

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, February 1st, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – January 18 th , 2016	001
4. <u>PUBLIC PARTICIPATION</u>	
5. <u>DEVELOPMENT VARIANCE PERMIT</u>	
a) DVP15-0016 – 2376 Setchfield Avenue	016
6. <u>COMMITTEE RESOLUTIONS</u>	
a) Protective Services Committee – January 26 th , 2016	019
1. Community Safety and Municipal Bylaw Enforcement Department Five Year Financial Plan for 2016 to 2020	
2. West Shore RCMP Detachment Mayor's Report July 1 st to December 2015(RCMP)	
3. Proposed Changes to the Emergency Program Act (Fire)	
7. <u>REPORTS</u>	
a) Belmont High School Dry Grad Funding	020
- Staff Report (Recreation)	
b) Award of Contract West Shore Parkway Project Segments 5	022
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d) Sewer Utility Bylaw No. 1600, 2016 – Background Report	047
- Staff Report (Engineering)	
e) Award of Donna Avenue and Hartsdale Drive Connection (Pre-Approval)	060
- Staff Report (Engineering)	

8. CORRESPONDENCE

- a) Liquor Planet, Cascadia Liquor Store, Ma Millers Liquor Store, Waterwheel Liquor Store,
Liquor Depot, Glen Lake Liquor Store 062
Re: Retail Liquor Policy Changes and Impacts on Local Government
- b) West Shore Arts Council/Juan de Fuca Performing Arts Centre Society 066
Re: Upcoming Forum on the Westshore

9. BYLAWS

- a) BYLAW NO. 1552 69
"Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823
Hockley Ave), 2015".
(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)
- b) BYLAW NO. 1571 072
"Langford Zoning Bylaw, Amendment No. 428, (3061 Jacklin Rd), 2015".
(ADOPTION)
- c) BYLAW NO. 1572 076
"Langford Zoning Bylaw, Amendment No. 429, (2235 Players Drive), 2015".
(ADOPTION)
- d) BYLAW NO. 1600 080
"Sewer Utility Bylaw No. 1600, 2016"
(FIRST, SECOND AND THIRD READING)
- e) BYLAW NO. 1605 088
"Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".
(ADOPTION)
- f) BYLAW NO. 1609 092
"Vista Dawn Road Closure Bylaw No.1609".
(ADOPTION)
- g) BYLAW NO. 1610 095
"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".
(ADOPTION)
- h) BYLAW NO. 1612 098
"Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd),
2015".
(FIRST READING)
- i) BYLAW NO. 1613 100
"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".
(FIRST READING)

j) BYLAW NO. 1614 103
“Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016”.
(FIRST READING)

k) BYLAW NO. 1615 108
“Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016”.
(FIRST READING)

l) BYLAW NO. 1616 111
“Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016”.
(FIRST READING)

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11. ADJOURNMENT

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, January 18th, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

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. Mahovich 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 WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Agenda as presented.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1571

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

The Mayor opened the Public Hearing for Bylaw No. 1571 at 7:01 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 Barry Weih, Wensley Architecture has applied on behalf of 3279321 Nova Scotia Ltd. to amend the zoning of 3061 Jacklin Rd and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1571 which, if adopted, would amend the zoning of 3061 Jacklin Rd from C3 (District Commercial) to C10 (Langford City Centre) Zone, to amend the density

provisions of the C10 Zone, to allow gas stations the C10 Zone, and to allow apartments in the C10 Zone to provide off-street parking in accordance with the City Centre ratio of the Zoning Bylaw.

This is being proposed in order to allow the subject property to be developed in a coordinated manner with the adjacent property at 3067 Jacklin Rd, which is currently zoned C10. 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 the following:

- \$2,500,000 towards the general amenity reserve fund, as a bonus for increased density for all development within the C10 Zone as a whole.
- An updated traffic study to the satisfaction of the Director of Engineering.

The required traffic study has been provided and includes recommendations with regards to access to/from Jacklin Rd and Jenkins Ave as well as off-site transportation network improvements to ensure optimal vehicle movements to/from the proposed development. These access points and off-site improvements will be implemented as part of the works and services installed for the development.

This proposal is consistent with the Official Community Plan Mixed-Use Employment 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. 1571 closed at 7:03 p.m.

b) BYLAW NO. 1610

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

The Mayor opened the Public Hearing for Bylaw No. 1610 at 7:03 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 the City of Langford has made application to amend the zoning of 2792 Leigh Rd and that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1610 which, if adopted, would amend the zoning of 2792 Leigh Rd from the R2 (One- and Two-Family Residential) Zone to the BT1 (Business and Technology Park) Zone.

This is being proposed in order 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 the development of the site as business and technology park.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. This proposal is consistent with the Official Community Plan Mixed Use Employment 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. 1610 closed at 7:05 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – December 7th, 2015

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on December 7th, 2015.

CARRIED.

5. PRESENTATION

**a) CRD/Langford Waste Water Treatment Update
- Mr. Les Bjola, Chair, Sewer Oversight Committee**

Mr. Bjola, Chair of the Langford Sewer Oversight Committee provided an update to Council regarding the CRD Waste Water Treatment Committee and the implications for Langford and options moving forward.

MOVED BY: MAYOR YOUNG

SECONDED: COUNCILLOR WADE

- a) That City of Langford Council consider a partnership with the West Side municipalities to continue with an independent analysis of a Sewage Treatment facility for educated decision making;
- b) The budget for this work could be considered in the 2016 budget approval process;
- c) That the City of Langford investigate the legalities of proceeding within the CRD framework; and,
- d) 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.

CARRIED.

6. PUBLIC PARTICIPATION

Mr. Waher of 2822 Lakehurst Drive addressed Council on Agenda item 8(a) Road Closure and Disposition Vista Dawn Place.

7. COMMITTEE RESOLUTIONS

a) Administration and Finance Committee – December 15th, 2015

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

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

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

CARRIED.

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

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council approve in principle the Land Development Budget and Five Year Financial Plan for 2016 -2020 as presented in the staff report dated December 15th, 2015 and refer it to the Treasurer for inclusion in the consolidated Financial Plan.

CARRIED.

b) Transportation and Public Works Committee – December 15th, 2015

1. 2016 Community Trolley Operations Budget (Engineering)

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

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 to the Report dated December 15th, 2015, and refer them to the Treasurer for inclusion in the budget.

CARRIED.

2. Langford Transit Exchange Shelter Upgrade (Engineering)

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

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 funded through gas tax, and refer to the Treasurer for inclusion in the budget.

CARRIED.

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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 of the report dated December 15th, 2015 and refer them to the Treasurer for inclusion in the budget; and
2. Direct staff to prepare a budget for 2017 to start an Infrastructure Replacement Fund.

CARRIED.

c) Planning Zoning and Affordable Housing Committee – January 11th, 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)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council 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 effect 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
- 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.

CARRIED.

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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 1st Reading and give new 1st 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;
- 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
- a. Authorize the Director of Planning to issue the setback variances in the Development Permit.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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.

CARRIED.

d) Administration and Finance Committee – January 12th, 2016

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

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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

CARRIED.

2. 2016 – 2020 General Government Five-Year Financial Plan (2016 to 2020) (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

8. REPORTS

**a) Road Closure and Disposition Vista Dawn Place
- Staff Report (Land Development)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council;

1. Consider giving Vista Dawn Road Closure Bylaw 1609 1st, 2nd, and 3rd reading;
2. Obtain a \$5,000 bond for pending legal expenses;
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.

CARRIED.

b) Year End (4th Quarter) Report – October 1st to December 31st, 2015
- Staff Report (Planning, Land Development and Building Departments)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council receive the Year End (4th Quarter) Report from October 1st to December 31st, 2015 for the Planning, Land Development and Building Departments.

CARRIED.

c) SUB15-0032 – Strata-Title Conversion of a Detached Duplex – 1092 and 1096 Penwood Road
- Staff Report (Land Development)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;
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.

CARRIED.

d) SUB15-0037 – Strata-Title Conversion of a Detached Duplex – 3294 Happy Valley Road/1008 Marwood Avenue
- Staff Report (Land Development)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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;
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.

CARRIED.

**e) Public Notification Procedures for Liquor Licensing Applications
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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.

CARRIED.

**f) LED Facilities Conversion Pre-Budget Award
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give pre-budget approval for the following city owned facilities LED conversion and contract the LED facilities conversion project to Mr. Electric:

- a) 877 Goldstream Ave (City hall)
- b) 2625 Peatt Rd (Firehall #1)
- c) 3205 Happy Valley (Firehall#2)
- d) 1089 Langford Parkway (Eagle Ridge/Play Zone)
- e) 1097 Langford (Westhills Arena/Bowling Alley)
- f) 3024 Glen Lake Rd (Rugby Canada)
- g) 1997 Country Club Way (North Langford Rec Centre)
- h) 3416 Luxton Rd (Trolley Hall)

CARRIED.

**g) Approval of Expenditures from Major Asset maintenance Reserve
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

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 the staff report dated January 18th, 2016.

CARRIED.

9. **CORRESPONDENCE**

a) Les Bjola

Re: West Shore Recreation Society 2016 Budget

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council approve the West Shore Parks and Recreation Society 2016 budget as outlined in their letter dated November 25th, 2015;

AND the City of Langford service 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.

CARRIED.

b) Peter Willing

Re: Langford’s Annual “Music in the Park”

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SIFERT

That Council approve \$10,000 to retain Mr. Peter Willing to provide Music in the Park at Veterans Memorial Park every Sunday beginning July 3rd to August 28th, 2016 from 2:00pm to 4:00pm as outlined in the proposal dated January 5th, 2016.

CARRIED.

c) Royal Canadian Legion Prince Edward Branch #91

Re: Letter of Appreciation – 2015 Remembrance Day Ceremony

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council receive the Letter of Appreciation dated November 30th, 2015 from the Royal Canadian Legion Prince Edward Branch #91 with respect to the City’s donation toward the Remembrance Day celebration.

CARRIED.

d) Goldstream Food Bank Society

Re: Letter of Appreciation – Annual Christmas Light-Up Donation

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council receive the Letter of Appreciation dated January 4th, 2016 from the Goldstream Food Bank Society for the City's donation raised at the 9th annual Christmas Light-up.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1544

"Langford Zoning Bylaw, Amendment No. 414, (3275 Walfred Pl), 2014".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1544.

CARRIED.

b) BYLAW NO. 1571

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

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1571 Second and Third Reading.

CARRIED.

c) BYLAW NO. 1599

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

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1599.

CARRIED.

d) BYLAW NO. 1601

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1601.

CARRIED.

e) BYLAW NO. 1604

**"Kettle Creek Station Road Closure Bylaw No.1604".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1604.

CARRIED.

f) BYLAW NO. 1609

**"Vista Dawn Road Closure Bylaw No.1609".
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1609 First, Second and Third Reading.

CARRIED.

g) BYLAW NO. 1610

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1610 Second and Third Reading.

CARRIED.

h) BYLAW NO. 1611

**"Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2015".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1611 First Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

- 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.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP15-0016 – 2376 Setchfield Ave

That Development Variance Permit No. DVP15-0016 be issued by the Council for the City of Langford to Peter Wittstock, J. E. Anderson & Associates on behalf of Jordan Properties Ltd. to reduce the minimum lot width from 16m to 9.7m as part of a 7 lot subdivision at 2376 Setchfield Avenue subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- 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.



City of Langford

www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 7:00 pm, Monday, 1 February 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File Development Variance Permit No. DVP15-0016

Applicant Peter Wittstock, J. E. Anderson & Associates

Location 2376 Setchfield Ave

Proposal 1. 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.

Purpose To develop a 7 lot strata subdivision.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 27 January 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 1 February 2016 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Grant Liebscher in the Planning Department.

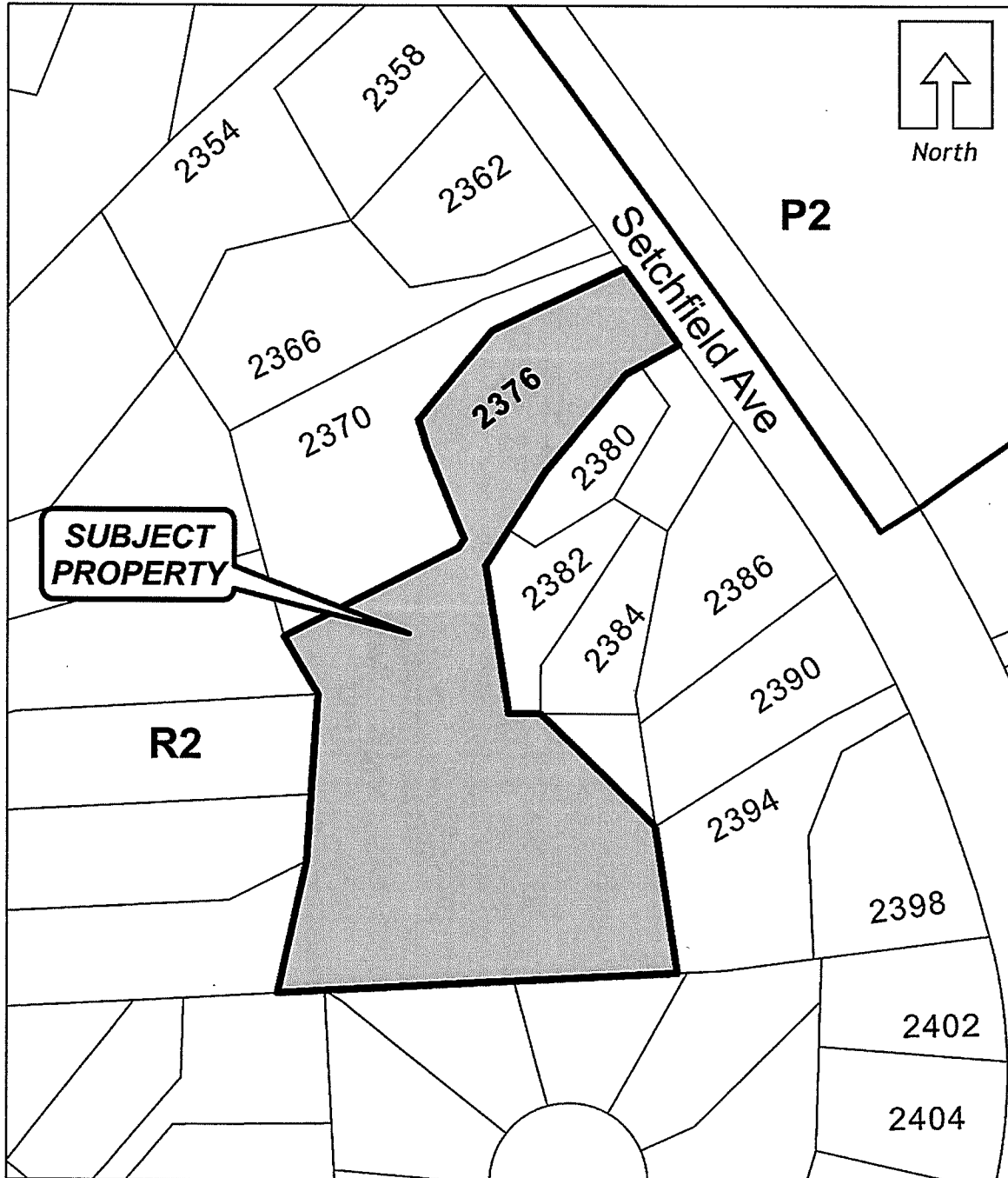
Jim Bowden
Administrator

2016-01-19

DEVELOPMENT VARIANCE PERMIT

(DVP15-0016)

2376 Setchfield Ave



Document Name: DVP15-0016_Site_Map

Scale: N.T.S.

Last Revised: 12/17/2015

CITY OF LANGFORD

RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, January 26th, 2016

- 1. Community Safety and Municipal Bylaw Enforcement Department Five Year Financial Plan for 2016 to 2020 (Bylaw)**

That Council approve in principle the 2016-2020 Community Safety and Municipal Bylaw Enforcement Department Operating Budget and refer the report to the Director of Finance for inclusion in the budget.

- 2. West Shore RCMP Detachment Mayor's Report July 1st to December 2015 (Police)**

That Council receive the West Shore RCMP Mayor's Report for July 1st to December 2015.

- 3. Proposed Changes to the Emergency Program Act (Fire)**

That Council receive the Staff Report dated January 26th, 2016 regarding a review of the Emergency Program Act by the Office of the Minister of State for Emergency Preparedness as outlined in the January 2016 document Prepared and Resilient: A Discussion Paper on The Legislative Framework for Emergency Management in British Columbia.



Staff Report
to
Council

Date: February 1, 2016
Department: Parks & Recreation
Subject: Belmont High School - Dry Grad Funding

Background

For the past six years, the City has given Belmont Secondary School \$10,000 towards their Dry Grad celebration at Eagle Ridge Arena. The students have contributed back to the municipality by volunteering their time to plant trees, shrubs and flowers throughout our community parks and roadways.

Commentary

This year the Parks and Recreation Department proposed to the school that Grade 12 grad students become "Stewards" of Hull's Trail; a highly used trail from the new school campus to Westshore Town Centre; Goudy Field and area. The students responded enthusiastically, offering to pick up litter and monitor this trail for cleanliness during school hours for the rest of the school year until the end of June, and in perpetuity from year to year.

In order for the Belmont students to start their volunteer litter pick up now rather than in May when budgets are approved, staff would like support giving the school pre-approved funding of \$10,000 now.

Financial Implications

\$10,000 for the dry grad is included in the Proposed 2016 Budget.

Legal Implications

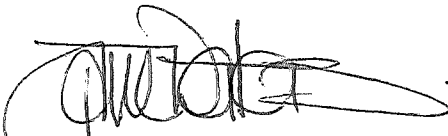
None

Options

That Mayor and Council:

1. Pre-Approve \$10,000 funding to Belmont High School for Dry Grad now;
Or
2. Do not approve \$10,000 funding to Belmont High School for Dry Grad.

Respectfully submitted,



Jane Waters
Park Planner



Steve Ternent
Director of Finance



Jim Bowden
Administrator

JW/



Staff Report to Council

Date: February 1, 2016
Department: Engineering
Subject: West Shore Parkway Segment 5 Tender Award

Background

The purpose of this report is to inform Council of the tender results of the West Shore Parkway Segment 5, and receive approval to award the tender.

Commentary

The West Shore Parkway is being designed to connect the Trans-Canada Highway, through the currently constructed West Shore Parkway to Sooke Road. Segment 5 of the West Shore Parkway is one of the nine segments that is located south of Langford Parkway to the creek crossing.

A total of 10 contractors submitted bids for this project. A summary of the bids is presented below. An analysis of the bids was completed by On Point Engineers Ltd. who are recommending that the contract be awarded to Windley Contracting Ltd. for an amount of \$629,820.00

Rank	Tenderer	Total Tender Price	Notes
1	Lakewood Estates	\$627,454.80	Non-compliant bid
2	Windley Contracting Ltd.	\$629,820.00	
3	Alterra Construction	\$640,053.35	Non-compliant bid
4	Northridge Excavating Ltd.	\$642,841.01	
5	Ralmax Contracting Ltd.	\$652,086.00	
6	G&E Contracting	\$687,100.00	
7	Scansa Construction	\$702,982.21	
8	Excel Contracting Ltd.	\$773,700.00	
9	Jacob Bros.	\$779,425.00	
10	Draycor Construction	\$709,663.91	

Financial Implications

The West Shore Parkway Segment 5 will be funded through the City's Development Cost Charge Program with an additional 2/3 funding coming from the New Building Canada Infrastructure Grant Fund.

