of the electors by referendum.

Further technical information concerning Bylaw No. 4042 may be obtained from Stephen Henderson, Manager, Real Estate, 625 Fisgard Street, Victoria, 250.360.3136, [shenderson@crd.bc.ca](mailto:shenderson@crd.bc.ca), during regular office hours Monday to Friday (excluding statutory holidays) from the date of this notice until February 22, 2016.

#### Qualifications for Resident and Non-Resident Property Electors

**Resident Elector:** You are entitled to submit an elector response form as a Resident Elector if you are 18 years or older on the date of submission of the elector response form, are a Canadian citizen, have resided in British Columbia for 6 months and in the Capital Regional District for at least 30 days prior to signing the elector response form.

**Non-Resident Property Elector:** You may submit an elector response form as a Non-Resident Property Elector if you are 18 years or older on the date of submission of the elector response form, are a Canadian citizen, have resided in British Columbia for 6 months, have owned and held registered title to property in the Capital Regional District for 30 days and do NOT qualify as a Resident Elector. If there is more than one registered owner of the property (either as joint tenants or tenants in common) only one individual may, with the written consent of the majority, submit an elector response form.

To obtain an elector response form, or for questions about the elector approval process, please contact CRD Legislative and Information Services, PO Box 1000, 625 Fisgard Street, 5th Floor, Victoria, BC V8W 2S6 or by telephone at 250.360.3642 from 8:30 am-4:30 pm, Monday to Friday.

A copy of the elector response form may be downloaded from: [www.crd.bc.ca/about/how-we-are-governed/elections-other-voting](http://www.crd.bc.ca/about/how-we-are-governed/elections-other-voting)

Elector response forms may also be obtained at the CRD offices listed below.

A copy of Bylaw No. 4042 and a copy of this Notice may be inspected during regular office hours, 8:30 am to 4:30 pm (unless specified otherwise below), Monday to Friday (excluding statutory holidays) from the date of this notice until February 22, 2016 at the following locations:

- public notice board in the lobby of CRD headquarters, 625 Fisgard Street, Victoria
- Panorama Recreation Centre, 1885 Forest Park Drive, North Saanich.
- Juan de Fuca Local Area Services office, #3-7450 Butler Road, Sooke
- Integrated Water Services, 479 Island Highway, Victoria
- SSI Administration (PARC) Office, 145 Vesuvius Bay Road, Salt Spring Island
- Building Inspection, 4605 Bedwell Harbour Road, Pender Island (8:30 am-noon)
- on the CRD website: for Bylaw No. 4042: [www.crd.bc.ca/about/document-library/Documents/bylaws/bylawsubjecttoalternativereferendumoralternativeapprovalprocess](http://www.crd.bc.ca/about/document-library/Documents/bylaws/bylawsubjecttoalternativereferendumoralternativeapprovalprocess) for this Notice: [www.crd.bc.ca/about/how-we-are-governed/elections-other-voting](http://www.crd.bc.ca/about/how-we-are-governed/elections-other-voting)

Given under my hand at Victoria, BC this 9th day of December, 2015

Sonia Santarossa  
Corporate Officer



**City of Langford**  
[www.cityoflangford.ca](http://www.cityoflangford.ca)

### NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1610. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 18 January 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

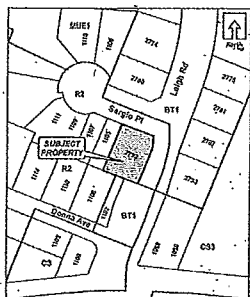
**Proposal:** The purpose of Bylaw No. 1610 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1610 from R2 (One- and Two-Family Residential) Zone and adding to the BT1 (Business and Technology Park) Zone to allow for the development of a secondary suite in an accessory building (aka: carriage house) in conjunction with the existing dwelling, or to allow for development of the site as business and technology park.

**Applicant:** City of Langford

**Location:** The land that is the subject of Bylaw No. 1610 is 2792 Leigh Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Matthew Baldwin, Director of Planning, in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden  
Administrator



**e) BYLAW NO. 1605**

**"Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Second and Third Reading to Bylaw No. 1605.

CARRIED.

**f) BYLAW NO. 1606**

**"Spencer Road Interchange Parcel Tax Roll Bylaw No. 1606, 2015"  
(ADOPTION)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1606.

CARRIED.

**g) BYLAW NO. 1607**

**"Spencer Road Interchange Parcel Tax Bylaw No. 1607"  
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1607.

CARRIED.

**h) BYLAW NO. 1610**

**"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give First Reading to Bylaw No. 1610.

CARRIED.



**City of Langford**

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## **Staff Report**

**to**

## **Council**

**Date:** December 7, 2015  
**Department:** Planning  
**Application No.:** Bylaw No. 1610; Z15-0027  
**Subject:** Application to Amend the Zoning of 2792 Leigh Road from R2 (One- and Two-Family Residential) to BT1 (Business and Technology Park 1) and to include single family dwelling and carriage houses at 2792 Leigh Road;

---

### **Background**

Earlier this year, the City of Langford was made aware of a restrictive covenant registered on title of all the lands now abutting Leigh Road north of Goldstream Avenue, and mutually restricts further development of these lands. This covenant dates from the early 1960s, and would restrict development of land the City acquired for the extension of Leigh Road to the Trans-Canada Highway.

### **Commentary**

Staff has negotiated with the last property owner (other than the City) whose land is encumbered with this restrictive covenant, and they have agreed to allow the covenant to be discharged in exchange for Council's consideration of their request to have their property zoned to allow for a secondary suite in an accessory building (aka: carriage house).

Staff has prepared Bylaw No. 1610 for Council's consideration. This bylaw includes the property at 2792 Leigh Road into the BT1 (Business and Technology Park 1) zone and then allows a one-family dwelling with a suite in either the principal building or an accessory building as a permitted use ONLY on the property at 2792 Leigh Road (not in the remainder of the zone).

### **Financial Implications**

The property that the City owns on Leigh Road is effectively sterilized for development without the removal of the restrictive covenant.

### **Legal Implications**

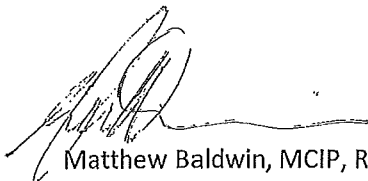
None.

## Options

That Council:

1. Give first reading to Bylaw No. 1610 as drafted;
2. Amend Bylaw 1610 as drafted and give it first reading;
3. Take no action at this time with respect to the zoning of the property at 2792 Leigh Road;

Respectfully submitted,



Matthew Baldwin, MCIP, RPP  
Director of Planning

Bob Beckett  
Fire Chief

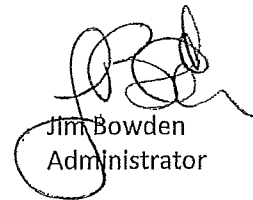
Mike Leskiw, MA  
Parks Manager



Michelle Mahovlich, P.Geo., P.Eng.  
Director of Engineering



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

:mgsb

**CITY OF LANGFORD  
BYLAW NO. 1610**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (One- and Two Family Residential) Zone** and adding to the **BT1 (Business and Technology Park) Zone** the property legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as subsection 6.67.01(16): "on land legally described LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) a one family dwelling which may contain a secondary suite within the one-family dwelling or within an accessory building in accordance with Section 3.08";
3. By adding the following as subsection 6.67.04 and renumbering subsequent subsections accordingly:

**"6.67.04 Regulations for One-Family Dwelling Use**

In addition to the other regulations in this section the following regulations apply to one-family dwellings in the BT1 (Business and Technology Park Zone):

- (1) One-family dwellings are prohibited on panhandle lots;
- (2) The lot area for a one-family dwelling may not be less than 750 m<sup>2</sup> (8073 ft<sup>2</sup>);
- (3) Notwithstanding subsection 6.67.03, no principal building or structure for a one-family dwelling use may be located:
  - a. within 6 m (20 ft) of any front or rear lot line, unless the structure was in existence on January 1, 2016;
  - b. within 1.5 m (15 ft) of any interior lot line;
  - c. within 4.5 m (15 ft) of any exterior lot line, except that no garage or carport that faces an exterior lot line may be within 5.5 m of the exterior lot line;
- (4) Notwithstanding subsection 6.67.03, on land legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) an accessory building is permitted, provided that it conforms with the requirements of Part 3 of this regulation;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2015.

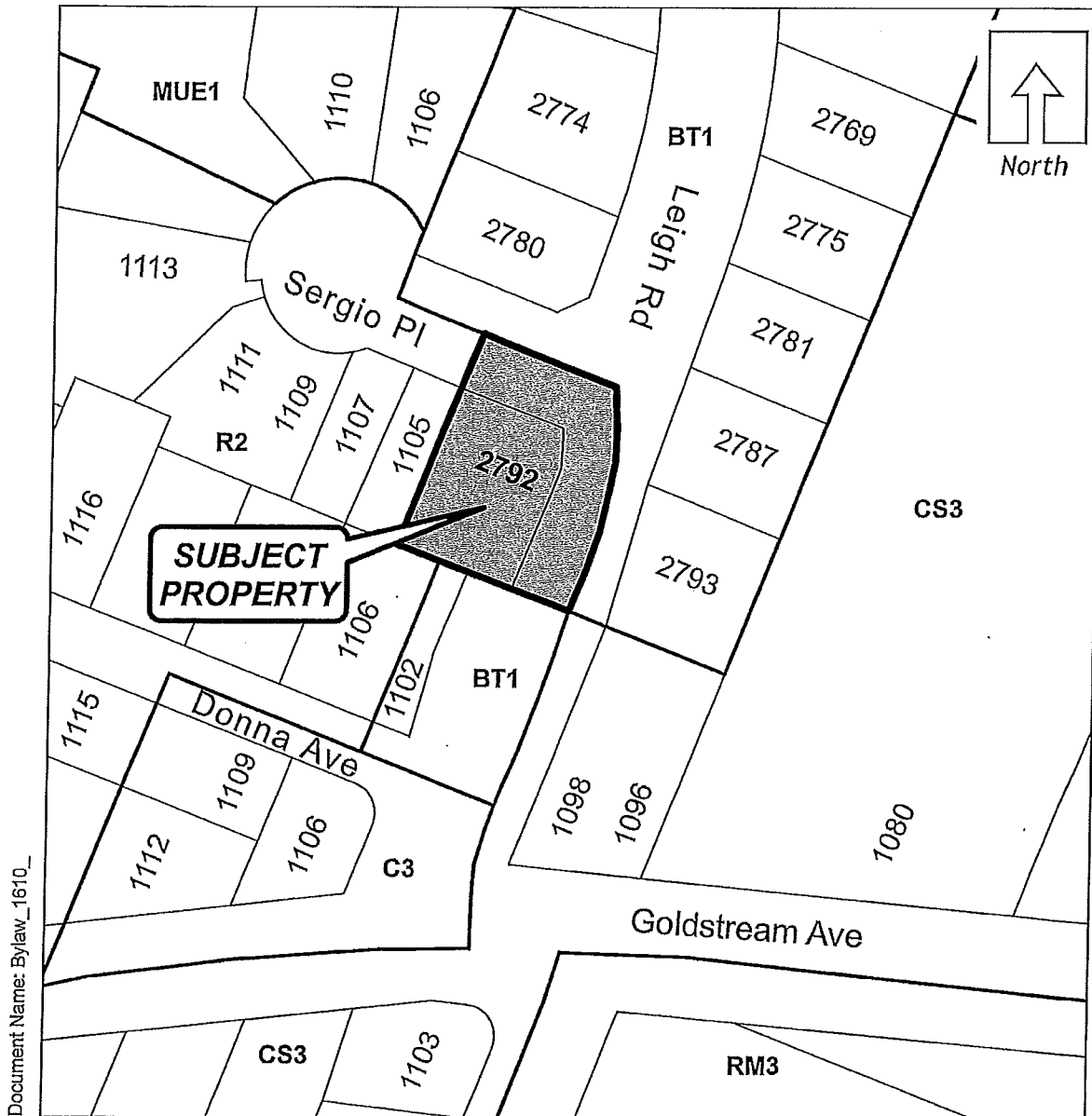
ADOPTED this day of , 2015.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1610

MAYOR

ADOPTION: \_\_\_\_\_

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/30/2015

**CITY OF LANGFORD**

**MINUTES REGULAR MEETING OF COUNCIL**

**Monday, December 7<sup>th</sup>, 2015 @ 7:00 p.m.**

**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Mayor S. Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

CAO, J. Bowden, Deputy Clerk, L. Kaercher, Treasurer, S Ternent, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR BLACKWELL

That Council approve the Agenda as presented.

CARRIED.

**3. PUBLIC HEARING**

**a) BYLAW NO. 1599**

**"Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015".**

**b) BYLAW NO. 1601**

**"Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015".**

The Mayor opened the Public Hearing for Bylaw No. 1599 and 1601 at 7:04 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that William and Beverley Wilson have applied to amend the zoning of 881 Klahanie Dr from the RR2 (Rural Residential 2) Zone and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No.1599 and 1601 which, if adopted, would amend the zoning of 881 Klahanie Dr from the RR2 (Rural Residential 2) Zone to the new RR7 (Rural Residential 7) Zone.

This is being proposed in order to allow for the development of approximately 11 residential lots. As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

The applicant has provided a possible lot layout reflecting the minimum lot size of 800m<sup>2</sup> Council established for the RR7 Zone at the time of 1<sup>st</sup> Reading. The applicant has demonstrated that Council's target of 30% greenspace can be accomplished with this layout, and the proposed greenspace will be secured by covenant as a condition of bylaw adoption. The greenspace proposed for preservation has not been selected to preserve any sensitive ecosystems on the subject property, but to provide a greater degree of spatial and aesthetic separation in the development. As such, portions of the greenspace have been previously disturbed, including the area of the greenspace which overlaps with an easement in the northeastern corner of the subject property.

The Approving Officer has noted that, in order to subdivide the subject property, the applicant is to address the area of the subject property that is within the easement granted to the neighbouring property. If this entails transferring portions of the subject property to the adjacent property at 775 Latoria, the covenanted protection of the greenspace secured through the present rezoning would be transferred with the land. Addressing the easement lands to the Approving Officer's satisfaction may require a reorganization of the lot layout and may affect lot yield.

In support of this application, the applicant has agreed to provide the following as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:

- \$6,000 towards the General Amenity Reserve Fund;
- \$1,000 towards the Affordable Housing Reserve Fund;
- A Section 219 covenant, registered prior to bylaw adoption, in priority of all other charges on title, that agrees to the following:
  - That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
  - That the owner shall submit to the City a tree retention and replanting plan prior to Development Permit issuance;
  - That, prior to Building Permit issuance, the owner shall register a Section 219 Covenant on title for all new lots created, to protect as non-disturbance area those portions of the lots identified as green space on the site plan attached, to the satisfaction of the Director of Planning;
  - That the owner shall carry out the replanting works specified in the replanting plan within 12 months of Building Permit issuance, to the satisfaction of the Director of Planning; and
  - That full frontage improvements shall be provided by the owner prior to subdivision approval, to the satisfaction of the Director of Engineering;

AND

- A Section 219 covenant, registered prior to subdivision approval, on the title of any new lots created which are affected by the easement and building encroachment, advising future owners of the implications of the easement and encroachment, to the satisfaction of the Director of Planning.

This proposal is consistent with the Official Community Plan Neighbourhood designation. Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mr. Glen Willing of 739 Willing Place thanked Council for resolving the outstanding issues associated with the proposed development.

Mr. W. Maley of 775 Klahanie Drive addressed Council opposed to the proposed development and requested that the easement registered on their property be protected.

Mr. J. Hartshorne of 2789 Guyton Way addressed Council and outlined the conditions of easement currently registered on Mr. Maley's property at 775 Klahanie.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1599 and 1601 closed at 7:16 p.m.

**c) BYLAW NO. 1605**

**"Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".**

The Mayor opened the Public Hearing for Bylaw No. 1605 at 7:16 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Gary Brown of Paradise Homes Ltd. has applied to amend the zoning of 2781 Strathmore Road and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1605 which, if adopted, would amend the zoning of 2781 Strathmore Road from the R2 (One and Two-Family Residential) Zone to the MU1A (Mixed-Use Residential Commercial A) Zone.

This is being proposed in order to allow for the development of approximately 10 residential dwelling units in a three storey condominium building.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of this application, the applicant has agreed to provide:

- a) As a bonus for increased density, the following contributions per new dwelling unit created:
  - i. \$1,525 towards the General Amenity Reserve Fund; and
  - ii. \$610 towards the Affordable Housing Reserve Fund.

- b) That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
  - i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
  - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
  - iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

This proposal is consistent with the Official Community Plan City Centre designation. Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations. Mayor Young called a second time for presentations. The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1605 closed at 7:17 p.m.

#### **4. ADOPTION OF MINUTES**

##### **a) Minutes of the Regular Meeting of Council – November 16<sup>th</sup>, 2015**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on November 16<sup>th</sup>, 2015.

CARRIED.

#### **5. OTHER BOARD AND COMMISSION MINUTES**

##### **a) West Shore Parks and Recreation – September 10<sup>th</sup>, 2015**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council receive the minutes of the West Shore Parks and Recreation held on September 10<sup>th</sup>, 2015.

CARRIED.

#### **6. PUBLIC PARTICIPATION**

There was no public participation.

**7. COMMITTEE RESOLUTIONS**

**a) Parks Recreation Culture and Beautification Committee – November 23<sup>rd</sup>, 2015**

**1. Parks Operations Budget – 2016 -2010 Five Year Financial Plan (Parks)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve in principle the 2016-2020 Parks Operating Budget as outlined in the staff report dated November 23<sup>rd</sup>, 2015 and refer the report to the Director of Finance for inclusion in the budget.

CARRIED.

**2. Parks Capital Budget – 2016 -2020 Five Year Financial Plan (Parks)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve in principle the 2016-2020 Parks Capital projects listed as outlined in the staff report dated November 23<sup>rd</sup>, 2015 and refer them to the Director of Finance for inclusion in the budget.

CARRIED.

**3. Park Washrooms – Hours of Operation (Parks)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff:

- i. To close Veterans Memorial Park Washroom for the winter season (Oct 1<sup>st</sup> – Mar. 31<sup>st</sup>);
- ii. To close the Langford Lake (Leigh Rd) washroom on weekdays but open on weekends during daylight hours; and
- iii. Leave all other park washrooms open and monitor should further closures be necessary.

CARRIED.

**b) Planning Zoning & Affordable Housing Committee – November 23<sup>rd</sup>, 2015**

**1. Application to Rezone 566 Treanor Ave from R2 (one- and Two-Family Residential) to RS3 (Residential Small Lot 3) to Allow a Two-lot Subdivision (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 566 Treanor Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
  - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:

- i. \$3,960 towards the General Amenity Reserve Fund;
  - ii. \$660 towards the Affordable Housing Reserve Fund;
- b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, which:
  - i. Serves to notify future owners of the proximity of Western Speedway and the noise nuisance presented by that use;
  - ii. Agrees that any costs associated with moving or modifying the utility pole in the Treanor Avenue frontage of the subject property shall be borne exclusively by the developer;
  - iii. Agrees that the new house shall be constructed in accordance with the City's Intensive Residential design guidelines; and
  - iv. Agrees that the façade of the existing house shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.
- 2. Consider varying Section 6.27.06(1)(b) of Bylaw 300 to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m, subject to the applicant submitting an application for Development Variance Permit and paying the appropriate fee.

CARRIED.

**c) Protective Services Committee – November 24<sup>th</sup>, 2015**

**1. Proposal for Incorporating Use of Unmanned Aircraft System (UAS) by Langford Fire Rescue Staff Report (Fire Department)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council approve the purchase of a UAS from InDro Robotics for \$5,000 CAD.

CARRIED.

**2. 2015 Halloween Open House at Langford Fire Rescue (Fire Department)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the staff report dated November 24<sup>th</sup>, 2015 regarding the 2015 Halloween Open House at Langford Fire Rescue.

CARRIED.

**3. 2016 Recruitment Strategy - Volunteer Firefighter (Fire Department)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council receive the staff report dated November 24<sup>th</sup>, 2015 regarding the 2016 Recruitment Strategy for Volunteer Firefighters.

CARRIED.

**4. Langford Fire Rescue – A Snapshot of Our Organization (Fire Department)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council receive the staff report dated November 24<sup>th</sup>, 2015 regarding the Langford Fire Rescue – A Snapshot of our Organization.

CARRIED.

**8. REPORTS**

**a) Greater Victoria Public Library Representative Appointment  
- Verbal – Two Year Appointment - Gabrielle Goudy and Councillor Lanny Seaton**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Appoint Councillor Lanny Seaton as City of Langford's representative to the Greater Victoria Public Library for a 2 year term, ending December 2017; and
2. Appoint Ms. Gabrielle Goudy as City of Langford's citizen representative to the Greater Victoria Public Library for a 2 year term ending December 2017.

CARRIED.

**b) Hike for Hunger – Straits District Girl Guide  
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Grant permission for the Straits District Girl Guides to stage a walk on Sunday, February 21, 2016 from the Westshore Town Center to the Legion via Langford Parkway to Veterans Memorial Parkway to Station Avenue as outlined in their letter dated November 2015 (attached) and with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; and
2. Waive the \$35.00 permit fee and damage deposit.

CARRIED.

**c) West Shore Parks and Recreation Society 2016 Budget  
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Reject the proposed West Shore Parks and Recreation Society 2016 budget on the grounds that a 3.77% increase is not acceptable; and
2. Advise the Society that only a budget that results in a 2% (or some other percentage) or lower increase in Langford's requisition will be approved.

CARRIED.

**9. CORRESPONDENCE**

**a) Kathryn Dafos, Victoria Chamber  
Re: Economic Development on Vancouver Island**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve in principle the proposed Regional Strategy and Model for Economic Development in South Vancouver Island and refer the funding the request to the Treasurer for the 2016 budget consideration.

CARRIED.

**b) Langford Resident  
Re: Amalgamation**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the email from a Langford resident dated November 19<sup>th</sup>, 2015 opposed to regional amalgamation.

CARRIED.

**c) Cindy Moyer, Coast Collective  
Re: Request for Letter of Support**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to send a letter of support to Coast Collective for their Community Gaming Grant application.

CARRIED.

**d) Passenger Transportation Board**  
**Re: Municipal Notice – Taxi Applications**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the Municipal Notice for Taxi Applications from the Passenger Transportation Board.

CARRIED.

**e) Woodwynn Farms**  
**Re: Letter of Support to the BC Agricultural Land Commission**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Receive for information the letter dated November 9<sup>th</sup>, 2015 from Richard Leblanc of Woodwynn Farms with respect his request for a Letter of Support to the BC Agricultural Land Commission; and
2. Advise that Langford cannot support the project until they have gained full support of Central Saanich.

CARRIED.

**f) District of Sooke**  
**Re: New Casinos for Capital Regional District**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council receive the letter from the District of Sooke dated November 10<sup>th</sup>, 2015 with respect to new casinos for the Capital Regional District.

CARRIED.

**g) Victoria Wheelers Cycling Club**  
**Re: Bicycle Race – Happy Valley Road - Friday, December 26<sup>th</sup>, 2015**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council approve the Victoria Wheelers Bicycle Race to be held on December 26<sup>th</sup>, 2015 on Happy Valley Road starting near Sooke Road with the turnaround just north of Rocky Point Road.

CARRIED.

**10. BYLAWS**

**a) BYLAW NO. 1571**

**"Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".  
(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council rescind First Reading of Bylaw No. 1571.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No 1571 First Reading as amended.

CARRIED.

**b) BYLAW NO. 1599**

**"Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1599.

CARRIED.

**c) BYLAW NO. 1601**

**"Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1601.

CARRIED.

**d) BYLAW NO. 1604**

**"Kettle Creek Station Road Closure Bylaw No.1604".  
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Second and Third Reading to Bylaw No. 1604.

CARRIED.

**e) BYLAW NO. 1605**

**"Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Second and Third Reading to Bylaw No. 1605.

CARRIED.

**f) BYLAW NO. 1606**

**"Spencer Road Interchange Parcel Tax Roll Bylaw No. 1606, 2015"  
(ADOPTION)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1606.

CARRIED.

**g) BYLAW NO. 1607**

**"Spencer Road Interchange Parcel Tax Bylaw No. 1607"  
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1607.

CARRIED.

**h) BYLAW NO. 1610**

**"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".  
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give First Reading to Bylaw No. 1610.

CARRIED.

**11. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personnel, Property Acquisition, Legal Matters and New Service under 90 (1) (c) (e) (g) & (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

**12. ADJOURNMENT**

The Chair adjourned the meeting at 7:34 pm.

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PRESIDING COUNCIL MEMBER:

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CERTIFIED CORRECT  
Administrator

## **Memorandum to City of Langford Council – January 18, 2016**

**from**

### **The City of Langford Sewer Oversight Committee**

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This memo serves to update City of Langford Council with current CRD Waste Water Treatment Committee activities, the implications for the City of Langford and options moving forward.

#### **Status of CRD process**

The CRD has three Select Committees that are reviewing Sewage Treatment and site options of their various communities. East (Oak Bay, Saanich and Victoria), West (Langford, Colwood, View Royal, Esquimalt, Esquimalt First Nations, Songhees First Nations) and the Core which includes all seven Municipalities and the two First Nations. On January 13<sup>th</sup>, the Core Area may vote to proceed with Public Consultation for seven sewage treatment options sets. The options all include mandated secondary treatment, bio-solids treatment and resource recovery components.

The West Side Committee has yet to finalize their options sets. However, the West Side has been referred, from the Core Committee, additional option sets that contemplate a Colwood and Langford plant and the implications and effects on the rest of the region. Upon West Side approval, these options will become part of the Core Area option sets for Public Consideration.

#### **Grants**

The CRD assumes that grants from the Provincial and Federal Governments, totalling \$485,000,000 are still available to the CRD for the project.

A \$62.0M “P3” Federal grant for the Biosolids Energy Centre at the Hartland Landfill (or at Rock Bay) is subject to board approval of the plan by March 31, 2016 or it may be in jeopardy. It is not known at this time if any of the other grants are at risk, or if there are other funding opportunities. The balance of the costs for all options is payable by the taxpayer

#### **Colwood and Langford Treatment Options**

For the last few years, the City of Colwood has been actively, at their own expense, pursuing a tertiary treatment plant in Colwood. Preliminary studies show that they may be able to dispose of

tertiary treated waste water to ground for aquifer recharge, irrigation and possible domestic “purple pipe” (toilet flushing etc) water reuse. However, Ministry requirements include emergency and overflow to a treatment plant and outfall, thus doubling the costs of the plant. Additionally, the costs for the Colwood plant are to be imposed completely on the City of Colwood under the perception that the plant only services that municipality.

To this end, a combined Colwood/ Langford plant with to a minimum secondary treatment level, with an outfall at Royal Bay was put forth at the Core Area Committee as an option for costing.

