

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, February 15th, 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>PUBLIC HEARING</u>	
a) BYLAW NO. 1611 "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".	001
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – February 1 st , 2016	027
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>COMMITTEE RESOLUTIONS</u>	
a) Transportation and Public Works Committee – February 9 th , 2016	036
1. 2015 Master Transportation Plan Study Results (Engineering)	
2. Bylaw 1602 – Amendment No. 4 to Speed Limit Bylaw 1175, 2008 (Engineering)	
3. City of Langford Streetlighting Policy (Engineering)	
b) Economic Development Committee – February 9 th , 2016	037
1. South Vancouver Island Development Association	
7. <u>REPORTS</u>	
a) Sergio Road Closure Bylaw No. 1617	038
- Staff Report (Land Development)	
b) Telus Walk to Cure Diabetes	042
- Staff Report (Engineering)	
c) Public Notification Procedures for Liquor Licensing Applications	047
- Staff Report (Planning)	
d) Application to Rezone a Portion of 2793 Leigh Road from BT1 (Business and Technology Park) to CS3 (Commercial Industrial)(Bylaw No. 1619)	049
- Staff Report (Planning)	

- e) Update on Island Corridor Foundation Matters 053
 - Staff Report (Engineering)
- f) West Shore Parkway Segment 5 Fencing Contract Award 056
 - Staff Report (Engineering)
- g) Bear Mountain Canada Cup XC Race 058
 - Staff Report (Engineering)
- 8. **CORRESPONDENCE**
 - a) New Hope Schools Society 062
 - Re: Letter of Appreciation**
 - b) City of Abbotsford 063
 - Re: Downloading of DNA Analysis Costs**
- 9. **BYLAWS**
 - a) BYLAW NO. 1597 077
 - "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".
 - (ADOPTION)
 - b) BYLAW NO. 1600 083
 - "Sewer Utility Bylaw No. 1600, 2016"
 - (ADOPTION)
 - c) BYLAW NO. 1611 091
 - "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".
 - (SECOND AND THIRD READING)
 - d) BYLAW NO. 1617 093
 - "Sergio Place Closure Bylaw No.1617".
 - (FIRST, SECOND AND THIRD READING)
 - e) BYLAW NO. 1619 096
 - "Langford Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".
 - (FIRST READING)
- 10. **IN CAMERA RESOLUTION** 098
- 11. **ADJOURNMENT**

PUBLIC HEARING
Monday, 15 February 2016

Bylaw No. 1611
File No. Z15-0023

*A Bylaw to Rezone 566 Treanor Ave from the R2 (One-
and Two-Family Residential) Zone to the RS3
(Residential Small Lot 3) Zone to permit a two lot
subdivision.*

**CITY OF LANGFORD
BYLAW NO. 1611**

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

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

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

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

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

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".