Options

That Council:

1. Award the contract for West Shore Parkway to Windley Contracting Ltd for a price of \$629,820.00;

OR

2. Not award the contract at this time.

Respectfully submitted,



Raphiel Mattson, ASCT
Engineering Technologist



Victor Chen
Manager, Engineering Construction

Mike Leskiw, MA
Parks Manager



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

Steve Ternent
Director of Finance



Jim Bowden
Administrator

Matthew Baldwin, MCIP
Director of Planning

:rm

Attachments: On Point verification document

File: 063-05

January 27, 2016

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford BC, V9B 2X8

Attention: Michelle Mahovlich, P.Eng. (via email)

Dear Michelle:

Reference: TENDER RESULTS – West Shore Parkway Segment 5: Road Construction

An open tender for the West Shore Parkway – Segment 5 was called on January 5, 2016, and closed on January 26, 2016. Ten submissions were received and assessed for compliance against the tender conditions, with a summary shown on the appended Compliance Checklist.

Two tenderers, Lakewood Estates and Alterra Construction, did not acknowledge receipt of all tender addendums issued. As such, these bids are considered non-compliant and not eligible for contract award. All other bids were compliant with the tender conditions.

The tender prices (excluding GST) received are:

• Lakewood Estates *	\$627,454.80
• Windley Contracting Ltd	\$629,820.00
• Alterra Construction *	\$640,053.35
• Northridge Excavating Ltd**	\$642,841.01
• Ralmax Contracting Ltd**	\$652,086.00
• G&E Contracting	\$687,100.00
• Scansa Construction	\$702,982.21
• Excel Contracting Ltd	\$773,700.00
• Jacob Bros	\$779,425.00
• Draycor Construction **	\$709,663.91

* Non-compliant bid

** Adjustment to submitted tender price accounting for math errors

The above results show a relatively tight price spread, and with the large number of submissions this is considered a successful tender process.

Additional Background

- A mandatory pretender meeting was held at the site on Tuesday January 12, 2016.
- 12 contractors (including subcontractors) were represented at the mandatory pretender meeting.
- A Public opening of the tenders was conducted at City Hall and witnessed by three (3) members of City staff.

The tender is based on a combination of unit rates & lump sum work. The unit rates are derived from estimates and assumptions on the materials required to complete the work and final quantities and prices will vary.

A few of the received bids had minor mathematical errors – which have been corrected, and which do not invalidate the bids.

From the tender documents (Instructions to Tenderers – Part 2; Section 15.4);

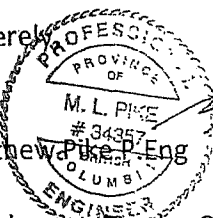
"If there are any discrepancies in the Schedule of Quantities and Prices between the unit prices and the extended totals then the unit prices shall be deemed to be correct, and corresponding corrections shall be made to the extended totals."

Recommendations

Windley Contracting Ltd submitted the lowest price compliant tender. While On Point Project Engineers has not directly worked with Windley, we understand they are a good contractor and have the necessary means to undertake this project.

We recommend if the project proceeds, a notice of award be provided to Windley Contracting Ltd.

Sincerely,


Matthew Pike P.Eng
27 Jan 2016

Attachment - Tender Compliance Summary
c. Victor Chen / Raphiel Mattson



PROJECT ENGINEERS LTD.

WEST SHORE PARKWAY SEGMENT 5

DATE: 27-Jan-16

Bid Compliance Checklist

Contractors	Tender Form Executed	Bid Bond	Addendums 1-7 Acknowledged	Appendices					Compliant
				2 - Construction Schedule	3 - Experience of Superintendent	4 - Comparable Work Experience	5 - Subcontractors	6 - Labour & Equipment Costs	
Allterra Construction	Yes	Yes	No	8 weeks	Acceptable	Acceptable	Acceptable	Acceptable	No
Jacob Bros	Yes	Yes	Yes	10 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Scansa Construction	Yes	Yes	Yes	9 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Ralmax Contracting Ltd	Yes	Yes	Yes	8 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Northridge Excavating Ltd	Yes	Yes	Yes	8 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Excel Contracting Ltd	Yes	Yes	Yes	13 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Draycor Construction	Yes	Yes	Yes	10 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
G & E Contracting	Yes	Yes	Yes	11 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Windley Contracting Ltd	Yes	Yes	Yes	8 weeks	Acceptable	Acceptable	Acceptable	Acceptable	Yes
Lakewood Estates Ltd	Yes	Yes	No	12 weeks	Acceptable	Acceptable	Acceptable	Acceptable	No



Staff Report
to
Council

Date: February 1, 2016
Department: Engineering
Application No.: NUT16-0001
Subject: Ryder Hesjedal's Tour de Victoria

Background

The sixth annual Tour de Victoria is scheduled to take place within local municipalities on South Vancouver Island on Sunday, August 21, 2016. The Ryder's Cycling Society of Canada is requesting to travel through the City of Langford.

Commentary

The Ryder's Cycling Society of Canada is aiming to promote cycling and cycling tourism opportunities within greater Victoria and the Western Communities (see Attachment 1). This event is focused on raising funds for local cycling based organizations and programs.

Over 1300 riders took part in the event last year with over 300 volunteers helping guide the riders safely along the route. It is estimated that 600 riders will be participating in the 140km route and 300 in the 85km route this year.

The longest 140km ride, meant for the avid cyclist, will enter into the City of Langford on Happy Valley Road at approximately 8:00 am and the last cyclist leaves Langford on Atkins Avenue at approximately 10:00 am (see Attachment 3 for route through Langford). This year's route will be the same as the 2015 event (see attached map).

Ride organizers will be notifying residents and affected businesses. In order to provide a world class cycling experience for riders, the organizers of the Tour de Victoria are asking for one lane of traffic dedicated for Tour riders from the towns and municipalities they are travelling through with the opposing vehicle traffic open. The one lane closure concept works well as far as traffic management is concerned. Residents will still have a "way out" if needed, and the riders will still safely be able to enjoy the ride.

Island Traffic Services will be assisting with certified traffic control personnel at all intersections. Course marshals will also be in place, along with signage to indicate turns and hazards. All participants will be informed that they have to obey traffic control personnel and marshals. Traffic control personnel will stop riders if traffic is to back up too far. They will be required to follow the rules of the road while riding. Course marshals will be in place along with signage to indicate the route. Island Traffic Services has prepared a detailed Traffic Management Plan (see Attachment 2). Area residents and businesses will be notified by mail one month prior to the event as well as through local media releases leading up to the event.

Insurance for this event will be provided with the City of Langford and Victoria Contracting and Municipal Maintenance Corporation listed as additional named insured.

Financial Implications

None.

Legal Implications

With the adoption of the Traffic Bylaw on December 3, 1996, Council has jurisdiction over this matter.

Options

That Council:

1. Grant permission for Ryder Hesjedal's Tour de Victoria 150km race to come through the City of Langford, between 8:00 am and 10:00 am on Sunday, August 21st, 2016 as detailed in (Attachment 4) and travelling along the route detailed in (Attachment 3), with the conditions that:
 - They take responsibility for any additional policing required and for clean up after the event; and
 - Payment of \$35.00 permit fee is received; and
 - Ministry of Transportation and Infrastructure, and other impacted Municipalities have been notified and approved the event; and
 - BC Transit be notified of any/all potential route delays as outlined in the attached traffic management plan (Attachment 2); and
 - No costs be incurred by the City for this event; **OR**
2. NOT grant permission for Ryder Hesjedal's Tour de Victoria to come through the City of Langford on Sunday, August 21st, 2016.

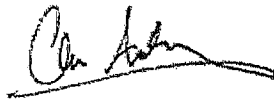
Respectfully submitted,



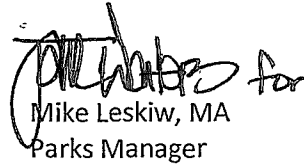
Kirsten Wilson, EIT
Engineer in Training



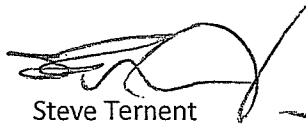
Matthew Baldwin, MCIP, RPP
Director of Planning



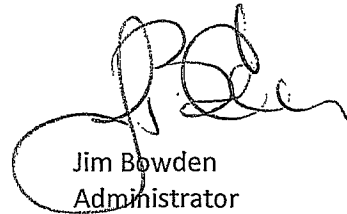
Bob Beckett
Fire Chief

 for
Mike Leskiw, MA
Parks Manager

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



Steve Ternent
Treasurer



Jim Bowden
Administrator



Lorne Fletcher
Manager of Bylaw Enforcement

:kw

Attachments:

1. Tour de Victoria letter
2. Tour de Victoria Traffic Management Plan
3. Route Maps
4. Course Control Plan



December 2, 2015

To Whom It May Concern:

This is an application for Mayor and Council's permission to use public roads through the Langford on **Sunday, August 21, 2016**. The Tour de Victoria is a mass participation road cycling event put on by the Ryders Cycling Society of Canada. Funds raised through the event benefit local cycling based organizations and programs. The goal of the event is to promote cycling and the cycling tourism opportunities available and position Greater Victoria as the cycling capital of Canada.

The fifth annual Tour de Victoria, held August 23, 2015, was a huge success thanks to the support of all the municipalities, the volunteers, the police, sponsors and the general public who lined the course to cheer on friends, family, and colleagues. Over 1,300 riders took part in a world class cycling event that showcased the best of Greater Victoria's cycling opportunities. In 2015 over 58% of our riders came from outside Greater Victoria providing significant economic impact for our region. The event also had a huge community impact with over 300 volunteers helping guide the riders safely around the course.

This annual event is scheduled for Sunday, August 21, 2016. The proposed route is the same as the 2015 route and we will use the same method of traffic control in Langford with partial road closure on the roads that our cyclists are traveling on. Opposing vehicle traffic will be allowed on the opposite side of the yellow line only. No vehicles will be allowed to travel on the same side of the road that the riders are traveling on.

Please review the attached Route Maps, Traffic Management Plan and Course Control Plan for detailed course plan in your municipality. Please advise if there is anything further you require.

We appreciate your support over the years in preparation of the Tour de Victoria and look forward to working with you as we plan the 2016 Tour De Victoria. Please contact our Event Coordinator, Sheleena Gutierrez, at 250-508-8363 or sheleena@tourdevictoria.com to set up meetings and determine what needs to be done during the approval process.

Sincerely,

Seamus McGrath
Director
Ryder Hesjedal's Tour De Victoria
338 Catherine Street
Victoria, BC
V9A 3S8

Traffic Management Plan
Ryder Hesjedal's Tour de Victoria
Bicycle Ride
Greater Victoria Area
Sunday August 21, 2016

Prepared by:
Island Traffic Services Ltd.
112 – 2932 Ed Nixon Terrace
Victoria, BC
V9B 0B2

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1. TRAFFIC CONTROL PLAN

1.01 Scope of the Ride

The ride encompasses several municipalities in the Greater Victoria area. There will be three different distances:

- Epic (140km) – Start and finish in Victoria’s Inner Harbour
- Legend (90km) – Start and finish in Victoria’s Inner Harbour
- Challenge (45km) – Start in Sidney and finish in Victoria’s Inner Harbour

One side of the road will be dedicated for TDV riders, with opposing vehicle traffic allowed on the opposite side of the yellow line. No vehicles will be allowed to travel on the same side of the road that the riders are traveling on, except in a few designated areas.

1.02 Ride Date and Duration

The ride will take place Sunday, August 21, 2016 starting at 7:00am and ending at approximately 3:30pm. Refer to *Course Control Plan* for approximate times the cyclists will be in each area.

1.03 Jurisdictions

See attached *Route Maps* and *Course Control Plan* for overall and detailed route maps for each Jurisdiction.

1.04 Traffic Control Personnel

The personnel responsible for traffic control and for directing the cyclists are broken down into four categories as follows:

- **Police Officers or Reserves** are provided by each municipality. These will be the highest level of traffic control and will be located at the major intersections indicated on the attached *Course Control Plan*.
- **Traffic Control Persons (TCPs)** are certified professional flagpersons provided by Island Traffic Services. The TCPs will be responsible for all traffic control not provided by police officers or reserves and will be located as indicated on the attached *Course Control Plan*.
- **Traffic Control Supervisors (TCS)** will be provided by Island Traffic Services and will be responsible for coordinating the efforts of the TCPs. Each TCS will be responsible for a section of the race and their contact information is listed in the *Appendix A*.
- **Volunteer Marshals** are responsible for directing the cyclists. The volunteers will not be directing traffic. The locations of the volunteer marshals are indicated on the attached *Course Control Plan*.

1.05 Traffic Control Plan

The side of the road that the cyclists are riding in will be closed to traffic for the entire route. No vehicles will be allowed to travel on the same side of the road that the riders

are traveling on. Police Officers, Reserves and TCPs will be positioned at all intersections and crossings indicated on the attached ***Course Control Plan*** to prevent traffic from getting into the TDV side. Where possible, during gaps between the cyclists vehicle traffic will be allowed to cross or turn into the opposite lane. In the District of Oak Bay and City of Victoria, full road closure will be permitted.

A police escort will be done for the first few kilometers of the ride. The cyclists will be kept together and all cross traffic will be completely stopped as the escorted group goes by. The protocol for motorcycle escorts will be followed.

1.06 Buses

BC Transit will develop their own plan to divert bus traffic to conform the Tour De Victoria Traffic Plan.

1.07 Pedestrians

Pedestrians will be largely unaffected except when crossing at intersections where they will be directed by the Police or TCPs.

1.08 Signage

Traffic control signage and barricades will be setup where needed. In addition Portable Changeable Message Signs (PCMS) will be used at key locations to advise motorists of traffic pattern changes. General ride information signs will be posted at key locations around the route leading up to the event. Directional and safety signage for the cyclists will be placed on the course.

Location of signage is indicated on the attached *Course Control Plan*

1.09 Safety

The local jurisdictions, Tour de Victoria, and Island Traffic Services will be responsible for setting up the signage and traffic control devices prior to the start of the race. They will also be responsible for the tear down of the devices as soon as the race is completed in each segment.

All signage and traffic control devices will conform to the specifications in the Ministry of Transportation's "Traffic Control Manual for Work on Roadways". Signage and traffic control devices will be kept in good condition at all times and defective or damaged equipment replaced immediately.

All Emergency Service Agencies will be notified in advance, by the Tour de Victoria of the traffic control measures as per section 2.02.

All police officers, police reserves, TCPs and volunteer marshals will attend safety meetings prior to the start of the race. All police officers, police reserves, TCPs and volunteer marshals will wear the required safety equipment as defined by their WCB regulations.

All hazards to the cyclists, workers and the travelling public will be identified and minimized. Accidents, near misses, and dangerous situations or acts, will be reported the proper authorities as per the Emergency Response Plan.

2. PUBLIC INFORMATION PLAN

2.01 General Public Notification

Residents along the route will be notified in advance by a general mailout, done by postal code, with information regarding the traffic diversions on race day. See *Appendix C* for an example of the mailout.

The general public will be notified in advance of traffic delays or detours via public service announcements placed in the local media (newspaper, television and radio).

Radio Stations

- CFX
- CBC
- Jack-FM 103.1
- 98.5 FM
- 100.3 the Q
- ZONE at 91.3
- 107.3 KOOL FM

TV Stations

- CTV Vancouver Island
- CHEK

Newspapers

- Times Colonist
- Vic News
- Saanich News

2.02 Agency Notification

The following agencies will also be notified in advance of the traffic pattern changes:

- | | |
|------------------------|--------------------------|
| • Police | (see <i>Appendix A</i>) |
| • Fire | (see <i>Appendix A</i>) |
| • BC Ambulance Service | (604) 872-6742 (fax) |
| • BC Transit | (250) 995-5642 (fax) |

3. EMERGENCY RESPONSE PLAN

3.01 Introduction

The primary objective of this plan is to facilitate emergency response to the incident and move traffic safely and expeditiously through or around the incident site. The following types of incidents may be expected to occur around the cycling route:

- Motor vehicle accidents
- Cyclists injured
- Pedestrians and/or spectators injured
- TCPs or volunteers injured
- Traffic jams

3.02 Procedures for Dealing with an Incident

If an incident occurs on the cycle route the nearest police officer, TCP or volunteer marshal will take charge of the scene until relieved by a higher authority. The following general emergency response procedure is to be implemented by the person in charge:

- Respond quickly with emergency traffic control measures to ensure public safety.
- Contact the appropriate emergency response agencies and/or the Tour de Victoria medical team as appropriate (see section 3.05).
- Contact Island Traffic Services for additional traffic control resources as required (see section 3.05).
- Ensure the emergency response agencies have quick access to the incident. If necessary shut down the ride to facilitate this.
- Assist emergency response personnel when required.
- Contact the Emergency Operations Center to make them aware of the incident (see section 3.05).
- Record details of the incident as much as possible and provide a report to the Tour de Victoria and the local jurisdiction within 12 hours. A copy of the incident report is located in *Appendix B*.

3.03 Emergency Operations Center (EOC)

An Emergency Operations Center will be set up in the Victoria Police Station. A representative from each jurisdiction and all interested parties will be located at the EOC to coordinate the activities of their agency with the others. Each representative in the EOC will have communications with their key personnel.

3.04 Tour de Victoria Medical Response Team

The Tour de Victoria will provide a medical response team to deal with cyclist's medical problems and minor injuries. The Tour de Victoria Medical Response Plan is located in the attachment *Medical Plan.pdf*. Note that serious cyclist injuries will be treated by the normal emergency response agencies as listed in the Emergency Response Plan above.

3.05 Emergency Contact List

Emergency Services	911
Emergency Operations Center	
Tour de Victoria Rep: Ole Jorgensen	(250) 883-1340
Police (Non-Emergency)	(see Appendix A)
Fire (Non-Emergency)	(see Appendix A)
BC Transit	250-590-8630
Victoria General Hospital	250-727-4212
Royal Jubilee Hospital	250-370-8000
Saanich Peninsula Hospital	250-544-7676
Tour de Victoria Emergency Team:	
Medical Director: Dr. Brendan Irvine	250-896-6009
Medical Team Coordinator: Craig Gillett	250-884-4050
Safety & Operations Manager: Brooks Hogya	250-857-0600
Island Traffic Services:	
Course Supervisor: Brian Lister	250-727-8138

Appendixes

Appendix A - Contacts

Tour de Victoria Contacts:

Seamus McGrath	Tour Director	(250) 686-1422
Brooks Hogya	Safety & Operations	(250) 857-0600
Craig Gillett	Medical Captain	(250) 884-4050
Sheleena Gutierrez	Event Coordinator	(250) 508-8363
Trish Duncan	Volunteer Coordinator	(250) 588-9126
General Info	Tour de Victoria Office	(778) 350-6325

Island Traffic Services Contacts:

Brian Lister	Overall Course Supervisor	(250) 727-8138
Ian Lamplugh	General Manager	(250) 896-3272

Email: ian@islandtraffic.com

Zone Supervisors will be assigned leading up to the event.

Jurisdiction Emergency Contact List:

City of Victoria

Police: (250) 995-7654

Cathie Jorgensen - cathie.jorgensen@vicpd.ca

Chris Spargo - chris.spargo@vicpd.ca

Fire: (250) 920-3350

Westshore RCMP: (250) 474-8754

Steve Wright - stephen.w.wright@rcmp-grc.gc.ca

District of Highlands, Town of View Royal, City of Langford, District of Metchosin, City of Colwood

District of Oak Bay

Police: (250) 592-2424

Dave MacMillan

Fire: (250) 592-9121

District of Highlands Fire: (250) 474-2633

Town of View Royal Fire: (250) 479-7322

City of Langford Fire: (250) 478-9555

District of Metchosin Fire: (250) 478-1307

City of Colwood Fire: (250) 478-8321

District of Saanich

Police: (250) 475-4321

Ron Stewart - rstewart@saanichpolice.ca

Fire: (250) 475-1775

Sidney/North Saanich RCMP: (250) 656-3931

Erin Fraser - erin.fraser@rcmp-grc.gc.ca

District of Central Saanich

Police: (250) 652-4441

Paul Brailey - paul.brailey@csaanich.ca

Fire: (250) 544-4238

Town of Sidney Fire: (250) 656-2121

District of North Saanich Fire: (250) 656-1931

ISLAND
TRAFFIC SERVICES LTD.