### Design Flows

The capacity designs are based upon the 2030 design flows as declared by each municipality. Langford's declared capacity for 2030 at 14.1 Mega Litres per Day (MLD) were to ensure that adequate capacity is reserved in the system for future development. It may be that this capacity is not required due to improved technologies and water restrictions built into future Building Codes.

The 2x flow is a safeguard for stormwater inflow and infiltration (I&I) in wet weather events, and is to be treated to secondary levels. The 4x flow is required by the Ministry of Environment to be treated to primary levels. This number applies to regions with older systems with significant I&I issues.

This design capacity and associated costs may not be necessary for the new and well maintained Langford sewer system, if approved by the Ministry of Environment. All costs shown to date assume that 4X flows are to be treated. The West Side group have requested investigation into these costs to see if savings and capacity decreases are able to be pursued.

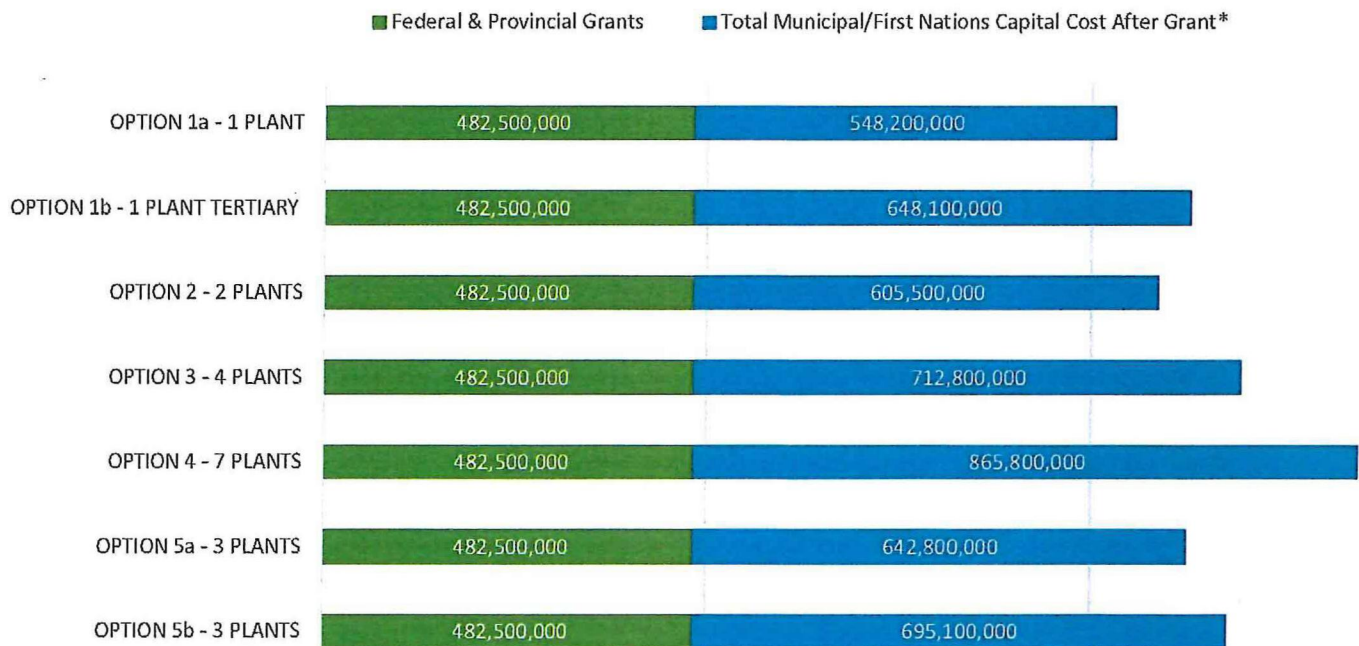
| Langford Design Flows (MLD) |         |      |      |
|-----------------------------|---------|------|------|
|                             | Current | 2030 | 2045 |
| ADWF                        | 5.2     | 14.1 | 23.1 |
| 2xADWF                      | 10.4    | 28.2 | 46.2 |
| 4xADWF                      | 20.8    | 56.4 | 92.4 |

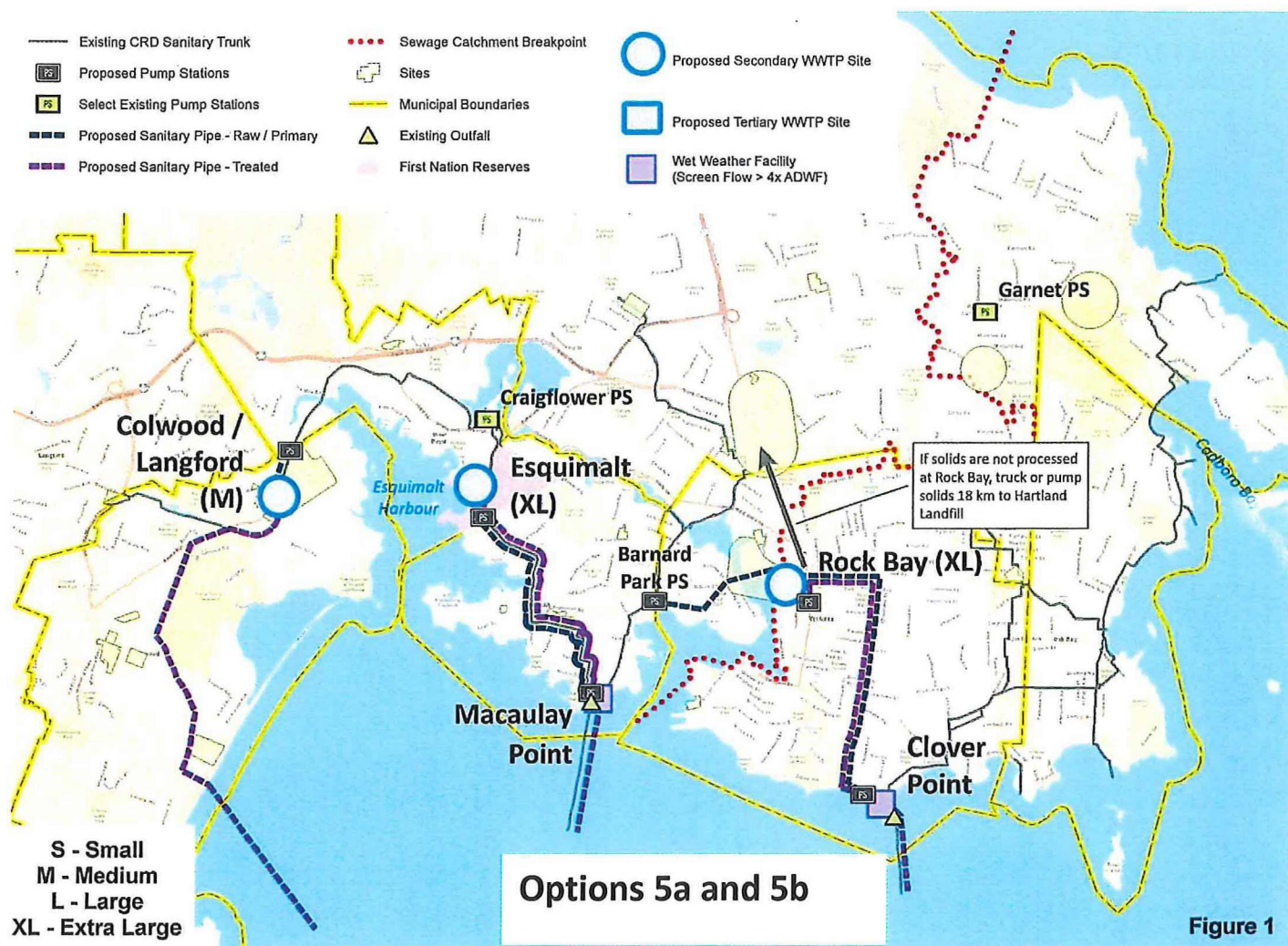
### Core Area Option Sets

The seven Option sets for consideration, including a Colwood/Langford plant are as follows:

- 1a. Rock Bay Secondary Treatment
- 1b. Rock Bay Tertiary Treatment
2. Rock Bay with Colwood Satellite Tertiary Plant (2 plant)
3. Rock Bay, Colwood, Esquimalt First Nations, East Saanich Satellite (4 plant)
4. Rock Bay, Colwood, Esquimalt First Nations, East Saanich, Langford, View Royal, Saanich Core (7 Plant), includes Royal Bay outfall
- 5a. Rocky Bay with Colwood/Langford Secondary
- 5b. Rock Bay with Colwood Langford Tertiary

### CORE AREA SEWAGE TREATMENT PROJECTED CAPITAL COST BY OPTION





|                   | Langford Costs After Grants |            |            |             |             |            |             |
|-------------------|-----------------------------|------------|------------|-------------|-------------|------------|-------------|
|                   | Option 1a                   | Option 1b  | Option 2   | Option 3    | Option 4    | Option 5a  | Option 5b   |
|                   | 73,658,104                  | 86,690,170 | 73,508,507 | 103,994,120 | 155,727,999 | 90,376,351 | 117,176,930 |
| Annual Debt       | 5,660,723                   | 6,677,496  | 5,648,244  | 7,992,478   | 12,018,835  | 6,961,432  | 9,025,804   |
| Annual O&M        | 2,523,143                   | 3,064,757  | 2,523,143  | 3,356,604   | 3,798,916   | 2,770,861  | 3,515,652   |
| Total Payment     | 8,183,866                   | 9,742,253  | 8,171,387  | 11,349,082  | 15,817,751  | 9,732,293  | 12,541,456  |
| Est Households Eq | 19,854                      | 19,854     | 19,854     | 19,854      | 19,854      | 19,855     | 19,856      |
| Per Household     | 412                         | 491        | 412        | 572         | 797         | 490        | 632         |

Of critical note at this point: The per household costs are provided for comparative purposes ONLY. They are based on 2030 population equivalent for a 15 year amortization period. Actual costs for household costs upon commissioning of system will be allocated per each Municipality.

## **Core Area Treatment Options Commentary**

While all of the plants are able to treat liquid waste to secondary levels, the sludge (or solids) can be either treated on site or, trucked or piped to a regional facility at Rock Bay or the Hartland landfill facility. The CRD intends to procure a Request for Statements of Interest (RFSI) from the private sector for how to best treat the solids and what to do with the residual bio-solid material afterwards.

The issue that may arise from the cost presented is that Urban Systems, in the spirit of equal comparison, have applied the same unit costs for construction of conveyance systems across the region. This means that there is an assumption that the cost of 1 meter of pipe installation in downtown Victoria is the same as for a metre of pipe in Metchosin Road in Colwood. The analysis also assumes that all Municipalities equally contribute 4x ADWF to the system to be dealt with in the heavy storm event, even though the West Side communities may not exceed 2X flows.

To this end it may be misleading to the public to display comparative per household costs, when the West Side costs may be reduced with region specific costs applied.

## **West Side Solutions**

The West Side Select Committee went as far as to analyse three options sets prior to the Core Area Option sets going to public consultation. All of the West Side options utilised an upgraded outfall at McCauley point in Esquimalt, the existing CRD trunk system and new pump station at Craigflower (constructed). Sites were analysed based on criteria set out by the Committee, however they have yet to be presented to the various Councils for approval.

## **Preferred West Side Sites**

West Side sites were evaluated for suitability as follows:

- Area
- Proximity to Trunk mains
- Proximity to Truck Routes
- Proximity to Resource Re-use opportunities

Preferred sites:

- Langford
  - Meaford @ VMP
- Colwood
  - Colwood park and Ride

- West Shore Parks and Recreation
- View Royal
  - Watkiss at Burnside
- Esquimalt First Nation
  - Admirals at Hallowell

### **West Side Option Sets**

The Option Sets for the West Side are:

1. Four sites – Langford, Colwood (tertiary), View Royal, Esquimalt First Nation - \$623,000,000;
2. One site at Esquimalt First Nation - \$450,000,000 ; and
3. Two sites – Colwood (tertiary) and Esquimalt First Nation - \$396,000,000.

Preliminary costing has been performed but has yet to be completed to the level of detail provided to the Core Option sets, nor have these options been distilled to a “per household” cost at this time.

### **Other Options for Consideration**

As grant deadlines draw nearer, and more attention is turned to the process, Langford may wish to seriously explore additional options and more detailed costing in order to make informed decisions and be able to go to the public with confidence.

The City of Colwood has already explored its own treatment facility, however it is clear that a plant that accommodates Langford flows as well would be beneficial to both communities. It may be that the in-ground disposal method is viable and that there could be enough capacity in the aquifer to eliminate the need for an outfall altogether. However, this will not be known until the Ministry of Environment does their thorough analysis.

The existing infrastructure of the CRD trunk and McCauley outfall suggest that a single plant at Esquimalt First Nations land (with a future tertiary plant in Colwood) could be a cost effective solution for the West Shore. The system would be owned and operated by the CRD, with a separate Liquid Waste Management Plan (similar to Sooke and the Saanich Peninsula) that would be created. This system would allow the West Side to build less capacity than declared for the

regional plant with room for expansion as needed. Solids could either be treated on site or trucked to the regional solids treatment facility (note that the West Side may still have to pay their share of that facility),

### **Next Steps and Comments**

The following comments may form recommendations to Council as City Staff see fit:

1. The preliminary figures produced by Urban Systems may not be representative of the Colwood and Langford area local conditions. Further analysis might be performed by Urban Systems as contracted by the CRD, working with City staff and consultants to produce these figures; and,
2. That the preliminary figures produced by Urban Systems should not form any part of the public consultation process until they have been vetted by City of Langford Staff or consultants; or,
3. That the City of Langford consider funding an independent consulting group in conjunction with the City of Colwood (and perhaps the Township or Esquimalt, the Town of View Royal, Songhees First Nation and Esquimalt First Nations), to liaise with the Ministry of Environment in order to gain comfort that the design flows, outfall and in-ground disposal options are feasible, in order to proceed with accurate costing; and,
4. That City of Langford Council consider a partnership with the West Side municipalities to continue with an independent analysis of a Sewage Treatment facility to Secondary levels (with a Tertiary option )with on-site biosolids treatment, for accurate decision making; and,
5. That the City of Langford investigate the legalities of proceeding within the CRD framework; and,
6. That the Sewage Oversight Committee be permitted to make presentations and discuss partnerships and processes with the other West Side Councils and Staff, to the benefit of the City of Langford.

Respectfully Submitted,

Les Bjola, Chair

City of Langford Sewage Oversight Committee

# CITY OF LANGFORD

## RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, December 15<sup>th</sup>, 2015

### 1. Monthly Approval of Accounts Payable – September to November, 2015 (Finance)

That Council approve the Monthly Accounts Payable for September to November, 2015.

### 2. 2016 Land Development Budget and Five-Year Financial Plan - 2016 to 2020 (Land Development)

That Council approve in principle the 2016-2020 Land Development 5-year Financial Plan as presented in the attachment (noted below) to the Staff Report dated December 15<sup>th</sup>, 2015 and refer it to the City Treasurer for inclusion in the budget



#### City of Langford

#### Five Year Financial Plan for: 2016-2020

#### Subdivision & Land Development

|                           | History        |                |                |                |                | New Estimates  |                |                |                |                |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                           | 2012<br>Actual | 2013<br>Actual | 2014<br>Actual | 2015<br>Actual | 2015<br>Budget | 2016<br>Budget | 2017<br>Budget | 2018<br>Budget | 2019<br>Budget | 2020<br>Budget |
| Expenses:                 |                |                |                |                |                |                |                |                |                |                |
| Subdivision               | 481,288        | 515,716        | 516,915        | 532,000        | 505,900        | 558,171        | 571,100        | 580,600        | 591,500        | 602,600        |
| Direct Revenues:          |                |                |                |                |                |                |                |                |                |                |
| Subdivision Fees          | (271,165)      | (175,175)      | (239,981)      | (245,000)      | (270,000)      | (253,000)      | (260,000)      | (280,000)      | (340,000)      | (350,000)      |
| Inspection Fee Recoveries | (80,590)       | (97,481)       | (75,941)       | (68,000)       | (173,600)      | (70,000)       | (172,700)      | (176,000)      | (179,300)      | (182,700)      |
| Net Cost of Function:     | 129,533        | 243,060        | 200,993        | 219,000        | 62,400         | 235,171        | 138,400        | 124,600        | 72,200         | 69,900         |
| Subdivision:              |                |                |                |                |                |                |                |                |                |                |
| Salary and Benefits:      |                |                |                |                |                | 522,171        | 532,700        | 543,400        | 554,300        | 565,400        |
| Workstation Replacements  |                |                |                |                |                |                | 2,400          | 1,200          | 1,200          | 1,200          |
| Dues                      |                |                |                |                |                | 2,000          | 2,000          | 2,000          | 2,000          | 2,000          |
| Training and Travel       |                |                |                |                |                | 9,000          | 9,000          | 9,000          | 9,000          | 9,000          |
| Legal                     |                |                |                |                |                | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         |
|                           |                |                |                |                |                | 558,171        | 571,100        | 580,600        | 591,500        | 602,600        |

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, December 15<sup>th</sup>, 2015

1. 2016 Community Trolley Operations Budget (Engineering)

That Council approve in principle the Community Trolley Operations budget and the five year financial plan for 2016-2020 at the figures shown for 2016 in the Attachment (noted below) to the Report dated December 15<sup>th</sup>, 2015, and refer them to the Treasurer for inclusion in the budget.

2016-Community-Trolley-Operations-Budget¶  
Page-4-of-4¶

|  | City of Langford             |                |                |                |                | Five Year Financial Plan for: 2016-2020 |                |                |                |                |
|------------------------------------------------------------------------------------|------------------------------|----------------|----------------|----------------|----------------|-----------------------------------------|----------------|----------------|----------------|----------------|
|                                                                                    | Trolley Service Expenditures |                |                |                |                |                                         |                |                |                |                |
|                                                                                    | History                      |                |                |                |                | New Estimates                           |                |                |                |                |
|                                                                                    | 2012<br>Actual               | 2013<br>Actual | 2014<br>Actual | 2015<br>Actual | 2015<br>Budget | 2016<br>Budget                          | 2017<br>Budget | 2018<br>Budget | 2019<br>Budget | 2020<br>Budget |
| <b>Expenses:</b>                                                                   |                              |                |                |                |                |                                         |                |                |                |                |
| Trolley Operating Costs                                                            | 180,914                      | 185,949        | 180,310        | 219,055        | 215,800        | 222,400                                 | 237,200        | 242,700        | 248,300        | 253,900        |
| Garage Operation & Maintenance                                                     | 12,029                       | 7,456          | 15,645         | 6,500          | 11,600         | 11,600                                  | 12,000         | 12,400         | 12,800         | 13,200         |
| Promotions                                                                         | 2,122                        | 844            | 1,397          | 939            | 500            | 500                                     | 600            | 700            | 800            | 900            |
| Capital                                                                            |                              | 87,740         |                |                |                |                                         |                |                |                |                |
|                                                                                    | 195,065                      | 281,989        | 197,352        | 226,494        | 227,900        | 234,500                                 | 249,800        | 255,800        | 261,900        | 268,000        |
| <b>Direct Revenues:</b>                                                            |                              |                |                |                |                |                                         |                |                |                |                |
| Donations (fares)                                                                  | (7,309)                      | (9,909)        | (13,217)       | (11,523)       | (10,000)       | (10,000)                                | (10,000)       | (10,000)       | (10,000)       | (10,000)       |
| Advertising                                                                        | (12,211)                     | (7,073)        | (6,283)        | (6,000)        | (10,000)       | (10,000)                                | (10,280)       | (10,500)       | (10,800)       | (11,100)       |
| Grants                                                                             |                              | (87,740)       |                |                |                |                                         |                |                |                |                |
| Reserves                                                                           | (200,172)                    | (177,267)      | (177,852)      | (210,580)      | (207,900)      | (214,500)                               | (228,600)      | (235,300)      | (241,100)      | (246,900)      |
| <b>Net Cost of Trolley Service</b>                                                 | <b>(24,626)</b>              |                |                |                |                |                                         |                |                |                |                |
| <b>Trolley Operations</b>                                                          |                              |                |                |                |                |                                         |                |                |                |                |
| Salaries & Benefits                                                                |                              |                |                |                |                | 125,000                                 | 127,500        | 130,100        | 132,800        | 135,500        |
| Trolleys                                                                           |                              |                |                |                |                | 8,100                                   | 8,400          | 8,700          | 9,000          | 9,300          |
| Fuel                                                                               |                              |                |                |                |                | 35,000                                  | 35,800         | 36,700         | 37,600         | 38,500         |
| Maintenance & Repairs                                                              |                              |                |                |                |                | 47,500                                  | 58,700         | 60,100         | 61,500         | 62,900         |
| Infrastructure Maintenance                                                         |                              |                |                |                |                | 5,300                                   | 5,500          | 5,700          | 5,900          | 6,100          |
| Sundry Supplies                                                                    |                              |                |                |                |                | 1,500                                   | 1,300          | 1,400          | 1,500          | 1,600          |
|                                                                                    |                              |                |                |                |                | 222,400                                 | 237,200        | 242,700        | 248,300        | 253,900        |
| <b>Garage Operation &amp; Maintenance</b>                                          |                              |                |                |                |                |                                         |                |                |                |                |
| Utilities                                                                          |                              |                |                |                |                | 5,300                                   | 5,500          | 5,700          | 5,900          | 6,100          |
| Maintenance & Repairs                                                              |                              |                |                |                |                | 6,300                                   | 6,500          | 6,700          | 6,900          | 7,100          |
| Insurance                                                                          |                              |                |                |                |                | 11,600                                  | 12,000         | 12,400         | 12,800         | 13,200         |
| <b>Promotions</b>                                                                  |                              |                |                |                |                |                                         |                |                |                |                |
| Printing                                                                           |                              |                |                |                |                | 500                                     | 600            | 700            | 800            | 900            |

2. Langford Transit Exchange Shelter Upgrade (Engineering)

That Council approve in principle \$40,000 in the 2016 Engineering Capital Works budget to construct four new concrete foundations for the Langford Transit exchange on Station Road funded through gas tax, and refer to the Treasurer for inclusion in the budget.

CONTINUED ON PAGE 2

### 3. 2016 Engineering Department Capital and Operations Budgets (Engineering)

That Council:

1. Approve in principle the Capital and Maintenance & Operations budgets and the five year financial plans for 2016-2020 at the figures shown for 2016 in Appendix A (noted below) of the report dated December 15<sup>th</sup>, 2015 and refer them to the Treasurer for inclusion in the budget; AND

#### APPENDIX A - CAPITAL & OPERATING BUDGETS

|                 |                                                        |  |  |  |  | 2016-a<br>Budget | 2017-a<br>Budget | 2018-a<br>Budget | 2019-a<br>Budget | 2020-a<br>Budget |
|-----------------|--------------------------------------------------------|--|--|--|--|------------------|------------------|------------------|------------------|------------------|
|                 |                                                        |  |  |  |  |                  |                  |                  |                  |                  |
| Equipment       | Vehicle Replacement                                    |  |  |  |  | \$35,000         | \$0              | \$40,000         | \$0              | \$40,000         |
| Roads           | Green City Strategies - multi-use lanes                |  |  |  |  | \$300,000        | \$300,000        | \$300,000        | \$300,000        | \$300,000        |
|                 | Goldstream @ Peatt Roundabout                          |  |  |  |  |                  | \$800,000        | \$50,000         |                  |                  |
|                 | Leigh Interchange Completion                           |  |  |  |  | \$2,000,000      |                  |                  |                  |                  |
|                 | SW Quadrant Interchange Rmp                            |  |  |  |  | \$875,000        |                  |                  |                  |                  |
|                 | Peatt Rd. @ Brock Ave. Roundabout - Construction       |  |  |  |  |                  | \$500,000        |                  |                  |                  |
|                 | Peatt Rd. @ Brock Ave. Roundabout - Landscaping        |  |  |  |  |                  | \$50,000         |                  |                  |                  |
|                 | Leigh/Goldstream Intersection Improvements             |  |  |  |  | \$1,100,000      |                  |                  |                  |                  |
|                 | Aldins Avenue Bikelanes                                |  |  |  |  | \$642,700        |                  |                  |                  |                  |
|                 | WSPkwy - Segment 1                                     |  |  |  |  | \$1,600,000      | \$0              |                  |                  |                  |
|                 | WSPkwy - Segment 2                                     |  |  |  |  | \$2,068,709      |                  |                  |                  |                  |
|                 | WSPkwy - Segment 3 & 4                                 |  |  |  |  | \$4,000,000      | \$1,700,000      |                  |                  |                  |
|                 | WSPkwy - Segment 5                                     |  |  |  |  | \$3,820,000      |                  |                  |                  |                  |
|                 | WSPkwy Segment 6                                       |  |  |  |  | \$2,000,000      | \$1,000,000      |                  |                  |                  |
|                 | WSPkwy - Segment 7, 8 & 9                              |  |  |  |  | \$3,549,868      | \$1,976,000      |                  |                  |                  |
|                 | Neighbourhood Improvements                             |  |  |  |  | \$200,000        | \$150,000        | \$150,000        | \$150,000        | \$150,000        |
|                 | McCallum Road Connector                                |  |  |  |  | \$1,000,000      |                  |                  |                  |                  |
|                 | McCallum Multi-Use Lanes                               |  |  |  |  |                  |                  |                  |                  |                  |
|                 | Florence Lake Rd Improvements - McCallum to Selchfield |  |  |  |  |                  | \$293,379        | \$1,000,000      |                  |                  |
| Sidewalk & Blvd | Sidewalk Infill                                        |  |  |  |  | \$250,000        | \$250,000        | \$250,000        | \$250,000        | \$250,000        |
|                 | Street Furniture                                       |  |  |  |  | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$20,000         |
| Storm Drains    | Miscellaneous Service Connections                      |  |  |  |  | \$10,000         | \$10,000         | \$10,000         | \$10,000         | \$10,000         |
|                 | Seepage Pits                                           |  |  |  |  | \$40,000         | \$40,000         | \$40,000         | \$40,000         | \$40,000         |
|                 | Misc. Culverts, Drainage - Replacements/Upgrades       |  |  |  |  | \$250,000        | \$250,000        | \$250,000        | \$250,000        | \$250,000        |
|                 | Master Storm Drainage Plan - S. Langford Study         |  |  |  |  | \$2,500          | \$2,500          | \$2,500          | \$2,500          | \$2,500          |
|                 | Walfrid Rd. Culvert Replacements                       |  |  |  |  | \$200,000        |                  |                  |                  |                  |
|                 | Willing Stormwater Detention Pond                      |  |  |  |  | \$100,000        |                  |                  |                  |                  |
| Street Lights & | Traffic Signal Upgrades                                |  |  |  |  | \$45,000         | \$45,000         | \$45,000         | \$45,000         | \$45,000         |
| Traffic Signals | Street Lights LED Pilot Program                        |  |  |  |  | \$80,000         | \$100,000        | \$100,000        |                  |                  |
| Misc.           | Wayfinding                                             |  |  |  |  | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$20,000         |
|                 | Transportation Model Update                            |  |  |  |  | \$3,000          | \$5,000          | \$5,000          | \$5,000          | \$5,000          |
| TOTAL           |                                                        |  |  |  |  | \$24,211,776     | \$7,511,879      | \$2,282,500      | \$1,092,500      | \$1,132,500      |

2. Direct staff to prepare a budget for 2017 to start an Infrastructure Replacement Fund.

**CITY OF LANGFORD**

**RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE  
MEETING**

**Monday, January 11<sup>th</sup>, 2016**

- 1. Application to Amend the Official Community Plan Designation of 3483 Happy Valley Road from Agriculture to Neighbourhood, and to Rezone the same property from RR@ (Rural Residential 2) to RM7A (Medium Density Apartment 7A) to allow a townhouse development of approximately 28 units (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3483 Happy Valley Road from Agriculture to Neighbourhood;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3483 Happy Valley Road from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) subject to the following terms and conditions:
  - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
    - i. \$6,000 per new SFE created towards the General Amenity Reserve Fund;
    - ii. \$1,000 per new SFE created towards the Affordable Housing Reserve Fund;
  - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That future owners of the development shall be notified of the presence of the SVI Rangers station and the potential noise nuisance created by that use; and
    - ii. That full frontage improvements shall be provided by the owner as per Bylaw 1000 to the satisfaction of the Director of Engineering;
  - c) That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering; and
  - d) Authorize the Director of Planning to issue a the following variances within the required Development Permit:
    - i. Reduce the visitor parking required for a strata townhouse development by two spaces;
    - ii. Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.
    - iii. Reduce exterior side setbacks as outlined in Table 3 of this report.