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

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

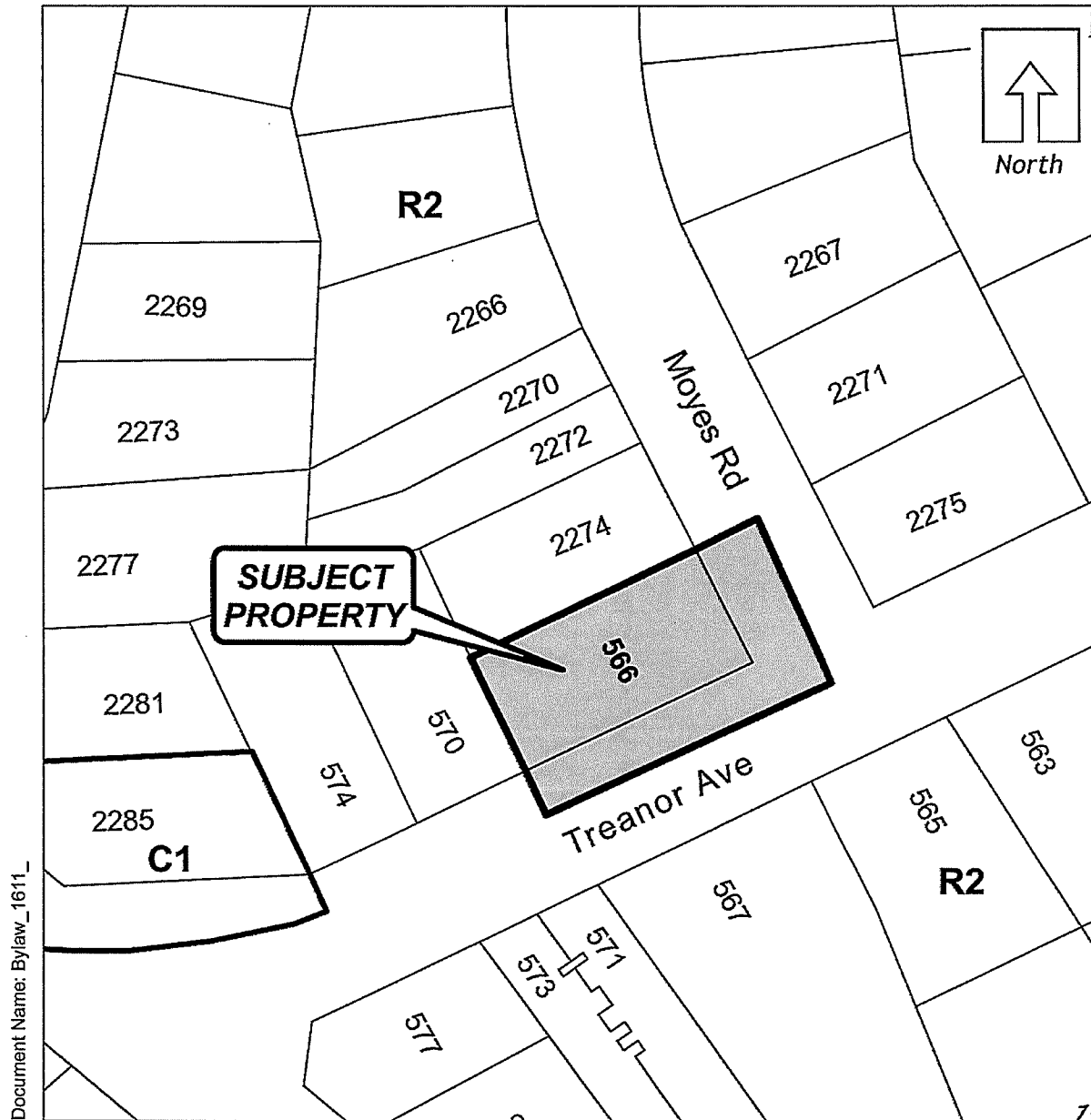
READ A THIRD TIME this day of , 2016.

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. 1611

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/6/2016



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1611. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