Appendix C – Road Closure Notification Example



Ryder Hesjedal's TOUR DE VICTORIA

Attention Residents and Businesses Event Notification - Sunday, August 23, 2015

On Sunday, August 23, 2015 some of the streets in your neighbourhood are going to be affected by up to 1,500 cyclists participating in the fifth annual Ryder Hesjedal's Tour de Victoria. Cyclists from all over Canada and the U.S. are coming for the largest one-day cycling event in Victoria and it's going to be happening in your community!

What will happen on Sunday, August 23rd?

- Police, traffic control personnel & volunteer marshals will control cyclists and traffic flow along the route
- The ride starts in downtown Victoria at 7:00am, travels 140km around the region & ends downtown at 3:30pm
- The route only affects certain roads in each municipality and timing varies in each area
- Expect minor traffic delays throughout the region
- More details provided below or visit www.tourdevictoria.com/traffic for detailed info about areas near you

Inquiries can be made to info@tourdevictoria.com or 778-350-6325
leading up to the event and on event day, August 23, 2015

Volunteers needed in your community!

Road marshaling could be as easy as stepping out your front door.

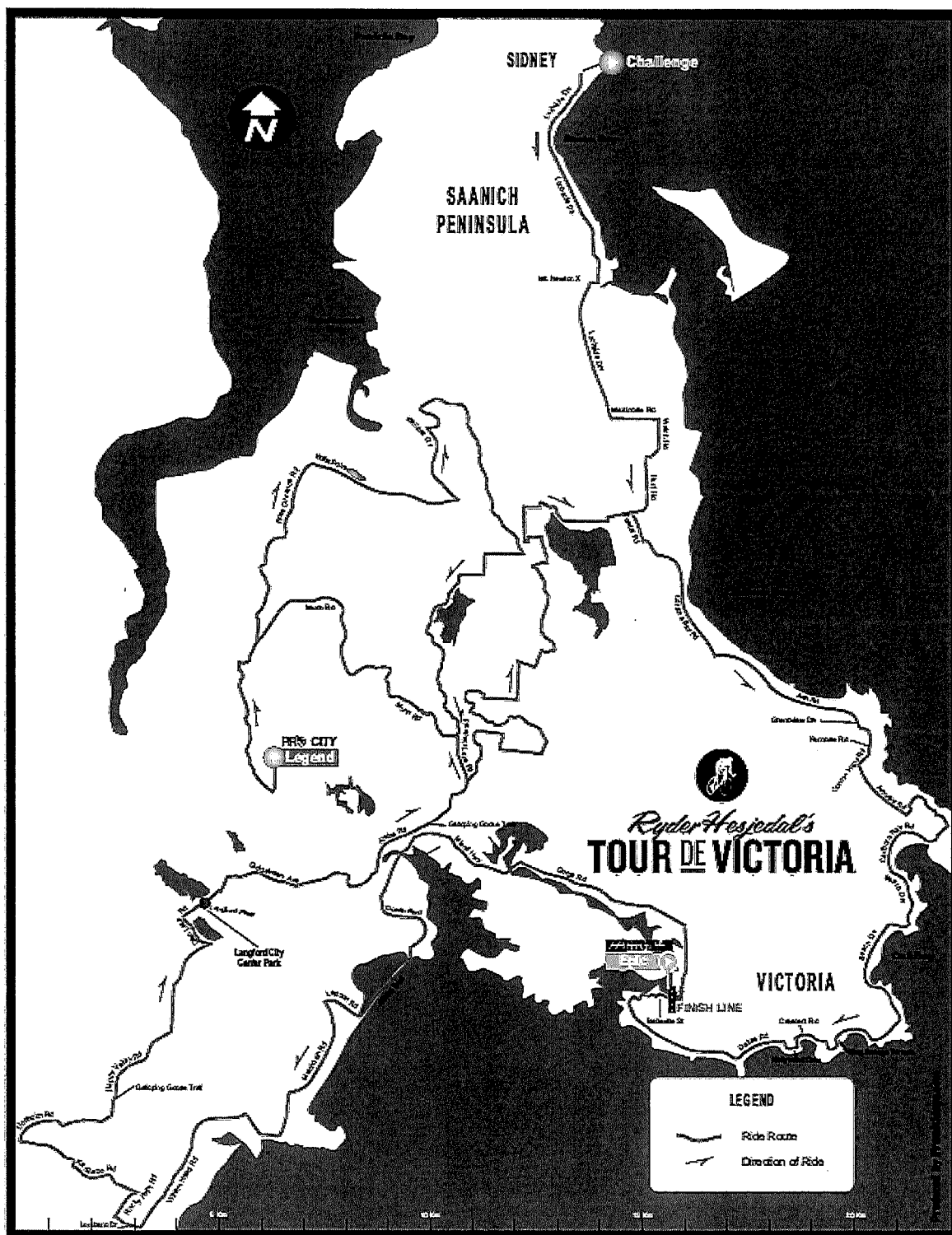
Volunteer online at www.tourdevictoria.com/volunteers or email volunteers@tourdevictoria.com

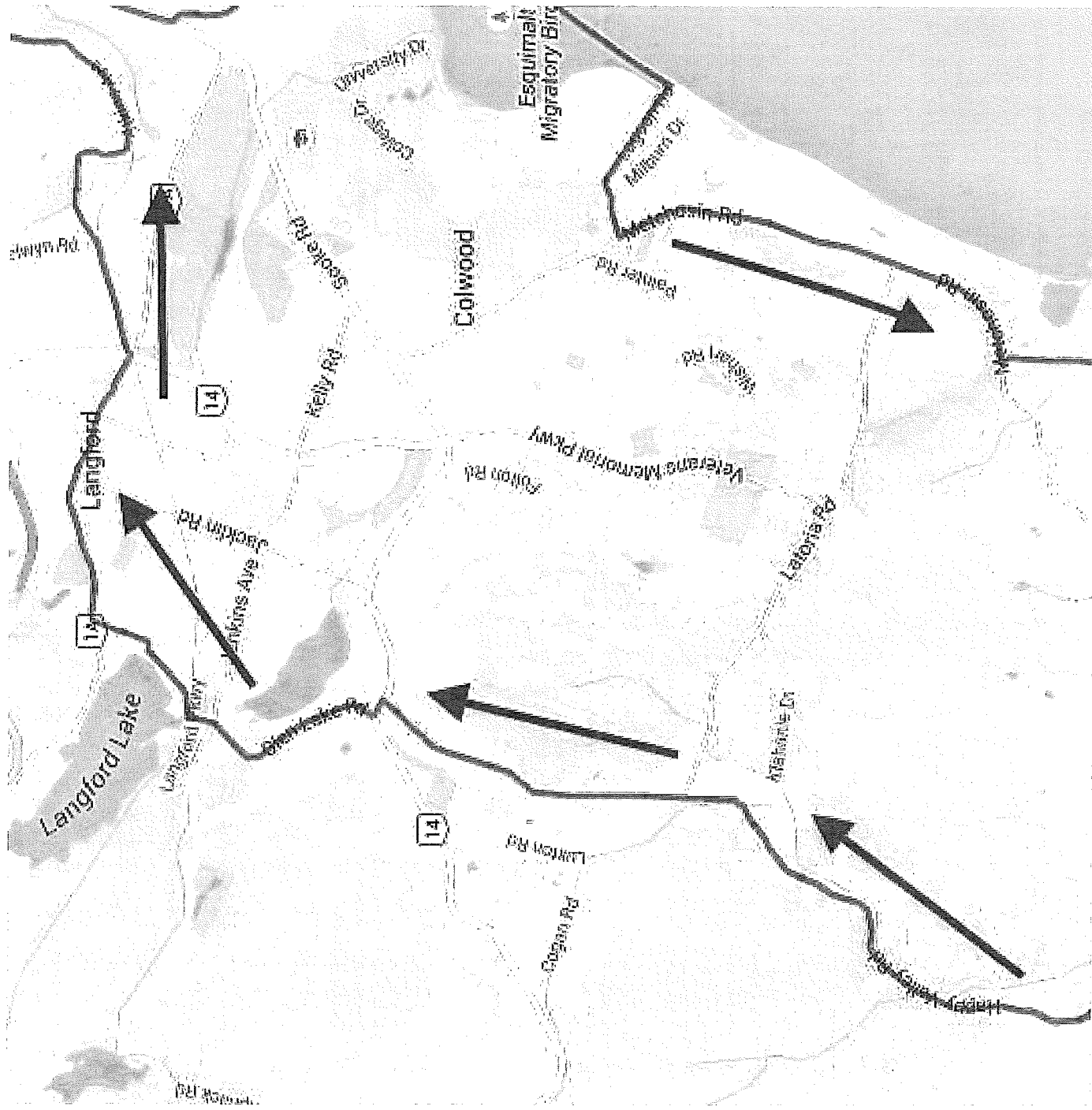
Join the ride!

The ride has three distances and welcomes all types of riders.

Registration is available online at www.tourdevictoria.com/register

Municipality	Time	Traffic Information
Victoria - (Belleville St, Government St, Gorge Rd E)	6:50am – 7:10am	Vehicle traffic permitted the opposite direction of our cyclists.
Saanich - (Gorge Rd W)	7:00am – 7:20am	
View Royal - (Island Hwy, Old Island Hwy)	7:10am – 7:30am	
Colwood - (Ocean Blvd, Lagoon Rd, Metchosin Rd)	7:20am – 8:10am	
Metchosin - (Metchosin Rd, Duke Rd, William Head Rd, Lombard Dr, Rocky Point Rd, Liberty Dr, Kangaroo Rd, Lindholm Rd, Happy Valley)	7:30am – 9:20am	
Langford - (Happy Valley Rd, Glen Lake Rd, Leigh Rd, Goldstream Ave, Atkins Ave)	8:00am – 9:45am	
View Royal - (Atkins Ave, Burnside Rd W)	8:20am – 10:00am	
Saanich - (Burnside Rd W, Prospect Lake Rd, Munn Rd)	8:25am – 1:15pm	
Highlands - (Munn Rd, Willis Point Rd)	8:35am – 11:00am	
Highlands - (Millstream Lake Rd, Ross Durrance Rd)	8:35am – 11:00am	Northbound vehicle traffic only. Same direction as our cyclists.
Saanich - (Willis Point Rd, Wallace Dr)	9:00am – 11:15am	Vehicle traffic permitted the opposite direction of our cyclists. (Two-way traffic allowed on certain roads. See website for details)
Central Saanich - (Wallace Dr, Garden Gate Dr, Benvenuto Ave, West Saanich Rd, Old West Saanich Rd)	9:05am – 11:45am	
Sidney & North Saanich - (5 th Ave and Lochside Drive)	11:00am – 11:30am	
Saanich - (See website for detailed route map)	9:15am – 2:45pm	Full Closures
Oak Bay - (Beach Drive, King George Terrace)	10:35am – 3:15pm	
Victoria - (Crescent Rd, Hollywood Cres, Dallas Rd and waterfront perimeter of James Bay including: Erie St, St Lawrence, Kingston St, Montreal St, Quebec St, Pendray St, Belleville)	10:50am – 3:30pm	
Victoria Inner Harbour - (Belleville St between Menzies St and Government St)	5:00am – 6:00pm	





Munic	KM	Intersection	Lead Vehicle	Lantern Rouge	TCP	Marshal	One Week Notification Signage	Event Day Signage	NOTES
Victoria	0.00	Ride starts on Belleville St	07:00:00	07:03:00					
		Cyclists travel through Victoria, Saanich, View Royal, Colwood and Metchosin					ONE WEEK NOTICE 7-6		lights on 4 way flash sign for no straigh ahead at belleville
Metchosin	36.42	Cyclists are travelling on Happy Valley Rd approaching Langford	07:54:38	09:11:32					
Langford	36.60	Happy Valley Rd and Wildridge Way	07:54:54	09:12:11					
Langford	36.80	Happy Valley Rd and Lorna Linda Dr (Goose Crossing)	07:55:12	09:12:53				Trail Crossing Signs	
Langford	36.80	Happy Valley Rd and Lorna Linda Dr (Goose Crossing)	07:55:12	09:12:53				Trail Crossing Signs	
Langford	36.90	Happy Valley Rd and Torrance Ave	07:55:21	09:13:14					
Langford	37.10	Happy Valley Rd and Vitality Rd	07:55:39	09:13:56					
Langford	37.20	Happy Valley Rd and Fashoda Pl	07:55:48	09:14:18					
Langford	37.30	Happy Valley Rd and Dicker Road (Veer Left to stay on Happy Valley)	07:55:57	09:14:39					
Langford	37.60	Happy Valley Rd and Latoria Rd	07:56:24	09:15:42	1			Straight Arrow	
Langford	38.00	Happy Valley Rd and Luxton Rd	07:57:00	09:17:07	1				
Langford	38.10	Happy Valley Rd and Braeburn Ave	07:57:09	09:17:28					
Langford	38.20	Happy Valley Rd and Rattanwood Pl	07:57:18	09:17:49					
Langford	38.25	Happy Valley Rd and Gala Court	07:57:22	09:18:00					
Langford	38.35	Happy Valley Rd and Turnstone Dr (Flatman Ave)	07:57:31	09:18:21					
Langford	38.50	Happy Valley Rd and Vision Way	07:57:45	09:18:53				At post before Vision Way - "Caution Road Narrows"	
Langford	38.60	Happy Valley Rd and Englewood Road	07:57:54	09:19:14					
Langford	38.85	Happy Valley Rd and Radiant Way	07:58:16	09:20:07					
Langford	38.90	Happy Valley Rd and Tayberry Terrance	07:58:21	09:20:18					
Langford	38.95	Happy Valley Rd and Huckleberry Terr	07:58:25	09:20:28					
Langford	39.00	Happy Valley Rd and Acadian Rd	07:58:30	09:20:39					
Langford	39.10	Happy Valley Rd and Marwood Ave	07:58:39	09:21:00					
Langford	39.40	Happy Valley Rd and Walfred Rd	07:59:06	09:22:04					
Langford	39.50	Happy Valley Rd and Isabell Ave	07:59:15	09:22:25					
Langford	39.55	Happy Valley Rd and Oliver Pl	07:59:19	09:22:35					
Langford	39.60	Happy Valley Rd and Firehall Creek Rd	07:59:24	09:22:46					
Langford	39.70	Happy Valley Road TURN LEFT onto Sooke Road	07:59:33	09:23:07	2		ONE WEEK NOTICE 8 - 10 (on sooke for westbound)	Left Arrow	lights on 4 way flash
Langford	39.80	Sooke Rd TURN RIGHT onto Glen Lake Rd	07:59:42	09:23:28	1	1	ONE WEEK NOTICE 8 - 10 (on sooke for eastbound)	Right Arrow	
Langford	39.82	Glen Lake Rd and Page Ave	07:59:44	09:23:32					
Langford	40.00	Glen Lake Rd and Monnington Place	08:00:00	09:24:11					
Langford	40.10	Glen Lake Rd and Colbourne Gdns	08:00:09	09:24:32					
Langford	40.30	Glen Lake Rd and Mary Ellen Ln	08:00:27	09:25:14					
Langford	40.50	Glen Lake Rd and Water Lily Lane	08:00:45	09:25:56					
Langford	40.60	Glen Lake Rd and Kathlynn Ln	08:00:54	09:26:18					
Langford	40.70	Glen Lake Road Traffic Circle (Parkdale Dr) Turn right to stay on Glen Lake Rd	08:01:03	09:26:39	1			Right Arrow	
Langford	40.85	Glen Lake Rd and Glenview Pl.	08:01:16	09:27:11					

Langford	40.95	Glen Lake Rd and Springhill Rd	08:01:25	09:27:32					
Langford	41.05	Glen Lake Rd TURN LEFT onto Bike Path	08:01:34	09:27:53		1		slow sharp left	
Langford	41.20	Exiting Bike Path Cross Langford Parkway and follow trail to Leigh Rd	08:01:48	09:28:25	2	1		Straight Arrow	
Langford	41.25	Turn RIGHT onto Leigh Rd	08:01:52	09:28:35				Right Arrow	
Langford	41.30	Leigh Rd and Trillium Rd	08:01:57	09:28:46					
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Langford	41.80	Leigh Rd and Fieldview Terrace VEER LEFT to stay on Leigh Rd	08:02:42	09:30:32					
Langford	41.90	Leigh Rd and Dunford Ave	08:02:51	09:30:53	1			Straight Arrow	
Langford	42.00	Leigh Rd and Kiwi Rd	08:03:00	09:31:14					
Langford	42.10	Leigh Rd and Costin Ave	08:03:09	09:31:35					
Langford	42.20	Leigh Rd TURN RIGHT onto Goldstream Ave	08:03:18	09:31:56	1			Right Arrow	
Langford	42.40	Goldstream Ave and Rodney Rd	08:03:36	09:32:39					
Langford	42.50	Goldstream Ave and Carlow Rd	08:03:45	09:33:00		1			
Langford	42.60	Goldstream Ave and Spencer Rd	08:03:54	09:33:21		1			
Langford	43.00	Goldstream Ave and Matson Rd	08:04:30	09:34:46		1			
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Langford	43.60	Goldstream Ave and Claude Rd	08:05:24	09:36:53					
Langford	43.70	Goldstream Ave Traffic Circle	08:05:33	09:37:14	1	1		Straight Arrow	
Langford	44.00	Goldstream Ave and Veterans Memorial Parkway - Cross Intersection, get on to pathway connecting to Atkins Ave in front of RCMP station	08:06:00	09:38:18	4	1	ONE WEEK NOTICE 8 - 10	Left (slightly) towards atkins	lights on 4 way flash - put padding on the post here
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Langford	44.60	Atkins Ave and Housing Complex on left	08:06:54	09:40:25					
Langford	44.80	Atkins Ave and Selwyn Rd	08:07:12	09:41:07					
Langford	44.85	Atkins Ave and Westwind Dr	08:07:16	09:41:18					
Langford	44.90	Atkins Ave and Legett Lane	08:07:21	09:41:28					
Langford	45.20	Atkins Ave and Millwright Pl	08:07:48	09:42:32					
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Langford	46.30	Atkins Ave and Country Terrace	08:09:27	09:46:25					
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Staff Report to Council

Date: February 1, 2016
Department: Engineering
Subject: Sewer Utility Bylaw No. 1600, 2016 Background Report

Background

At the regular meeting of Council December 15, 2014 Council considered a report on sewer rates for the period of 2015 through 2019 as well as the concept of mandatory connections. Council approved the rates set forth in the December 2014 report and approved mandatory sewer connections.

The purpose of this report is to introduce Bylaw No. 1600, 2016 which provides for the legal mechanism to mandate sewer connections.

Commentary

The City has three existing bylaws relating to the sewer servicing:

- District of Langford Sanitary Sewer Utility Bylaw No. 125, 1995
- District of Langford Sanitary Sewer User Charge Bylaw No. 351, 1999
- City of Langford Sewer Capital Recover Fee Bylaw No. 1100, 2007

Bylaw No. 125 Langford's original Sanitary Sewer Utility Bylaw was prepared following the City's incorporation to provide sanitary sewer servicing to the City. Many of the items contained in Bylaw No. 125 are included in Bylaw No. 1600. The City has eliminated outdated or unnecessary items. A summary of the concordance between Bylaw No. 125 and Bylaw No. 1600 is attached to this report.