**CONT'D PAGE 2**

**2. Application for Development Variance Permit to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue (Planning)**

That Council direct staff to proceed with consideration of the following variances for 2376 Setchfield Avenue:

- a) That Section 6.21.02 (3) of Zoning Bylaw No. 300 be varied to reduce the minimum lot width from the required 16m to 9.7m for proposed Strata Lot 1.

**3. Application to Rezone 892 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7) to allow a residential subdivision (Planning)**

That Council:

- 1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 892 Klahanie Road from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:

- a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
  - i. \$6,000 towards the General Amenity Reserve Fund;
  - ii. \$1,000 towards the Affordable Housing Reserve Fund;

- b) That prior to Public Hearing, the applicant agrees to:
  - i. Work with the adjacent land owners to coordinate road access to the north or the south rather than directly from Klahanie Drive, and to present a plan to that affect prior to Public Hearing, to the satisfaction of the Directors of Planning and Engineering;

- c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
  - i. That a covenant shall placed on title for all new lots created provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
  - ii. The greenspace area outlined in the plans submitted is dedicated as a non-disturbance area, to the Satisfaction of the Director of Planning;
  - iii. That full frontage improvements, Engineering including pavement improvement to road centreline, shall be provided by the applicant as per Subdivision and Development Servicing Bylaw No. 1000 as a condition of Subdivision approval, to the satisfaction of the Director of; and
  - iv. That all required measures recommended by the Stormwater Management Plan shall be implemented by the owner as a condition of Subdivision, to the satisfaction of the Director of Engineering;

- d) That the applicant provides, prior to Bylaw Adoption, a stormwater management plan, to the satisfaction of the Director of Engineering; and

**CONT'D PAGE 3**

- e) That the applicant registers, prior to Bylaw Adoption, a road dedication plan for the SRW providing access to 815/835 Latoria Road to the satisfaction of the Director of Engineering and Approving Officer.

**4. Application to amend the zoning designation of the property at 777 Hockley Avenue from R1 (one-family residential) to C9A (Community Town Centre Pedestrian 9A) to allow for the construction of a six (6) storey residential building consisting of approximately 25 residential dwelling units (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;
2. Direct staff to amend bylaw 1552 to rescind 1<sup>st</sup> Reading and give new 1<sup>st</sup> Reading as amended for the following properties located at 2856, 2854 Peatt Road and 815, 819, and 823 Hockley from the R1 (One-Family Dwelling) zone to a new MU2 (Mixed Use Residential Commercial) zone;
3. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:
  - a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
    - i. \$1,525 per unit towards the General Amenity Reserve Fund; and
    - ii. \$610 per unit towards the Affordable Housing Reserve Fund.  
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy);
  - b. That the applicant provide the following items prior to First Reading:
    - i. A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;
    - ii. An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;
    - iii. A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;
    - iv. A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;
  - c. That the applicant dedicate any required road from the subject property to the satisfaction of the Director of Engineering prior to bylaw adoption;

CONT'D PAGE 4

- d. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
  - i. The owner will provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
  - ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000 or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
  - iii. The frontage design plan for the Hockley Avenue one-way shall be completed, at the applicant's expense, or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;
  - iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit; and

4. Authorize the Director of Planning to issue the setback variances in the Development Permit.

#### 5. Planning Department 2016 to 2020 Five Year Financial Plan (Planning)

That Council:

1. Approve in principle the Planning and Development Services Five Year Financial Plan as presented with the following priorities on projects; and

| Item                                     | Estimated Cost | Priority |
|------------------------------------------|----------------|----------|
| Community Energy and Emissions Reduction | \$20,000       | 1        |
| Zoning Bylaw Re-Write                    | \$15,000       | 3        |
| Official Community Plan (OCP) review     | \$15,000       | 4        |
| Film Commission Funding                  | \$2,500        | 2        |
| Beautification Grant Program             | \$20,000       |          |

2. Transfer funding for the Beautification Grant Program from the Planning and Development Services portion of the budget to the Parks budget.

**CITY OF LANGFORD**

**RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING**

**Tuesday, January 12<sup>th</sup>, 2016**

---

**1. Monthly Approval of Accounts Payable – December 2015 (Finance)**

That Council approve the disbursements from December 2015, as outlined in the Accounts Payable Report dated January 4, 2016.

**2. 2016 – 2020 General Government Five-Year Financial Plan**

That Council approve in principle the General Government Five Year Financial Plan for 2016 - 2020 as presented in the staff report dated January 12, 2016 and refer it to the Treasurer for inclusion in the consolidated Financial Plan.



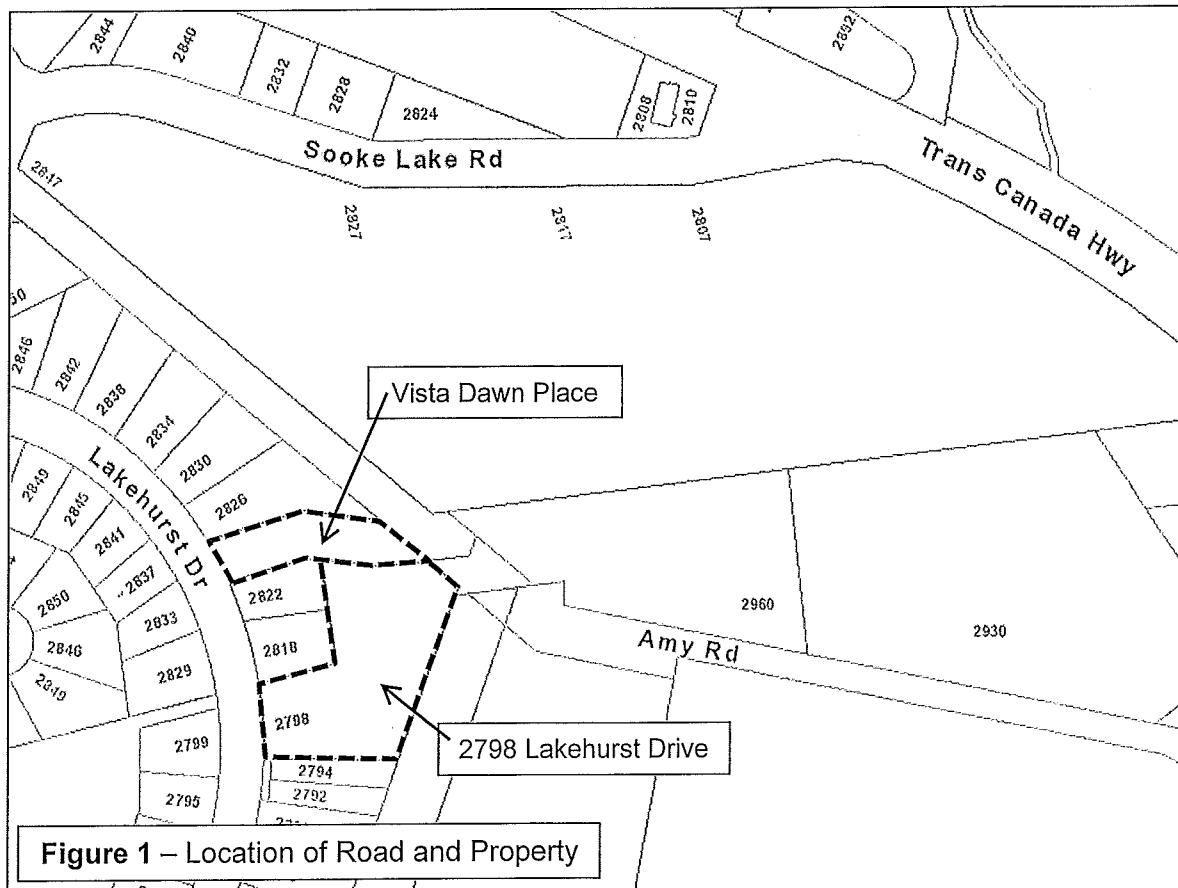
## Staff Report to Council

**Date:** January 18, 2016  
**File No.:** Bylaw No. 1609  
**Subject:** Road Closure and Disposition of Vista Dawn Place

### Background

Earlier this year, Council had considered a report that outlined an offer to purchase the unopened road allowance, named Vista Dawn Place, and 2798 Lakehurst Drive by Limona Construction. Direction was given for staff to have a market appraisal of the unopened road and 2798 Lakehurst Drive, and to proceed with the sale of the properties to Limona Construction for the market value.

Figure 1 below illustrates where the subject road and property are located.



### **Commentary**

A purchase and sale agreement has been drafted and is ready for signatures from Limona Construction and the City of Langford. This agreement outlines such items as the purchase price of the lands, timing of the transfer, and other relevant conditions.

As necessary for a road closure process, staff advertised the proposal in a local newspaper for two consecutive weeks. Following these ads, and at the time of writing this report, staff had not received opposition to the proposed road closure and disposition of Vista Dawn Place and 2798 Lakehurst Drive. However, there may be members of public who wish to speak to this proposal at the public meeting on January 18, 2016.

The City has received notice from BC Hydro in regards to the existing road area of Vista Dawn. BC Hydro notes that if Council agrees to dispose of Vista Dawn, that BC Hydro will require a SRW for the Transmission line. BC Hydro has also requested greater detail for the proposed buildings and development if the City and/or Developer wants confirmation of an acceptable development proposal in regards to BC Hydro offsets, rights-of-way and other (see Legal section).

Westshore Environmental has advised Engineering of the necessity of a service corridor, which would be contained within a Statutory right-of-way in favour of sanitary sewer works. Options are to obtain a blanket right of install over the lands (which would be reduced when the service corridor was known), or be specific to the necessary corridor. Staff are presently working with Corix to determine the best option.

### **Financial Implications**

Any costs incurred that relate to this road closure will be borne by the developer. These costs include legal, survey, and administrative costs. The City will also receive \$150,000 from Limona Construction for the sale of the closed road and 2798 Lakehurst Drive.

Council may wish to direct staff to obtain a \$5,000 bond for pending legal expenses from the developer. Any unused portion would be returned once the process is completed.

### **Legal**

There are no known legal implications with the sale and disposition of Vista Dawn Place and 2798 Lakehurst Drive.

Hydro does have an historic right of way that covers their service over Vista Dawn, and Fortis BC has recently installed a service along the northern side of Vista Dawn, which will required a statutory right of way to be drafted and registered in their favour. This will need to be completed concurrently with the road closure.

**Options**

That Council;

1. Give Vista Dawn Road Closure Bylaw 1609 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading;

**AND**

2. Obtain a \$5,000 bond for pending legal expenses.

**AND**

3. Direct Staff to work with BC Hydro, and Westshore Environmental services to confirm and register Statutory rights-of-way in favor of the utility company, to the satisfaction of the Utility companies and City of Langford prior to adoption of the Vista Dawn Road Closure Bylaw 1609;

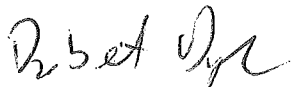
**AND**

4. Direct Staff to bring forward the Purchase and Sale Agreement for City signatures.

**OR**

5. Do nothing at this time, and not close the portion of Vista Dawn as outlined in this report.

Respectively submitted,



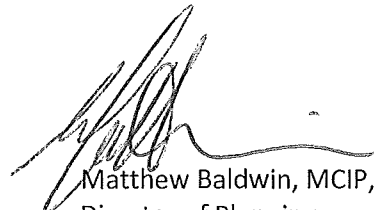
Robert Dykstra, MCIP, RPP  
Land Development Planner



Brent Molnar, ASCT  
Manager of Land Development



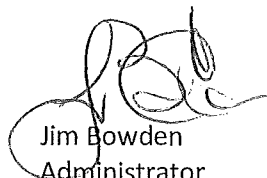
Michelle Maholovich, P.Eng.  
Director of Engineering



Matthew Baldwin, MCIP, RPP  
Director of Planning



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

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Winners will be contacted Jan 18, 2016. No purchase necessary. Contest open to all residents of BC of the age of majority. One ballot per person. Valid ID may be required. Prizes must be accepted as awarded.

**VICTORIA NEWS GOLDSTREAM NEWS SAANICH NEWS**

# Dunsmuir defends hoops title

Girls teams repeat as city champions in Grade 7 and 8

Michelle Scoville  
Gazette contributor

As schools across the region wrapped up for the winter break, the girls basketball teams of Dunsmuir middle school were wrapping up perfect seasons.

The Dragons junior team coached by Graham Treloar, comprised of Grade 7s and a few Grade 6 players, went undefeated this year in regular

season play. They continued that streak through the playoffs and easily clinched the Grade 7 City Championship with a 40-11 win over Spencer middle school. Dunsmuir won the same grade 7 title last year, so this was an impressive achievement by this new crop of middle school players.

Last year's title winners are now in grade 8 and most played again for Dunsmuir this fall. Coached by Meghan Caldwell,

the Dragons senior team just as impressive, finished 9-0 on their way to winning Grade 8 city championship home court with a 32-28 victory over Royal Oak middle school.

In the final, Dunsmuir jumped out to an early lead and trailed. Royal Oak went on a short scoring streak late in the fourth quarter, but in the end the Dragons secured the title and retained the title.

editor@goldstreamgazette.com



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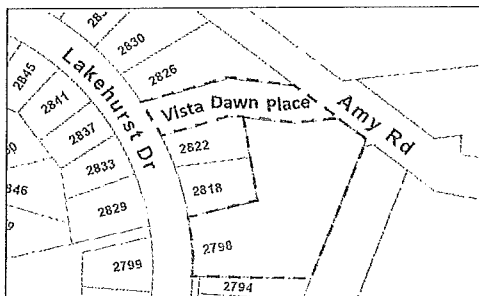
## NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close a portion of road, shown in heavy dashed outline in Schedule 'A' below, known as Vista Dawn Place, which was dedicated as highway by Plan 27882.

The 1,750m<sup>2</sup> (0.43 acres) portion of Vista Dawn Place intended to be closed and removed as highway dedication will be considered for disposition, along with the disposition of 2798 Lakehurst Drive (also shown in heavy dashed outline in Schedule 'A' below) by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, January 18th, 2016 at 7:00pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 4:00 pm on that date.

The City of Langford intends to transfer the closed portion of Vista Dawn Place and 2798 Lakehurst Drive to Limona Construction for \$150,000.

### Schedule 'A'



Jim Bowden  
Corporate Officer

## Grizzlies prepare for tough opponent

The Victoria Grizzlies treat their fans to a double-header of Hockey league at this weekend, as club hosts a pair of games at The Q.

The Grizzlies are in action following a holiday break with a key Island Division matchup Friday night, 8, start time 7 p.m. against the Powell River Kings. The second-place Kings (14-20) were well off Victoria (14-20) to start this week every inter-divisional win is important.

The Grizzlies entered the second stage season ranked sixth goals against average with 2.95 per game.

This Sunday afternoon (2 p.m.) the Grizzlies take on Langley Rivermen (14-0-1), who entered the week third in Mainland Division.

editor@goldstreamgazette.com



City of Langford

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## NOTICE OF PUBLIC HEARING

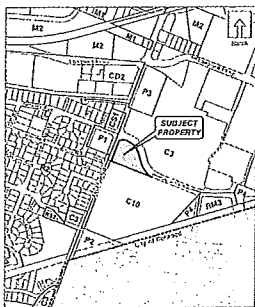
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1571. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 18 January 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

**Proposal:** The purpose of Bylaw No. 1571 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1571 from C3 (District Commercial) Zone to C10 (Langford City Centre), and to amend the C10 Zone to allow gas stations.

**Applicant:** Barry Weih, Wensley Architecture

**Location:** The land that is the subject of Bylaw No. 1571 is 3061 Jacklin Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 January 2016 to Monday, 18 January 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.

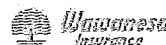


Jim Bowden  
Administrator



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## LETTERS

## Sewage solutions see Colwood residents pay more than necessary for treatment

As a Colwood resident, I am dismayed by the proposed inequality of the funding options for a sewage treatment plant.

More than 70 per cent of Colwood homes have a septic system. Many systems are at the age of needing to be replaced, at a potential cost of up to \$50,000 (quoting the Capital Regional District). We also pay, as mandated through bylaws, for ongoing reportable maintenance of our septic

systems.

I have been told by our mayor and the CRD that there are no plans for most of Colwood to ever hook up to sewer. While I am willing, even as a non-user, to contribute to a regional solution, I am not willing in a two-plant option or more, to pay the highest rates in all the region. In a two- or four-plant option, Colwood residents on septic will be paying more per household than Oak Bay, Victoria, Saanich,

Esquimalt, View Royal or Langford households.

I don't see how anyone, living in Colwood or not, can think that is fair, equitable or just.

**Patricia Bailey  
Colwood**

### Letters

The Goldstream News Gazette welcomes your opinions and comments.

Letters to the editor should discuss issues and stories that have been covered in the pages of the Gazette. Please keep letters to less than 300 words.

The Gazette reserves the right to edit letters for style, legality, length and taste. The Gazette will not print anonymous letters.

Please enclose your phone number for verification of your letter's authenticity and your municipality of residence. Phone numbers are not printed.

Send your letters to:

✉ Email: editor@goldstreamgazette.com

✉ Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3

✉ Fax: 250-478-6545  
Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at www.twitter.com/goldstreamnews.

## SoCred Bennett's legacy not so rosy, reader writes

Re: The passages of 2015: Bill Bennett (B.C. Views, Jan. 6)

Tom Fletcher's opinion piece needs some historical balance. From his right wing soap box, Fletcher lashes out at his usual targets: "militant unions and big labour left." He praises Bennett's "Restraint" program that slashed social services, gutted labor laws and made massive cuts to public schools while blaming teachers. This loaded the pain of a weak economy on the elderly, sick, young and vulnerable, a common occurrence in B.C.

Let's not forget the biggest financial boondoggle in provincial history, the Coquihalla Scandal. Bennett

used non-union contractors to allegedly keep the cost of the highway down (sound familiar to the Site C dam?). The cost rose from \$375 million to near \$1 billion, yet was kept secret from the public and the legislature.

To cover their tracks, Bennett's government used no special warrants for additional funds, but rather a lot of contortions in a financial shell game to sweep the scandal under the carpet. Bill Bennett did some good things for B.C., but misleading the legislature would get you fired in many democracies.

**Ted Roberts  
Sooke**

## Church of the Advent JAZZ VESPERS WESTSHORE

*Kelby MacNayr's Songbook Trio plays*

*The Great American Songbook*

*Kelby MacNayr, drums  
Louise Rose, piano and vocals  
Joey Smith, bass*

**Sunday, Jan 17 @ 7:00 PM**

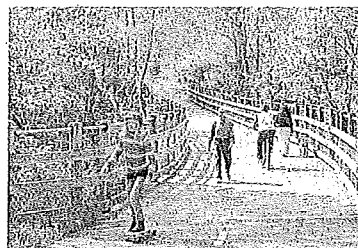
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### Open House

Regional Trails Management Plan

The Draft Regional Trails Management Plan is ready for feedback. It will guide decision-making, priority setting, and budget planning for the next 10 years for the Galloping Goose, Lochside and E&N Rail Trail - Humpback Connector, and for future regional trails.

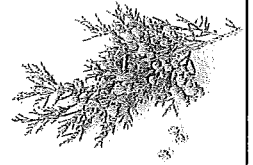
Find out more at an Open House:

Thursday, January 14, 4-7pm  
West Shore Parks & Recreation - 55+ Centre

Saturday, January 16 1-4pm Saanich  
Commonwealth Place - Cedar Room

[www.crd.bc.ca/project/regional-trails-management-plan](http://www.crd.bc.ca/project/regional-trails-management-plan)

## Grow a Native Plant Garden.



Residents of the Capital Region are invited to participate in a FREE workshop on gardening with drought-resistant native plants. Instruction on native plant identification, their benefits and how to use them will be included. An overview of CRD Water Conservation programs will be provided and participants will be given a tour of a native plant garden. These informative workshops will be held at Swan Lake Nature House, located at 3873 Swan Lake Road in Victoria.

### 2016 Workshop Dates:

Saturday, January 30  
9:30 am to 12:30 pm

Saturday, February 13  
9:30 am to 12:30 pm

Sunday, February 21  
12:30 pm to 3:30 pm

Saturday, March 12  
9:30 am to 12:30 pm

Wednesday, March 30  
9:30 am to 12:30 pm

Wednesday, April 20  
9:30 am to 12:30 pm

Each workshop is limited to 20 participants and pre-registration is required. Call 250.479.0211 to reserve your spot today.

[www.crd.bc.ca](http://www.crd.bc.ca)

CRD



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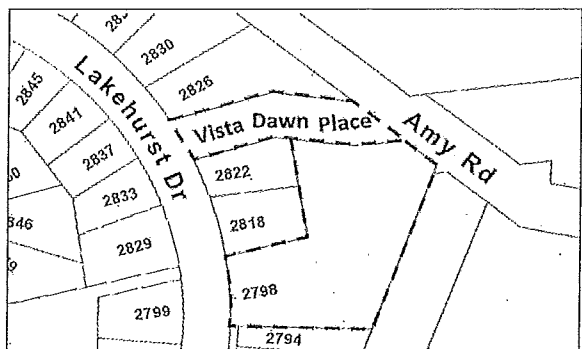
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### Schedule 'A'



Jim Bowden  
Corporate Officer

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# City of Langford

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SCANNED

## Staff Report to Council

**Date:** January 18, 2016  
**Department:** Planning, Land Development, and Building Departments  
**Subject:** Year End (4<sup>th</sup> Quarter) Report – October 1<sup>st</sup>, 2015 to December 31<sup>st</sup>, 2015