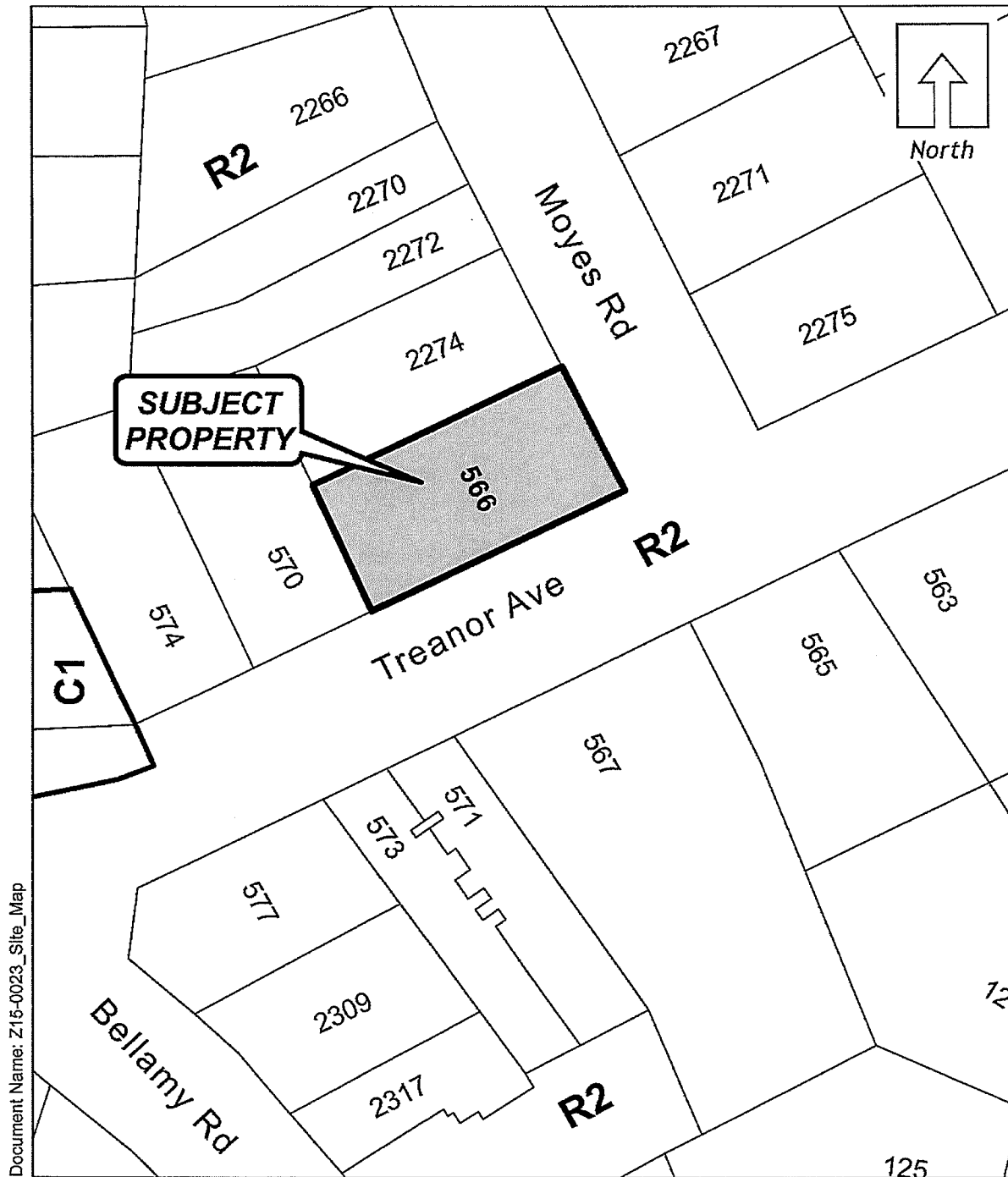
Meeting Date	Monday, 15 February 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	566 Treanor Ave	
File	Z15-0023	Bylaw Number: 1611
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
Proposal	To permit a two lot subdivision.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 February 2016 to Monday, 15 February 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-02-02

**REZONING BYLAW AMENDMENT
(Z15-0023)
566 Treanor Ave**



Document Name: Z15-0023_Site_Map

Scale: N.T.S.

Last Revised: 9/29/2015

LETTERS

Cycling commuter recalls Goose discussion

Re: Connection sought for Goose
(Gazette, Jan. 29)

Oh, how short the memories of municipal councils. As a 20-plus year Galloping Goose commuter, I remember when the Island Highway intersection at Ocean Boulevard/Wale Road was redone, along with the water/sewer lines going up the hill towards Colwood Corners.

The talk was how to keep the Galloping Goose connected: "a relocated overpass from another community," or, "how about a culvert under the road so we don't have to worry about height restrictions?"

Neither was done and instead, a municipal bylaw sign was posted citing a fine for not crossing the road at an intersection that does not connect the trail.

The situation the City of Colwood created for cyclists and pedestrians "isn't safe," complains Coun. Chong, but I would suggest the council of the day was not that concerned about connecting all road users, just the ones

in automobiles. So here we are, almost 15 years later, trying to figure out how to connect the trail that was torn apart.