Bylaw No. 351 is being repealed as part of the creation of this new Bylaw No. 1600. The purpose of the new Bylaw No. 1600 is to clean up outdated references in Bylaw No. 351, and to amend the fees charged to SPL (private sewage disposal facility on Henry Eng Place) for discharge to our sanitary sewer.

With respect to the existing reference in Bylaw No. 351 for fees collected by the City that enable SPL to discharge to the City's sewer system, discussions have occurred between City staff, West Shore Environmental Services and SPL who have mutually agreed that the fee schedule for the septage processing plant on Henry Eng Drive needs to be updated.

A comparison of the existing and proposed fees is as follows

Table 1 – Comparison of Fees with SPL Existing and Proposed

Fee Description	Existing	Proposed
Environmental Levy	\$5,000	\$5,000
Plus:		
Flat rate discharge fee	Flat amounts in 2 million gallon increments with 7 million gallon minimum (\$35,000) and 17 million gallon maximum (\$60,000).	One-half cent per gallon for the first 13 million gallons and 1 cent per gallon over 13 million gallons
Less:		
Credit for taxes payable	Offsets the flat rate discharge fee in the amount of SPL's proportionate share of property tax as invoiced by the landlord.	Eliminated
Plus:		
Flat charge for discharge during peak operating hours	\$3.50 per cubic metre	Eliminated. We are not concerned about peak flow as SPL are limiting plant discharge to a max of 7.5 L/S which is well within the pump station capacity

These amendments will simplify the fee schedule and update the fees which have not been amended since 2003. They have been agreed to in principal by all affected parties.

With respect to the second existing sewer related bylaw, Bylaw No. 1100 was put in place in 2007 to allow collection of fees for areas already serviced by sanitary sewers when the City entered into an agreement with West Shore Environmental Services Inc. Bylaw No. 1100 must remain in place until the last of the fees relating to the service areas of Goldstream Meadows and Bear Mountain are collected. Once the fees related to Bylaw No. 1100 are completed (estimated to be in 2021), Bylaw No. 1100 can be repealed.

Bylaw No. 1600 therefore replaces Bylaw No. 351, updates fees charged to SPL and in Part 3 of the new Bylaw No. 1600 mandates sewer connections by December 31, 2019. With the proposed mandatory connection date of December 31, 2019, there are four years ahead of the mandatory connection timing before Council would have to consider any legal action for connections. Staff suggest that the four year timeline for mandatory connection along with the one year that has already passed since the original December 2014 Council resolution have given sufficient notice of the intention to enable the mandatory connections. With this five year connection window in mind, staff are not suggesting any other

consideration for residents who have updated their septage treatment system within that five year window.

Financial Implications

Legal Implications

This bylaw has been thoroughly reviewed by the City's solicitor.

Options

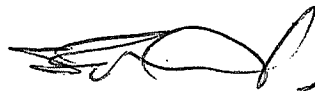
That Council:

1. Repeal Sanitary Sewer Utility Bylaw No. 125, 1995;
AND
2. Repeal District of Langford Sanitary Sewer User Charge Bylaw No. 351, 1999;
AND
3. Give First, Second and Third Readings to Sewer Utility Bylaw No. 1600, 2016;
OR
4. Do nothing at this time.

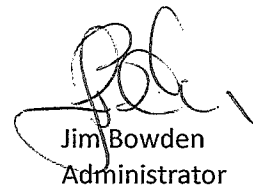
Respectfully submitted,



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



Steve Ternent
Treasurer



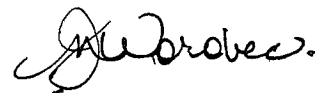
Jim Bowden
Administrator



Matthew Baldwin, MCIP, RPP
Director of Planning



Brent Molnar, ASCT
Manager, Land Development



Terry Worobec
Acting Manager, Building Inspection



Lorne Fletcher
Manager, Bylaw Enforcement

:mm

Attachments: Concordance Summary Bylaw 125 to Bylaw 1600
Sewer Utility Bylaw No. 1600, 2016

CONCORDANCE – BYLAW 125 TO DRAFT BYLAW 1600 (REVISED)

Bylaw 125	Bylaw 1600
1.01	3
5.01.1	4
5.01.2	4
5.01.3	4
5.01.4	4
5.01.5	7
5.01.6	7
5.02.1	8
5.03.1	10
5.03.2	
5.03.3	13
5.03.4	
5.04.1	14,15
5.04.2	11
5.04.3	11
5.04.4	
5.05.1	
5.05.2	5
5.05.3	5
5.05.4	5
5.05.5	
5.06.1	5,26
5.06.2	
5.06.3	17
5.06.4	18
5.07.1	4
5.08.1	6,26
5.09.1	21
5.09.2	22
6.01.1	34
6.01.2	34
6.01.3	20
6.02.1	32
6.03.1	38
6.03.2	40
7.01.1	
7.02.1	33
8.01.1	

8.01.2	26
8.01.3	26
8.01.4	26
8.01.5	26
8.01.6	26
8.01.7	26
8.01.8	26
8.02.1	26
8.02.2	26
8.02.3	27
9.01.1	36
10.01.1	41
11.01.1	45



CITY OF LANGFORD

BYLAW NO. 1600

A bylaw to continue the sanitary sewer service and to require and regulate the use of the service

WHEREAS the British Columbia Building Code requires that every building that generates sewage be provided with a means of sewage disposal; and

WHEREAS the City has established a sanitary sewage collection system and participates in a regional sewage collection and disposal service; and

WHEREAS the City has entered into a franchise agreement with West Shore Environmental Services Inc. under which West Shore provides the sewer collection service and operates the sewage collection system in the City;

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

Part 1 – Interpretation

1. In this bylaw,

Plumbing Fixture includes a toilet, sink, basin, bathtub, shower, bidet, urinal or other plumbing system component that produces sewage.

Private Service Pipe means the pipe that connects the plumbing system of a building to a Sewer Service Pipe, generally at or near a parcel boundary.

Sewer Agreement means the Sewer Utility Agreement among the City, West Shore and Terasen Utility Services Inc. dated for reference September 20, 2004, as amended by the parties from time to time.

Sewer Main Completion Date means the date on which the Municipal Engineer determines that a sewer main has been constructed and commissioned such that it is capable of receiving and conveying sewage.

Sewer Service Pipe means a pipe and related fittings connecting a Private Service Pipe to a sanitary sewer main, generally installed in a highway or statutory right of way area.

Sewer Serviced Parcel means any parcel of land, including common property in a strata plan, that has frontage on a sanitary sewer main, and for this purpose a parcel is deemed to have frontage on a sanitary sewer main if a sanitary sewer main has been constructed in a highway or statutory right

of way area that abuts any boundary of the parcel or, in the case of a bare land strata lot, abuts common property in the strata plan.

Sewerage System Regulation means B.C. Reg. 326/2004 under the *Public Health Act*.

West Shore means West Shore Environmental Services Inc. and any approved assignee of its rights and obligations under the Sewer Agreement.

2. References in this bylaw to the Municipal Engineer include the person appointed to that position by the Council, any person authorized by the Municipal Engineer to perform duties with respect to this bylaw, and in the definition of Sewer Main Completion Date and in Sections 6, 8, 11, 14, 16, 18, 19, 21 and 22 of this bylaw, employees of West Shore performing its obligations and exercising its rights under the Sewer Agreement.

Part 2 – Sanitary Sewer Service

3. The sanitary sewer service established by Sanitary Sewer Utility Bylaw No. 125, 1995 is continued.

Part 3 – Connection and Disconnection

4. Every owner of a Sewer Served Parcel on which is located a building or structure that generates sewage, and every strata corporation whose common property is a Sewer Served Parcel, must connect the parcel to the sanitary sewer main by means of a Private Service Pipe and a Sewer Service Pipe and connect all Plumbing Fixtures on the parcel to the Private Service Pipe, by the later of:
 - (a) the date that is the one-year anniversary of the Sewer Main Completion Date for the sanitary sewer main on which the parcel or common property has frontage; and
 - (b) December 31, 2019.
5. The installation of Private Service Pipes must be authorized by a building permit or plumbing permit issued under Building Bylaw No. 1160, 2008.
6. The Municipal Engineer may provide written notice to any owner of a Sewer Served Parcel to whom Section 4 applies, specifying the date by which the connection must be made.
7. Section 4 does not apply to a parcel on which a Type 3 sewage treatment system complying with the Sewerage System Regulation was installed within the 5-year period preceding the Sewer Main Completion Date, provided that
 - (a) the sewage treatment system services all buildings on the parcel that generate sewage;
 - (b) the system has been inspected by a professional engineer, the engineer has certified in writing that the system is functioning in accordance with the Sewerage System Regulation,

and the Municipal Engineer has been given a copy of the certification and satisfactory evidence as to the date of completion of the system;

- (c) in the case of a parcel abutting Florence Lake, the lowest ground surface within the disposal field is above 78.35 m GSC datum and the disposal field is at least 15 m from the lake;
 - (d) in the case of a parcel abutting Langford Lake, the lowest ground surface within the disposal field is above 66.00 m GSC datum and the disposal field is at least 15 m from the lake;
 - (e) in the case of a parcel abutting Glen Lake, the lowest ground surface within the disposal field is above 65.10 m GSC datum and the disposal field is at least 15 m from the lake; and
 - (f) a sewer connection is made in accordance with Section 4 within 5 years of completion of the parcel's sewage treatment system.
8. An owner of a Sewer Serviced Parcel must apply to the Municipal Engineer in writing for a connection to the sanitary sewer system.
 9. In the case of a strata corporation, an application for a single connection for the strata plan must be made by the strata corporation, provided that the owner of a strata lot that is a Sewer Serviced Parcel may make an individual application for service if the strata corporation has consented in writing to the direct connection of that strata lot to the sanitary sewer system.
 10. The owner's application must include the civic address of the parcel and the owner's name and postal address, must in the case of a new connection specify the proposed location and elevation of the Sewer Service Pipe at the parcel boundary and the proposed size of the Sewer Service Pipe, must be signed by the owner or a person authorized in writing by the owner to make the application, and must be accompanied by any applicable connection fee.
 11. The location, elevation and size of the Sewer Service Pipe shall be at the discretion of the Municipal Engineer.
 12. If a parcel has frontage on more than one sanitary sewer main, the Municipal Engineer shall determine which of the mains shall accommodate the connection.
 13. In the case of a sewer service connection for a building that is the subject of a building permit application, the application for service must be made prior to the issuance of the plumbing permit.
 14. Where an application for connection to the sanitary sewer system is made, an existing Sewer Service Pipe provides service to the parcel that the Municipal Engineer determines to be adequate, and the owner does not wish to use the existing pipe, the owner must pay the cost to remove the existing pipe and install a new Sewer Service Pipe in addition to any applicable connection fee.

15. An owner of a Sewer Serviced Parcel that has potential to be developed with multiple buildings may apply for multiple connections, provided that any applicable fees are paid for each connection.
16. The Municipal Engineer shall install a Sewer Service Pipe within 30 days of receipt of the application for connection and payment of the connection fee.
17. Sewer Service Pipes shall comply with the standards for such works set out in Subdivision and Development Servicing Bylaw No. 1000.
18. In the case of a Sewer Serviced Parcel that cannot be provided with gravity sewer service, the Municipal Engineer may require the owner to provide sewage pumping equipment specified by the Municipal Engineer, provided that an owner may propose alternative equipment certified in writing by a professional engineer to be capable of equivalent or better performance. The Municipal Engineer may, but is not obliged to, approve the installation and use of such alternative equipment.
19. The Municipal Engineer may require the owner to install and maintain sewage metering equipment for the purposes of a volumetric user fee in respect of a Sewer Serviced Parcel to which water is supplied other than by the Capital Regional District, and may permit the owner of any parcel to arrange water metering equipment so as to record separately water that is not discharged to a sanitary sewer main from the premises, and for which a sewer user fee is accordingly not payable.
20. Within 30 days of the completion of a sewer connection, the owner of the parcel shall remove or pump out any existing septic tank on the parcel and in the case of a septic tank not removed, provide a hole at least 300 mm in diameter in the bottom of the tank and fill with sand or gravel to the satisfaction of the Municipal Engineer. The septic tank contents shall be disposed of in a lawful manner. A copy of the pump-out receipt and as-built drawings shall be submitted to the City before final approval is granted.
21. An owner of a parcel that is connected to the sanitary sewer system may apply to the Municipal Engineer in writing for disconnection of the service for the purpose of demolishing a building, and upon payment of any applicable fee and confirmation that a demolition permit has been issued, the Municipal Engineer shall disconnect the sanitary sewer service.
22. No person shall demolish any building that contains a plumbing fixture, is connected to the sanitary sewer system and is the only building on the parcel that is connected to the Sewer Service Pipe, unless the Municipal Engineer has disconnected the sewer service and capped the Sewer Service Pipe.

Part 4 – Fees and Charges

23. Every authorized person who discharges septage to the sanitary sewer service shall pay to the City the volumetric fees set out in Schedule A.
24. Sewer user fees imposed under section 23 are subject to a penalty of 5% if paid after the due date specified in the City's invoice, and 10% if paid more than 30 days after the due date.
25. All payments of sewer user fees imposed under section 23 will be applied first on account of arrears, and secondly on account of any current balance owing.
26. West Shore may impose sewer connection fees, sewer capital recovery fees, incremental storage improvement fees and sewer user fees in accordance with the Sewer Agreement.
27. There are hereby imposed in respect of each parcel of land to which sewer service is provided in accordance with the Sewer Agreement a sewer capital recovery fee, an incremental storage improvement fee and a sewer user fee, in the dollar amounts specified in Schedule B to this bylaw for the calendar year in which the fee is imposed.
28. Section 27 does not apply in respect of sewer capital recovery fees and incremental storage improvement fees imposed under Sewer Capital Recovery Fee Bylaw No. 1100, 2007.
29. The fees imposed under Section 27 shall be payable to the City only in the event that equivalent fees have not been paid to West Shore by the owner or occupier from time to time of the land to which sewer service is provided.
30. Fees imposed under Section 27 and paid after the due date specified in West Shore's invoice bear interest at the rate of 2% per month, compounded monthly.
31. Fees imposed under Sections 23 and 27 and unpaid at the end of the year in which they are due are deemed to be taxes in arrears and may be entered on the tax roll as such.

Part 5 – Use of the Sanitary Sewer System

32. Every owner of a parcel that is connected to the sanitary sewer system shall maintain their Private Service Pipe in proper condition and free from leakage.
33. No person shall connect any perimeter drain, storm drain or other works that do not carry sewage, to any Private Service Pipe or Sewer Service Pipe, or connect any Plumbing Fixture or Private Service Pipe to any storm drain or storm sewer.
34. No person shall connect a Plumbing Fixture to a Private Service Pipe on a parcel other than the parcel on which the plumbing fixture is located, unless the Plumbing Fixture is in an air space parcel or a strata lot.
35. No person shall connect any Private Service Pipe to a Sewer Service Pipe without having made an application to do so under this bylaw and paying any applicable connection fee.

36. No person shall tamper with or interfere with the operation of the sanitary sewer system.

Part 6 – Enforcement

37. The Municipal Engineer may require an owner, in writing except in the case of an imminent threat to public health or the environment, to maintain or repair their Private Service Pipe or correct a connection that has been made in contravention of Section 32 or 33, and the owner shall perform the work within the time specified by the Engineer.

38. The Municipal Engineer and employees of West Shore wearing suitable, visible identification may enter on an owner's land to determine whether the requirements of this Bylaw are being met and to monitor sewage metering equipment on the land.

39. If an owner fails to connect a Sewer Serviced Parcel to the sanitary sewer system as required by this Bylaw, or fails to perform work required under Section 36, the Municipal Engineer may enter on the owner's land to perform the work at the cost of the owner.

40. No person shall obstruct an entry made under Section 37 or 38 of this bylaw.

41. Every person who commits an offence against this bylaw shall, upon summary conviction, be subject to a maximum fine of \$10,000.

42. Every person who commits an offence of a continuing nature against this bylaw shall be subject to a maximum fine of \$10,000 for each day such offence continues.

Part 7 – Repeal and Short Title

43. The following bylaws are repealed:

(a) Sanitary Sewer Utility Bylaw No. 125, 1995.

(b) District of Langford Sanitary Sewer User Charge Bylaw No. 351, 1999.

44. This Bylaw may be cited as "Sewer Utility Bylaw No. 1600, 2016".

45. The provisions of this bylaw are severable. If any provision is held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this bylaw.

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE A

Volume of Discharge (imperial gallons)	Fee per gallon
Up to 13 million in any calendar year	\$0.005
In excess of 13 million in any calendar year	\$0.010
Environmental Levy Fee per Annum	\$5000.00

SCHEDULE B (Fee amounts in dollars)

Fee Type	Unit of Measure	2015	2016	2017	2018	2019
Sewer connection fee	Per inch of service pipe diameter	1500	1500	1500	1500	1500
Sewer capital recovery fee	Per R2 equivalent lot	9154	9426	9706	9994	10291
Incremental storage improvement fee	Per SCRF assessed	495	495	495	495	495
Sewer user fee	Per m ³ of water consumption	0.486	0.650	0.814	1.002	1.199



**Staff Report
to
Council**

Date: February 1, 2016
Department: Engineering
Subject: Donna Avenue and Hartsdale Drive Connection Pre-Approval
- Award to Lowest Bidder

Background

The purpose of this report is to obtain pre-approval from Council to award the construction contract for the Donna Avenue - Hartsdale Drive connection. The Donna Avenue - Hartsdale Drive connection is a necessary connection in the Leigh Road Goldstream Avenue intersection upgrade as Donna Avenue will be closed to Leigh Road as part of the intersection upgrade.

Commentary

On Point Engineering is preparing the tender documents for the Donna Avenue – Hartsdale Drive connection. The intent for preapproval is to have construction start in early March with completion prior to the start of the intersection upgrade works and allow residents on Donna Avenue to start using the new connection.

The construction tender will be posted publicly on the City of Langford website. Staff are looking for Council pre-approval to award the construction contract to the lowest bidder assuming the bid is compliant to the tender specifications and no errors are found in the bid.

Financial Implications

The Donna Hartsdale connection costs are to come from the Leigh Road and Goldstream Intersection Improvement Budget.

Legal Implications

None were identified.

Options

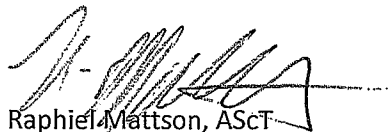
That Council:

1. Direct staff to award the construction contract for the Donna Avenue - Hartsdale Drive connection to the lowest bidder who is in compliance with the tender documents;

OR

2. Not award the contract at this time.

Respectfully submitted,



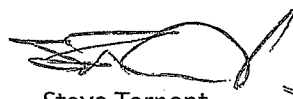
Raphael Mattson, ASCT
Engineering Technologist



Victor Chen, ASCT
Manager, Engineering Construction



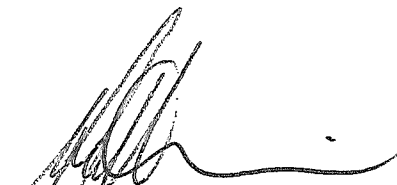
Michelle Mahovich, P.Geo., P.Eng.
Director of Engineering



Steve Ternent
Director of Finance



Jim Bowden
Administrator



Matthew Baldwin, MCIP
Director of Planning

/rm

SCANNED

January 4th, 2016

Mayor and Council
City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, British Columbia
V9B 2X8

CITY OF LANGFORD	
☐ RECEIVE & FILE	☒ COUNCIL AGENDA
JAN 18 2016	
☐ COMMITTEE	
☐ DISTRIBUTE TO COUNCIL	

Re: Retail liquor policy changes and impacts on local government

Dear Mayor and Council:

As largely small, independent, and family-owned businesses, private liquor store operators are a key part of the business community. With the ongoing roll-out of the province's changes to liquor retailing, there are key issues that we ask the City of Langford to consider.