### PLANNING DEPARTMENT

#### New Applications 2015

| Application |         | Received  | Issued     | Address                                             | Proposal                                                            |
|-------------|---------|-----------|------------|-----------------------------------------------------|---------------------------------------------------------------------|
| 1           | Z-15-01 | 7-Jan-15  | 16-Mar-15  | 3504 & 3508 Happy Valley Rd                         | Map Line Adjustment (RR2 and RS3) and RR2 text amendment            |
| 2           | Z-15-02 | 8-Jan-15  | 20-Apr-15  | 919, 923, 927, 931, 935, 939 & 943 Wild Ridge Way   | Text Amendment to allow Townhouses                                  |
| 3           | Z-15-03 | 26-Jan-15 | 16-Mar-15  | 772 Hockley Ave                                     | Amend Schedule AD                                                   |
| 4           | Z-15-04 | 3-Mar-15  | 8-Sep-15   | 778 Hockley Ave                                     | R2 to C9A for 6 Storey Building                                     |
| 5           | Z-15-05 | 26-Feb-15 | 8-Sep-15   | 2207 Millstream Rd                                  | Text amendment to CR1 Zone to allow a church and daycare            |
| 6           | Z-15-06 | 24-Mar-15 | 20-Jul-15  | 300 & 301 Phelps Ave                                | Text Amendment to allow Duplexes, SFD with Suites and RS3 amendment |
| 7           | Z-15-07 | 24-Mar-15 | Cl-20May15 | 1144-1198, 1216-1230 Goldstream Ave, 1136 Donna Ave | Text Amendment to MUE1 and BT1 to allow CS2 uses                    |
| 8           | Z-15-08 | 20-Apr-15 |            | 3061 Jacklin Rd                                     | To C10 for Gas Bar or Service Station                               |
| 9           | Z-15-09 | 22-Apr-15 |            | 2235 Players Dr & 026-228-203                       | CD6 Boundary Adjustment for 89 Phased Lots                          |
| 10          | Z-15-10 | 23-Apr-15 | 17-Aug-15  | 2000 Hannington Rd                                  | Text Amendment-Area 3C to Area 1                                    |
| 11          | Z-15-11 | 24-Apr-15 | 19-Oct-15  | 2758 Peatt Rd                                       | C8 Text Amendment for additional 8 child day care                   |
| 12          | Z-15-12 | 5-May-15  | 15-Jun-15  | Omnibus No. 41 - various amendments                 | Height of Accessory Buildings and various amendments                |
| 13          | Z-15-13 | 15-May-15 | 19-Oct-15  | 3306 to 3344 Happy Valley Rd                        | RS3 Text Amendment to allow Attached Housing                        |
| 14          | Z-15-14 | 19-May-15 |            | 881 Klahanie Dr                                     | RR6A for 8 new lots                                                 |
| 15          | Z-15-15 | 28-May-15 |            | 892 Klahanie Dr                                     | RR2 to RR6A for 7 new lots                                          |
| 16          | Z-15-16 | 11-Jun-15 | 2-Nov-15   | 3342 Turnstone Dr & 903 Tayberry Terr               | Text Amendment to CD10 Reduction of Amenity Contributions           |
| 17          | Z-15-17 | 15-Jun-15 |            | 3416 Hazelwood Rd                                   | Small Lot Subdivision (220m² Min)                                   |

| Application |           | Received  | Issued           | Address                                                                                     | Proposal                                                                                                         |
|-------------|-----------|-----------|------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 18          | Z-15-19   | 17-Jun-15 | 8-Sep-15         | Omnibus No 42                                                                               | Height in the RM7A Zone, Duplexes on large lots within Residential Small Lot Zones, and various other amendments |
| 19          | Z-15-20   | 21-Jul-15 |                  | 734 Latoria Rd                                                                              | RR6A Zone to allow subdivision into 550 m2 single-family lots, and possibly 835 m <sup>2</sup> two-family lots   |
| 20          | Z-15-21   | 7-Aug-15  | 19-Oct-15        | 3017 Glen Lake Rd                                                                           | R2 to P1B - training facility for Rugby Canada                                                                   |
| 21          | Z-15-22   | 28-Aug-15 |                  | 2781 Strathmore Rd                                                                          | R2 to MU1A - 3 Storey - 10 Unit Building                                                                         |
| 22          | Z-15-23   | 28-Sep-15 |                  | 566 Treanor Ave                                                                             | RS3 for a 2-Lot Residential Subdivision                                                                          |
| 23          | Z-15-24   | 15-Oct-16 |                  | 3483 Happy Valley Rd                                                                        | Townhouse Development                                                                                            |
| 24          | Z-15-25   | 29-Oct-15 |                  | 772, 777, 778 & 784 Hockley Ave                                                             | 25 Unit, 5 Storey Apartment Building                                                                             |
| 25          | Z-15-26   | 4-Nov-15  |                  | Omnibus No. 43                                                                              | Various amendments to General Regulations                                                                        |
| 26          | Z-15-27   | 25-Nov-15 |                  | 2792 Leigh Rd                                                                               | R2 to BT1                                                                                                        |
| 27          | Z-15-28   | 26-Nov-15 |                  | 1431 Grand Forest Cl                                                                        | Amend Area 6 of the CD6 Zone                                                                                     |
| 28          | TUP-15-01 | 2-Apr-15  | CL-20May15       | #135 - 1057 Langford Pkwy                                                                   | Dog Daycare and Grooming                                                                                         |
| 29          | TUP-15-02 | 29-Jun-15 |                  | 1156 Goldstream Ave                                                                         | Rock Crushing on-site                                                                                            |
| 30          | TUP-15-03 | 8-Sep-15  | 5-Oct-15         | 2207 Millstream Rd                                                                          | To allow a church and daycare                                                                                    |
| 31          | DVP-15-01 | 16-Jan-15 | 17-Aug-15        | 1058 Trillium Rd                                                                            | Front Yard Setback                                                                                               |
| 32          | DVP-15-02 | 20-Mar-15 | 1-Jun-15         | Westhills - 1220 Parkdale Dr, 3220 Westshore Pkwy, 3097 Langford Lk Rd, 3000 Irwin Rd       | Bylaw 1000 Variance for Overhead Hydro and Telecommunications                                                    |
| 33          | DVP-15-03 | 26-Mar-15 | 20-Apr-15        | 2119/23/27/41/45/49/53/57 Champions Way and 1405/09/13/17 Champions Pl                      | Setback Variances                                                                                                |
| 34          | DVP-15-04 | 27-Apr-15 | 19-May-15        | 2124 to 2177 and 2141 to 2157, 2119, 2123 and 2127 Champions Way; 1405 to 1425 Champions Pl | Setback Variances                                                                                                |
| 35          | DVP-15-05 | 28-Apr-15 | 17-Aug-15        | 2402 Fleetwood Crt                                                                          | Lot width variance in R2 Zone                                                                                    |
| 36          | DVP-15-06 | 28-Apr-15 | Rejected-20Jul15 | 1725 Falcon Heights                                                                         | Height Variance                                                                                                  |
| 37          | DVP-15-07 | 29-May-15 | 17-Aug-15        | 007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr                      | Parking Variances                                                                                                |
| 38          | DVP-15-08 | 7-Jul-15  | 17-Aug-15        | 3026 Hull Rd                                                                                | Garage Construction                                                                                              |
| 39          | DVP-15-09 | 13-Jul-15 | 8-Sep-15         | 2108 Champions Way                                                                          | Reduce Side Yard Setback                                                                                         |
| 40          | DVP-15-10 | 6-Aug-15  | 8-Sep-15         | 2419 & 2421 Fleetwood Crt                                                                   | Setback Reductions on both addresses                                                                             |
| 41          | DVP-15-11 | 17-Jul-15 |                  | 636 Atkins Ave                                                                              | Exterior side lot setback reduction for an accessory building                                                    |
| 42          | DVP-15-12 | 6-Aug-15  | 19-Oct-15        | 2758 Peatt Rd                                                                               | Reduce Parking Stalls from 3 to 2                                                                                |
| 43          | DVP-15-13 | 14-Aug-15 | 19-Oct-15        | 691 & 697 Hoylake Ave                                                                       | Height and Parking Variance                                                                                      |

| Application |           | Received  | Issued     | Address                                                                                                                                 | Proposal                                                              |
|-------------|-----------|-----------|------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 44          | DVP-15-14 | 28-Sep-15 | 19-Oct-15  | 720 Latoria Rd                                                                                                                          | Setback Variances for Existing House                                  |
| 45          | DVP-15-15 | 24-Sep-15 | 19-Oct-15  | 687 Strandlund Ave                                                                                                                      | Height, front and interior setback variance                           |
| 46          | DVP-15-16 | 6-Nov-15  |            | 2374 Setchfield Ave                                                                                                                     | Lot width variance for Strata Lot 1                                   |
| 47          | DVP-15-17 | 25-Nov-15 |            | 2513 Mill Hill Rd                                                                                                                       | Front Yard Setback Reduction for a 1 Lot subdivision                  |
| 48          | DVP-15-18 | 16-Dec-15 | 16-Dec-15  | 3030 Jacklin Rd                                                                                                                         | Parking Stall Variance                                                |
| 49          | DP-15-01  | 5-Jan-15  | 21-Jan-15  | 1151, 1155, 1159, 1163 Navigation Crt & 2186, 2190, 2194, 2198, 2202, 2210, 2214, 2218, 2222, 2221, 2217, 2213 and 2209 Navigators Rise | Amends DP-04-21 for Wildfire Covenant                                 |
| 50          | DP-15-02  | 12-Jan-15 | 3-Mar-15   | 820 Latoria Rd                                                                                                                          | Environmental                                                         |
| 51          | DP-15-03  | 16-Jan-15 | 3-Feb-15   | Bear Mountain                                                                                                                           | Environmental for Comfort Station                                     |
| 52          | DP-15-04  | 20-Jan-15 | 10-Apr-15  | 835 Langford Pkwy                                                                                                                       | Temporary Garden Centre                                               |
| 53          | DP-15-05  | 26-Jan-15 | 19-Aug-15  | 1058 Trillium Rd                                                                                                                        | Front Yard Setback                                                    |
| 54          | DP-15-06  | 26-Jan-15 | 2-Feb-15   | 1067 Braeburn Ave                                                                                                                       | Amends Lots within the SPEA                                           |
| 55          | DP-15-07  | 27-Jan-15 | 16-Feb-15  | 1999 Country Club Way                                                                                                                   | F & C - Shroud and Antenna                                            |
| 56          | DP-15-08  | 3-Feb-15  | 27-Feb-15  | 2089 Millstream Rd                                                                                                                      | F & C - Commercial Building                                           |
| 57          | DP-15-09  | 4-Feb-15  | 25-Mar-15  | 709 Latoria Rd                                                                                                                          | Environmental for 24 Lot Subdivision                                  |
| 58          | DP-15-10  | n/a       | 6-May-15   | Leigh Road Interchange                                                                                                                  | Environmental - clearing and grubbing                                 |
| 59          | DP-15-11  | n/a       | 17-Feb-15  | Willing Pond                                                                                                                            | Construction of a detention pond and associated works to Nesbit Creek |
| 60          | DP-15-12  | 6-Feb-15  | 25-Feb-15  | 2408 and 2410 Bellamy Rd (formerly 2396 Bellamy Rd)                                                                                     | Duplex F & C with setback reductions                                  |
| 61          | DP-15-13  | 6-Feb-15  | 2-Mar-15   | 2402 and 2404 Bellamy Rd (formerly 2396 Bellamy)                                                                                        | Duplex F & C with setback reductions                                  |
| 62          | DP-15-14  | 10-Feb-15 | 24-Feb-15  | 2486 and 2490 Mill Hill Rd                                                                                                              | Vary Side Yard Setbacks                                               |
| 63          | DP-15-15  | 2-Mar-15  | 6-Mar-15   | 300 Phelps Ave                                                                                                                          | Land Clearing                                                         |
| 64          | DP-15-16  | 18-Feb-15 | 3-Mar-15   | 899 McCallum Rd; 2658, 2662, 2666, 2670 Secretariat Way                                                                                 | Land Clearing and site preparation                                    |
| 65          | DP-15-17  | 18-Feb-15 | 2-Mar-15   | 2390 and 2392 Bellamy Rd (formerly 2396 Bellamy)                                                                                        | F & C - Attached Duplex                                               |
| 66          | DP-15-18  | 12-Mar-15 | 8-Apr-15   | 815 and 835 Latoria Rd                                                                                                                  | Environmental - 48 Fee Simple SFDs                                    |
| 67          | DP-15-19  | 12-Mar-15 | 18-Mar-15  | 131 - 2401A Millstream Rd                                                                                                               | F & C - 40 Façade signs for Millstream Village                        |
| 68          | DP-15-20  | 20-Mar-15 |            | 760 Latoria Rd                                                                                                                          | Amends DP-14-30 to include landscape bonding                          |
| 69          | DP-15-21  | 25-Mar-15 | 21-Apr-15  | 2169 TCH and 2521 Selwyn Rd                                                                                                             | Environmental for 54 Lots                                             |
| 70          | DP-15-22  | 26-Mar-15 | 10-Apr-15  | 850 Langford Pkwy                                                                                                                       | F & C - McDonald's Restaurant                                         |
| 71          | DP-15-23  | 7-Apr-15  | CL-15Dec15 | 300 Phelps Ave                                                                                                                          | Amends DP-15-15 - Land Clearing                                       |
| 72          | DP-15-24  | 8-Apr-15  | 8-May-15   | 919 - 943 Wild Ridge Way                                                                                                                | F & C for 20 Townhouses                                               |
| 73          | DP-15-25  | 9-Apr-15  | 20-Apr-15  | 291 Bellamy Link & 2403 Bellamy Rd                                                                                                      | F & C for an attached Duplex                                          |
| 74          | DP-15-26  | 15-Apr-15 | 14-May-15  | 2789 Grainger Rd                                                                                                                        | F & C for Apartment Block - amends DP-13-09                           |
| 75          | DP-15-27  | 21-Apr-15 | 23-Apr-15  | 935 Latoria Rd and 3579 Happy Valley Rd                                                                                                 | Environmental - Amends DP12-0055                                      |
| 76          | DP-15-28  | 15-May-15 | 17-Jun-15  | 1092 Penwood Rd                                                                                                                         | Detached Duplex                                                       |
| 77          | DP-15-29  | 19-May-15 | 29-May-15  | 774 Latoria Rd                                                                                                                          | Environmental - Amends DP14-0035                                      |
| 78          | DP-15-30  | 27-May-15 | 10-Jun-15  | 3342 to 3396 Crossbill Terr; 901 to 925 Fulmar Rise and 915, 927 and 938 Summerstone Run                                                | Vary Parking Stall Width - Amends DP-14-20                            |

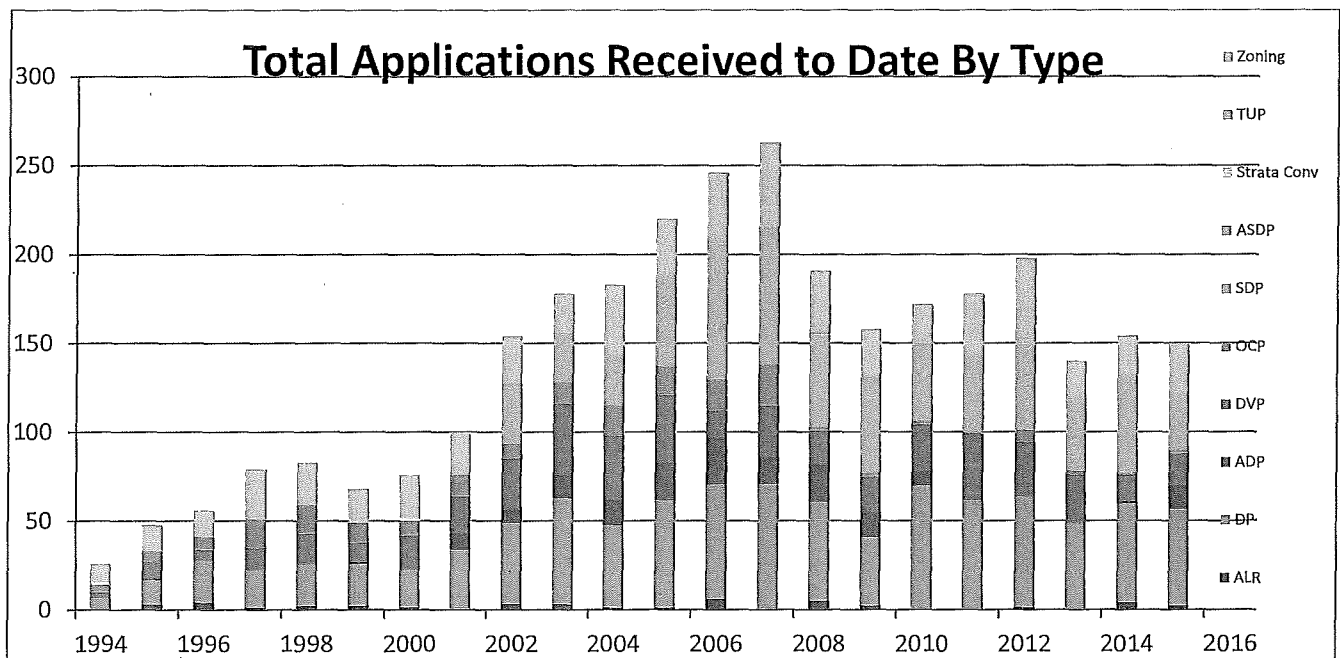
| Application |          | Received  | Issued    | Address                                                                | Proposal                                                |
|-------------|----------|-----------|-----------|------------------------------------------------------------------------|---------------------------------------------------------|
| 79          | DP-15-31 | 1-Jun-15  | 9-Jun-15  | 269 and 271 Bellamy Link                                               | F & C for an attached Duplex                            |
| 80          | DP-15-32 | 2-Jun-15  | 8-Jul-15  | 1021 and 1027 Springboard Pl                                           | F & C for 16-unit Townhouse Development                 |
| 81          | DP-15-33 | 10-Jun-15 | 29-Jul-15 | 3439 Ambrosia Cres                                                     | F&C and Environmental for 9-Unit Townhouse Development  |
| 82          | DP-15-34 | 15-Jun-15 | 27-Jul-15 | 3220 West Shore Pkwy -<br>Westhills Stage 3 / Paradise Falls 3         | F & C for 25 lot subdivision                            |
| 83          | DP-15-35 | 17-Jun-15 | 24-Jun-15 | 263 and 265 Bellamy Link                                               | F & C for an attached Duplex                            |
| 84          | DP-15-36 | 23-Jun-15 | 24-Aug-15 | 2913 Kettle Lk Dr & 3300 Kettle Cr Cresc                               | F & C for 36 Unit Townhouse                             |
| 85          | DP-15-37 | 26-Jun-15 |           | 975 Walfred Rd                                                         | F & C for 5 Fee Simple Lot Subdivision                  |
| 86          | DP-15-38 | 29-Jun-15 |           | 1144-1198, 1216-1230 Goldstream Ave, 1136 Donna Ave                    | Environmental - Business Technology Park 1 BT1          |
| 87          | DP-15-39 | 7-Jul-15  | 18-Aug-15 | 720 Latoria Rd                                                         | Environmental - land clearing                           |
| 88          | DP-15-40 | 8-Jul-15  | 22-Jul-15 | 1034 Jenkins Ave                                                       | F & C - Detached Duplex                                 |
| 89          | DP-15-41 | 13-Jul-15 |           | 3021 Glen Lake Rd                                                      | Hazardous - Drainage Concern                            |
| 90          | DP-15-42 | 14-Jul-15 | 23-Jul-15 | 914 and 910 Fulmar Rise                                                | Exterior Side Yard Setback Reduction                    |
| 91          | DP-15-43 | 14-Jul-15 | 5-Aug-15  | 1319 Champions Crt & 2104 Champions Way                                | Amends DP12-09/Fire resistant roofing and siding        |
| 92          | DP-15-44 | 27-Jul-15 | 18-Aug-15 | 820 Latoria Rd                                                         | DP Amendment                                            |
| 93          | DP-15-45 | 7-Aug-15  | 24-Sep-15 | 007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr | 6 Storey Multi-Use Building                             |
| 94          | DP-15-46 | 10-Aug-15 | 19-Aug-15 | 2819 & 2821 Jacklin Rd                                                 | 11 Unit Townhouse Development                           |
| 95          | DP-15-47 | 14-Aug-15 | 20-Oct-15 | 691 & 697 Hoylake Ave                                                  | 147 2x5 Storey Multi-Family Rental Buildings            |
| 96          | DP-15-48 | 14-Aug-15 | 16-Sep-15 | 1270, 1360 and 1445 Bear Mountain Pkwy                                 | 32 Lot Subdivision - St Andrews                         |
| 97          | DP-15-49 | 25-Aug-15 | 7-Sep-15  | 799 McCallum Rd                                                        | Amends DP07-0032 Costco Propane Cylinder Upgrade        |
| 98          | DP-15-50 | 27-Aug-15 | 10-Sep-15 | 1725 Falcon Heights Rd                                                 | Amends DP11-0031 - Accessory Building                   |
| 99          | DP-15-51 | 1-Sep-15  | 2-Nov-15  | 778 Hockley Ave                                                        | Form & Character for 33 Rental Units                    |
| 100         | DP-15-52 | 23-Sep-15 | 30-Oct-15 | 4397 West Shore Pkwy                                                   | Form & Character for a Co-Op Gas Bar                    |
| 101         | DP-15-53 | 28-Sep-15 | 2-Nov-15  | 2095 Millstream Rd                                                     | Form & Character for a Truck Servicing Centre           |
| 102         | DP-15-54 | 21-Oct-15 | 26-Oct-15 | 3622 Happy Valley Rd                                                   | Form & Character - A Duplex                             |
| 103         | DP-15-55 | 16-Oct-15 | 6-Nov-15  | 2376 Setchfield Ave                                                    | Form & Character - Relocate Existing Duplex on same lot |
| 104         | DP-15-56 | 23-Oct-15 |           | 951 Klahanie Dr                                                        | Environmental - Equestrian Riding Arena                 |
| 105         | DP-15-57 | 19-Oct-15 | 26-Nov-15 | VIS2714 - Common Property                                              | Environmental for 5 strata lot subdivision              |
| 106         | DP-15-58 | 21-Oct-15 | 12-Nov-15 | 301 Phelps Ave                                                         | Form & Character - 15 Small Lot Houses                  |
| 107         | DP-15-59 | 23-Oct-15 | 23-Nov-15 | 3220 West Shore Pkwy                                                   | Form & Character for 23 Lot Subdivision                 |
| 108         | DP-15-60 | 6-Nov-15  | 27-Nov-15 | 2321 Belair Rd                                                         | Form & Character - Detached Duplex                      |
| 109         | DP-15-61 | 9-Nov-15  | 13-Nov-15 | 1312, 1324 Glenshire Dr and 1220 Parkdale Dr                           | Environmental - West Shore Pkwy Extension               |
| 110         | DP-15-62 | 12-Nov-15 |           | 734 Latoria Rd                                                         | Environmental - Site clearing                           |
| 111         | DP-15-63 | 13-Nov-15 | 17-Nov-15 | 912 Jenkins Ave                                                        | Amends DP-13-23 - Form & Character                      |
| 112         | DP-15-64 | 25-Nov-15 |           | 2513 Mill Hill Rd                                                      | Environmental for subdivision                           |
| 113         | DP-15-65 | 10-Dec-15 |           | 2300 & 2350 Bear Mountain Pkwy                                         | Environmental - Land Clearing for subdivision prep      |

| Application |           | Received  | Issued    | Address                   | Proposal                                            |
|-------------|-----------|-----------|-----------|---------------------------|-----------------------------------------------------|
| 114         | DP-15-66  | 10-Dec-15 |           | 899 McCallum Rd           | Form & Character - 7 Townhouse Units                |
| 115         | DP-15-67  | 15-Dec-15 | 15-Dec-15 | 2901 Sooke Rd             | Signage for Slegg                                   |
| 116         | DP-15-68  | 15-Dec-15 |           | 3220 West Shore Pkwy      | Form & Character - 28 lots                          |
| 117         | SDP-15-01 | 12-Mar-15 | 9-Apr-15  | 752 Goldstream Ave        | 1 Façade - Coastal Community Credit Union           |
| 118         | SDP-15-02 | 20-Mar-15 | 22-Apr-15 | 2955 Phipps Rd            | 1 Façade - Noodle Box                               |
| 119         | SDP-15-03 | 24-Mar-15 | 13-Apr-15 | 104 - 2806 Jacklin Rd     | 1 Façade - Dad's Soup and Sangy's                   |
| 120         | SDP-15-04 | 30-Mar-15 | 13-Apr-15 | #101 - 789 Hockley Ave    | 1 Façade - DB Services                              |
| 121         | SDP-15-05 | 9-Apr-15  | 13-Apr-15 | 2836 Millstream Rd        | 1 Façade - Landmark Sign Ltd                        |
| 122         | SDP-15-06 | 10-Apr-15 | 17-Apr-15 | #114 - 582 Goldstream Ave | 1 Façade - Westshore Denture Clinic                 |
| 123         | SDP-15-07 | 10-Apr-15 | 17-Apr-15 | #109 - 582 Goldstream Ave | 1 Façade - St Anthony's Pharmacy                    |
| 124         | SDP-15-08 | 4-May-15  | 12-Jun-15 | 754B Goldstream Ave       | 1 Façade & 1 Freestanding - Connect Hearing         |
| 125         | SDP-15-09 | 13-May-15 | 13-Aug-15 | 129 - 877 Goldstream Ave  | 1 Façade - Pacific Rim Dental                       |
| 126         | SDP-15-10 | 13-May-15 | 29-May-15 | 112-2806 Jacklin Rd       | 1 Façade - All Battery / Blackapple Cellular        |
| 127         | SDP-15-11 | 14-May-15 | 12-Jun-15 | 779 McCallum Rd           | 6 Façade & 1 Freestanding - Best Buy                |
| 128         | SDP-15-12 | 15-May-15 | 17-Jun-15 | #103 - 735 Goldstream Ave | 1 Sandwich Board - Westshore Custom Picture Framing |
| 129         | SDP-15-13 | 10-Jun-15 | 25-Jun-15 | 1319 Rosewell Ave         | 1 Façade - YMCA / YWCA                              |
| 130         | SDP-15-14 | 8-Jul-15  | 9-Jul-15  | 735 Goldstream Ave        | 1 Façade - Fresh Slice Pizza                        |
| 131         | SDP-15-15 | 6-Aug-15  | 12-Aug-15 | 967 Langford Pkwy         | 2 Façade - Collins Barrow Accountants               |
| 132         | SDP-15-16 | 10-Aug-15 | 18-Aug-15 | 2932 Ed Nixon Terr        | 4 Façade - SHOXS                                    |
| 133         | SDP-15-17 | 27-Aug-15 | 1-Sep-15  | 1010 McCallum Rd          | 1 Freestanding - VCMCMC Yard                        |
| 134         | SDP-15-18 | 31-Aug-15 | 16-Sep-15 | 787 Goldstream Ave        | 1 Façade - Sherwin Williams Retail Paint Store      |
| 135         | SDP-15-19 | 17-Sep-15 | 21-Sep-15 | 888 Attree Ave            | 2 Façade - Proline Property                         |
| 136         | SDP-15-20 | 1-Oct-15  | 1-Oct-15  | 1319 Roswell Ave          | 1 Façade - Victoria Conservatory of Music           |
| 137         | SDP-15-21 | 7-Oct-15  | 7-Oct-15  | 1039 Langford Pkwy        | 1 Façade - Mazzei Electric                          |
| 138         | SDP-15-22 | 4-Oct-15  | 16-Nov-15 | 133- 2945 Jacklin Rd      | 1 Façade - Optimax Fitness Langford Inc             |
| 139         | SDP-15-23 | 10-Nov-15 |           | 2988 Jacklin Rd           | 1 Façade - EZ Lube Automotive Ltd.                  |
| 140         | SDP-15-24 | 19-Nov-15 |           | #128 - 2871 Jacklin Rd    | 1 Façade - Prosperity Business Centre               |
| 141         | SDP-15-25 | 19-Nov-15 | 9-Dec-15  | #101 - 2835 Peatt Rd      | 1 Façade - Pest Control Retail/Service              |
| 142         | SDP-15-26 | 1-Dec-15  | 8-Dec-15  | 119 - 866 Goldstream Ave  | 1 Façade - House of Gains                           |
| 143         | SDP-15-27 | 3-Dec-15  | 8-Dec-15  | 895 Langford Pkwy         | 1 Façade - Andrew Sheret                            |
| 144         | SDP-15-28 | 8-Dec-15  | 30-Dec-15 | 739 McCallum Rd           | 3 Façade - Tim Hortons                              |
| 145         | SDP-15-29 | 29-Dec-15 |           | 849 Orono Ave             | 1 Freestanding - Habitat For Humanity / ReStore     |