*J. Paul Lang
Langford*



Arnold Lim/News Gazette staff
Colwood Coun. Lilja Chong is anxious to see the results of a study into a pedestrian/cycling bridge linking the Galloping Goose Trail at Island Highway.

Letters to the Editor

The Goldstream News Gazette welcomes your opinions and comments.

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

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

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

Send your letters to:

✉ Email: editor@goldstreamgazette.com

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

✉ Fax: 250-478-6545

Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at www.twitter.com/goldstreamnews.

'Simple' solution to house region's homeless

A few people off the streets a day keeps the trouble away.

Why have the homeless here not been asked the question, "If you are expecting something from the taxpayers, what have you contributed back to society?" Many of these people speak English very well and they don't look sick. All of them are at the age of productivity.

The healthy ones need to be separated from the "challenged" ones. This would be the best first step, and the healthy ones should be taken off the streets by force. Why? Because Victoria has lots of jobs to offer. To get a home, they need to work for it. It's about ambition and discipline.

In this country, anyone can make it. You don't need to cry for them, they are using the system and a majority of us are aware of that. The people in support of this issue should really be putting more effort into making a difference. Supporters, including priests, reverends, politicians, etc. should have had these people under their roofs a long time ago, including churches. Churches are empty at night.

This could be a "permanent address"

for some of them. This would be very convenient for everyone and the welfare system. A

referendum or survey should be done to see who truly is for and against this current issue, and the results should be published. As simple as it is, the numbers don't lie.

*Stefan Mieczkowski
Langford*



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1611. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 February 2016, at 7:00 p.m.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

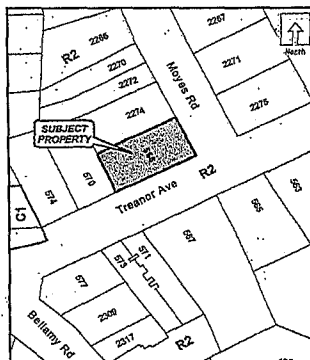
Proposal: The purpose of Bylaw No. 1611 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1611 from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone to allow a two lot subdivision.

Applicant: Greg Court

Location: The land that is the subject of Bylaw No. 1611 is 566 Treanor Ave as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 February 2016 to Monday, 15 February 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Leah Stohmann in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



City of Colwood Notice Of Public Hearing

Notice is hereby given that the Council of the City of Colwood will hold a meeting to afford the public an opportunity to be heard or to present written submissions respecting matters in the following proposed bylaw at a **PUBLIC HEARING** to be held at the **COLWOOD CITY HALL, 3300 WISHART ROAD, COLWOOD, B.C., on WEDNESDAY, FEBRUARY 10, 2016 AT 6:00 P.M.**

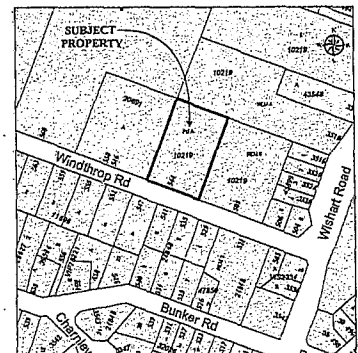
1. "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 149 (544 Windthrop Road), Bylaw No. 1598, 2015"

The general purpose of proposed Bylaw No. 1598 is to amend the Land Use Bylaw by deleting from the Rural 1 (A1) Zone and adding to the Residential 1 (R1) Zone (with modifications to limit density), that **PART OF LOT 6, SECTION 62, ESQUIMALT DISTRICT, PLAN 10219, LYING TO THE NORTH WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE NORTH EASTERLY AND SOUTH WESTERLY BOUNDARIES OF SAID LOT DISTANT RESPECTIVELY 200.39 FEET AND 200.39 FEET FROM THE MOST NORTHERLY AND WESTERLY CORNERS OF SAID LOT, TO WHICH PARCEL OF LAND THE REGISTRAR HEREBY ASSIGNS THE DISTINGUISHING LETTER A (544 WINDTHROP ROAD), as shown outlined by a solid bold line on the map below:**

A copy of the proposed bylaw and other related material may be inspected at City Hall, 3300 Wishart Road, between the hours of 8:30 a.m. and 4:30 p.m., Monday

through Friday, except statutory holidays, from **WEDNESDAY, FEBRUARY 3, 2016** up to and including **WEDNESDAY, FEBRUARY 10, 2016**. For further information please contact the Planning Department at 250-478-5999 or planning@colwood.ca.