Grocery and alcohol-on-the-shelf:

The province is allowing grocery stores around the province to sell wine on open shelves, in standard, uncontrolled aisles and shopping areas. The "BC wine only" stipulation is under trade challenge and these licences are already being expanded to other types of alcohol.

The list of rules and regulations that are imposed on private liquor stores regarding: access of unaccompanied minors; storage; stock room layout; security; distance requirements and more are long, significant, and generally appropriate. They prevent people with substance abuse problems from being unwillingly exposed to alcohol when they are buying necessities such as food. The rules and regulations have also reduced alcohol related policing costs.

Liquor is a controlled substance and special regulations are needed. Alcohol whether it is beer or wine is still alcohol. It is unfair and dangerous to have a different set of rules for two different retailers.

Small businesses have invested significantly in liquor retail stores in Langford and their profits are reinvested in the local community. Langford liquor retailers have purchased expensive licenses under the governments assurances around the "1km rule" and have taken on long term lease obligations and made significant long term investments in their properties.

Wine and alcohol in grocery will NOT be subject to the 1km rule, meaning you could have a shopping plaza with a Government Liquor Store (GLS) or Private Liquor Store (LRS) next door to a grocery store with a large section of wine and other types of alcohol. In many cases this puts too many retail liquor options on the same property or in an area of concentration.

Wine and alcohol sales are the only part of our business. As private liquor retailers we are not permitted to act as a grocery or any other kind of retail store.

These two sets of rules the Province has outlined benefit large corporate grocery chains, do not create a level playing field, hurt small business and have an impact on public safety and policing costs. We respectfully ask Mayor and Council to consider our recommendations.

RECOMMENDATION: the City of Langford should review current zoning bylaws and definitions regarding retail liquor outlets.

Ensure that language in current or future legislation is not unintentionally self-limiting (i.e., "Liquor Stores" vs. "retailers of beverage alcohol".)

Ensure that any retailer of alcohol is required to meet the common minimum standard of safety that is applied to a private or government liquor store.

Implement a distance criterion that eliminates concentrations of liquor retail. As of April 1, 2015, a 1,000 meter (1km) rule has been applied by the Province to any new private liquor stores and Government Liquor Stores. Retailing safeguards of this nature would not be a detriment in terms of reasonable access to alcohol in Langford and would still allow for responsible liquor retail development in identified mature and immature comprehensive development zones.

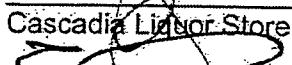
We believe Langford should consider keeping a distance rule in place and we, the group of Langford retailers, believe reducing to an 800 meter distance criteria would be a fairer way to manage liquor retail outlets.

Langford residents would be well served with the reduction from 1km to 800 meters. This rule would include Government Liquor Stores, Private Stores and Grocery Store. Therefore protecting jobs and investment while insuring the people of Langford have retailing choices.

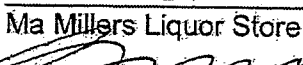
Respectfully,



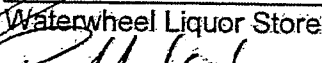
Liquor Planet

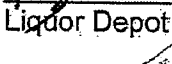
Cascadia Liquor Store

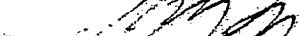
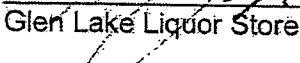
Ma Millers Liquor Store

Waterwheel Liquor Store

Liquor Depot

Glen Lake Liquor Store

INTERPRETATION Section 1.01 – Definitions

AMEND:

“Liquor Store” means premises licensed pursuant to the Liquor Control and Licensing Act where the principal use is the retail sale of bottled or canned alcoholic beverages;

TO:

"Licensed Retail Store" means any premises licensed pursuant to the Liquor Control and Licensing Act (whether principal in nature or not) that engages in the retail sale of wine, beer, spirits and/or any other liquor for offsite consumption. Display, storage and sales of all bottled or canned alcoholic beverages must take place in an area of the store that is separately enclosed or segregated from any area where any other product is displayed, stored or sold.

OCP/BYLAW AMENDMENT:

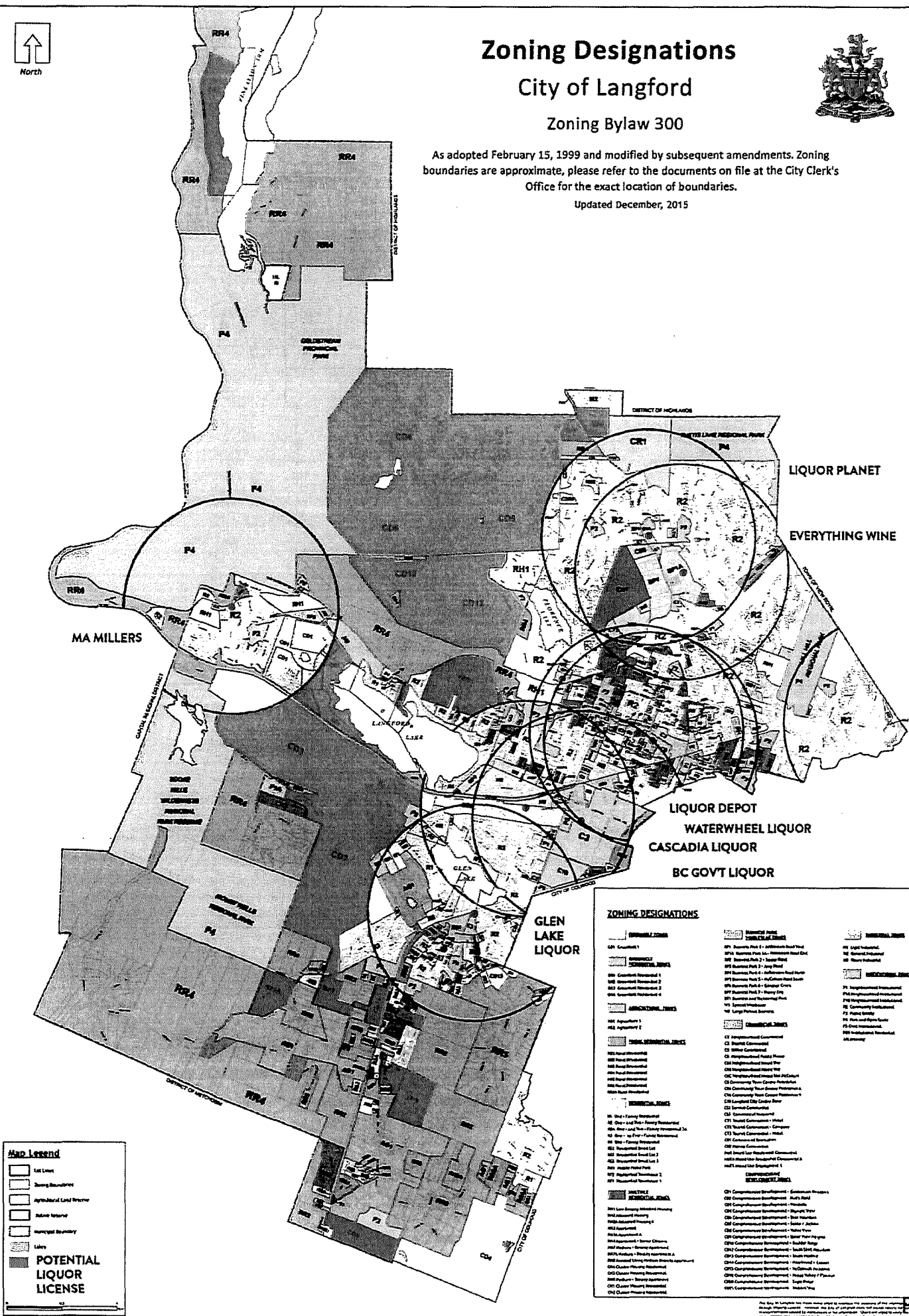
Policies or directives in the OCP that discourage zoning for Licensed Retail Store use if there is already a Licensed Retail Store within 800 meters of the proposed site.



City of Langford

As adopted February 15, 1999 and modified by subsequent amendments. Zoning boundaries are approximate, please refer to the documents on file at the City Clerk's Office for the exact location of boundaries.

Updated December, 2015



January 27, 2016

City of Langford
Mayor and Council

Upcoming "Forum" on the Westshore

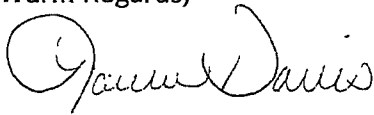
- ♦ For more than a decade, the arts and cultural community has identified the need for performing arts space for both amateur and professional performances on the west shore.
- ♦ In addition to providing a much-needed service to our residents, there are many spin-off economic benefits that would be involved if we are successful.
- ♦ Research by the West Shore Chamber of Commerce (2011) found that over 90% of our residents want more access to theatre, musicals and performance art.
- ♦ A detailed study by theatre consultant Rick Schick (commissioned by the City of Colwood) identified a suite of groups that would be interested in using this space, and set out parameters for the various facilities and services that should be included in the building, such as a 600+ seat theatre, training space, restaurant, and accommodation. An Open House held at Eagle Ridge Community Centre in 2014 drew over 1,000 people with opinions on what they'd like to see on the municipal agenda over the next five years in Langford. This open house revealed an overwhelming cry from the public to build an Theatre multi -use. Langford was then proactive in seeking expression of interests from Performing Arts, Cultural and Event Centre advocates.
- ♦ An Open House held at Eagle Ridge Community Centre in 2014 drew over 1,000 people with opinions on what they'd like to see on the municipal agenda over the next five years in Langford. This open house revealed an overwhelming cry from the public to build an Theatre multi -use. Langford was then proactive in seeking expression of interests from Performing Arts, Cultural and Event Centre advocates.
- ♦ The recently formed Juan de Fuca Performing Arts Centre Society has now taken the lead on this project, engaging with landowners & managers on potential sites. We hope to be working this year with experienced professionals to develop a detailed business plan for the centre, and to refine the architectural concepts.

- On February 28th, we will host a discussion forum to bring together the arts and cultural community; educational, economic and health interests; community leaders (such as yourselves) and many more to discuss how to move this project forward.

We invite you to participate in the Forum. We would appreciate a response so that we have a sense of numbers – but also we invite you to contact us at any time if you would like more information on this project.

Please see our invitation attached.

Warm Regards,



Laura Davis, President
West Shore Arts Council
info@westshorearts.org

David Stocks, President
Juan deFuca Performing Arts Centre Society

West Shore Arts Forum

Sunday, February 28th, 2016

1 - 4 pm

Langford Legion, 761 Station Avenue, Langford

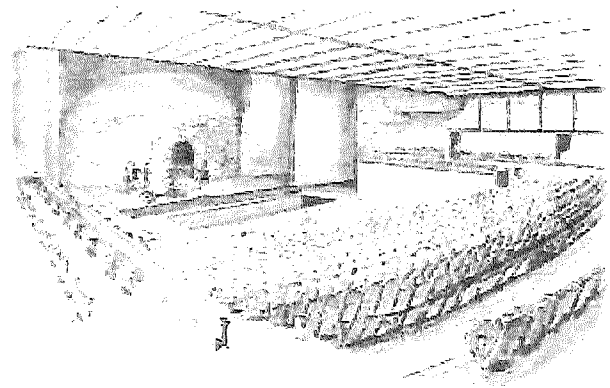
Please join us to...

- Hear about the latest developments in arts and culture on the West Shore.
- Share your ideas and concerns
- Tell us about the space and facilities you would love to have on the West Shore
- Help us to move forward with the development of a performing arts centre

Co-hosted by:

The West Shore Arts Council: the lead advocate for public understanding of, participation in and appreciation of the arts, culture and heritage and their valuable contribution to a vibrant community.

The Juan de Fuca Performing Arts Centre Society: a registered non-profit society whose purpose is to plan, promote, develop, construct and operate a performing arts facility that will accommodate a comprehensive range of cultural and community experiences.



Everyone welcome

Please invite others to join us

Please RSVP so that we have an idea of numbers

RSVP to Christine Millar Chase
by Wednesday, February 17
e:chasecim@yahoo.com
t: 250.217.6064

Objectives for a Performing Arts Centre are:

- To provide a centre of excellence for the presentation of professional and amateur performances;
- To encourage participation in performance arts by providing appropriate space, training facilities, and a "hub" of teachers and learners;
- To create and support economic development in the West Shore.

CITY OF LANGFORD

BYLAW NO. 1552

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 **R1 (ONE-FAMILY RESIDENTIAL) Zone** and adding to the **MU2 (Mixed Use Residential Commercial) ZONE** the properties legally described as STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) and LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley 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
MU2	1552	STRATA LOTS 1 and 2, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN VIS2796, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (2854 and 2856 Peatt Rd); and AMENDED LOT 16 (DD 1907491) and AMENDED LOT 17 (DD 190326I), SECTION 5, ESQUIMALT DISTRICT, PLAN 1776 (815 & 819 Hockley Ave) LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN 10944 (823 Hockley Ave)	a) \$1,525 per dwelling unit towards the General Amenity Reserve Fund; b) \$10.75 per m2 of commercial GFA towards the General Amenity Reserve Fund; c) \$610 per dwelling unit towards the Affordable Housing Reserve Fund;	Yes

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 419, (2854 and 2856 Peatt Rd and 815, 819, 823 Hockley Ave), 2015".

READ A FIRST TIME this 16th day of February, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

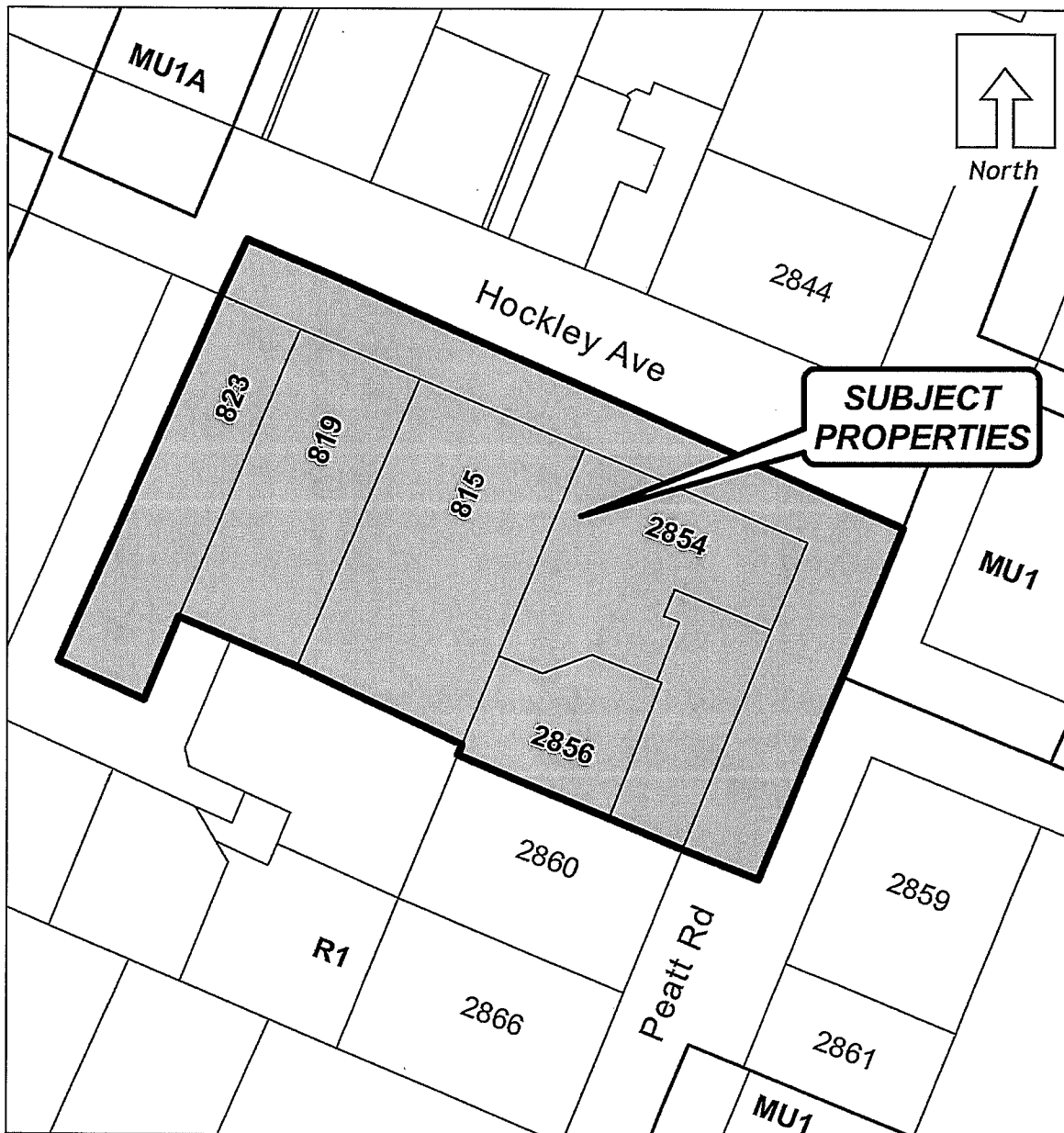
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2015.

ADOPTED this day of, 2015.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1552



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1552

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/6/2015



**Staff Report
to
Council**

Date: February 1, 2016
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

At their Regular Meeting of June 1st, 2016, Council passed the following resolution with respect to the property at 3061 Jacklin Rd:

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.*

Council considered a staff report at their Regular Meeting of December 7th, 2015 outlining two additional amendments, including:

- Inserting a higher 5.0 FAR for buildings and structures on lots smaller than 30,000 m² in area. The existing 1.0 FAR is maintained for larger lots; and
- Extending the City Centre apartment off-street parking ratio to any apartment constructed within the C10 Zone.

Council accepted these changes, and gave a revised first reading to Bylaw No. 1571 on December 7th, 2015.

COMMENTS

Bylaw No. 1571 was signed by the Minister of Transportation on January 25th, 2016.

As there are no additional requirements to fulfill as part of this rezoning application, Council may wish to consider giving Bylaw No. 1571 Bylaw Adoption at this time.

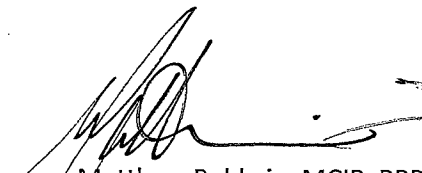
OPTIONS

That Council:

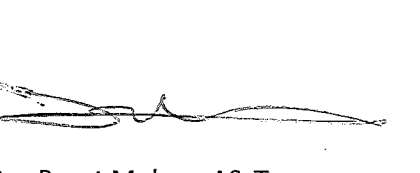
1. Adopt Bylaw No. 1571;
2. Take no action at this time with respect to Bylaw No. 1571;



Leah Stohmann, MCIP, RPP
Deputy Director of Planning



Matthew Baldwin, MCIP, RPP
Director of Planning



Brent Molnar, ASCT
Manager of Land Development



Michelle Mahovich, P.Eng
Director of Engineering



Steve Ternent
Treasurer



Jim Bowden
Administrator

:ls

**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 m², the floor area ratio may not exceed 1.0;

(b) On lots with an area of 30,000 m² 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 7th day of December, 2015.

PUBLIC HEARING held this 18th day of January, 2016.

READ A SECOND TIME this 18th day of January, 2016.