### Current Applications

| Type of Application          | In Process | Issued/Adopted This Quarter |
|------------------------------|------------|-----------------------------|
| Agricultural Land Commission | 5          | 0                           |
| Development Permits*         | 27         | 14                          |
| Sign Development Permits     | 40         | 7                           |
| Development Variance Permits | 10         | 5                           |
| OCP Amendments               | 6          | 2                           |
| Temporary Use Permits        | 2          | 1                           |
| Zoning Amendments            | 30         | 6                           |
| TOTAL                        | 120        | 35                          |

| Applications Received to Date |     |     |     |     |     |     |      |        |     |        |       |
|-------------------------------|-----|-----|-----|-----|-----|-----|------|--------|-----|--------|-------|
|                               | ALR | DP  | ADP | DVP | OCP | SDP | ASDP | Strata | TUP | Zoning | Total |
| 1994                          | 0   | 7   | 0   | 3   | 4   | 0   | 0    | 2      | 0   | 10     | 26    |
| 1995                          | 3   | 14  | 1   | 9   | 6   | 0   | 0    | 0      | 0   | 15     | 48    |
| 1996                          | 4   | 24  | 0   | 6   | 7   | 0   | 0    | 0      | 0   | 15     | 56    |
| 1997                          | 1   | 22  | 0   | 12  | 16  | 0   | 0    | 0      | 0   | 28     | 79    |
| 1998                          | 2   | 24  | 0   | 17  | 16  | 0   | 0    | 0      | 0   | 24     | 83    |
| 1999                          | 2   | 24  | 1   | 11  | 11  | 0   | 0    | 0      | 0   | 19     | 68    |
| 2000                          | 1   | 22  | 0   | 19  | 8   | 0   | 0    | 2      | 0   | 24     | 76    |
| 2001                          | 0   | 34  | 9   | 21  | 12  | 0   | 0    | 0      | 1   | 23     | 100   |
| 2002                          | 3   | 46  | 7   | 29  | 8   | 32  | 2    | 0      | 0   | 27     | 154   |
| 2003                          | 3   | 60  | 13  | 40  | 12  | 28  | 0    | 0      | 0   | 22     | 178   |
| 2004                          | 1   | 47  | 14  | 36  | 17  | 29  | 0    | 0      | 1   | 38     | 183   |
| 2005                          | 1   | 61  | 21  | 38  | 16  | 51  | 0    | 0      | 1   | 31     | 220   |
| 2006                          | 6   | 65  | 26  | 15  | 18  | 76  | 2    | 0      | 1   | 37     | 246   |
| 2007                          | 0   | 71  | 15  | 29  | 23  | 74  | 3    | 0      | 0   | 48     | 263   |
| 2008                          | 5   | 56  | 21  | 19  | 2   | 52  | 1    | 0      | 0   | 35     | 191   |
| 2009                          | 2   | 39  | 14  | 20  | 2   | 53  | 1    | 0      | 1   | 26     | 158   |
| 2010                          | 0   | 70  | 8   | 26  | 2   | 43  | 1    | 0      | 2   | 20     | 172   |
| 2011                          | 0   | 62  | 0   | 37  | 1   | 40  | 0    | 0      | 6   | 32     | 178   |
| 2012                          | 1   | 63  | 0   | 30  | 7   | 48  | 0    | 0      | 4   | 45     | 198   |
| 2013                          | 0   | 49  | 0   | 27  | 2   | 39  | 0    | 0      | 3   | 20     | 140   |
| 2014                          | 4   | 56  | 1   | 15  | 1   | 55  | 0    | 0      | 1   | 21     | 154   |
| 2015                          | 2   | 55  | 13  | 18  | 2   | 29  | 0    | 0      | 3   | 28     | 150   |
| Total                         | 41  | 971 | 164 | 477 | 193 | 649 | 10   | 4      | 24  | 588    | 3121  |



| <b>Fees Collected By Type of Application by Month and By Year</b> |          |            |           |            |           |           |          |               |               |
|-------------------------------------------------------------------|----------|------------|-----------|------------|-----------|-----------|----------|---------------|---------------|
|                                                                   | ALR      | DP         | DVP       | Rezoning   | PH        | SDP       | TUP      | Monthly Total | Total to Date |
| Jan                                                               | \$ -     | \$ 27,900  | \$ 1,250  | \$ 3,600   | \$ 6,600  | \$ -      | \$ -     | \$ 39,350     | \$ 39,350     |
| Feb                                                               | \$ -     | \$ 19,650  | \$ -      | \$ 1,800   | \$ 2,200  | \$ -      | \$ -     | \$ 23,650     | \$ 63,000     |
| Mar                                                               | \$ -     | \$ 31,860  | \$ 2,425  | \$ 11,000  | \$ 4,400  | \$ 600    | \$ -     | \$ 50,285     | \$ 113,285    |
| Apr                                                               | \$ -     | \$ 8,700   | \$ 2,575  | \$ 7,220   | \$ 6,600  | \$ 485    | \$ -     | \$ 25,580     | \$ 138,865    |
| May                                                               | \$ -     | \$ 2,910   | \$ 1,250  | \$ 24,500  | \$ 6,600  | \$ 600    | \$ -     | \$ 35,860     | \$ 174,725    |
| Jun                                                               | \$ -     | \$ 36,100  | \$ 1,250  | \$ 4,500   | \$ 4,400  | \$ 150    | \$ 1,700 | \$ 48,100     | \$ 222,825    |
| Jul                                                               | \$ 1,200 | \$ 8,600   | \$ 3,750  | \$ 8,000   | \$ -      | \$ 150    | \$ -     | \$ 21,700     | \$ 244,525    |
| Aug                                                               | \$ -     | \$ 29,233  | \$ 1,250  | \$ 2,800   | \$ 2,200  | \$ 700    | \$ -     | \$ 36,183     | \$ 280,708    |
| Sep                                                               | \$ 300   | \$ 7,750   | \$ 1,250  | \$ 2,800   | \$ 2,200  | \$ 350    | \$ -     | \$ 14,650     | \$ 295,358    |
| Oct                                                               | \$ -     | \$ 26,600  | \$ -      | \$ 5,800   | \$ 2,200  | \$ 300    | \$ -     | \$ 34,900     | \$ 330,258    |
| Nov                                                               | \$ -     | \$ 6,900   | \$ 1,250  | \$ 3,800   | \$ 4,400  | \$ 650    | \$ -     | \$ 17,000     | \$ 347,258    |
| Dec                                                               | \$ -     | \$ 25,400  | \$ 1,250  | \$ 3,450   | \$ 2,200  | \$ 550    | \$ -     | \$ 32,850     | \$ 380,108    |
| <b>Total</b>                                                      | \$ 1,500 | \$ 231,603 | \$ 17,500 | \$ 79,270  | \$ 44,000 | \$ 4,535  | \$ 1,700 | \$ 380,108    | \$ 380,108    |
|                                                                   |          |            |           |            |           |           |          |               |               |
| <b>2015</b>                                                       | \$ 1,500 | \$ 231,603 | \$ 17,500 | \$ 79,270  | \$ 44,000 | \$ 4,535  | \$ 1,700 |               | \$ 380,108    |
| <b>2014</b>                                                       | \$ 1,800 | \$ 169,859 | \$ 20,750 | \$ 121,400 | \$ 35,200 | \$ 9,025  | \$ 1,700 |               | \$ 359,734    |
| <b>2013</b>                                                       | \$ -     | \$ 143,608 | \$ 25,450 | \$ 62,800  | \$ 28,600 | \$ 6,725  | \$ 1,700 |               | \$ 268,883    |
| <b>2012</b>                                                       | \$ 300   | \$ 190,621 | \$ 20,475 | \$ 192,752 | \$ 76,630 | \$ 8,050  | \$ 4,825 |               | \$ 493,653    |
| <b>2011</b>                                                       | \$ -     | \$ 242,039 | \$ 34,450 | \$ 91,120  | \$ 44,100 | \$ 7,625  | \$ 3,525 |               | \$ 422,859    |
| <b>2010</b>                                                       | \$ 3,600 | \$ 339,882 | \$ 29,055 | \$ 50,075  | \$ 24,300 | \$ 6,600  | \$ 2,350 |               | \$ 455,862    |
| <b>2009</b>                                                       | \$ 600   | \$ 177,908 | \$ 24,330 | \$ 133,750 | \$ 26,400 | \$ 10,800 | \$ -     |               | \$ 373,788    |
| <b>2008</b>                                                       | \$ 3,600 | \$ 286,539 | \$ 19,990 | \$ 149,982 | \$ 55,311 | \$ 11,445 | \$ -     |               | \$ 526,867    |
| <b>2007</b>                                                       | \$ -     | \$ 277,015 | \$ 31,577 | \$ 130,696 | \$ 91,473 | \$ 14,405 | \$ -     |               | \$ 545,167    |
| <b>2006</b>                                                       | \$ 3,150 | \$ 372,655 | \$ 15,425 | \$ 139,796 | \$ 40,600 | \$ 14,800 | \$ -     |               | \$ 586,426    |
| <b>2005</b>                                                       | \$ 300   | \$ 412,137 | \$ 34,195 | \$ 178,171 | \$ 36,400 | \$ 10,270 | \$ -     |               | \$ 671,474    |
| <b>2004</b>                                                       | \$ -     | \$ 261,296 | \$ 30,920 | \$ 167,845 | \$ 45,766 | \$ -      | \$ -     |               | \$ 505,828    |
| <b>2003</b>                                                       | \$ 1,200 | \$ 178,048 | \$ 39,965 | \$ 182,920 | \$ 24,850 | \$ -      | \$ -     |               | \$ 426,983    |
| <b>2002</b>                                                       | \$ -     | \$ 97,072  | \$ 37,851 | \$ 61,082  | \$ 20,262 | \$ -      | \$ -     |               | \$ 216,266    |

\* 2015 fees calculated to December 31, 2015

## LAND DEVELOPMENT

| <b>Subdivision Applications Received in the Fourth Quarter of 2015</b> |                                              |                                     |                         |                        |                  |
|------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|-------------------------|------------------------|------------------|
| <b>Sub Number</b>                                                      | <b>Location</b>                              | <b>Status</b>                       | <b>Application Date</b> | <b>SOC Issued Date</b> | <b># of Lots</b> |
| SUB15-0037                                                             | 3294 Happy Valley Road and 1008 Marwood Ave  | Strata-Title Conversion             | 2015-12-15              |                        | 2                |
| SUB15-0036                                                             | 3348 Vision Way                              | Subdivision                         | 2015-12-10              |                        | 3                |
| SUB15-0035                                                             | 709 Latoria Rd                               | Strata Subdivision                  | 2015-12-03              |                        | 24               |
| SUB15-0034                                                             | 899 McCallum plus 3 lots on Secretariat Way  | Boundary Adjustment                 | 2015-11-18              |                        |                  |
| SUB15-0033                                                             | 3003 Irwin Rd                                | Subdivision                         | 2015-11-16              |                        | 30               |
| SUB15-0032                                                             | 1092 and 1096 Penwood Rd                     | Strata-Title Conversion             | 2015-11-10              |                        | 2                |
| SUB15-0031                                                             | 2376 Setchfield Ave                          | Subdivision                         | 2015-11-10              | 2015-11-23             | 7                |
| SUB15-0030                                                             | 2980 Kettle Creek Cres                       | Townhouses                          | 2015-11-04              |                        | 36               |
| SUB15-0029                                                             | 695 and 697 Strandlund Ave                   | Strata-Title Conversion             | 2015-10-06              |                        | 2                |
| SUB15-0028                                                             | 2300 and 2350 Bear Mountain Pky              | Subdivision                         | 2015-10-27              |                        | 99               |
| SUB15-0027                                                             | 925 Wendy Drive                              | Subdivision                         | 2015-10-19              | 2015-12-18             | 5                |
| SUB15-0026                                                             | 2899 Kettle Creek (Burlington and Turnstyle) | Subdivision                         | 2015-10-06              | 2015-12-18             | 7                |
| <b>TOTAL LOTS UNDER CONSIDERATION FOR THIS QUARTER</b>                 |                                              |                                     |                         |                        | <b>217</b>       |
| <b>Subdivision Applications Received in 2015</b>                       |                                              |                                     |                         |                        |                  |
| <b>Sub Number</b>                                                      | <b>Location</b>                              | <b>Status</b>                       | <b>Application Date</b> | <b>SOC Issued Date</b> | <b># of Lots</b> |
| SUB15-0025                                                             | 854 Langford Pky                             | 1 Lot, McDonalds                    | 2015-09-29              |                        | 1                |
| SUB15-0024                                                             | 2668 Sooke Rd                                | 2 Commercial Lots                   | 2015-09-21              |                        | 2                |
| SUB15-0023                                                             | 4366 and 4391 West Shore Pky                 | Boundary Adjustment                 | 2015-07-31              |                        | 0                |
| SUB15-0022                                                             | 2332 Copper Rock Crt                         | Phased Strata Plan, 24 Townhouses   | 2015-07-30              |                        | 24               |
| SUB15-0021                                                             | 734 Latoria Rd                               | Application                         | 2015-07-22              |                        | 8                |
| SUB15-0020                                                             | 1064 Gala Crt                                | Phased Strata Plan, 31 Townhouses   | 2015-07-06              | 2015-07-30             | 31               |
| SUB15-0019                                                             | 924 Walfred Rd                               | Application                         | 2015-06-23              |                        | 7                |
| SUB15-0018                                                             | 2332 Copper Rock Crt                         | Phased Strata Plan                  | 2015-06-10              |                        | 4                |
| SUB15-0017                                                             | 687, 695, 697, 699 Strandlund Ave            | Application and Boundary Adjustment | 2015-06-09              |                        | 1                |
| SUB15-0016                                                             | 2566 and 2570 Wentwich Rd                    | Application                         | 2015-05-21              |                        | 2                |
| SUB15-0015                                                             | 1067 Braeburn Ave                            | Application                         | 2015-04-21              | 2015-06-09             | 43               |
| SUB15-0014                                                             | 1067 Braeburn Ave                            | Application                         | 2015-04-21              |                        | 1                |
| SUB15-0013                                                             | 2513 Mill Hill Rd                            | Application                         | 2015-04-16              |                        | 1                |
| SUB15-0012                                                             | 975 Walfred Rd                               | Application                         | 2015-04-08              | 2015-05-20             | 5                |
| SUB15-0011                                                             | 2397 Bellamy Rd and 300 Phelps Ave           | Strata-Conversion                   | 2015-04-02              |                        | 22               |
| SUB15-0010                                                             | 2402 Fleetwood Crt                           | Application                         | 2015-03-30              |                        | 5                |
| SUB15-0009                                                             | 2169 TCH and 2521 Selwyn Rd                  | Application                         | 2015-03-25              |                        | 54               |
| SUB15-0008                                                             | 1220 Parkdale Drive                          | Application                         | 2015-03-19              |                        | 28               |
| SUB15-0007                                                             | 720 Latoria Road                             | Application                         | 2015-03-18              |                        | 12               |

|                                       |                                                     |                              |            |     |            |
|---------------------------------------|-----------------------------------------------------|------------------------------|------------|-----|------------|
| SUB15-0006                            | 2192 Bellamy Road                                   | Application                  | 2015-03-16 |     | 4          |
| SUB15-0005                            | 2884 and 2886 Jacklin Road                          | Strata-Conversion            | 2015-03-06 |     | 1          |
| SUB15-0004                            | 2150 Millstream Road                                | Application                  | 2015-03-02 |     | 4          |
| SUB15-0003                            | 1330 Creekside Trail and 1332 Ravens View Drive     | Strata-Conversion (Complete) | 2015-02-27 | n/a | 1          |
| SUB15-0002                            | 3467 Happy Valley Road/Katie's Pond Isolation       | Final                        | 2015-02-10 |     | 1          |
| SUB15-0001                            | 3579 Happy Valley Road, 935 Latoria Road (Parkland) | Final                        | 2015-02-04 |     | 1          |
| <b>TOTAL LOTS APPLIED FOR IN 2015</b> |                                                     |                              |            |     | <b>507</b> |

### Average Processing Time in Number of Days

| Year | 1 <sup>st</sup> Quarter | 2 <sup>nd</sup> Quarter | 3 <sup>rd</sup> Quarter | 4 <sup>th</sup> Quarter |
|------|-------------------------|-------------------------|-------------------------|-------------------------|
| 2012 | 29.6                    | 77.6                    | 72.8                    | 79.9                    |
| 2013 | 60.2                    | 36.6                    | 57.1                    | 42.5                    |
| 2014 | 51.0                    | 57.5                    | 33.8                    | 43.0                    |
| 2015 | 78.6                    | 63.8                    | 45.8                    | 48.7                    |

### Subdivision Revenue

| Account                                                 | Budget    | 2015      | Variance |
|---------------------------------------------------------|-----------|-----------|----------|
| 10-02-115-472-0000-0078-Subdivision Application Fees    | \$180,000 | \$178,179 | \$1,821  |
| 10-02-115-472-0000-0079-Subdivision Final Approval      | \$30,000  | \$68,590  | \$38,590 |
| 10-02-115-472-0000-0080-Strata Conversion Applications  | \$1,000   | \$3,750   | \$2,750  |
| 10-02-115-472-0000-0081-Subdivision Onsite Eng Approval | \$60,000  | \$67,378  | \$7,378  |
| 10-02-150-472-0000-0548-Latecomer Processing Charges    | \$1,500   | \$0       | \$1,500  |

### Land Development Administration Synopsis

South Langford, Westhills and Bear Mountain are significant areas of subdivision activity. In south Langford, the lands are hilly, rocky or floodplain and typically surround areas of non-developable ALR lands. Each development is faced with unique challenges, such as storm drainage management, and significant grade challenges. South Langford is also challenging to develop as portions of the lands are outside of the Fire Departments 10 minute response times, which causes greater separation between homes, reduced openings, and/or different material selection for construction which is affecting density realization.

The CRD and School District remain consistent in identifying the following in regards to developments located south of Sooke Road (specifically the Latoria area):

- CRD Water – there are Hydraulic grade restrictions along Latoria and Happy Valley. This means that all properties that wish to develop above the Hydraulic Grade line (a pressure line established from the available delivered pressures via gravity from Sooke Dam) of 85m elevation may need pump facilities. This is to be confirmed by the design Engineer working on the subdivision, but will necessitate greater consideration to avoid multiple water pump stations (or as allowed by CRD Water and to minimize development expense).
  - This is impacting the development of the lands known as "McCormick Meadows" and the developer is currently working with CRD Water to resolve.

- The School District has identified capacity issues in regards to school administration abilities in South Langford. All projects that are referred to the School District south of Sooke Road are replied to with the following;

“At this time the Elementary School in this specific catchment area is at capacity. Any students generated by this development will have to attend an Elementary School out of this specific catchment area.

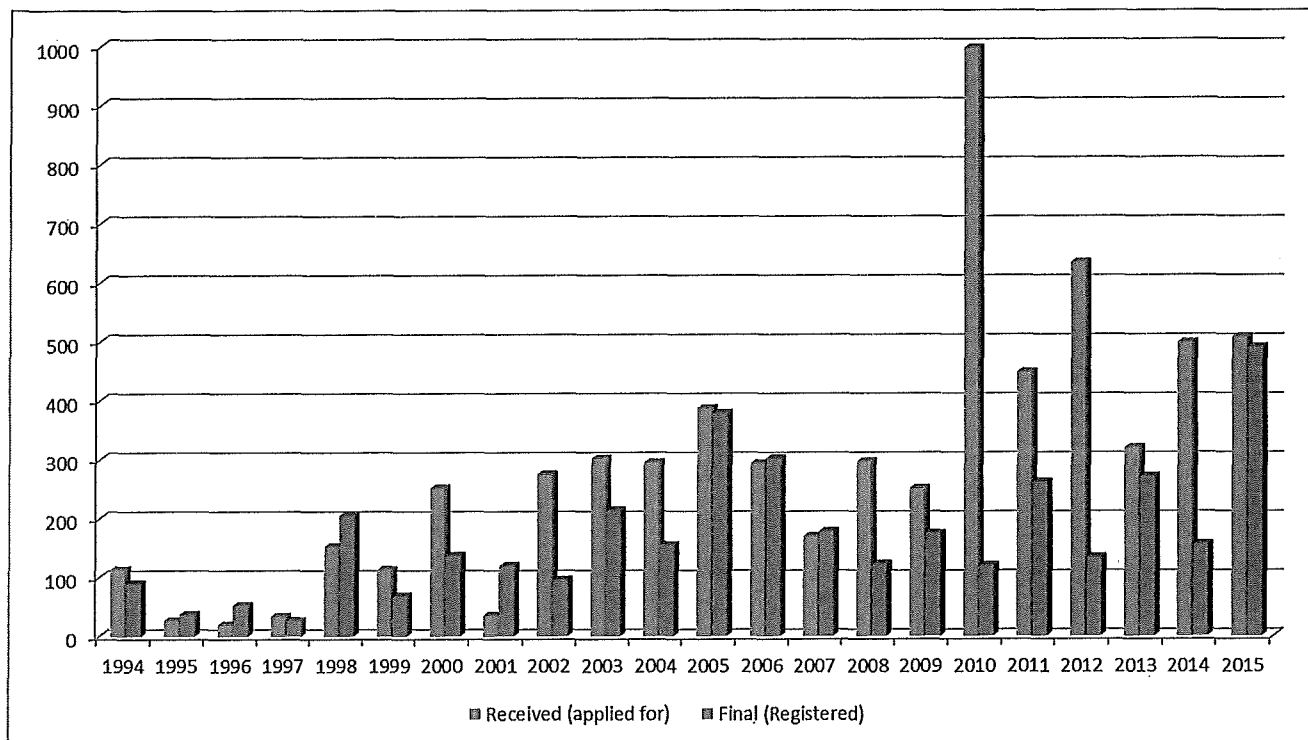
The catchment schools for this area are Happy Valley Elementary, Dunsmuir Middle and Belmont Secondary.”

Bear Mountain lands, are actively engaged with staff in the discussion of bringing forward new developments (and areas), however remain restricted in regards to development potential due to BC Hydro supply. Meetings between Ecoasis and the Skirt Mountain development and the City are reviewing methods to advance construction of Bear Mountain Parkway (through Skirt Mountain lands) which would enable Hydro service installation, which would reduce the hydro restriction (and potentially eliminate it).

Skirt Mountain lands have applied for their 1<sup>st</sup> subdivision application. The consideration of this application has occurred, however as proposed and applied for the application does not meet the zone or the master development agreement so is on hold while the development team works with the City's Planning department to consider a revision to their agreements with the City.

CRD Water – FUS, which stands for Fire Underwriters, the method of which water supply is reviewed and considered based on the buildings ability to burn and the adequacy of fire protection, has identified a potential restriction of development potential in the City's downtown unless a developer is willing to either upgrade the water system, or modify their intended construction standards. Meeting FUS is a significant hurdle for the development community as information in regards to available water supply is usually determined by the developer's consultant at the time of building permit, which often causes a surprise to the development team. Staff are working with the development community (through a West Shore Developers Association appointed committee) to review FUS, how it is applied and the relevancy of the standard. Staff are also working to ensure that developers are aware that consultants are to provide an FUS review for their project, and it would be in all parties' best interest to conduct this review early in the process so that the full development costs are known early in the process. This is especially important if there is significant upgrade required to the water system, which may result in significant costs for the developer.

### Subdivision Activity (Number of Lots)





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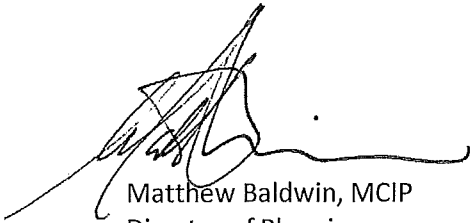
## Building Inspection Department

Quarterly Report for the 4th quarter of 2015

4th qtr 2015      4th qtr 2014

|                                          |                 |                 |
|------------------------------------------|-----------------|-----------------|
| <b>Single Family Dwelling</b>            | <b>47</b>       | <b>47</b>       |
| # of Units Created                       | 60              | 59              |
| Construction Cost                        | \$20,124,332.00 | \$11,589,890.00 |
| Permit Fees                              | \$163,931.60    | \$98,616.52     |
| <b>Duplex</b>                            | <b>2</b>        | <b>3</b>        |
| # of Units Created                       | 2               | 4               |
| Construction Cost                        | \$530,000.00    | \$1,019,539.00  |
| Permit Fees                              | \$4,351.00      | \$8,443.60      |
| <b>Multifamily</b>                       | <b>4</b>        | <b>10</b>       |
| # of Units Created                       | 155             | 28              |
| Construction Cost                        | \$10,848,672.00 | \$3,873,830.00  |
| Permit Fees                              | \$56,658.00     | \$31,717.20     |
| <b>Residential Additions/Alterations</b> | <b>11</b>       | <b>13</b>       |
| # of Units Created                       | 0               | 1               |
| Construction Cost                        | \$763,900.00    | \$387,000.00    |
| Permit Fees                              | \$7,177.00      | \$4,160.00      |
| <b>Commercial/Industrial</b>             | <b>14</b>       | <b>15</b>       |
| # of Units Created                       | 1               | 1               |
| Construction Cost                        | \$1,976,500.00  | \$1,916,500.00  |
| Permit Fees                              | \$16,193.00     | \$16,846.00     |
| <b>Institutional</b>                     | <b>0</b>        | <b>0</b>        |
| # of Units Created                       |                 |                 |
| Construction Cost                        |                 |                 |
| Permit Fees                              |                 |                 |
| <b>Plumbing</b>                          | <b>115</b>      | <b>97</b>       |
| Permit Fees                              | \$36,941.50     | \$41,858.00     |
| <b>Chimney</b>                           | <b>7</b>        | <b>14</b>       |
| Permit Fees                              | \$190.00        | \$395.00        |
| <b>Suites</b>                            | <b>17</b>       | <b>12</b>       |
| <b>Quarterly Totals</b>                  | <b>200</b>      | <b>199</b>      |
| # of Units Created                       | 218             | 93              |
| Construction Cost                        | \$34,243,404.00 | \$18,786,759.00 |
| Permit Fees                              | \$285,442.10    | \$202,036.32    |

Respectfully submitted,



Matthew Baldwin, MCIP  
Director of Planning



Don Pedde  
Chief Building Inspector



Michelle Mahovlich, M.Eng., P.Geo., P.Eng.  
Director of Engineering



Brent Molnar, ASCT  
Approving Officer

:tlc/sc



Staff Report  
to  
Council

**Date:** January 18, 2016

**Department:** Land Development

**Subject:** SUB15-0032 - Strata Title Conversion of a Detached Duplex at 1092 / 1096 Penwood Road (Lot B, Section 90, Esquimalt District, Plan 23636)

**Background**

Paradise Homes Ltd. has applied to stratify a detached duplex, which is located at 1092 / 1096 Penwood Road (see Figure 1 below). Currently a second dwelling unit is under construction on this lot, which will create a detached duplex situation. The property is legally described as Lot B, Section 90, Esquimalt District, Plan 23636 (PID 003-136-825).