Iain Bourhill, MCIP, RPP
Director of Planning



Colwood P6

LETTERS

Take lesson from McTavish debacle

I heard on the news someone talking about the McTavish Road roundabout system as being a nightmare, and hoping that the Admirals/McKenzie solution does not become a cousin to this expensive screwup.

After hearing about the airport access debacle, I approached with trepidation but did manage it the first time. I ended up heading for the ferry on the second attempt, but did better the third.

Adding a second left turn lane into the airport facility and making that the through road, closing off McTavish Road (with access via traffic circle on the way in

to airport, perhaps), and closing off the waterside part of the road would have cost

far less and confused fewer people.

**Don Wilkes
Langford**



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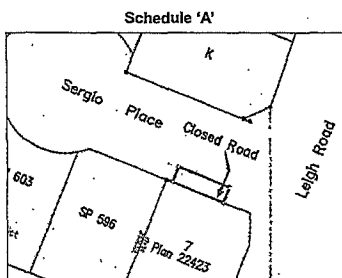
NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close a portion of road, shown in heavy black outline in Schedule 'A' below, known as Sergio Place, which was dedicated as highway by Plan 31005.

The portion of Sergio Place intended to be closed and removed as highway dedication will be considered for disposition, by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, February 15th, 2016 at 7:00 pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting or by delivering a written submission to the Corporate Officer by 4:00 pm on that date.

The City of Langford intends to transfer the closed portion of Sergio Place to Richard and Beverly Merrifield, the owners of the abutting property to the south, for \$1.00 and in consideration of other benefits to neighbouring lands owned by the City of Langford.

Jim Bowden
Corporate Officer



Sewage barge idea yet to be floated

I'd like to bring up an idea for which I've received no explanation as to why it was rejected; namely putting the sewage plant on a repurposed oil tanker anchored offshore.

Such a project appears to have many advantages.

Firstly, there would be no nimbys, as well, no pipelines would have to run through communities to the Hardland landfill, which will eventually reach its capacity.

Waste could be barged to a co-generation plant located in a community starving for industry, like Gold River, or even incinerated onboard. Plus, used oil tankers are relatively cheap and come equipped with storage tanks, pumps etc.

There is a Norwegian company that produced a video extolling the virtues of such a project, which seems to have been rejected by Victoria Mayor Lisa Helps and the vested interests.

The very least I want is an explanation of why such a project is not feasible.

**Peter Nallewey
Langford**

The Goldstream News Gazette welcomes your opinions and comments. Letters to the editor should discuss issues and stories that have been covered in the pages of the Gazette.

The Gazette reserves the right to edit letters for style, legality, length and taste. The Gazette

Letters to the Editor

will not print anonymous letters. Please enclose your phone number for verification of your letter's authenticity and your municipality of residence.

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WE WANT YOUR INPUT ON WASTEWATER TREATMENT

Drop in to a Westside open house near you:

Langford City Hall	877 Goldstream Ave.	Wed, Feb 10	5-8 pm
Songhees Wellness Centre	1100 Admirals Rd.	Thurs, Feb 11	5-8 pm
Colwood City Hall	3300 Wishart Rd.	Sat, Feb 13	1-4 pm
View Royal Town Hall	45 View Royal Ave.	Mon, Feb 15	5-8 pm
Esquimalt Municipal Hall	1229 Esquimalt Rd.	Tues, Feb 16	5-8 pm

Provide your feedback online:

Complete the online survey at www.CoreAreaWastewater.ca

Email your feedback to wastewater@crd.bc.ca

Follow the Twitter conversation @crd_bc #CoreAreaWastewater



For the most up to date information please visit:
www.CoreAreaWastewater.ca



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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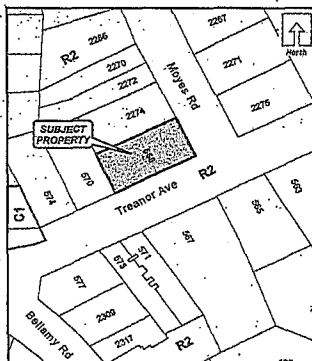
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Applicant: Greg Court

Location: The land that is the subject of Bylaw No. 1611 is 566 Treanor Ave as shown shaded on the plan.