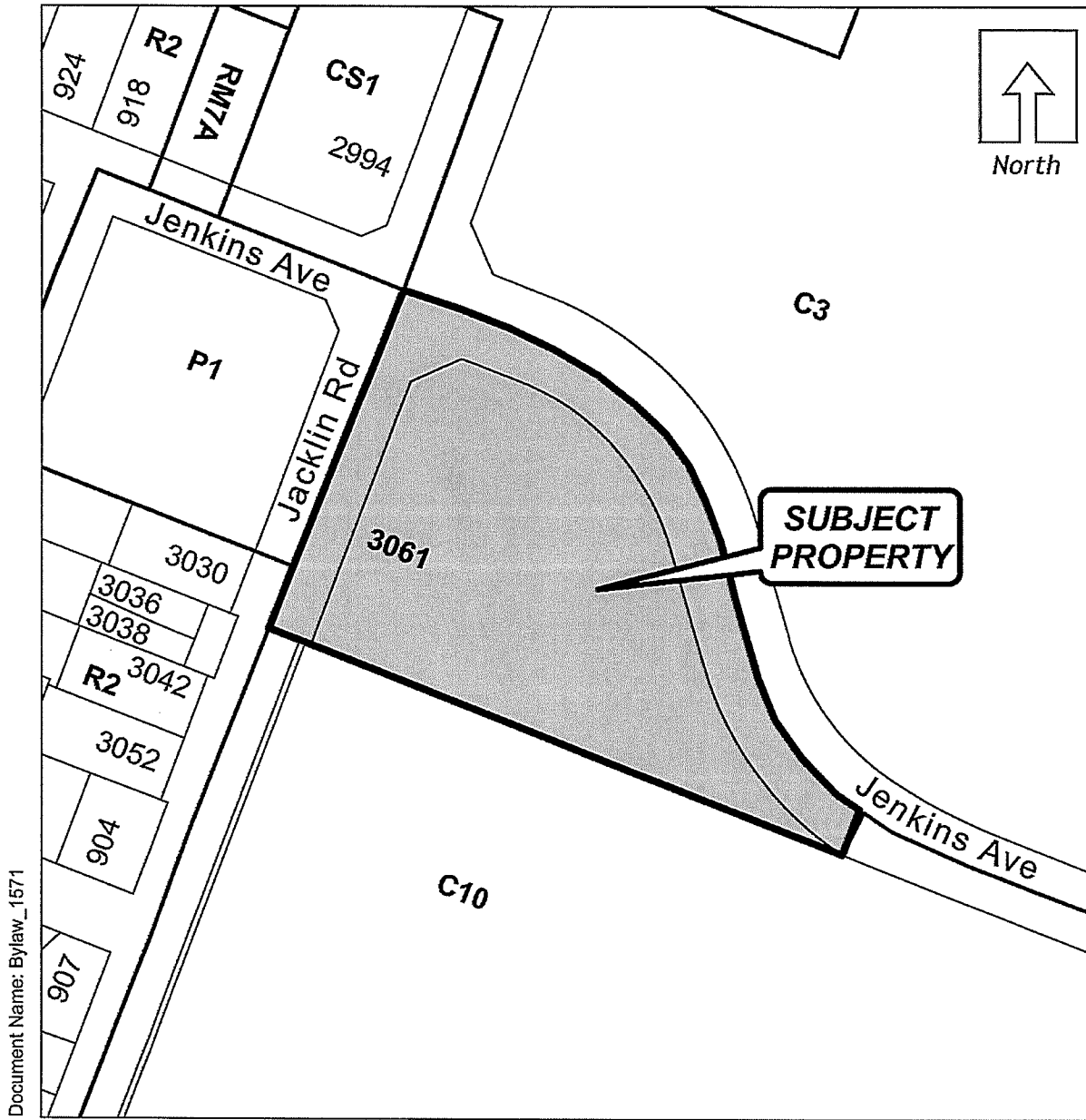
READ A THIRD TIME this 18th day of January, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 25 day of January, 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: February 1, 2016

Department: Planning

Application No.: Z15-0009

Subject: Bylaw No. 1572- Application to Amend the Schedule "O" CD6 (Comprehensive Development 6 – Bear Mountain) Zone Map

SCANNED

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

That Council consider giving first reading to Bylaw No 1572 to amend the Schedule "O" CD6 Zone Map as shown on Appendix "A" to this report dated May 25th, 2015.

Furthermore, at the Public Hearing held July 20th, 2015, Council passed the following additional resolution:

That Council require, in addition to the other requirements of rezoning previously stated by Council resolution, that the applicant:

- a. Immediately stop all dumping of material onto the lands identified as the Amenity Site;*
- b. Provide a geotechnical analysis of the Amenity Site to the satisfaction of the City Administrator;*
- c. Ensure that geotechnical aspects of the amenity site are to the satisfaction of the City's Administrator; AND*
- d. Transfer the Amenity Site to the City of Langford in a condition suitable for transfer and the City's needs by no later than December 15th, 2015.*

COMMENTS

The applicant has now fulfilled all conditions specified by Council in the above-noted resolution, to the satisfaction of the City Administrator.

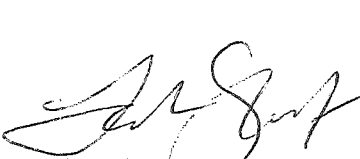
The subject property is not located within 800m of a Controlled Access Highway; therefore the Minister of Transportation is not required to sign Bylaw No. 1572.

As such, Council may wish to proceed with consideration of Bylaw Adoption as this time.

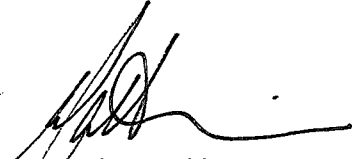
OPTIONS

That Council:

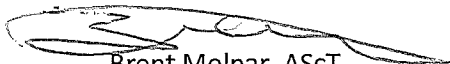
1. Adopt Bylaw No. 1572;
2. Take no action at this time with respect to Bylaw No. 1572;



Leah Stohmann, MCIP, RPP
Deputy Director of Planning



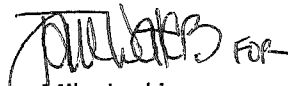
Matthew Baldwin, MCIP, RPP
Director of Planning



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

:ls

**CITY OF LANGFORD
BYLAW NO. 1572**

**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 amending Schedule "O" as shown on the map attached to this Bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 429, (2235 Players Drive), 2015".

READ A FIRST TIME this 1st day of June, 2015.

PUBLIC HEARING held this 20th day of July, 2015.

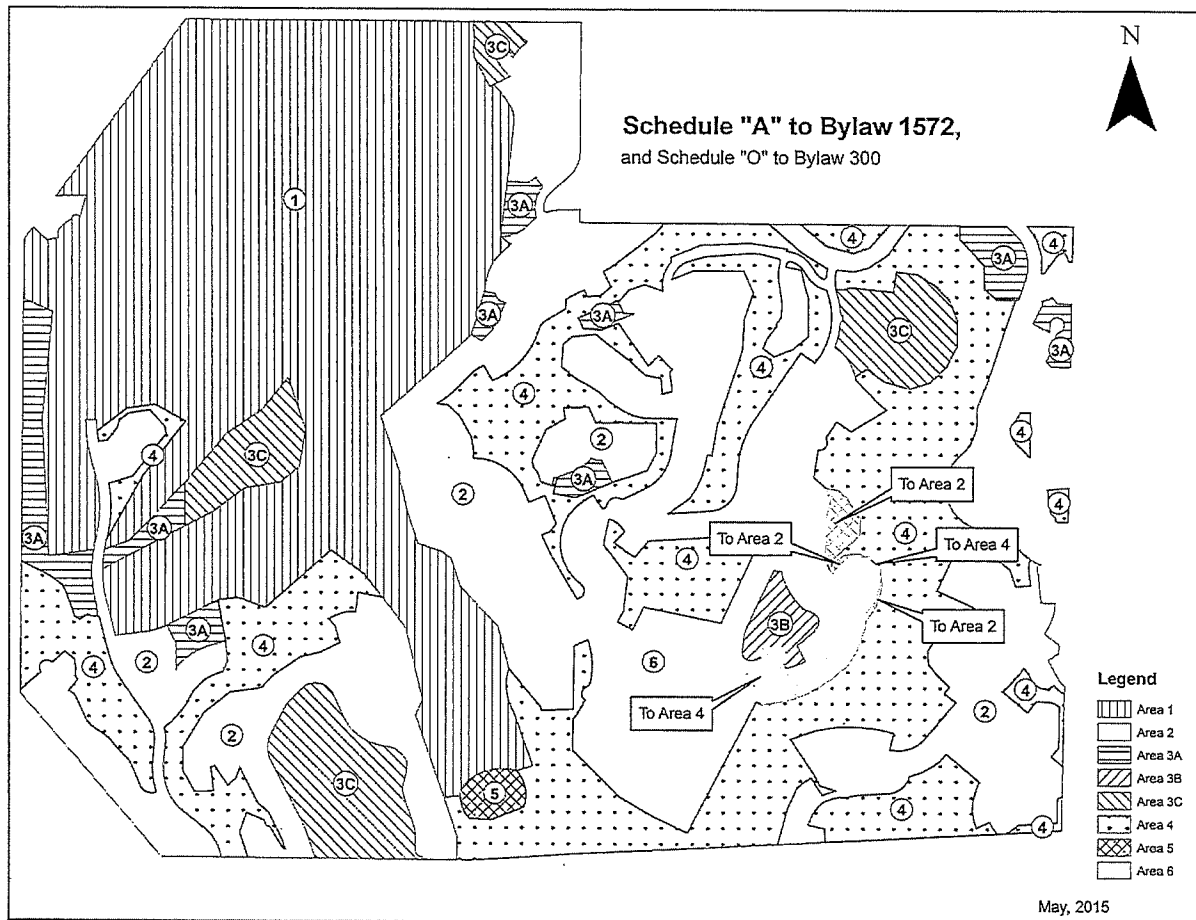
READ A SECOND TIME this 20th day of July, 2015.

READ A THIRD TIME this 20th day of July, 2015.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



CITY OF LANGFORD

BYLAW NO. 1600

A bylaw to continue the sanitary sewer service and to require and regulate the use of the service

WHEREAS the British Columbia Building Code requires that every building that generates sewage be provided with a means of sewage disposal; and

WHEREAS the City has established a sanitary sewage collection system and participates in a regional sewage collection and disposal service; and

WHEREAS the City has entered into a franchise agreement with West Shore Environmental Services Inc. under which West Shore provides the sewer collection service and operates the sewage collection system in the City;

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

Part 1 – Interpretation

1. In this bylaw,

Plumbing Fixture includes a toilet, sink, basin, bathtub, shower, bidet, urinal or other plumbing system component that produces sewage.

Private Service Pipe means the pipe that connects the plumbing system of a building to a Sewer Service Pipe, generally at or near a parcel boundary.

Sewer Agreement means the Sewer Utility Agreement among the City, West Shore and Terasen Utility Services Inc. dated for reference September 20, 2004, as amended by the parties from time to time.

Sewer Main Completion Date means the date on which the Municipal Engineer determines that a sewer main has been constructed and commissioned such that it is capable of receiving and conveying sewage.

Sewer Service Pipe means a pipe and related fittings connecting a Private Service Pipe to a sanitary sewer main, generally installed in a highway or statutory right of way area.

Sewer Serviced Parcel means any parcel of land, including common property in a strata plan, that has frontage on a sanitary sewer main, and for this purpose a parcel is deemed to have frontage on a sanitary sewer main if a sanitary sewer main has been constructed in a highway or statutory right of way area that abuts any boundary of the parcel or, in the case of a bare land strata lot, abuts common property in the strata plan.

Sewerage System Regulation means B.C. Reg. 326/2004 under the *Public Health Act*.

West Shore means West Shore Environmental Services Inc. and any approved assignee of its rights and obligations under the Sewer Agreement.

2. References in this bylaw to the Municipal Engineer include the person appointed to that position by the Council, any person authorized by the Municipal Engineer to perform duties with respect to this bylaw, and in the definition of Sewer Main Completion Date and in Sections 6, 8, 11, 14, 16, 18, 19, 21 and 22 of this bylaw, employees of West Shore performing its obligations and exercising its rights under the Sewer Agreement.

Part 2 – Sanitary Sewer Service

3. The sanitary sewer service established by Sanitary Sewer Utility Bylaw No. 125, 1995 is continued.

Part 3 – Connection and Disconnection

4. Every owner of a Sewer Served Parcel on which is located a building or structure that generates sewage, and every strata corporation whose common property is a Sewer Served Parcel, must connect the parcel to the sanitary sewer main by means of a Private Service Pipe and a Sewer Service Pipe and connect all Plumbing Fixtures on the parcel to the Private Service Pipe, by the later of:
 - (a) the date that is the one-year anniversary of the Sewer Main Completion Date for the sanitary sewer main on which the parcel or common property has frontage; and
 - (b) December 31, 2019.
5. The installation of Private Service Pipes must be authorized by a building permit or plumbing permit issued under Building Bylaw No. 1160, 2008.
6. The Municipal Engineer may provide written notice to any owner of a Sewer Served Parcel to whom Section 4 applies, specifying the date by which the connection must be made.
7. Section 4 does not apply to a parcel on which a Type 3 sewage treatment system complying with the Sewerage System Regulation was installed within the 5-year period preceding the Sewer Main Completion Date, provided that
 - (a) the sewage treatment system services all buildings on the parcel that generate sewage;
 - (b) the system has been inspected by a professional engineer, the engineer has certified in writing that the system is functioning in accordance with the Sewerage System Regulation, and the Municipal Engineer has been given a copy of the certification and satisfactory evidence as to the date of completion of the system;

- (c) in the case of a parcel abutting Florence Lake, the lowest ground surface within the disposal field is above 78.35 m GSC datum and the disposal field is at least 15 m from the lake;
 - (d) in the case of a parcel abutting Langford Lake, the lowest ground surface within the disposal field is above 66.00 m GSC datum and the disposal field is at least 15 m from the lake;
 - (e) in the case of a parcel abutting Glen Lake, the lowest ground surface within the disposal field is above 65.10 m GSC datum and the disposal field is at least 15 m from the lake; and
 - (f) a sewer connection is made in accordance with Section 4 within 5 years of completion of the parcel's sewage treatment system.
8. An owner of a Sewer Serviced Parcel must apply to the Municipal Engineer in writing for a connection to the sanitary sewer system.
 9. In the case of a strata corporation, an application for a single connection for the strata plan must be made by the strata corporation, provided that the owner of a strata lot that is a Sewer Serviced Parcel may make an individual application for service if the strata corporation has consented in writing to the direct connection of that strata lot to the sanitary sewer system.
 10. The owner's application must include the civic address of the parcel and the owner's name and postal address, must in the case of a new connection specify the proposed location and elevation of the Sewer Service Pipe at the parcel boundary and the proposed size of the Sewer Service Pipe, must be signed by the owner or a person authorized in writing by the owner to make the application, and must be accompanied by any applicable connection fee.
 11. The location, elevation and size of the Sewer Service Pipe shall be at the discretion of the Municipal Engineer.
 12. If a parcel has frontage on more than one sanitary sewer main, the Municipal Engineer shall determine which of the mains shall accommodate the connection.
 13. In the case of a sewer service connection for a building that is the subject of a building permit application, the application for service must be made prior to the issuance of the plumbing permit.
 14. Where an application for connection to the sanitary sewer system is made, an existing Sewer Service Pipe provides service to the parcel that the Municipal Engineer determines to be adequate, and the owner does not wish to use the existing pipe, the owner must pay the cost to remove the existing pipe and install a new Sewer Service Pipe in addition to any applicable connection fee.

15. An owner of a Sewer Serviced Parcel that has potential to be developed with multiple buildings may apply for multiple connections, provided that any applicable fees are paid for each connection.
16. The Municipal Engineer shall install a Sewer Service Pipe within 30 days of receipt of the application for connection and payment of the connection fee.
17. Sewer Service Pipes shall comply with the standards for such works set out in Subdivision and Development Servicing Bylaw No. 1000.
18. In the case of a Sewer Serviced Parcel that cannot be provided with gravity sewer service, the Municipal Engineer may require the owner to provide sewage pumping equipment specified by the Municipal Engineer, provided that an owner may propose alternative equipment certified in writing by a professional engineer to be capable of equivalent or better performance. The Municipal Engineer may, but is not obliged to, approve the installation and use of such alternative equipment.
19. The Municipal Engineer may require the owner to install and maintain sewage metering equipment for the purposes of a volumetric user fee in respect of a Sewer Serviced Parcel to which water is supplied other than by the Capital Regional District, and may permit the owner of any parcel to arrange water metering equipment so as to record separately water that is not discharged to a sanitary sewer main from the premises, and for which a sewer user fee is accordingly not payable.
20. Within 30 days of the completion of a sewer connection, the owner of the parcel shall remove or pump out any existing septic tank on the parcel and in the case of a septic tank not removed, provide a hole at least 300 mm in diameter in the bottom of the tank and fill with sand or gravel to the satisfaction of the Municipal Engineer. The septic tank contents shall be disposed of in a lawful manner. A copy of the pump-out receipt and as-built drawings shall be submitted to the City before final approval is granted.
21. An owner of a parcel that is connected to the sanitary sewer system may apply to the Municipal Engineer in writing for disconnection of the service for the purpose of demolishing a building, and upon payment of any applicable fee and confirmation that a demolition permit has been issued, the Municipal Engineer shall disconnect the sanitary sewer service.
22. No person shall demolish any building that contains a plumbing fixture, is connected to the sanitary sewer system and is the only building on the parcel that is connected to the Sewer Service Pipe, unless the Municipal Engineer has disconnected the sewer service and capped the Sewer Service Pipe.

Part 4 – Fees and Charges

23. Every authorized person who discharges septage to the sanitary sewer service shall pay to the City the volumetric fees set out in Schedule A.
24. Sewer user fees imposed under section 23 are subject to a penalty of 5% if paid after the due date specified in the City's invoice, and 10% if paid more than 30 days after the due date.
25. All payments of sewer user fees imposed under section 23 will be applied first on account of arrears, and secondly on account of any current balance owing.
26. West Shore may impose sewer connection fees, sewer capital recovery fees, incremental storage improvement fees and sewer user fees in accordance with the Sewer Agreement.
27. There are hereby imposed in respect of each parcel of land to which sewer service is provided in accordance with the Sewer Agreement a sewer capital recovery fee, an incremental storage improvement fee and a sewer user fee, in the dollar amounts specified in Schedule B to this bylaw for the calendar year in which the fee is imposed.
28. Section 27 does not apply in respect of sewer capital recovery fees and incremental storage improvement fees imposed under Sewer Capital Recovery Fee Bylaw No. 1100, 2007.
29. The fees imposed under Section 27 shall be payable to the City only in the event that equivalent fees have not been paid to West Shore by the owner or occupier from time to time of the land to which sewer service is provided.
30. Fees imposed under Section 27 and paid after the due date specified in West Shore's invoice bear interest at the rate of 2% per month, compounded monthly.
31. Fees imposed under Sections 23 and 27 and unpaid at the end of the year in which they are due are deemed to be taxes in arrears and may be entered on the tax roll as such.

Part 5 – Use of the Sanitary Sewer System

32. Every owner of a parcel that is connected to the sanitary sewer system shall maintain their Private Service Pipe in proper condition and free from leakage.
33. No person shall connect any perimeter drain, storm drain or other works that do not carry sewage, to any Private Service Pipe or Sewer Service Pipe, or connect any Plumbing Fixture or Private Service Pipe to any storm drain or storm sewer.

34. No person shall connect a Plumbing Fixture to a Private Service Pipe on a parcel other than the parcel on which the plumbing fixture is located, unless the Plumbing Fixture is in an air space parcel or a strata lot.
35. No person shall connect any Private Service Pipe to a Sewer Service Pipe without having made an application to do so under this bylaw and paying any applicable connection fee.
36. No person shall tamper with or interfere with the operation of the sanitary sewer system.