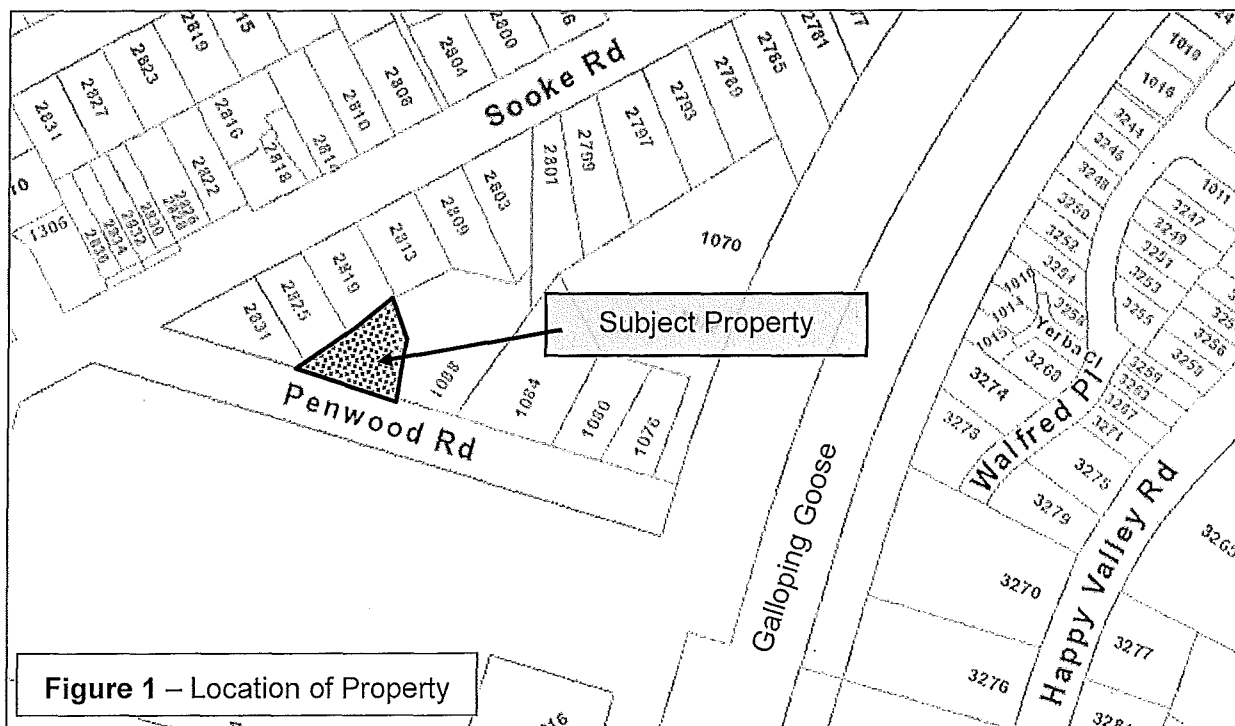


Figure 1 – Location of Property

**Commentary**

In June of 2015, a Development Permit (DP15-0028) was issued to allow for the construction of a detached duplex at 1092 Penwood Road. The second dwelling creates a detached duplex situation, and the second dwelling was assigned the civic address of 1096 Penwood Road. The construction of this second dwelling unit is in process under Building Permit BLD15-0126.

Under the Building Permit for the second unit, the required SCRF payment was accidentally overlooked and is considered outstanding according to Westshore Environmental Services (WSES). Council may wish to request that the applicant ensure all outstanding fees with WSES are settled prior to approving the proposed strata title conversion.

The application is for the conversion of the fee-simple detached duplex to that of two separate strata units. This would give each unit its own legal description and property identification number (PID), thereby allowing separate sales of each unit. Such an application requires Council's consideration and resolution prior to the Approving Officer signing any proposed strata plan as this conversion would remove a rental unit from the market.

In accordance with section 242 of the Strata Property Act, the applicant is required to demonstrate that the previously occupied building substantially complies with the building regulation within the meaning of the Building Act. To comply with the Strata Act, the owner will need to engage a qualified architect to complete an analysis of the building and to ensure the building substantially complies with the Building Act.

**Financial Implications**

There are no known financial implications for the City with this proposal.

**Legal Implications**

There are no known legal implications for the City with this proposal.

## Options

That Council:

1. Approved the proposed strata titling of 1092 and 1096 Penwood Road, legal known as Lot B, Section 90, Esquimalt District, Plan 23636 (PID 003-136-825), and directs the Approving Officer to sign the strata plans on their behalf;

**AND**

2. Direct staff to ensure any outstanding payments with Westshore Environmental Services (WSES) have been settled to the satisfaction of WSES prior to approving the strata title conversion.

**AND**

3. Direct staff to obtain an acceptable architecture's report that verifies the existing (original) dwelling substantially complies with the 2012 Building Code, as amended, prior to having the strata title conversion plans signed.

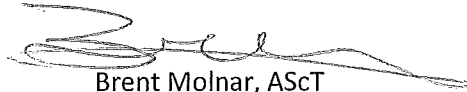
**OR**

4. Take no action at this time with respect to the proposed strata title conversion of 1092 and 1096 Penwood Road, legal known as, Lot B, Section 90, Esquimalt District, Plan 23636 (PID 003-136-825).

Respectfully submitted,



Robert Dykstra, MCIP, RPP  
Land Development Tech./Planner



Brent Molnar, ASCT  
Manager of Land Development



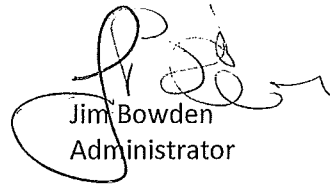
Michelle Maholovich, P.Eng.  
Director of Engineering



Matthew Baldwin, MCIP, RPP  
Director of Planning



Steve Ternent  
Director of Finance



Jim Bowden  
Administrator



Staff Report  
to  
Council

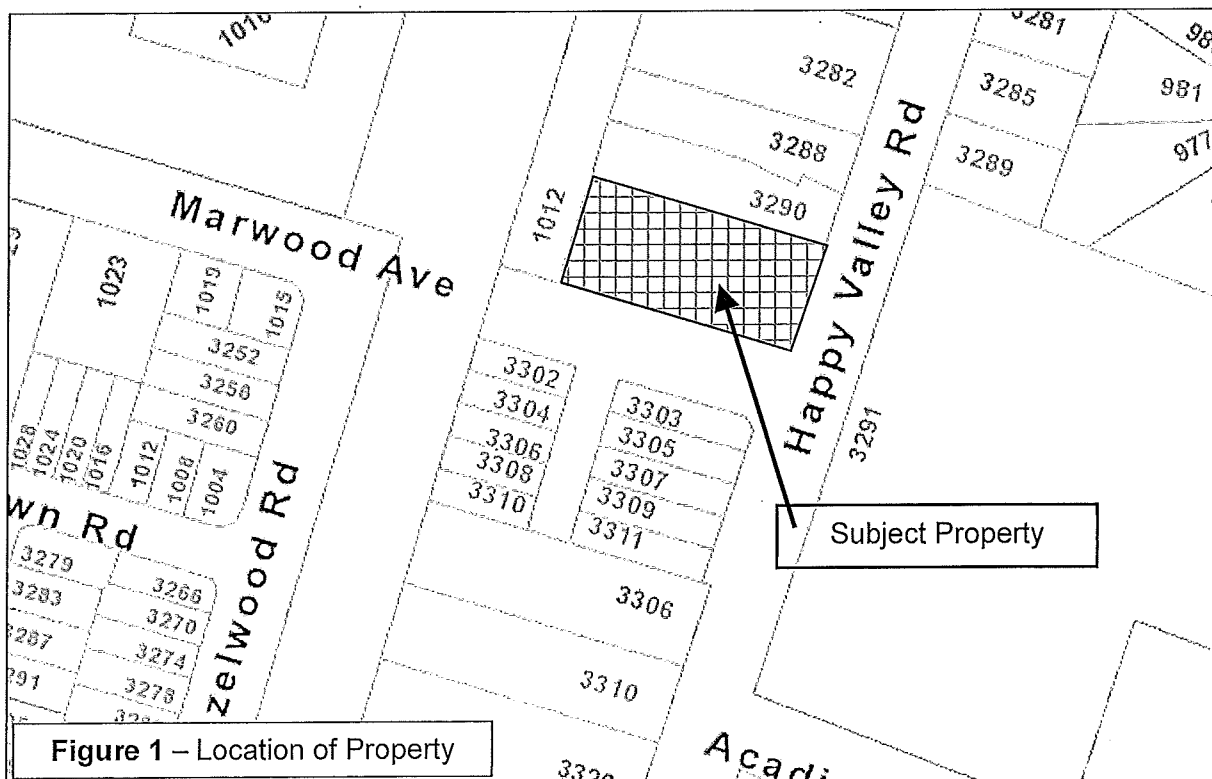
**Date:** January 18, 2016

**Department:** Land Development

**Subject:** SUB15-0037 - Strata Title Conversion of a Detached Duplex at 3294 Happy Valley Road/1008 Marwood Avenue (Lot 1, Block 2, Section 86, Metchosin District, Plan 1524)

**Background**

George Wetherell has applied to stratify a detached duplex, which is located at 3294 Happy Valley and 1008 Marwood Avenue (see Figure 1 below). Currently a second dwelling is under construction along the western side of this lot (1008 Marwood Avenue), which will create a detached duplex situation. The property is legally described as Lot 1, Block 2, Section 86, Metchosin District, Plan 1524 (PID 007-306-474).



**Commentary**

A building permit was applied for in order to construct a second dwelling on 3294 Happy Valley. The second dwelling creates a detached duplex situation, and the second dwelling was assigned the civic address of 1008 Marwood Avenue as its access is off of Marwood. The building permit has been issued under the permit number BLD14-0471, and the construction of this second dwelling is nearly complete.

A recent application from the owner is for the conversion of the fee-simple detached duplex to that of two separate strata units. This would give each unit its own legal description and property identification number (PID), thereby allowing separate sales of each unit. Such an application requires Council's consideration and resolution prior to the Approving Officer signing any proposed strata plan as this conversion would remove a rental unit from the market.

In accordance with section 242 of the Strata Property Act, the applicant is required to demonstrate that the previously occupied building substantially complies with the building regulation within the meaning of the Building Act. To comply with the Strata Act, the owner will need engage a qualified architect to complete an analysis of the building and to ensure the building substantially complies with the Building Act.

**Financial Implications**

There are no known financial implications for the City with this proposal.

**Legal Implications**

There are no known legal implications for the City with this proposal.

## Options

That Council:

1. Approve the proposed strata titling of 1008 Marwood Avenue and 3294 Happy Valley Road, legal known as Lot 1, Block 2, Section 86, Metchosin District, Plan 1524 (PID 007-306-474); and directs the Approving Officer to sign the strata plans on their behalf;

**AND**

2. Direct staff to ensure any outstanding payments with Westshore Environmental Services (WSES) have been settled to the satisfaction of WSES prior to approving the strata title conversion.

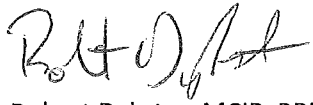
**AND**

3. Direct staff to obtain an acceptable architecture's report that verifies the existing (original) dwelling substantially complies with the 2012 BC Building Code, as amended, prior to having the strata title conversion plans signed.

**OR**

4. Take no action at this time with respect to the proposed strata title conversion of 1008 Marwood Avenue and 3294 Happy Valley, legal known as Lot 1, Block 2, Section 86, Metchosin District, Plan 1524 (PID 007-306-474).

Respectfully submitted,



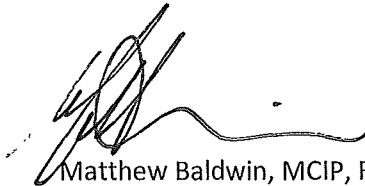
Robert Dykstra, MCIP, RPP  
Land Development Planner



Brent Molnar, ASCT  
Manager of Land Development



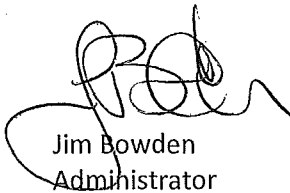
Michelle Maholovich, P.Eng.  
Director of Engineering



Matthew Baldwin, MCIP, RPP  
Director of Planning



Steve Ternent  
Director of Finance



Jim Bowden  
Administrator



**Staff Report**  
**to**  
**Council**

**Date:** January 18, 2016  
**Department:** Administration  
**File No.:** 2240-55 Liquor  
**Subject:** Public Notification Procedures for Liquor Licensing Applications

SCANNED

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**Background**

At the regular meeting of Council of May 4<sup>th</sup>, 2015, Council passed the following resolution:

*That Council direct staff to write a letter to the Liquor Control and Licensing Branch indicating that the City of Langford wishes to opt back into the Liquor License application review process.*

The Province's Liquor Control and Licensing Branch (LCLB) has now requested that Council state a preference for Public Notification with respect to Liquor Licensing applications.

**Commentary**

Unlike procedures for public notification for Public Hearings (as found in the *Local Government Act*) there is no Provincial legislation that prescribes notification procedures for liquor license applications.

Council may, if they wish, amend its *Public Notification Procedures Bylaw* (Bylaw No. 223) to include procedures for public notification when liquor license applications are forwarded to Council for comment. Notification could provide owner and occupiers of land with some foreknowledge that Council will consider a liquor license application at a particular meeting of Council on a particular day and time. The opportunity to engage with Council would remain in the Public Participation section of a Council meeting.

The LCLB has indicated that the City is not obligated to notify neighbouring property owners. In the absence of a bylaw with respect to notification, the LCLB will require that the applicant notify neighbouring property owners and offer an opportunity for feedback to the LCLB. In the event that the City were to notify neighbouring property owners (including businesses), any feedback would come to Council prior to its consideration of the liquor licensing application.

Regardless of which course Council wishes to choose with respect to public notification, the LCLB would like Council's stated preference for their record.

### **Financial Implications**

A typical mail-out notice for a Public Hearing for any property in the downtown core would include between 200 and 400 pieces of mail. At a cost of \$.78 per piece, the cost of providing written notification for a liquor license application could range from \$150-\$300, not including staff time. The costs would be higher if Council chose to provide notification through a newspaper, rather than a written notice.

Council may be able to impose a Liquor License application review fee to recoup these costs.

### **Legal Implications**

Staff have not yet discussed with the City's solicitor whether a fee to recoup the costs of reviewing a Provincial liquor license application would be legal.

### **Options**

1. That Council direct staff to inform the Liquor Control and Licensing Branch that they will not be implementing a notification procedure for liquor license applications, and that Council would recommend that the LCLB have individual applicants provide public notification;
2. That Council direct staff to inform the Liquor Control and Licensing Branch that Council will be implementing a notification procedure for liquor license applications and direct staff to bring forward a bylaw to amend Bylaw No. 223 so that notification for liquor license applications is similar to notification for zoning applications and so that costs may be recovered by application of a fee;

Respectfully submitted,

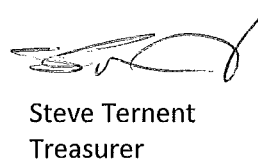


Matthew Baldwin, MCIP, RPP  
Director of Planning

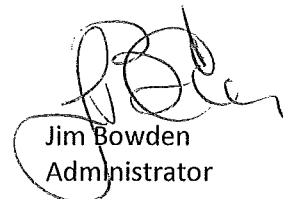
Bob Beckett  
Fire Chief



Lorne Fletcher  
Manager of Community Safety  
and Municipal Enforcement



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

:mgsb



**Staff Report  
to  
Council**

**Date:** January 18, 2016  
**Department:** Engineering  
**Subject:** LED Facilities Conversion Pre-Budget Award

---

**Background**

Staff has included converting our City owned facilities to LED as part of the 2016 budget. Staff are requesting pre-budget approval and contract award for this project to get the lights converted now to take advantage of the darker hours in the winter instead of waiting until the budget is approved later this spring.

**Commentary**

Both the RCMP building and Westshore Parks Rec Centre have re-lamped their facilities to LED in 2015. Mr. Electric who was awarded these projects has provided the City with a quotation to convert the following City owned facilities to LED:

- City Hall (includes main office, Council Chambers and meeting rooms);
- Firehall #1 and #2,
- City Centre Park (Eagle Ridge, Westhills Arena, Bowling alley, Rugby Canada, Goudy Field)
- North Langford Recreation Centre
- Luxton Property

Not only do LED lights reduce the power consumption by around 70% but they also last around 3-4 times longer than a traditional light. There is a large labour savings when considering the cost when changing lights at facilities such as arenas and pools; now they can be done every other decade rather than every 4 years. LED's also come on quickly to full power unlike the bay lighting found at the Firehall and the Luxton property. These lights take several minutes to warm up when they really are needed in emergency situations.

## Financial Implications

BC Hydro does have a Power Smart Incentive program and the City was approved for \$92,021 contribution toward this project.

The cost to convert to LED for each facility is outlined below:

|                                                   |                  |
|---------------------------------------------------|------------------|
| 877 Goldstream Ave (City hall)                    | \$30,959         |
| 2625 Peatt Rd (Firehall #1)                       | \$30,790         |
| 3205 Happy Valley (Firehall#2)                    | \$14,932         |
| 1089 Langford Parkway (Eagle Ridge/Play Zone)     | \$43,856         |
| 1097 Langford (Westhills Arena/Bowling Alley)     | \$93,428         |
| 3024 Glen Lake Rd (Rugby Canada)                  | \$18,850         |
| 1997 Country Club Way (North Langford Rec Centre) | \$17,674         |
| 3416 Luxton Rd (Trolley Hall)                     | \$9,955          |
| <b>Total Capital Cost</b>                         | <b>\$260,444</b> |
| BC Hydro Power Smart Incentive                    | \$92,021         |
| <b>Net cost to Langford</b>                       | <b>\$168,423</b> |

Estimated annual power savings alone is approximately \$70,000 so this project will be paid off in less than 3 years. Staff are recommending pre-budget approval and contract award to Mr. Electric to take as much advantage in the power savings during the winter/spring when the lights are more heavily used.

This project can be funded out of general reserve so there is no impact to taxes.

**Legal Implications**

**Options**

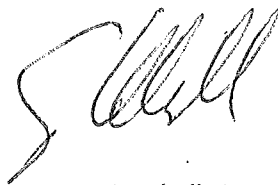
That Council:

1. Give pre-budget approval and contract award to the LED Facilities Conversion Project to Mr. Electric;

**OR**

2. Do not approve this project.

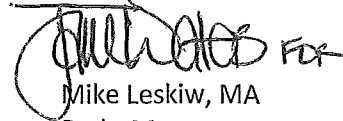
Respectfully submitted,



George Henshall, ASCT  
Manager of Public Works



Bob Beckett  
Fire Chief

 for

Mike Leskiw, MA  
Parks Manager



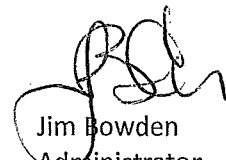
Don Pedde, RBO, LEED  
Building Manager

 for

Michelle Mahovlich, P.Geo., P.Eng  
Director of Engineering



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

:gh



**Staff Report**  
**to**  
**Council**

**Date:** January 18, 2016  
**Department:** Finance  
**Subject:** Approval of Expenditures From Major Asset Maintenance Reserve

---

**Background**

In 2013, Councils of participating municipalities, including Langford, approved the establishment of a Major Asset Maintenance Reserve (MAM) to be held in trust by the Greater Victoria Public Library (GVPL) to cover substantive maintenance and repair items that will arise from time to time at the Juan de Fuca library. The notion was to have a pool of funds available to cover relatively expensive maintenance requirements and thus avoid periodic budget spikes.

**Commentary**

Attached is a schedule submitted by GVPL showing the ten-year plan for the reserve. To proceed with the 2016 expenditures totaling \$214,000, GVPL required approval from the member municipalities by January 31<sup>st</sup>. The two items listed for 2016 are self-explanatory and appropriate for proper maintenance of the building and funds are in the reserve to cover the costs.

**Financial Implications**

The City makes annual contributions to the MAM so using the funds has no cost or tax implications.

**Legal Implications**

None.

**Options**

1. That Council approve the expenditure of funds from the Major Asset Maintenance Reserve as requested by the Greater Victoria Public Library in the schedule attached to this report, **or**
2. That Council not approve the request for expenditure of funds from the Major Asset Maintenance Reserve

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'STernent', with a stylized flourish at the end.

Steve Ternent  
Treasurer

A handwritten signature in black ink, appearing to be 'J Bowden', with a large loop at the beginning and a flourish at the end.

Jim Bowden  
Administrator

Major Asset Maintenance Reserve Budget Request - 2016  
 Juan de Fuca Branch Library (JF MAM)

| Budget Year                                   |     |           | 2014             |                  | 2015             |                  | 2016              | 2017                                       | 2018             | 2019             | 2020             | 2021             | 2025              |
|-----------------------------------------------|-----|-----------|------------------|------------------|------------------|------------------|-------------------|--------------------------------------------|------------------|------------------|------------------|------------------|-------------------|
|                                               | Age | Life Span | Approved Budget  | Actual Expended  | Approved Budget  | Forecast         | Budget Request    | For information and planning purposes only |                  |                  |                  |                  |                   |
| Fire corridor expansion / pony wall relocated |     |           | 8,283            | 8,439            |                  |                  |                   |                                            |                  |                  |                  |                  |                   |
| Carpet replacement (CaTS)                     | 1   | 15        | 23,697           | 24,141           |                  |                  |                   |                                            |                  |                  |                  |                  |                   |
| Linoleum flooring replacement (CaTS)          | 1   | 15        |                  |                  |                  |                  |                   |                                            |                  |                  |                  |                  |                   |
| Carpet replacement, Branch and Meeting Room   | 16  | 15        |                  |                  | 32,000           | 64,000           |                   |                                            |                  |                  |                  |                  |                   |
| Flooring replacement, workrooms / offices     | 16  | 15        |                  |                  |                  |                  |                   | 30,000                                     |                  |                  |                  |                  |                   |
| Outer automatic doors                         | 16  | 15        | 8,000            | -                | 20,000           | 7,980            |                   |                                            |                  |                  |                  |                  |                   |
| Meeting room walls and door                   | 16  | 15        |                  |                  | 12,000           | -                |                   |                                            |                  |                  |                  |                  |                   |
| Hot water tank                                | 16  | 15        | 1,000            | 691              |                  |                  |                   |                                            |                  |                  |                  |                  |                   |
| Air Handling Unit #1                          | 16  | 15        |                  |                  |                  |                  |                   |                                            | 45,000           |                  |                  |                  |                   |
| Air Handling Unit #2                          | 16  | 15        |                  |                  |                  |                  |                   |                                            | 45,000           |                  |                  |                  |                   |
| Air Handling Unit #3                          | 16  | 15        |                  |                  |                  |                  |                   |                                            |                  | 45,000           |                  |                  |                   |
| Air Handling Unit #4                          | 16  | 15        |                  |                  |                  |                  |                   |                                            |                  |                  | 45,000           |                  |                   |
| Air Handling Unit #5                          | 16  | 15        |                  |                  |                  |                  |                   |                                            |                  |                  | 45,000           |                  |                   |
| Air Handling Unit #6                          | 16  | 15        |                  |                  |                  |                  |                   |                                            |                  |                  |                  | 45,000           |                   |
| Tile flooring - Lobby                         | 16  | 25        |                  |                  |                  |                  |                   |                                            |                  |                  |                  |                  | 20,000            |
| Inner auto doors/ branch renovation           | 16  | 20        |                  |                  |                  |                  |                   |                                            |                  |                  |                  | 40,000           | 20,000            |
| Branch expansion                              | 16  | 25        |                  |                  |                  |                  |                   |                                            |                  |                  |                  |                  | 300,000           |
| Roof envelope, including flashing             | 16  | 20        | 4,000            | 1,770            | 4,000            | 4,000            | 179,000           |                                            |                  |                  |                  |                  |                   |
| Sky Lights                                    | 16  | 20        |                  |                  |                  |                  |                   | 10,000                                     |                  |                  |                  |                  |                   |
| Exterior Patch and Paint                      | 16  | 15        |                  |                  | 20,000           | -                | 35,000            |                                            |                  |                  |                  |                  |                   |
| <b>Total Expenditures</b>                     |     |           | <b>\$ 44,980</b> | <b>\$ 35,041</b> | <b>\$ 88,000</b> | <b>\$ 75,980</b> |                   | <b>\$ 40,000</b>                           | <b>\$ 90,000</b> | <b>\$ 45,000</b> | <b>\$ 90,000</b> | <b>\$ 85,000</b> | <b>\$ 340,000</b> |
| <b>Total Budget Request - 2016</b>            |     |           |                  |                  |                  |                  | <b>\$ 214,000</b> |                                            |                  |                  |                  |                  |                   |

| Fund Balances                        |                   |                   |                   |                  |                   |                   |                   |                   |                   |  |  |  |
|--------------------------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--|--|--|
| JF MAM Fund Balance, Jan 1st         | 80,132            | 161,949           | 210,217           | 218,028          | 87,897            | 130,464           | 123,458           | 161,381           | 154,684           |  |  |  |
| Contribution                         | 80,880            | 80,880            | 80,880            | 80,880           | 80,880            | 80,880            | 80,880            | 80,880            | 323,520           |  |  |  |
| Interest, estimated                  | 937               | 2,428             | 2,911             | 2,989            | 1,688             | 2,113             | 2,043             | 2,423             | 4,782             |  |  |  |
| JF MAM Fund Balance - Available      | 161,949           | 245,258           | 294,008           | 301,897          | 170,464           | 213,458           | 206,381           | 244,684           | 482,986           |  |  |  |
| Deduct: Expenditures - Note 1 *      | -                 | (35,041)          | (75,980)          | (214,000)        | (40,000)          | (90,000)          | (45,000)          | (90,000)          | (85,000)          |  |  |  |
| <b>JF MAM Fund Balance, Dec 31st</b> | <b>\$ 161,949</b> | <b>\$ 210,217</b> | <b>\$ 218,028</b> | <b>\$ 87,897</b> | <b>\$ 130,464</b> | <b>\$ 123,458</b> | <b>\$ 161,381</b> | <b>\$ 154,684</b> | <b>\$ 397,986</b> |  |  |  |

\* Note 1 - Expended amounts exclude tax rebates; expenditures repaid from reserve in the following year

**Lindy Kaercher**

---

**Subject:** FW: WSPRS 2016 Budget

**From:** Les Bjola [<mailto:les@turnerlane.com>]  
**Sent:** Tuesday, December 22, 2015 10:12 PM  
**To:** Jim Bowden  
**Cc:** Linda Barnes; Rob Martin  
**Subject:** WSPRS 2016 Budget

For Council Consideration  
Mr. Jim Bowden on behalf of Mayor and Council, City of Langford

Jim

I write to you as the Citizen Representative for the City of Langford and as the elected Treasurer for Westshore Parks and Recreation Society

Further to The City of Langford rejecting the recent Budget proposal submitted , I respectfully request that this decision be reconsidered at the Jan 18 2016 Council Meeting

WSPRS worked very hard to reduce the budget proposal down to a 2.5 % increase and we were striving to prevent the elimination of any programs. To that end, we increased the User contributions to the top of the market. As you are aware, a large portion of the budget increase was the mandated CUPE pay increase. I felt that this year's increase met the direction I was given by Langford, but sadly, I misunderstood the instructions. Langford wanted a maximum 2% increase in "their" requisition, not the overall budget. We did not achieve this goal and I understand this is why the budget proposal was declined.

Further, I was directed to have Langford's requisition reduced in a significant amount to reflect Langford's contribution to regional recreation through Langford owned and operated facilities. I advised that this was a Governance issue of the Owners group and not a Board of Directors decision. As you are aware I have been pushing for a Governance change for several years now, but as I do not sit on this committee, I am unable to effect any real change.