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Jim Bowden
Administrator



Sooke Philharmonic Chamber Players
conducted by Norman Nelson

Tea & Symphony



Sunday February 14, 2016 | 2:30 PM
Sooke Community Hall
2037 Shields Road, Sooke

Join the Sooke Phil family for an afternoon of relaxation, music and refreshments.
Featuring Carl Burdett, Mezzo Soprano
(nominated for The Best World Music Album in 2015)

Tickets - Outlets and online

Sooke: Little Vienna Bakery, South Shore Gallery, Shoppers Drug Mart, Wood Travel, Metchoshin, Metchoshin Country Store, West Shore, Royal Bay Bakery, Tom Lee Music, Shoppers Drug Mart (Westshore Town Centre)
www.sookephil.ca



Making Harmony Naturally

4. REPORTS

- a) Application to rezone 566 Treanor Ave from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a two-lot subdivision
- Staff Report (Planning)

MOVED BY: K. SHELDRAKE

SECONDED: D. HORNER

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 566 Treanor Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, which:
 - i. Serves to notify future owners of the proximity of Western Speedway and the noise nuisance presented by that use;
 - ii. Agrees that any costs associated with moving or modifying the utility pole in the Treanor Avenue frontage of the subject property shall be borne exclusively by the developer;
 - iii. Agrees that the new house shall be constructed in accordance with the City's Intensive Residential design guidelines; and
 - iv. Agrees that the façade of the existing house shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.
2. Consider varying Section 6.27.06(1)(b) of Bylaw 300 to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m, subject to the applicant submitting an application for Development Variance Permit and paying the appropriate fee.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:08 p.m.


CHAIR
CERTIFIED CORRECT
Administrator

7. COMMITTEE RESOLUTIONS

a) Parks Recreation Culture and Beautification Committee – November 23rd, 2015

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

3. Park Washrooms – Hours of Operation (Parks)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff:

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

CARRIED.

b) Planning Zoning & Affordable Housing Committee – November 23rd, 2015

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

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

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

CARRIED.

c) Protective Services Committee – November 24th, 2015

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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

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



Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: November 23, 2015

Department: Planning

Application No.: Z15-0023

SCANNED

Subject: Application to Rezone 566 Treanor from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a two-lot subdivision.

PURPOSE

Greg Court has applied on behalf of Dean Beazley to rezone 566 Treanor Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a two lot residential subdivision.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous Planning Applications with respect to the subject property.

Table 1: Site Data

Applicant	Greg Court	
Owner	Dean Beazley	
Civic Address	566 Treanor Avenue	
Legal Description	Lot 11, Section 1, Range 2 West, Highland District, Plan 13385	
Size of Property	737m ²	
DP Areas	N/A	
Zoning	Existing: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is located on the northwest corner of the intersection of Moyes Road and Treanor Avenue. It is presently developed with a single family dwelling accessed by a single driveway off of Treanor

Avenue. There is a significant mature hedge occupying most of the Treanor Avenue frontage of the subject property (visible in Figure 3, below). The surrounding area is a well-established residential neighbourhood developed with a mix of single-family and two-family dwellings. The neighbourhood has also seen some infill densification and multifamily construction near the Treanor Avenue corridor.

Figure 1: Orthophoto of the subject property



Table 2: Surrounding Land Uses

	Zoning	Use
North	R2 (One- and Two-Family Residential)	Single-family dwelling
East	R2 (One- and Two-Family Residential)	Single-family dwelling
South	R2 (One- and Two-Family Residential)	Single-family dwelling
West	R2 (One- and Two-Family Residential)	Single-family dwelling

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is designated as “Neighbourhood” in Langford’s Official Community Plan. This designation supports a range of low and medium density housing, including sensitive infill densification. OCP Policy No. 3.9.2 in the Neighbourhood section encourages small lot subdivision and clustered densification in established areas.