Part 6 – Enforcement

37. The Municipal Engineer may require an owner, in writing except in the case of an imminent threat to public health or the environment, to maintain or repair their Private Service Pipe or correct a connection that has been made in contravention of Section 32 or 33, and the owner shall perform the work within the time specified by the Engineer.
38. The Municipal Engineer and employees of West Shore wearing suitable, visible identification may enter on an owner's land to determine whether the requirements of this Bylaw are being met and to monitor sewage metering equipment on the land.
39. If an owner fails to connect a Sewer Served Parcel to the sanitary sewer system as required by this Bylaw, or fails to perform work required under Section 36, the Municipal Engineer may enter on the owner's land to perform the work at the cost of the owner.
40. No person shall obstruct an entry made under Section 37 or 38 of this bylaw.
41. Every person who commits an offence against this bylaw shall, upon summary conviction, be subject to a maximum fine of \$10,000.
42. Every person who commits an offence of a continuing nature against this bylaw shall be subject to a maximum fine of \$10,000 for each day such offence continues.

Part 7 – Repeal and Short Title

43. The following bylaws are repealed:
 - (a) Sanitary Sewer Utility Bylaw No. 125, 1995.
 - (b) District of Langford Sanitary Sewer User Charge Bylaw No. 351, 1999.
44. This Bylaw may be cited as "Sewer Utility Bylaw No. 1600, 2016".
45. The provisions of this bylaw are severable. If any provision is held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this bylaw.

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE A

Volume of Discharge (imperial gallons)	Fee per gallon
Up to 13 million in any calendar year	\$0.005
In excess of 13 million in any calendar year	\$0.010
Environmental Levy Fee Per Annum	\$5000.00

SCHEDULE B (Fee amounts in dollars)

Fee Type	Unit of Measure	2015	2016	2017	2018	2019
Sewer connection fee	Per inch of service pipe diameter	1500	1500	1500	1500	1500
Sewer capital recovery fee	Per R2 equivalent lot	9154	9426	9706	9994	10291
Incremental storage improvement fee	Per SCRF assessed	495	495	495	495	495
Sewer user fee	Per m ³ of water consumption	0.486	0.650	0.814	1.002	1.199



Staff Report to Council

Date: February 1, 2016

Department: Planning

Application No.: Z15-0022

Subject: Bylaw No. 1605 - Application to amend the zoning designation of the property at 2781 Strathmore Road from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial A) to allow for the construction of a three (3) storey residential building consisting of approximately 10 residential dwelling units

At the Regular Meeting of Council on Oct 19th, 2015, Council passed the following resolution with respect to the property at 2781 Strathmore Road:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2781 Strathmore Avenue from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial A) 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.*
 - b. *That prior to first reading, the applicant provide a report prepared by a registered Civil Engineer to determine if the project, as proposed, meets the City and CRD Water's bylaw requirements (FUS calculations). (Complete)*
 - c. *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; and*

-
2. *Require the applicant to apply for a Development Variance Permit to vary the rear yard setback.*

COMMENTS

The applicant has provided a Section 219 covenant secured through an unrestricted letter of undertaking that agrees to items 1 (c) i. – iii.

Bylaw No. 1605 was signed by the Minister of Transportation on December 11th, 2015.

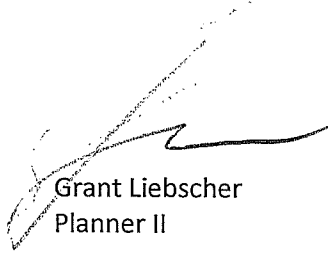
OPTIONS

That Council:

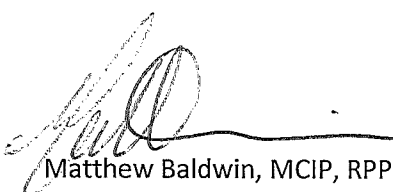
1. Adopt Bylaw No. 1605;

OR

2. Take no action at this time with respect to Bylaw No. 1605.



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

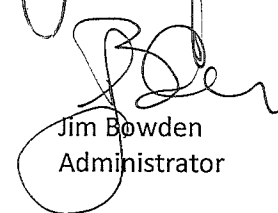


Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief



Steve Ternent
Treasurer



Jim Bowden
Administrator

:gl

**CITY OF LANGFORD
BYLAW NO. 1605**

**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 MU1A (Mixed Use Residential Commercial A) Zone the property legally described as Lot 25, Section 5, Esquimalt District, Plan 16167; PID No.: 000-851-728 (2781 Strathmore Rd) 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)
MU1A	1605	LOT 25, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167 (2781 Strathmore Rd)	a) 1,525 per unit towards the General Amenity Reserve Fund; b) \$610 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".

READ A FIRST TIME this 16th day of November, 2015.

PUBLIC HEARING held this 7th day of December, 2015.

READ A SECOND TIME this 7th day of December, 2015.

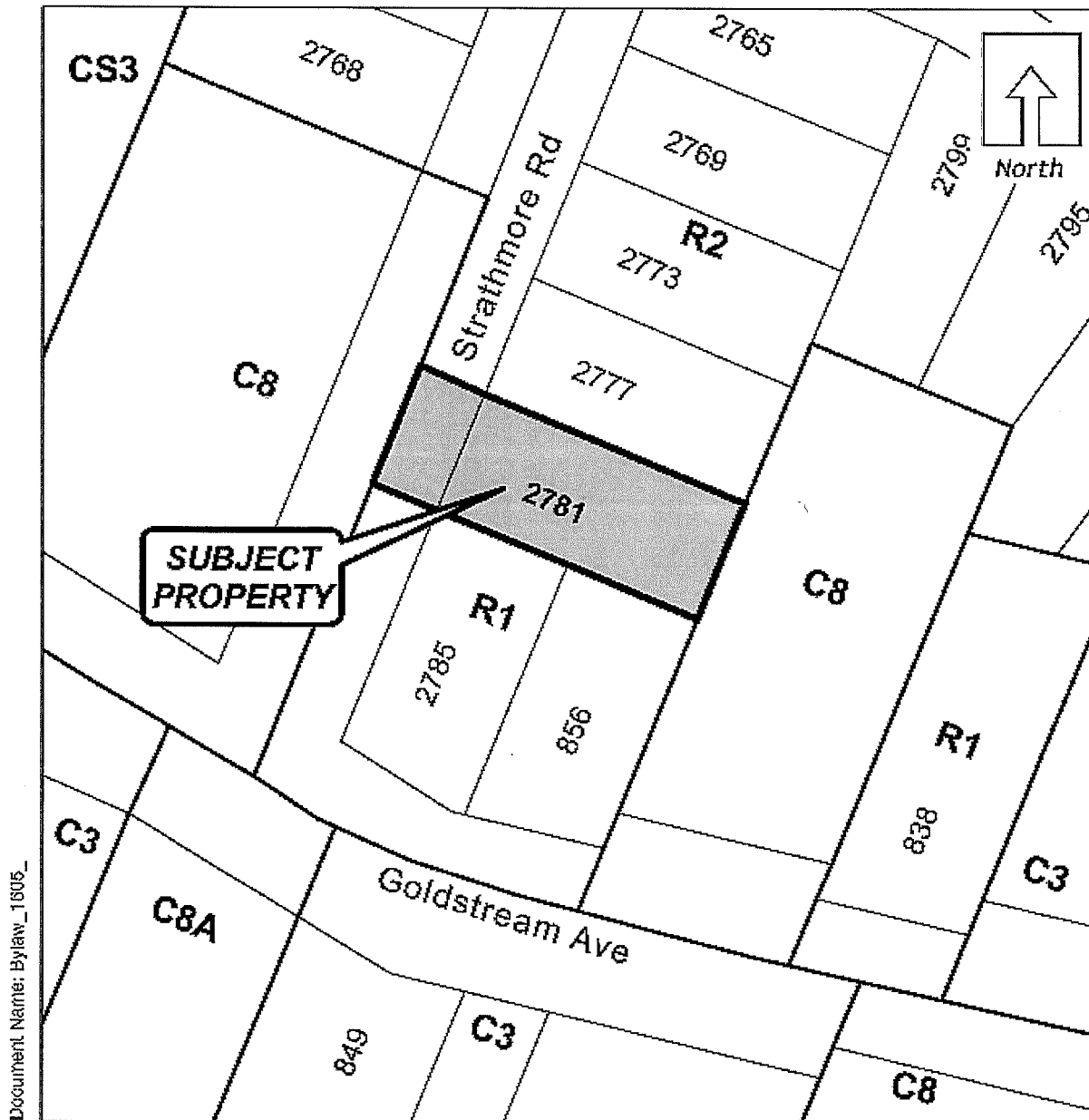
READ A THIRD TIME this 7th day of December, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 11th 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. 1605

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/2/2015

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 10th 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 18th day of January, 2016.

READ A SECOND TIME this 18th day of January, 2016.

READ A THIRD TIME this 18th day of January 2016

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 22nd day of January, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Reference Plan of Part of Road Dedicated by
Plan 27882, Section 2, Goldstream District,
to Accompany the City of Langford Road Closure Bylaw No.1609.

Plan EPP51345

Pursuant to Section 40 of the Community Charter and
Pursuant to Section 120 of the Land Title Act.
BCGS 92B.043

Metres
0 5 10 15 20 25
The intended plot size of this plan is
559 mm in width by 432 mm in height (A size)
when plotted at a scale of 1:500

Legend:

Old bearings are derived from observations between
geodetic control monuments 94H1531 and 94H1045.
This plan shows horizontal ground-level distances
unless otherwise specified. To compute grid
distances, multiply ground-level distances by the
average combined factor of 0.99981163 which has
been derived from geodetic control monuments
94H1531 and 94H2045.

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

The UTM Coordinates and estimated horizontal
positioning accuracy utilized are derived from the
published NAD83 coordinate listings for geodetic
control monuments 94H1531 and 94H2045.

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊕ Control Monument Found

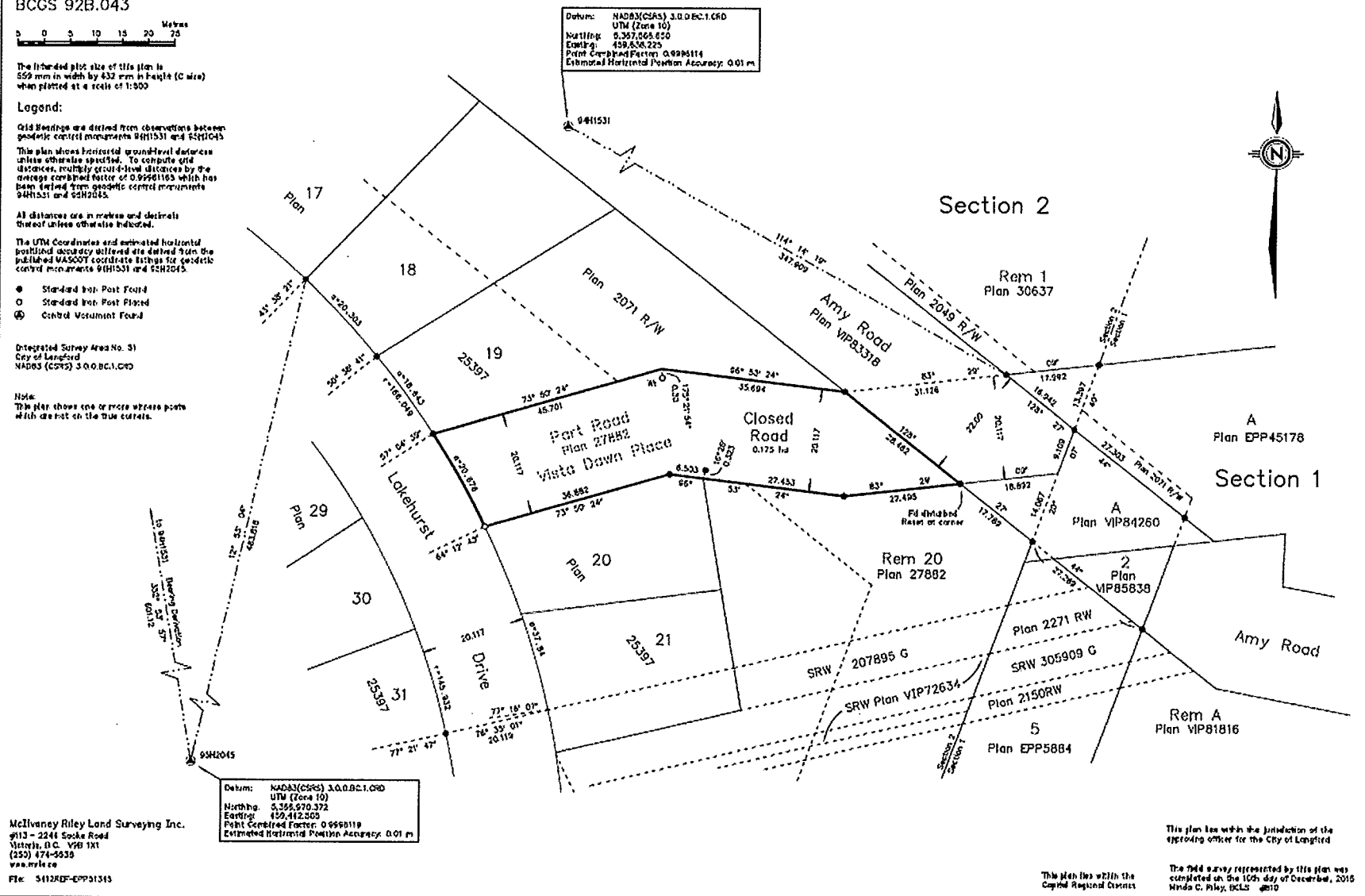
Integrated Survey Area No. 31
City of Langford
NAD83 (CSRS) 3.0 0.0 BC1.0 RD

Note:
This plan shows one or more where points
which do not on the true corners.

Datum: NAD83(CSRS) 3.0 0.0 BC1.0 RD
UTM (Zone 10)
Northing: 5,357,568.850
Easting: 459,636.225
Point Combined Factor: 0.99981163
Estimated Horizontal Position Accuracy: 0.01 m



SCHEDULE "A" - Road Closure Plan



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 m² (8073 ft²);
- (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 7th day of December, 2015.

PUBLIC HEARING held this 18th day of January, 2016.

READ A SECOND TIME this 18th day of January, 2016.

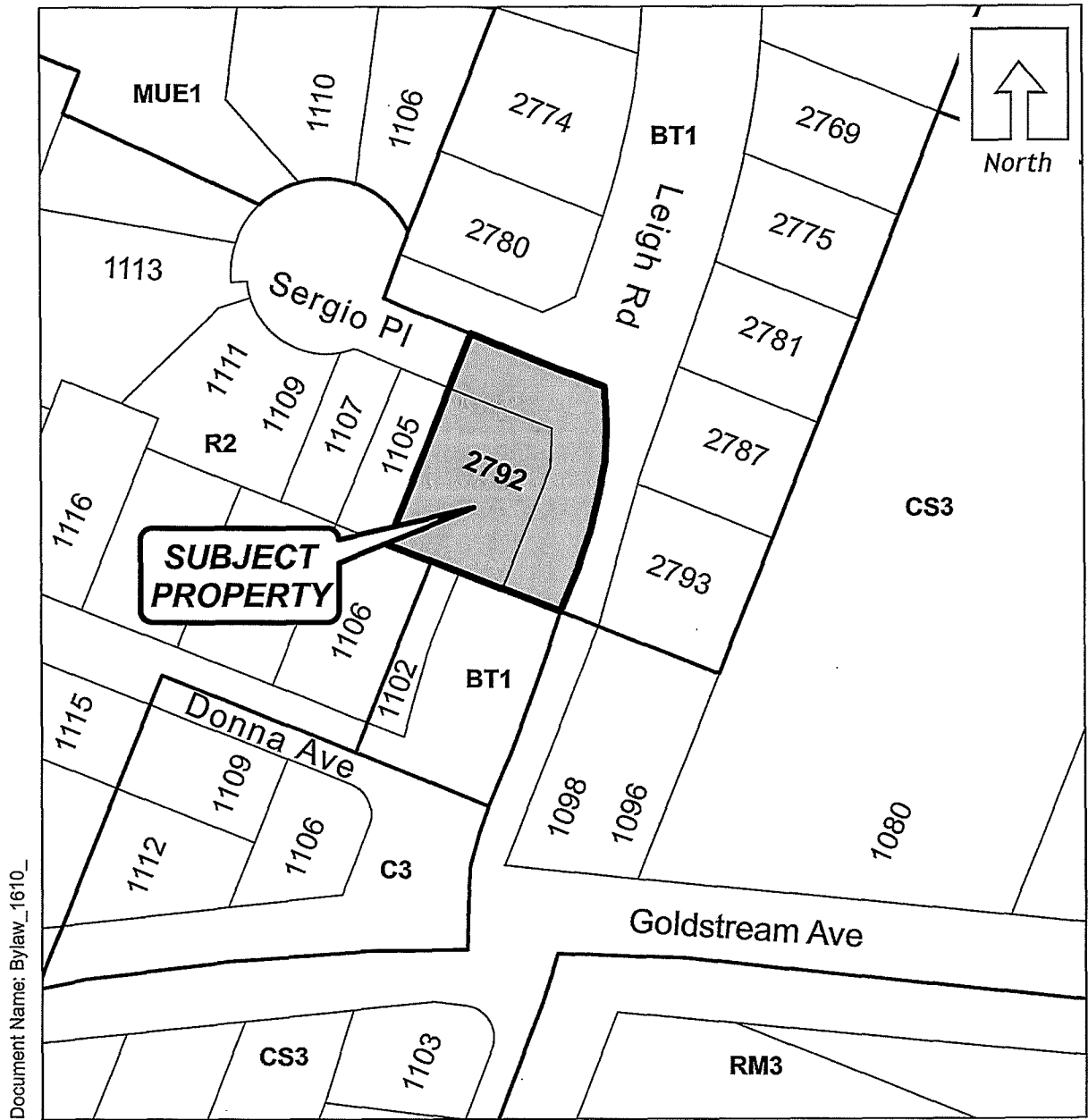
READ A THIRD TIME this 18th day of January, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 25 day of January, 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. 1610

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 11/30/2015

**CITY OF LANGFORD
BYLAW NO. 1612**

**A BYLAW TO AMEND BYLAW NO. 1200,
“LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”**

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the AGRICULTURAL designation and adding to the NEIGHBOURHOOD designation the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 PID No. 024-144-592 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015”.