The Westshore Staff and Board of Directors have worked incredibly hard for the past 6 months developing the Budget proposal, which has been accepted by all parties save and except Langford. To change the budget at this late stage is a particularly onerous challenge for many reasons, and none of them will serve community recreation .

My request/ suggestion is that the City of Langford accept the proposed 2016 Budget as presented and serve notice to Westshore Parks and Recreation Society and the Owners Group that the City will not support "any" budget for 2017 unless there is meaningful change to the Governance of the Owners Committee which will result in a redistribution of costs amongst the owners and a reduction in Langford's contribution. If this were approved, Council could also insist that WSPR CAO convene meetings of the Owners Group CAO's to bring this Governance matter to a resolution.

I am available to attend the council Meeting of Jan 18 2016 to answer questions if you feel that it would be beneficial

Best regards  
Les Bjola  
TURNER LANE

**Lindy Kaercher**

---

**Subject:**

FW: Langford's Music in the Park 2016

**From:** [sharusse@gmail.com](mailto:sharusse@gmail.com) [<mailto:sharusse@gmail.com>] **On Behalf Of** Shannon Russell

**Sent:** Tuesday, January 05, 2016 10:06 AM

**To:** Lindy Kaercher

**Subject:** Langford's Music in the Park 2016

Dear Mayor Young and Council,

I am writing to request the opportunity to run Langford's "Music in the Park" program for the 2016 summer season.

Over the last six years that I have run the program it has proven to be a great success with every week bringing in an average crowd of 150 people or more. Each year I receive positive feedback about the location, the weekly band choices and Langford's support of such a family-friendly event. The new children's playground and water park increased the attendance of young families who not only appreciate a great place to bring their little ones, but they can spend a fun afternoon listening to great music, have a picnic and meet up with their friends.

I would apply the same event format I used in previous years with the program running every Sunday from 2:00 to 4:00pm, beginning July 3rd and ending on August 28th, 2016. I have arranged for 98.5 The Ocean to provide additional advertising support, and the Goldstream Gazette is also on board again to write an article highlighting the opening band, Matheson. Their article promoting last year's opening band, Ruckus, saw the program starting off with a fully packed park at 250+ attendees.

Last year the Langford Legion did well with their concession, raising over \$1,000, a \$200 increase from the previous year. I would like to provide them with this fundraising opportunity again this year.

My charge for running the 2016 summer program would remain the same as previous years at a rate of \$10,000.

Thank you for your consideration.

Regards,

Peter Willing  
[250-217-9304](tel:250-217-9304)  
[petewilling@gmail.com](mailto:petewilling@gmail.com)



**Royal Canadian Legion  
Prince Edward Branch #091**

761 Station Avenue  
Victoria, BC V9B 2S1  
Tel: 250 478-1828  
Fax: 250 478-1870  
e-mail: secretary@rcl91.ca  
website: www.rcl91.ca

A Non-Profit Organization

|                                                |                                         |
|------------------------------------------------|-----------------------------------------|
| CITY OF LANGFORD                               |                                         |
| <input type="checkbox"/> RECEIVE & FILE        | <input type="checkbox"/> COUNCIL AGENDA |
| DEC - 4 2015                                   |                                         |
| <input type="checkbox"/> COMMITTEE             |                                         |
| <input type="checkbox"/> DISTRIBUTE TO COUNCIL |                                         |

November 30, 2015

SCANNED

Mayor Stewart Young  
and Council Members  
City of Langford  
2nd Floor, 877 Goldstream Avenue  
Victoria BC V9B 5P6

Dear Mayor Young and Council Members:

**Re: 2015 Remembrance Day Ceremony**

On behalf of the Royal Canadian Legion, Prince Edward Branch #91, I would like to gratefully acknowledge the City of Langford's generous donation of \$2,000 towards our Remembrance Day celebration.

As our community grows, so does our Remembrance Day service. Our Remembrance Day celebration at the Branch was one of the most successful we have had to date, providing soup and sandwiches for 1800 - 2000 people from the community.

This donation is a very valuable component to the success of our Remembrance Day and your support is greatly appreciated. Thank you!

Lest we Forget,

Norm Scott  
President

SCANNED SP

## GOLDSTREAM FOOD BANK SOCIETY

Westshore P.O. Box 28122  
Victoria, BC V9B 6K8

---

Phone (250)474-4443

January 4, 2016

City of Langford  
2<sup>nd</sup> Floor – 877 Goldstream Avenue  
Victoria, BC V9B 2X8

Please accept the heartfelt thanks of the Goldstream Food Bank Society for your generous donation in the amount of \$511.85 raised at the 9<sup>th</sup> annual Christmas Light-Up.

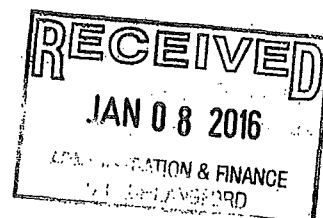
In 2014, the food bank provided 3,839 hampers to 9,607 people in the Western Communities. Included in that total are 3,027 children under the age of 17 years. Once again, these totals are greater than those in previous years. The hampers we provide are nutritionally compliant and are tailored to the size and nature of each family. Your generosity is greatly appreciated and is key to the continued provision of this support.

The number of people who need our services fluctuates each month, but there has been a gradual increase in the number of seniors and working poor needing help. Thank you again.

Sincerely yours,

*Sandy Prette*

Secretary





# City of Langford

www.cityoflangford.ca

## Staff Report to Council

Date: January 18, 2016

Department: Planning

Application No.: Z14-0013

Subject: Bylaw No. 1544 - Application to Rezone 3275 Walfred Place from R2 (One and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow the subdivision of one new lot approximately 385m<sup>2</sup> (4,144ft<sup>2</sup>) in area

SCANNED

At the Regular Meeting of Council on October 6<sup>th</sup>, 2014, Council passed the following resolution with respect to the property at 3275 Walfred Place:

1. That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 3275 Walfred Place from R2 (One and Two-Family Residential) to RS3 (Residential Small Lot) subject to the following terms and conditions:

- a) That the owner agrees to provide as a bonus for increased density, the following contributions per dwelling unit prior to subdivision approval:
  - i) \$3,960 towards the General Amenity Reserve Fund; and
  - ii) \$660 towards the Affordable Housing Reserve Fund.
- b) That the applicant provide, prior to First Reading, a revised site plan demonstrating parking feasibility for the existing house, which will eventually require removal of the attached storage area, and a revised front building elevation (for the façade facing Walfred Place) to the satisfaction of the Director of Planning. **(Complete)**
- c) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following;
  - i) That advisory notes be written to provide future owners with the understanding that they are nearby ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located a kilometer away and may generate a noise nuisance;
  - ii) For the existing house, the owner shall remove the attached storage area, and modify the façade facing Walfred Place to the satisfaction of the Director of Planning to be completed prior to any construction of the new dwelling; and

- iii) *That the façade of the new dwelling shall present a front like appearance towards both streets and should include front door entranceways, gables, and substantial window area, all culminating in an attractive, interesting façade and to the satisfaction of the Director of Planning;*
- iv) *The owner shall provide and construct frontage Improvements to the standards of Subdivision and Development Servicing Bylaw No. 1000 as a condition of rezoning to the satisfaction of the Director of Engineering, and specifically shall include the following:*
  - 1. *existing curb drop to be removed along Happy Valley frontage;*
  - 2. *non mountable curb and continuous sidewalk/boulevard to be continued from north;*
  - 3. *existing Fire Hydrant on Happy Valley to be reoriented; and*
  - 4. *irrigation, trees and turf for boulevard.*

#### COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (c) i-iv in Council's resolution of October 6<sup>th</sup>, 2014.

Bylaw No. 1544 was signed by the Minister of Transportation on January 22<sup>nd</sup>, 2015. Now that all of Council's conditions have been secured, Council may wish to consider adopting Bylaw No. 1544.

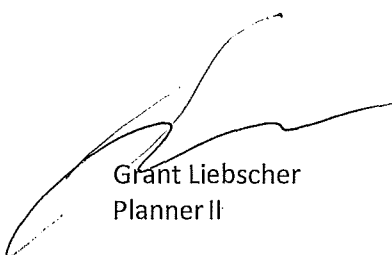
#### OPTIONS

That Council:

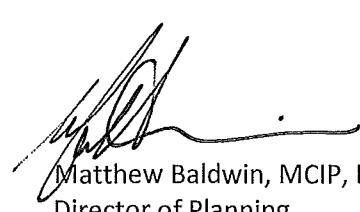
- 1. Adopt Bylaw No. 1544;

#### OR

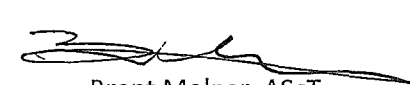
- 2. Take no action at this time with respect to Bylaw No. 1544.
- 



Grant Liebscher  
Planner II



Matthew Baldwin, MCIP, RPP  
Director of Planning



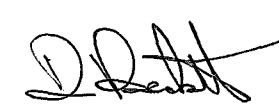
Brent Molnar, ASCT  
Manager of Land Development



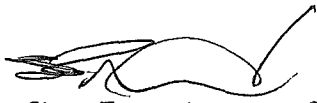
Michelle Mahovich, P.Eng  
Director of Engineering



Mike Leskiw  
Parks Manager



Bob Beckett  
Fire Chief



Steve Ternent  
Treasurer

  
Jim Bowden  
Administrator

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**CITY OF LANGFORD  
BYLAW NO. 1544**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

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The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R2 (ONE- AND TWO-FAMILY RESIDENTIAL) Zone and adding to the RS3 (RESIDENTIAL SMALL LOT 3) ZONE the property legally described as LOT A SECTION 84 ESQUIMALT DISTRICT PLAN VIP72866 (3275 Walfred Pl) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                   | Amenity Contributions                                                                                         |
|------|-----------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| RS3  | 1544      | LOT A SECTION 84 ESQUIMALT DISTRICT PLAN VIP72866 (3275 Walfred Pl) | a) \$3,960 towards the General Amenity Reserve Fund;<br>b) \$660 towards the Affordable Housing Reserve Fund. |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 414, (3275 Walfred Pl), 2014".

READ A FIRST TIME this 3<sup>rd</sup> day of November, 2014.

PUBLIC HEARING held this 19<sup>th</sup> day of January, 2015.

READ A SECOND TIME this 19<sup>th</sup> day of January, 2015.

READ A THIRD TIME this 19<sup>th</sup> day of January, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 22nd day of January, 2015.

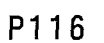
ADOPTED this day of , 2015.

---

MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



**CITY OF LANGFORD  
BYLAW NO. 1571**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the C3 (DISTRICT COMMERCIAL) Zone and adding to the C10 (LANGFORD CITY CENTRE) ZONE the property legally described as LOT A SECTION 75 ESQUIMALT DISTRICT PLAN VIP77807 (3061 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the phrase "and in the C10 (Langford City Centre) Zone" to the "Apartment in City Centre designation..." row of Table 1 of Section 4.01.01;
3. By adding the following as clause 6.54.01(1)(j) and renumbering subsequent clauses accordingly:  
  
*(j) "gasoline service stations and car wash"*
4. By deleting the phrase "to a maximum allowable floor area ratio of 1.0" from Section 6.54.03(2);
5. By inserting as Section 6.54.03(3) the following:  
  
*(3) Provided that the provisions of Section 6.54.03(2) have been met, the maximum density permitted in the Langford City Centre (C10) Zone is as follows:*  
  
*(a) On lots with an area greater than 30,000 m<sup>2</sup>, the floor area ratio may not exceed 1.0;*  
*(b) On lots with an area of 30,000 m<sup>2</sup> or less, the floor area ratio may not exceed 5.0"*

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".

READ A FIRST TIME this 7<sup>th</sup> day of December, 2015.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

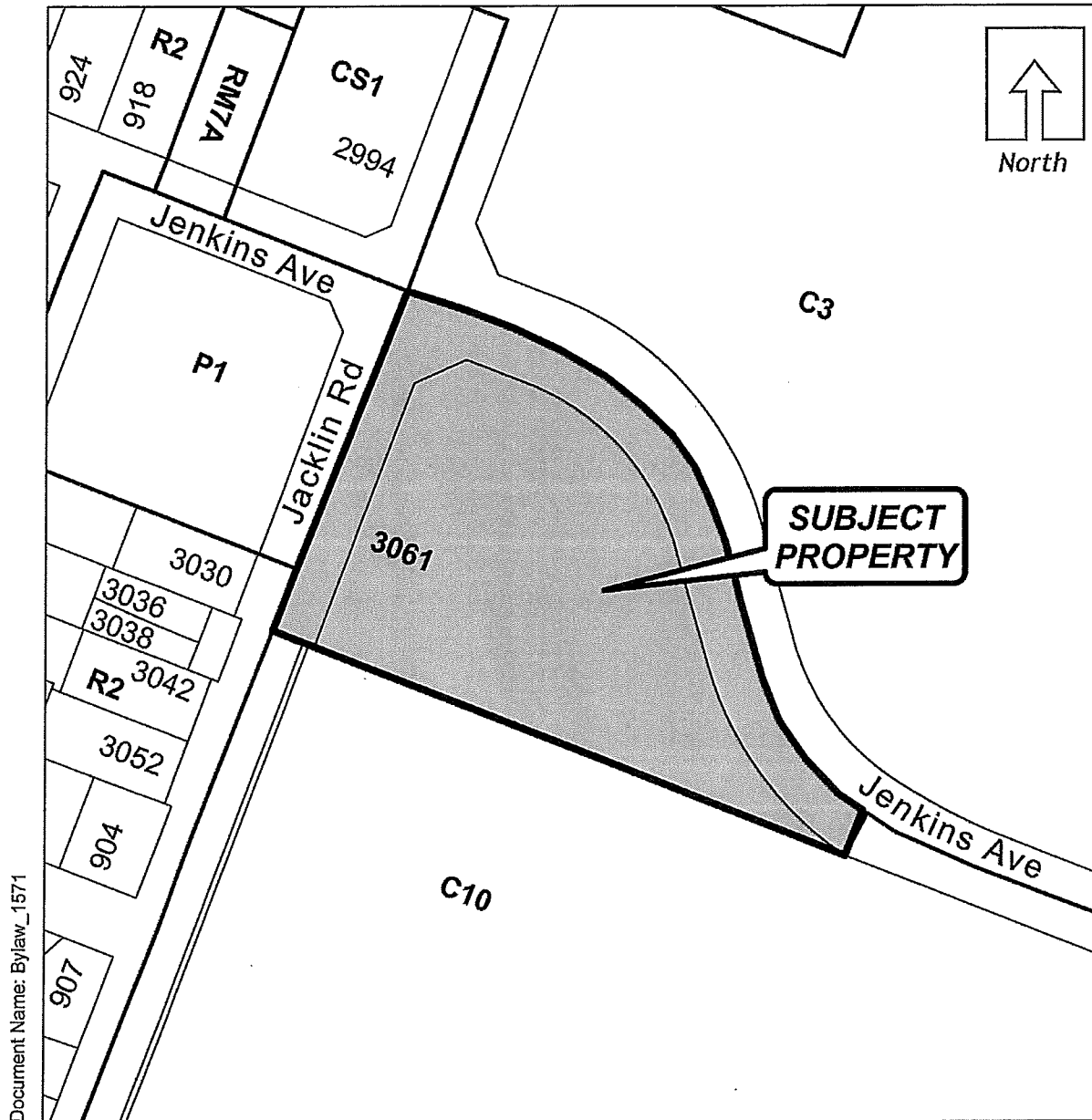
ADOPTED this day of , 2016.

---

MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1571

ADOPTION: \_\_\_\_\_

Scale: N.T.S.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Last Revised: 5/19/2015



Staff Report  
to  
Council

Date: January 18, 2016  
Department: Planning  
Application No.: Z15-0014  
Subject: Bylaw No. 1599 – to create a new RR7 (Rural Residential 7) Zone, and Bylaw No. 1601 – Application to Rezone 881 Klahanie from RR2 (Rural Residential 2) to a new RR7 (Rural Residential 7) Zone to Allow a residential subdivision.

SCANNED

At the Regular Meeting of Council on October 5<sup>th</sup>, 2015, Council passed the following resolution with respect to the property at 881 Klahanie Drive:

*That Council*

1. *Direct staff to prepare a bylaw to create a new RR7 (Rural Residential 7) Zone, as described in the staff report dated September 28<sup>th</sup>, 2015 to allow for one-family residential dwellings with an option for a secondary suite as a permitted use in either the principal dwelling or an accessory building;*
2. *Amend the zoning designation of the property located at 881 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:*
  - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:*
    - i. *\$6,000 towards the General Amenity Reserve Fund;*
    - ii. *\$1,000 towards the Affordable Housing Reserve Fund; (Secured in Bylaw 1601)*
  - b) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
    - i. *That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;*
    - ii. *That the owner shall submit to the City a tree retention and replanting plan prior to Development Permit issuance ;*
    - iii. *That, prior to Building Permit issuance, the owner shall register a Section 219 Covenant on title for all new lots created, to protect as non-disturbance area those portions of the lots identified as green space on the site plan attached, to the satisfaction of the Director of Planning;*

- 
- iv. *That the owner shall carry out the replanting works specified in the replanting plan within 12 months of Building Permit issuance, to the satisfaction of the Director of Planning; and*
  - v. *That full frontage improvements shall be provided by the owner prior to subdivision approval, to the satisfaction of the Director of Engineering; and*
  - vi. *That staff work with the applicant and concerned neighbours to consider whether a lot size of 900m<sup>2</sup> would meet the requirements of the South Langford Neighbourhood Plan policies with respect to density of development.*
3. *That Council ask the Approving Officer to consider varying the 10% frontage requirement for proposed Lot 3, as presented.*

CARRIED.

#### COMMENTS

On November 16<sup>th</sup>, 2015, Council made the following amendments to their original resolution:

- 1. *Require the applicant to submit a new site plan **prior to Public Hearing** showing a concept plan with a minimum lot size of 800m<sup>2</sup>; and (Complete)*
- 2. *Require the applicant to register, **prior to Subdivision Approval**, a Section 219 Covenant on the title of any new lots created which are affected by the easement and building encroachment, advising future owners of the implications of the easement and encroachment, to the satisfaction of the Director of Planning. (To be completed by the Approving Officer at the time of subdivision)*

Items 2. B) i - v have been secured in a 219 covenant which is secured by an unrestricted letter of undertaking.

Now that all of Council's resolutions are complete or secured, Council may now wish to consider final reading of Bylaw Nos. 1599 and 1601.

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#### OPTIONS

##### Option 1:

That Council:

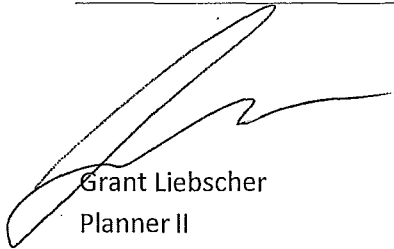
- 1. Adopt Bylaw Nos. 1599 and 1601.

OR

##### Option 2:

That Council:

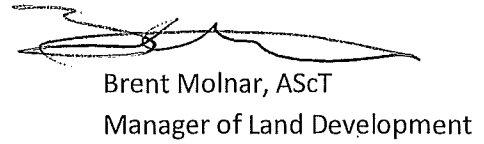
- 1. Take no action at this time with respect to Bylaws No. 1599 and 1601.



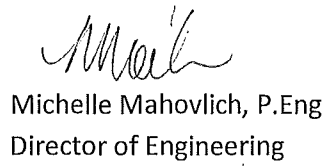
Grant Liebscher  
Planner II



Matthew Baldwin, MCIP, RPP  
Director of Planning



Brent Molnar, ASCT  
Manager of Land Development



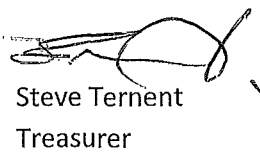
Michelle Mahovlich, P.Eng  
Director of Engineering



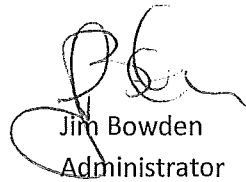
Mike Leskiw  
Parks Manager



Bob Beckett  
Fire Chief



Steve Ternent  
Treasurer



Jim Bowden  
Administrator

:gl

**CITY OF LANGFORD  
BYLAW NO. 1599**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding as Section 6.17 the text set out as Schedule "A".

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015".

READ A FIRST TIME this 16<sup>th</sup> day of November, 2015.

PUBLIC HEARING held this 7<sup>th</sup> day of December, 2015.

READ A SECOND TIME this 7<sup>th</sup> day of December, 2015.

READ A THIRD TIME this 7<sup>th</sup> day of December, 2015.

ADOPTED this day of , 2015.

---

MAYOR

---

(Certified Correct)  
CORPORATE OFFICER

## **Schedule "A" to Bylaw No. 1599**

### **Section 6.17 - Rural Residential 7 (RR7) Zone**

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#### **6.17.01 Permitted Uses**

The following uses and no others are permitted in the Rural Residential 7 Zone:

- (1) accessory buildings and uses;
- (2) group day care in accordance with Section 3.26.02;
- (3) home occupation in accordance with Section 3.09;
- (4) one-family dwelling;
- (5) secondary suite within a one-family dwelling or within an accessory building in accordance with Section 3.08;
- (6) temporary construction and real estate marketing offices;
- (7) the keeping of not more than four boarders in a one-family dwelling;
- (8) uses permitted by Section 3.01 of this Bylaw.

#### **6.17.02 Subdivision Lot Requirements**

- (1) No lot having an area less than 1.0 ha (2.47 ac) may be created by subdivision in the Rural Residential 7 Zone.
- (2) No lot may be created having a lot width less than 16 m.
- (3) No lot may be created having a building envelope with a width or depth less than 7 m nor an area less than 186 m<sup>2</sup>.
- (4) Notwithstanding Subsection 6.17.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 800 m<sup>2</sup> if the owner of the land proposed to be subdivided:
  - (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.
- (5) No land in the Rural Residential 7 Zone may be subdivided into bare land strata lots having an average lot area of less than 1 ha (2.5 acres), if any of the strata lots in the strata plan have an area of less than 800 m<sup>2</sup>.

#### **6.17.03 Density of Development**

- (1) There may not be more than one residential building on a lot;
- (2) Notwithstanding Subsection 6.17.03(1), an accessory building containing a secondary suite shall be permitted on a lot with an area of no less than 400m<sup>2</sup>, exclusive of any area protected by a non-disturbance covenant.

- (3) A residential building that encroaches onto a lot in the RR7 zone on the date of adoption of Langford Zoning Bylaw, Amendment No. 441 (New RR7 [Rural Residential 7 - Klahanie] Zone), 2015 is deemed not to be a residential building on the lot for the purposes of Subsection 6.17.03(1).

**6.17.04 Lot Coverage**

Lot coverage of all buildings and structures may not exceed 35%.

**6.17.05 Height and Size of Principal Use Buildings**

No building or structure may exceed a height of 9 m.

**6.17.06 Setbacks**

No building or structure may be located:

- (1) within 6 m of any front or rear lot line; or
- (2) within 3 m of any interior side lot line; or
- (3) within 4 m of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;

**6.17.07 Landscape Screening**

The relevant regulations of Section 3.21 of this Bylaw must apply.

**6.17.08 General**

The relevant regulations of Part 3 of this Bylaw must apply.

**CITY OF LANGFORD  
BYLAW NO. 1601**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **RR2 (Rural Residential 2)** Zone and adding to the **RR7 (Rural Residential 7)** Zone the property legally described as LOT 23, SECTION 70, METCHOSIN DISTRICT, PLAN 23855; PID No.: 000-092-061 (881 Klahanie Dr) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                    | Amenity Contributions                                                                                                                                      | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|------|-----------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| RR7  | 1601      | LOT 23, SECTION 70, METCHOSIN DISTRICT, PLAN 23855 (881 Klahanie Dr) | a) \$6,000 towards the General Amenity Reserve Fund per new lot created; and<br>b) \$1,000 towards the Affordable Housing Reserve Fund per new lot created | No                                                            |

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015".

READ A FIRST TIME this 16<sup>th</sup> day of November, 2015.

PUBLIC HEARING held this 7<sup>th</sup> day of December, 2015.

READ A SECOND TIME this 7<sup>th</sup> day of December, 2015.

READ A THIRD TIME this 7<sup>th</sup> day of December, 2015.

ADOPTED this day of , 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1601

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2015



**Staff Report**  
**to**  
**Council**

**Date:** January 18, 2016  
**Department:** Land Development  
**Application No.:** Sub Kettle Creek  
**Subject:** Kettle Creek Station Road Closures and Land Dispositions – Bylaw No. 1604

---

**Background**

At the Regular Meeting of Council on December 7<sup>th</sup>, council passed the following resolution with respect to this Road Closure and Land Disposition:

*That Council;*

1. Give Road Closure Bylaw No. 1604 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading; **AND**
  2. Direct staff to bring to Council a report for adoption so that Council can consider and give 4<sup>th</sup> reading to the Road Closure Bylaw 1604 for portions of Kettle Lake Drive, Turnstyle Crescent, and the unnamed road.
- 

**Commentary**

For this road closure bylaw the following steps are required;

1. Receive road closure information and direct staff to proceed with;
  - a. Drafting of the Road closure Bylaw – **Complete;**
  - b. Enter into a land exchange agreement with the developer – **In process;**
2. Post public notice as prescribed in the *Local Government Act* (posting in a local newspaper for two consecutive weeks)- **Complete;**
3. Staff to bring to Council a Road Closure Bylaw (Bylaw 1604) for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings in a report to Council – **Complete;**

4. Staff to bring to Council a report for adoption so that Council can consider and give 4<sup>th</sup> reading to the Road Closure Bylaw for portions of Kettle Lake Drive, Turnstyle Crescent, and the unnamed road – **Purpose of this report;**

Notice was posted in for two consecutive weeks and staff have not received any comments from the public to date.

#### **Financial Implications**

The costs associated with the closure and transfer of this land are to be borne by the Developer.

#### **Legal Implications**

There are no known legal implications with this road closure and transfer of the subject road and land.

#### **OPTIONS**

1. That Council adopt Bylaw No. 1604;
2. That Council take no action at this time with respect to Bylaw No. 1604;

Sketch Plan Showing Proposed Area Exchanges of Parts of:

- Remainder Lots 2, 3 and 4, Plan EPP5884,
- Lot 5, Plan EPP5884,
- Parts of Kettle Creek Drive, Trestle Place and Turnstyle Crescent;
- Part of Lot A, Plan VIP81816;
- all of Section 1, Goldstream District.

10 0 10 20 30 40 50  
Metres

The intended plot size of this plan is 559 mm in width by 432 mm in height (C size) when plotted at a scale of 1:1000

**Legend:**

All distances are in metres and depicted unless otherwise indicated.

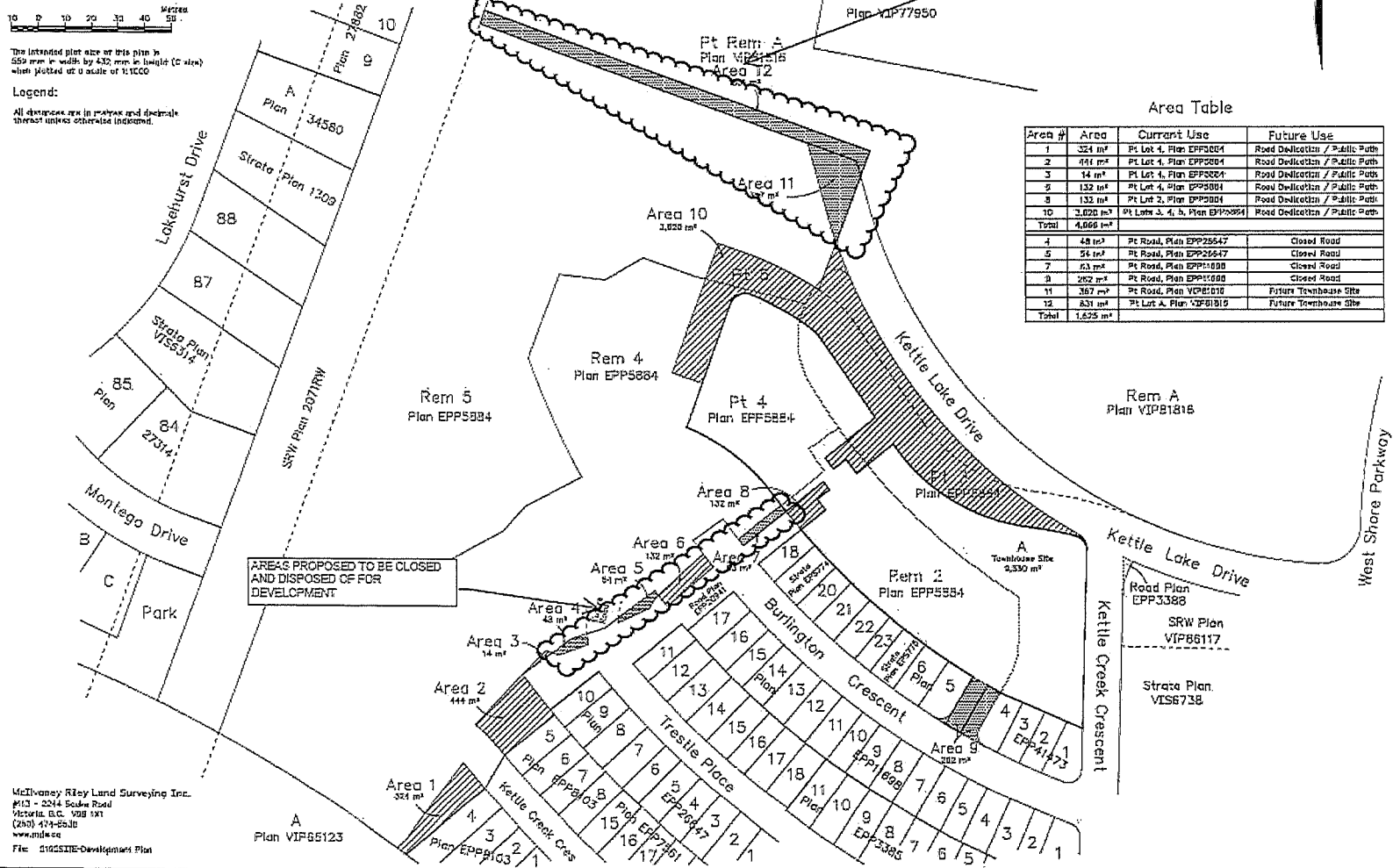


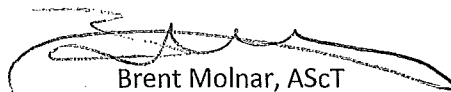
Figure 1.0 Proposed Road Closure and Land to be disposed of and returned to the Developer

McIlwain Riley Land Surveying Inc.  
#13 - 2214 Sude Road  
Victoria, B.C. V8S 1K1  
(250) 474-8536  
www.mrls.ca  
File: 51655INE-Development Plan

Respectfully submitted,



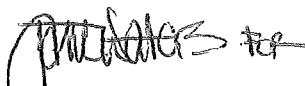
Daryl Minifie, ASCT  
Land Development Technologist



Brent Molnar, ASCT  
Manager of Land Development



Michelle Mahovlich, P. Geo. P. Eng.  
Director of Engineering



Mike Leskiew, MA  
Parks Manager



Steve Ternent  
Treasurer



Jim Bowden  
Administrator



Matthew Baldwin, MCIP, RPP  
Director of Planning

DM

**CITY OF LANGFORD**  
**ROAD CLOSURE BYLAW NO. 1604, 2015**  
**Road Closure Bylaw**

---

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of those portions of highway comprising a total of approximately 0.08 hectares (0.2 acres) known as portions of Kettle Lake Drive, Turnstyle Crescent and three sections of unnamed road dedication, dedicated as highway by Plan VIP81816, EPP11698 and EPP26647 respectively, which is shown outlined in bold black on the reference plan prepared by Minda C. Riley, BCLS on the 12<sup>th</sup> day of November, 2015, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure (the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:  
  
the 0.08 hectares (0.2 acres) of highway (which was dedicated as highway at the Victoria Land Title Office by Plan VIP81816, EPP11698 and EPP26647, labelled "Road to be Closed Road" on the Road Closure Plan  
  
(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Administrator of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.
5. This Bylaw may be cited as "Kettle Creek Station Road Closure Bylaw No.1604".

READ A FIRST TIME this 7<sup>th</sup> day of December, 2015.

READ A SECOND TIME this 7<sup>th</sup> day of December, 2015.

READ A THIRD TIME this 7<sup>th</sup> day of December, 2015

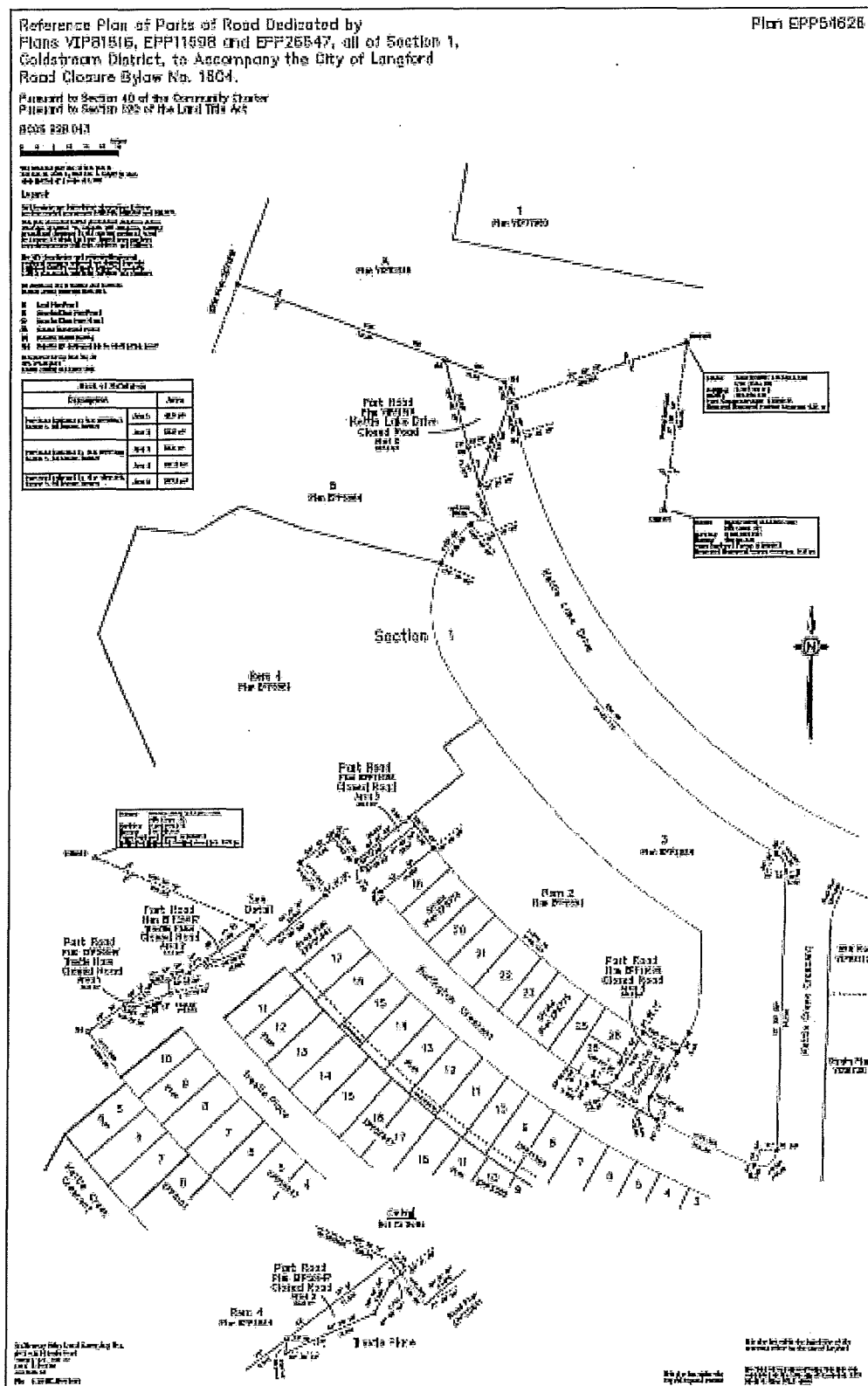
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 7<sup>th</sup> day of January, 2016.

ADOPTED this       day of       , 2016.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
(Certified Correct)  
CORPORATE OFFICER

## SCHEDULE "A" – Road Closure Plan



**CITY OF LANGFORD**  
**VISTA DAWN ROAD CLOSURE BYLAW NO. 1609, 2016**  
**Road Closure Bylaw**

---

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of those portions of highway comprising a total of approximately 0.175 hectares (0.43 acres) known as Vista Dawn Place, which was dedicated as highway by Plan 27882, shown outlined in bold black on the reference plan prepared by Minda C. Riley, BCLS on the 10<sup>th</sup> day of December, 2015, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure (the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:  
  
the 0.175 hectares (0.43 acres) of highway (which was dedicated as highway at the Victoria Land Title Office by Plan 27882), labelled "Closed Road" on the Road Closure Plan  
  
(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Administrator of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.
5. This Bylaw may be cited as "Vista Dawn Road Closure Bylaw No.1609".

READ A FIRST TIME this      day of      , 2016.

READ A SECOND TIME this      day of      , 2016.

READ A THIRD TIME this      day of      , 2016

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this      day of  
2016.

ADOPTED this      day of      , 2016.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
(Certified Correct)  
CORPORATE OFFICER

Plan EPP51345

5 10 15 20 25 METERS

The intended plot size of this plan is 332 mm in width by 432 mm in height (C size) when plotted at a scale of 1:500.

Legend:

Field Readings are derived from observations between randomly selected measurements 200000 and 200005.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9986103 which has been derived from geodetic control measurements 444151 and 2282345.

All distances are in metres and decimals thereof unless otherwise indicated.

The UTM Coordinates and estimated horizontal positional accuracy delivered are derived from the published NAD83 coordinate listings for geodetic control monuments 94H0531 and 94H2043.

- ★ Standard Test Post Found
- Standard Test Post Placed
- ⊗ Control Measurement Found

Integrated Survey Area No. 3)  
City of Longford  
MAD83 (C525) 3.0 C.B.C. 530

Note:  
This plan shows one or more witness points  
which are not on the true coastline.

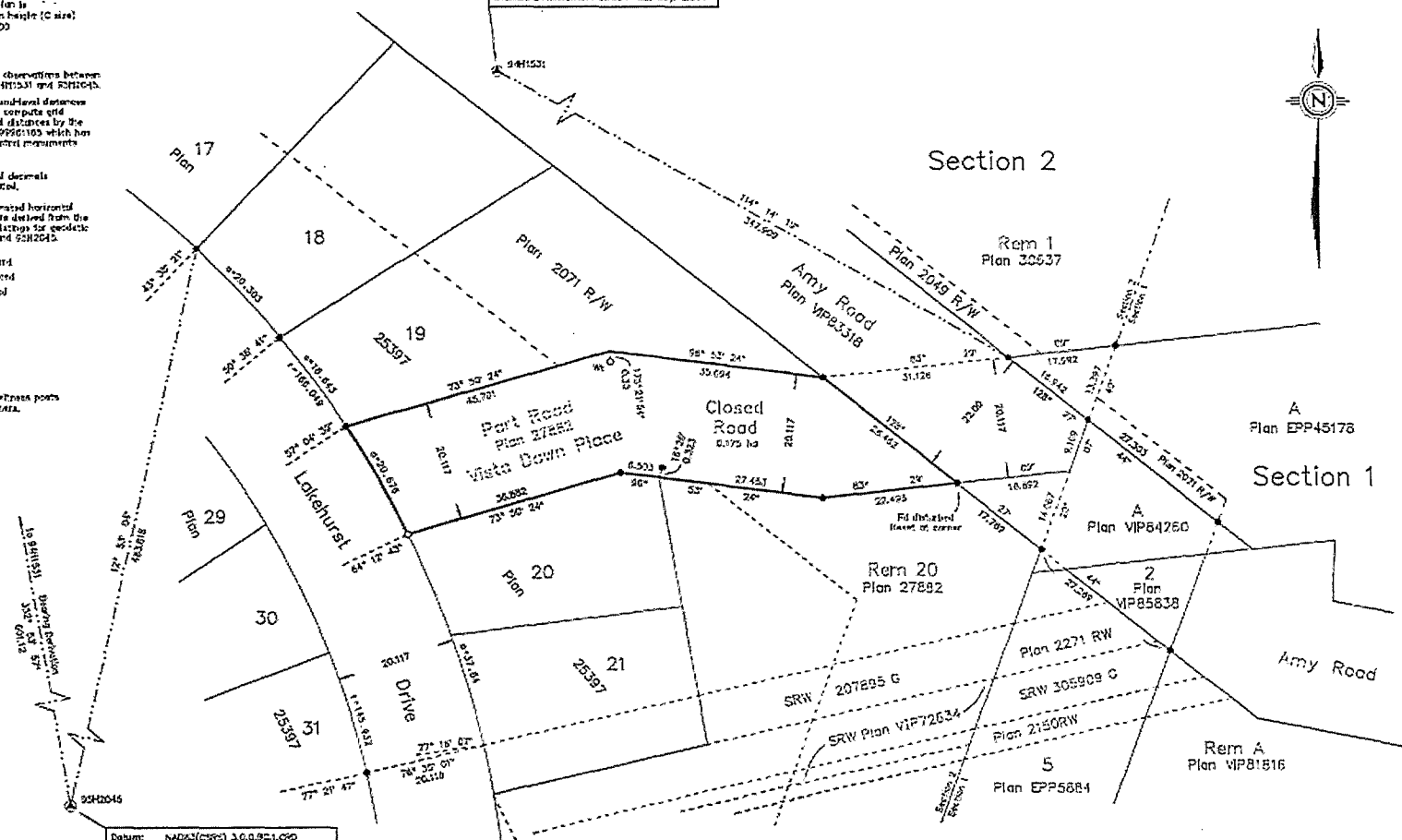
McIlwainey Riley Land Surveying Inc.  
#112 - 2244 Sooke Road  
Nelson, B.C. V8B 1X1  
(250) 474-3533  
www.mrls.ca  
Fax: 413775-0224

Date: NAD83(CSRS) 2008-1-09  
UTM (Zone 18)  
Northing: 3,368,570.372  
Easting: 429,442.865  
Point Combined Factor: 0.998119  
Estimated Horizontal Position Accuracy: 0.01 m

```

Datum: NAD83(CRS) 2.0.BC1.CRD
UTM (Zone 10)
Northing: 2,357,565.650
Easting: 458,328.225
Point Combined Factor: 0.9995114
Estimated Horizontal Position Accuracy: 0.61 m

```



This plan has within the jurisdiction of the  
approving officer for the City of Langford

This plan lies within the Capital Regional Council.

The Told survey represented by this item was completed on the 10th day of December, 2010.  
Hinda C. May, M.D. 4410

# CITY OF LANGFORD BYLAW NO. 1610

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (One- and Two Family Residential)** Zone and adding to the **BT1 (Business and Technology Park) Zone** the property legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as subsection 6.67.01(16): "on land legally described LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) a one family dwelling which may contain a secondary suite within the one-family dwelling or within an accessory building in accordance with Section 3.08";
3. By adding the following as subsection 6.67.04 and renumbering subsequent subsections accordingly:

### **"6.67.04 Regulations for One-Family Dwelling Use**

In addition to the other regulations in this section the following regulations apply to one-family dwellings in the BT1 (Business and Technology Park Zone):

- (1) One-family dwellings are prohibited on panhandle lots;
- (2) The lot area for a one-family dwelling may not be less than 750 m<sup>2</sup> (8073 ft<sup>2</sup>);
- (3) Notwithstanding subsection 6.67.03, no principal building or structure for a one-family dwelling use may be located:
  - a. within 6 m (20 ft) of any front or rear lot line, unless the structure was in existence on January 1, 2016;
  - b. within 1.5 m (15 ft) of any interior lot line;
  - c. within 4.5 m (15 ft) of any exterior lot line, except that no garage or carport that faces an exterior lot line may be within 5.5 m of the exterior lot line;
- (4) Notwithstanding subsection 6.67.03, on land legally described as LOT 7, SECTION 99, ESQUIMALT DISTRICT, PLAN 22423; PID No.: 000-183-521 (2792 Leigh Rd) an accessory building is permitted, provided that it conforms with the requirements of Part 3 of this regulation;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".

READ A FIRST TIME this 7<sup>th</sup> day of December, 2015.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

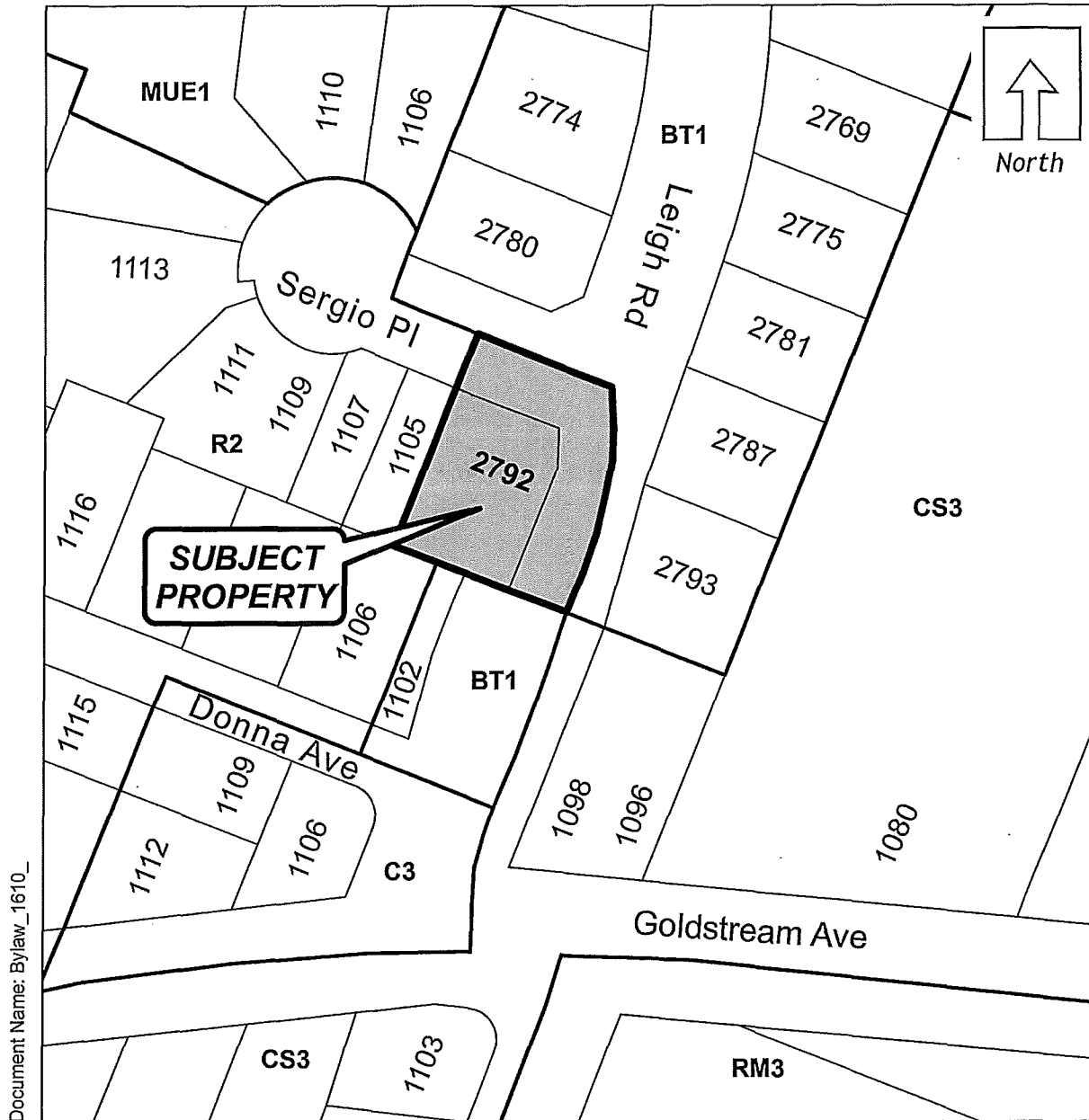
ADOPTED this day of , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1610

ADOPTION: \_\_\_\_\_

Scale: N.T.S.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Last Revised: 11/30/2015

**CITY OF LANGFORD  
BYLAW NO. 1611**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 11, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 13385; PID No.: 004-514-777 (566 Treanor Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                                | Amenity Contributions                                                                                                                                    | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|------|-----------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| RS3  | 1611      | LOT 11, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 13385 (566 Treanor Ave) | a) \$3,960 per new lot created towards the General Amenity Reserve Fund; and<br>b) \$660 per new lot created towards the Affordable Housing Reserve Fund | No                                                            |

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2015".

READ A FIRST TIME this    day of    , 2016.

PUBLIC HEARING held this day of    , 2016.

READ A SECOND TIME this    day of    , 2016.

READ A THIRD TIME this    day of    , 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this    day of    , 2016.

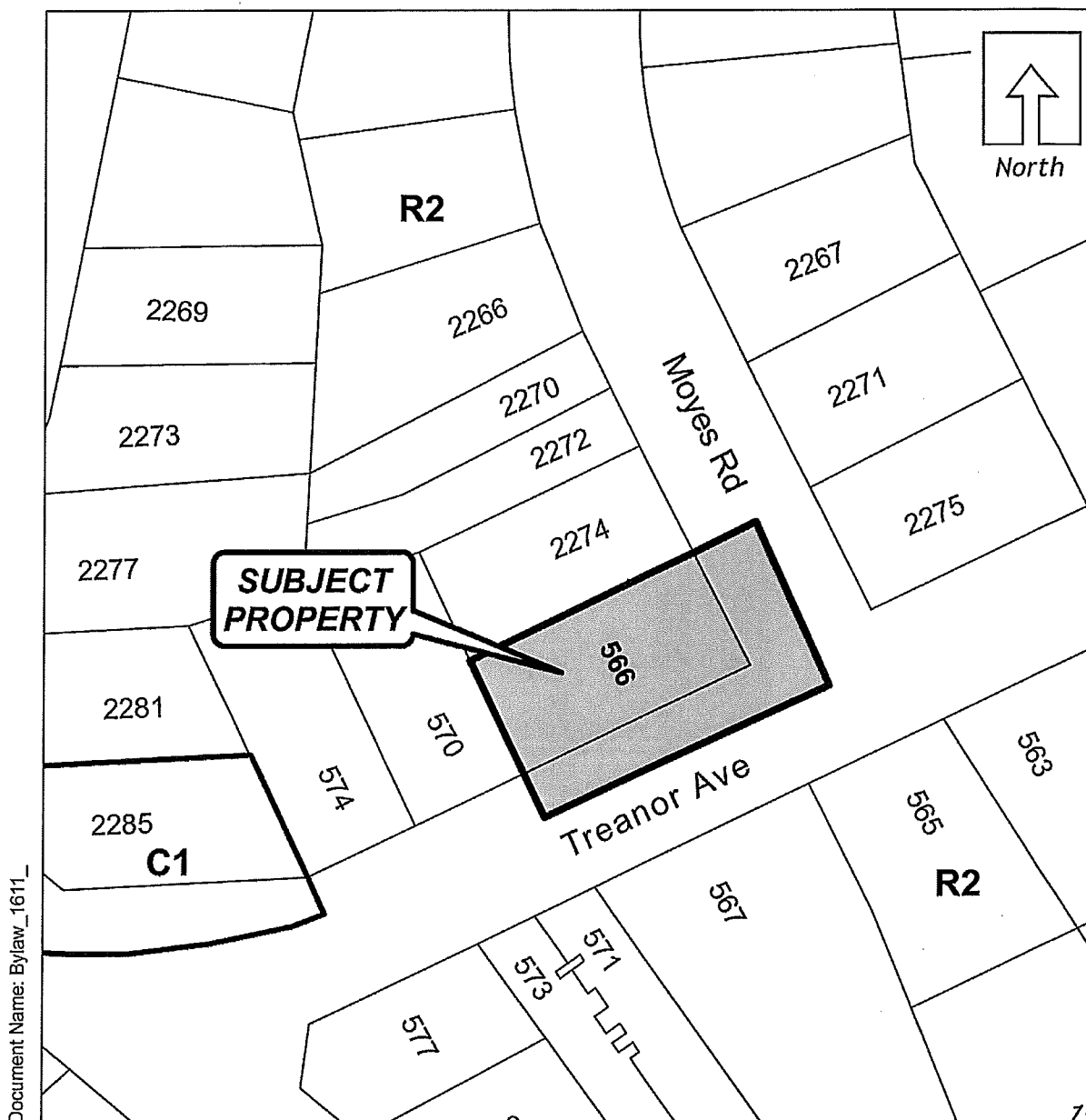
ADOPTED this    day of    , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1611

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/6/2016



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

January 18<sup>th</sup>, 2016

## **In-Camera Resolution**

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council, Officers, Hugh MacDonald, Chair, Langford Economic Development Committee and Dale Gann, Director Business Development Ecoasis Developments LLP, be excluded from the meeting to consider confidential information regarding Personnel, Property Acquisition, Legal Matters and New Service under 90 (1) (e) & (k) of the Community Charter.
- b) That Council continues the meeting in closed session.