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

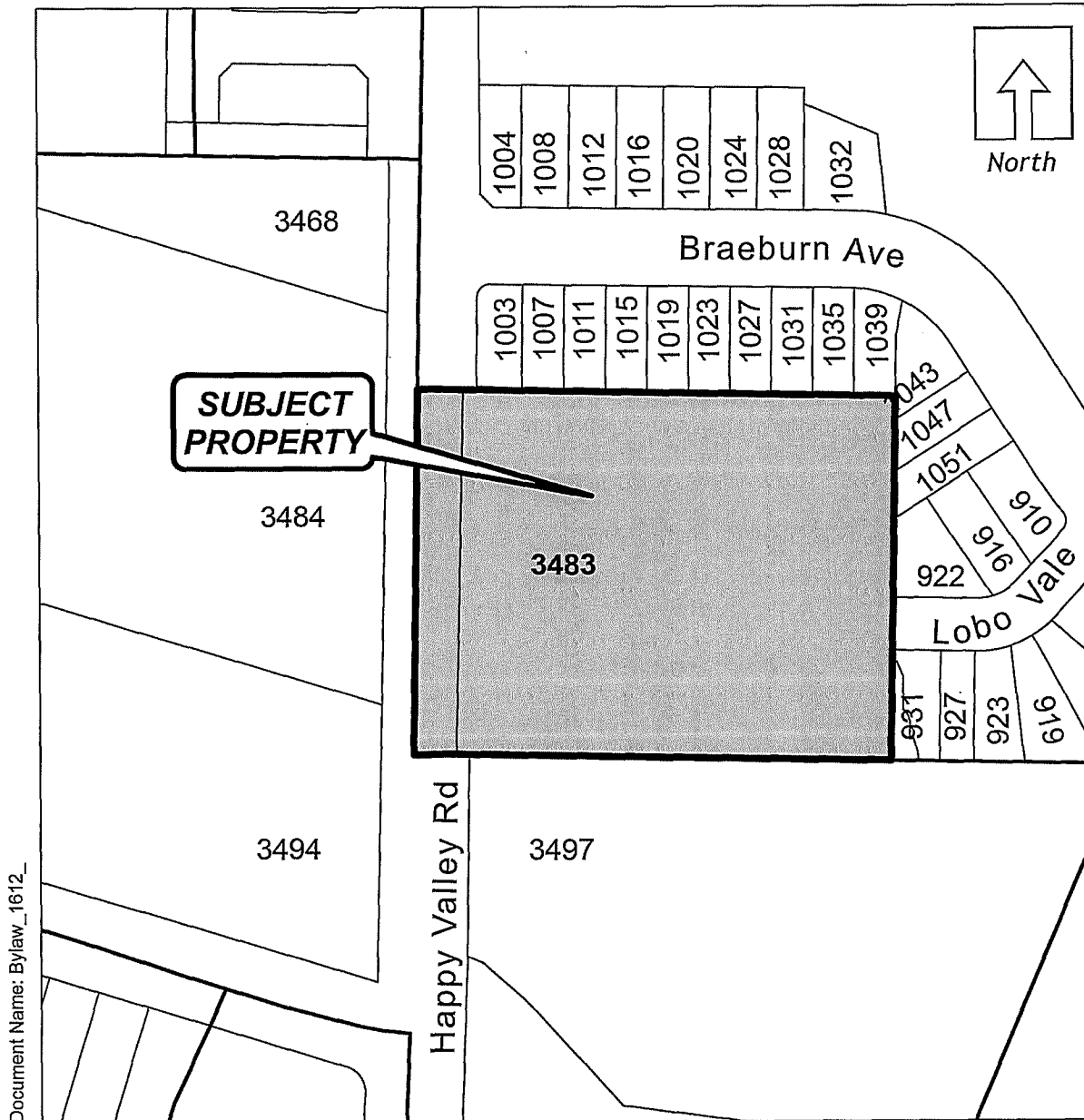
READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

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. 1612

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD
BYLAW NO. 1613**

**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 **RT1 (Residential Townhouse 1) Zone** the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley 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 Section 6.28.01(3) and renumbering subsequent subsections accordingly:

"(3) On the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd, one one-family dwelling;"

3. By adding the following as Section 6.28.04 and renumbering subsequent subsections accordingly:

"6.28.04 Regulations of Use for a One-Family Dwelling

(1) A one-family dwelling use will be subject to the regulations of the One- and Two-Family Residential (R2) Zone and not the regulations of this Zone."

4. 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)
RT1	1613	LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 (3483 Happy Valley Rd)	a) \$661 per dwelling unit towards the Affordable Housing Reserve Fund; and b) \$3,660 per dwelling unit towards the General Amenity Reserve Fund	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

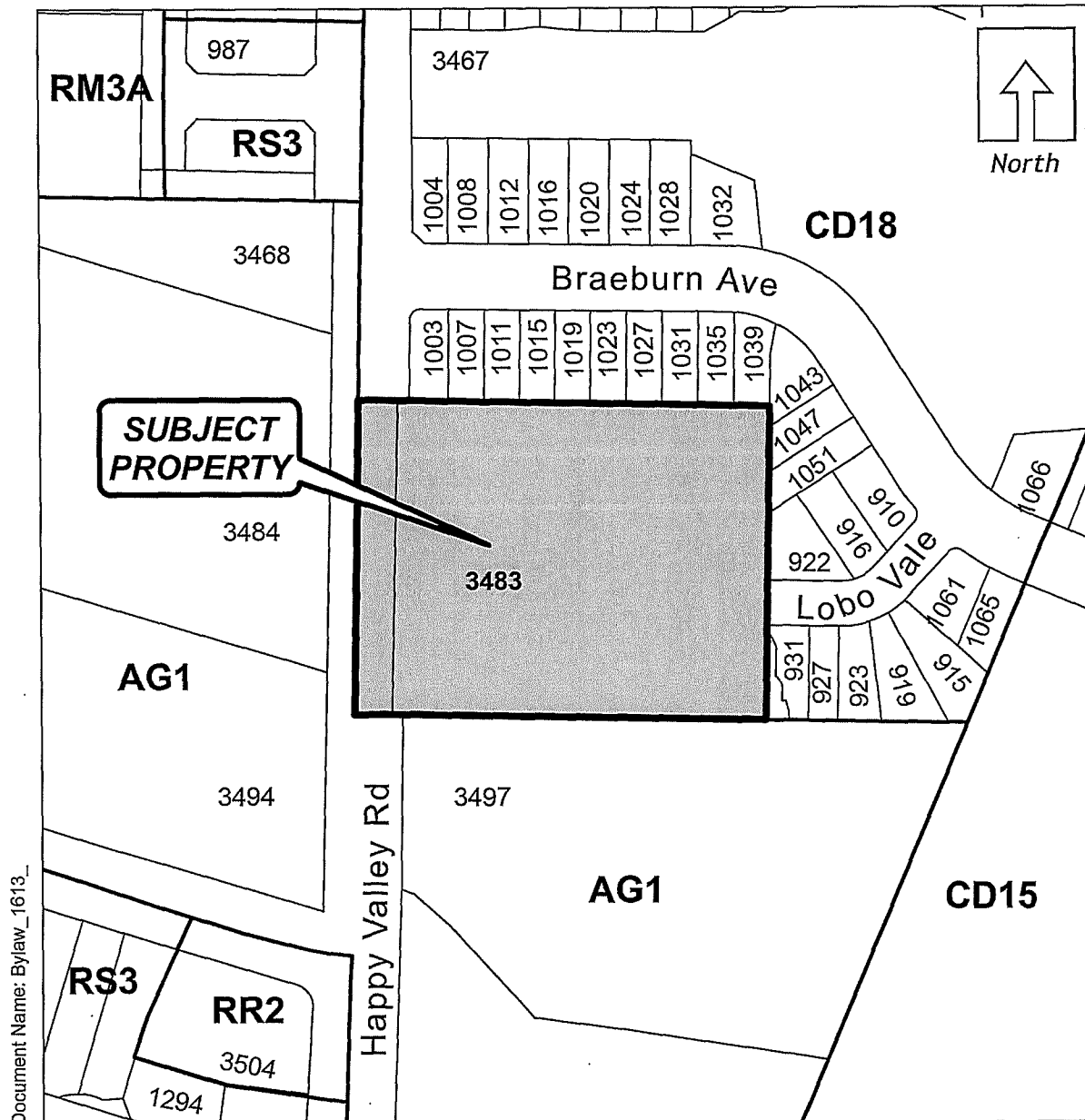
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

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. 1613

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD
BYLAW NO. 1614**

**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 6.56 the text set out in Schedule A;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".

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.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A**Section 6.56 – Mixed-Use Residential Commercial Zone (MU2) Zone**

The intent of the Mixed Use Residential Commercial zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.56.01 Permitted Uses

- (1) The following uses and no others are permitted in the Mixed-Use Residential Commercial Zone (MU2) Zone:

- (a) accessory buildings and uses;
- (b) apartments;
- (c) civic uses;
- (d) community garden;
- (e) film production studios;
- (f) financial institutions, explicitly excluding drive-in and drive-thru financial institutions;
- (g) food catering facilities;
- (h) group day care in accordance with Section 3.26.02;
- (i) health clubs;
- (j) home occupation in accordance with Section 3.09;
- (k) hotels;
- (l) liquor store;
- (m) offices;
- (n) parks;
- (o) personal service establishments;
- (p) premises licensed pursuant to the *Liquor Control and Licencing Act*;
- (q) preschool;
- (r) private club and fraternal lodges;
- (s) public assembly and entertainment uses;
- (t) restaurants and cafes, explicitly excluding drive-in and drive-thru restaurants;
- (u) retail stores;
- (v) schools, and not in conjunction with any other residential use;

- (w) shopping centres;
- (x) temporary construction and real estate marketing offices;
- (y) theatres, excluding drive-ins;
- (z) universities;
- (aa) veterinary practices; and
- (bb) uses permitted by section 3.01 of this Bylaw.

6.56.02 Subdivision Lot Requirements

- (1) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision in the Mixed-Use Residential Commercial (MU2) Zone, except that lots abutting Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4 000 m² (1 acre) in area.
- (2) No lot may be created having a lot width less than 15.2 m (50 ft).
- (3) No lot may be created having a lot depth less than 34 m (112 ft).

6.56.03 Regulations for use

- (1) All principal uses must be oriented to pedestrian needs and be located and designed as to avoid vehicular interference with pedestrian movement.
- (2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.
- (3) Except for the ground floor, no floor may contain a mix of residential and non-residential uses.
- (4) All above-ground level dwelling units must be provided with a separate entrance at ground level.
- (5) All accessory buildings and uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.56.04 Density of Development

- (1) Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 4.5.
- (2) The floor area ratio may exceed 0.3 and in no case may it exceed 4.5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below.
- (3) Notwithstanding section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 4.5 if the owner of the land proposed to be developed:

the issuance of a building permit.

6.56.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%.
- (2) Where a rooftop garden or terrace is provided, the lot coverage of all buildings and structures may be increased to 100%.

6.56.06 Height and Size of Principal Use Buildings

- (1) No building or structure may have a height less than two storeys or exceed a height of ten storeys.
- (2) No buildings or structures within 30 m (98 ft) of Goldstream Avenue may exceed a height of six storeys.

6.56.07 Setbacks

- (1) No building or structure may be located:
 - (i) Within 1.2 m (4 ft) of any front lot line;
 - (ii) Within 6 m (20 ft) of any interior side lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan;
 - (iii) Within 1.2 m (4 ft) of an exterior side lot line; or
 - (iv) Within 7.5 m (25 ft) of any rear lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan.

6.56.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone; and
 - (b) Notwithstanding Article (1)(a) above, the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins a lot from any Mixed-Use Residential Commercial (MU2).

6.56.09 Parking

- (1) In addition to and despite the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) Seventy-five percent (75%) of all required residential parking spaces shall be provided as underground parking or enclosed within the building envelope; and

- (b) Other than access to a parking structure, parking is only permitted on the ground level of any building provided that building area extends along the length of the front and exterior side yard setbacks and the parking is set behind these portions of the building.

6.56.10 General

- (a) The relevant regulations of Part 3 of this Bylaw shall apply.

**CITY OF LANGFORD
BYLAW NO. 1615**

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 **R1 (One Family Residential) and C9A (Community Town Centre Pedestrian A) Zones** and adding to the **MU2 (Mixed Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP51751, PID No. 029-580-749 (772 Hockley Ave); LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434, PID No. 005-832-110 (777 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965, PID No. 005-504-988 (778 Hockley Ave); LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313, PID No. 002-621-134 (784 Hockley 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)
MU2	1615	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434 (777 Hockley Ave);	a) \$1,525 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund.	Yes

3. By deleting Section 6.53A Community Town Centre Pedestrian 9 (C9A) Zone and renumbering accordingly.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

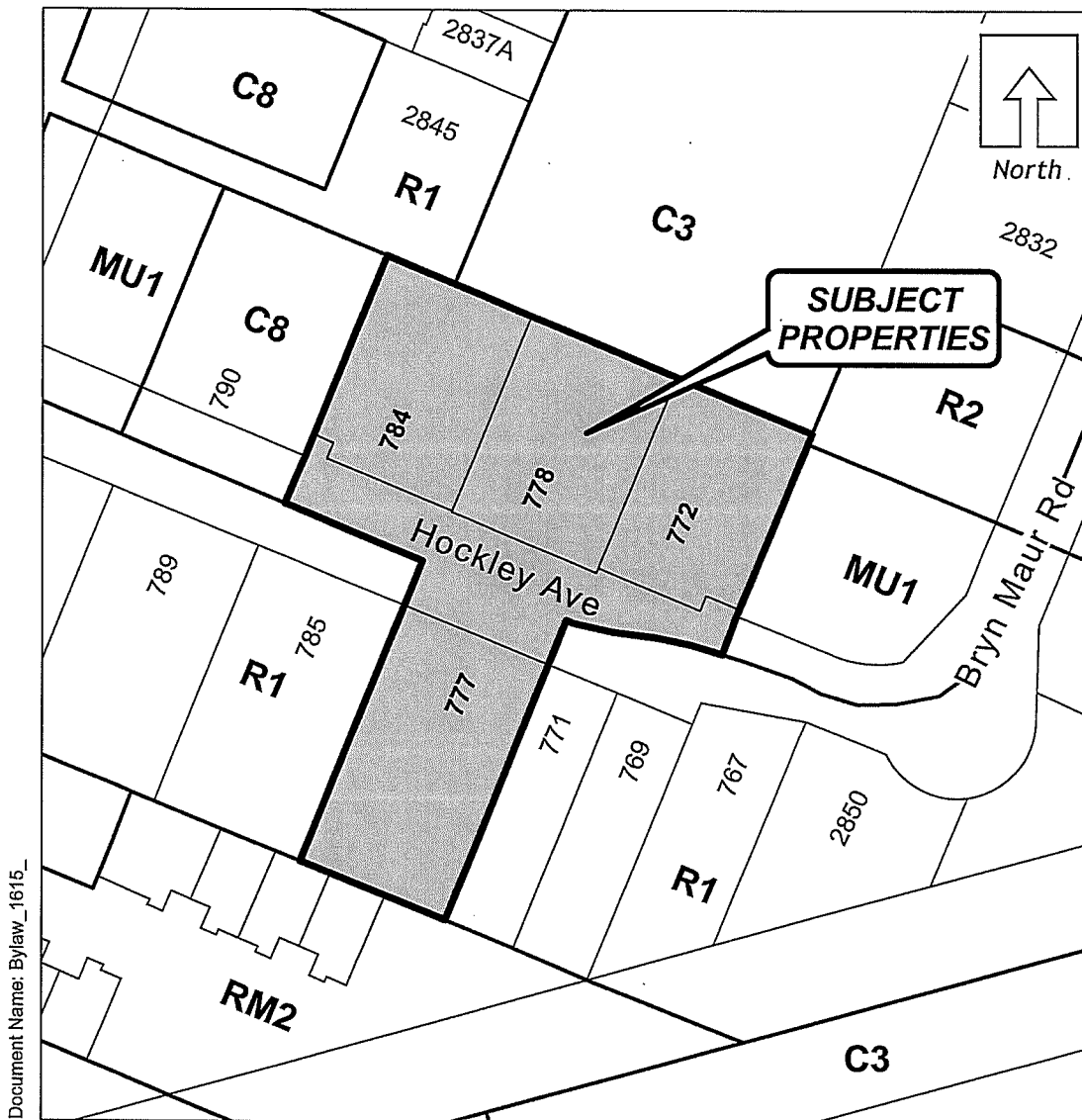
READ A THIRD TIME this day of , 2016.

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

ADOPTED this day of , 2016.

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.

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 1/13/2016

**CITY OF LANGFORD
BYLAW NO. 1616**

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 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855, PID No. 000-393-827 (892 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	1616	LOT 19, SECTIONS 69 AND 70, METCHOSIN DISTRICT, PLAN 23855 (892 Klahanie Dr)	a) \$6,000 towards the General Amenity Reserve Fund per new lot created; and 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. 450, (892 Klahanie Dr), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

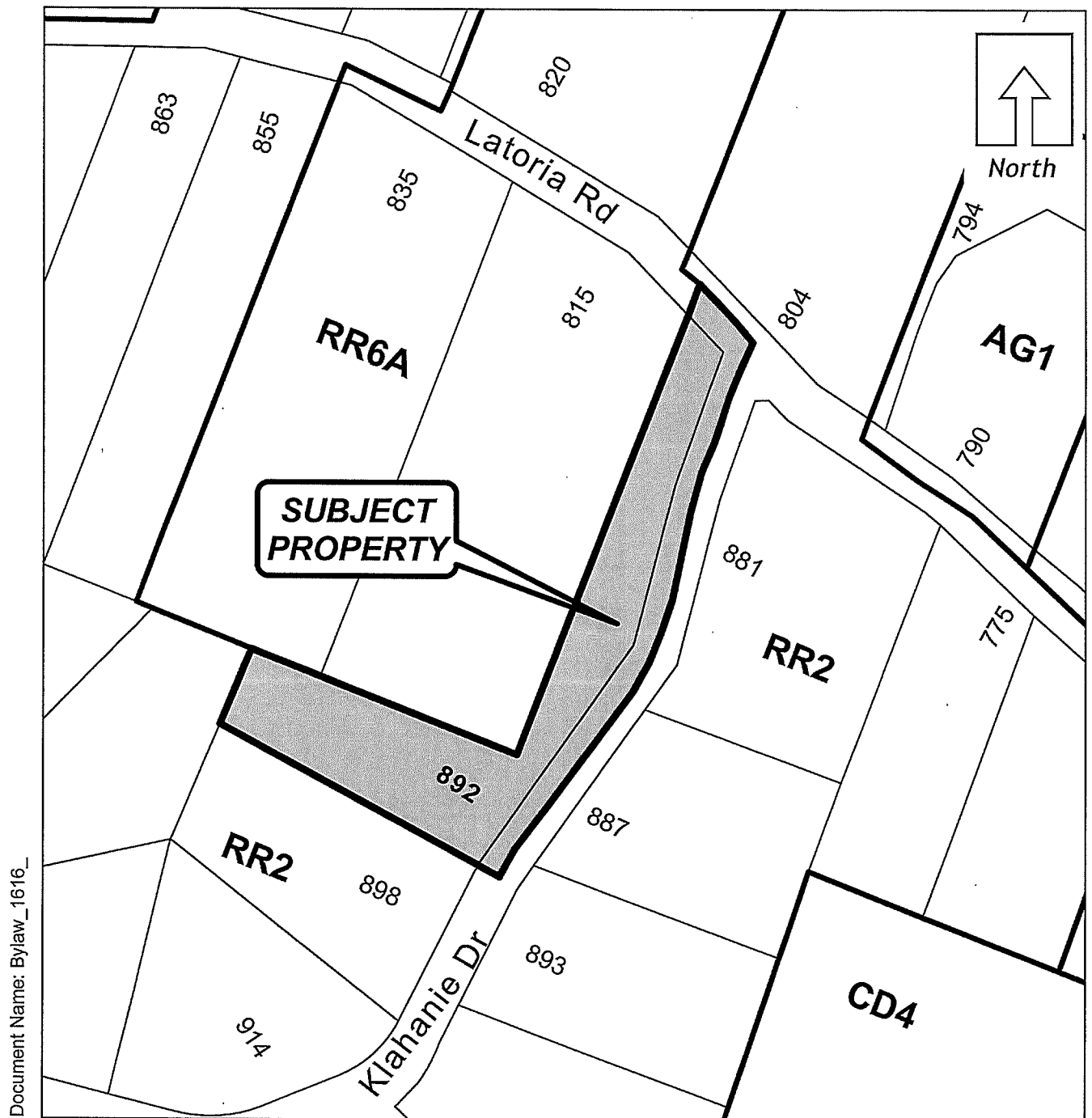
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

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. 1616

ADOPTION: _____

MAYOR

CORPORATE OFFICER



February 1st, 2016

In-Camera Resolution

- 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 Property Matters and Personnel, under 90 (1) (a) and (e) of the Community Charter.
- b) That Council continues the meeting in closed session.