DEVELOPMENT PERMIT AREAS

Small lot subdivisions of three or more units are subject to Langford’s Intensive Residential Design Guidelines and require a Development Permit for form and character. As the current application is for only two lots, and as the subject property is not located in any environmentally sensitive or hazardous Development Permit areas, it will not require a Development Permit.

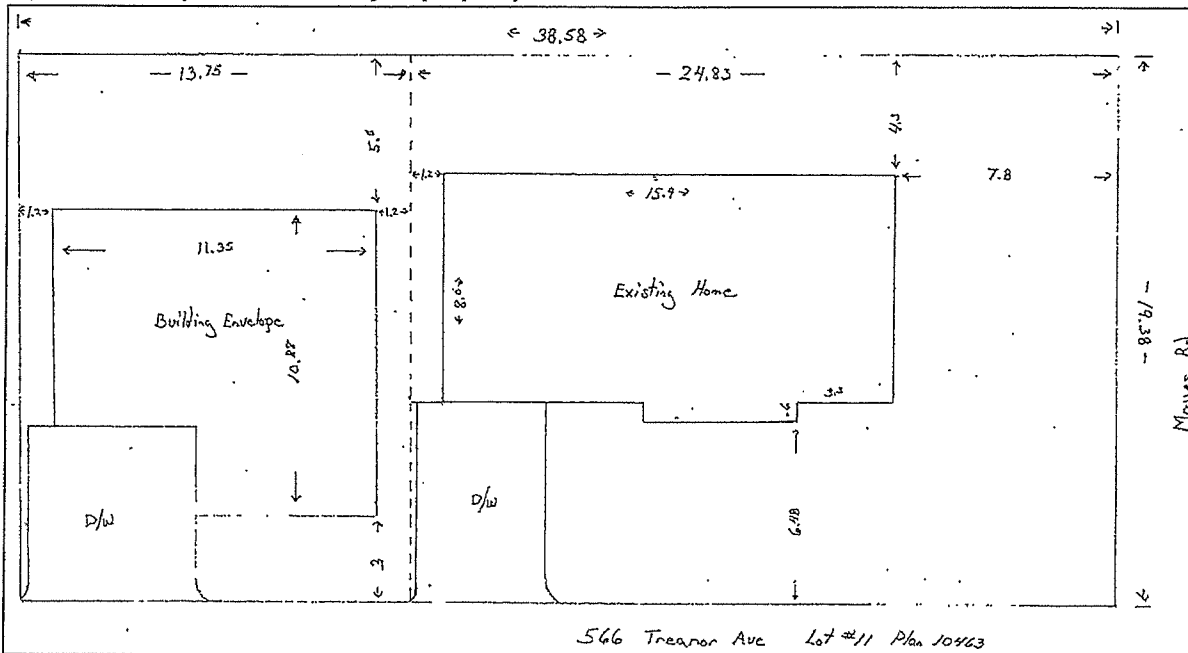
COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to create two small lots with areas of 262m² and 471m². The existing single family dwelling at 566 Treanor will remain on the larger of the two proposed lots, and the other will be developed with a new single-family dwelling. Both lots are proposed to access off of Treanor Avenue, as shown on the proposed site plan attached as Appendix “A”.

Due to Building Code (spatial separation) considerations, the construction of a new house will mean glazed openings on the west side of the existing house may need to be closed in.

Figure 2: Orthophoto of the subject property



The current proposal requires one variance to Zoning Bylaw No. 300. Although the existing dwelling accesses off of Treanor Avenue, the Zoning Bylaw stipulates that, where a lot has multiple frontages, the shortest lot line abutting a road shall be the “front”. As the new lot is proposed to be created on the west side of 566 Treanor, the rear lot line is proposed to be moved to within 1.2m of the existing house. Council may wish to note that the interior and exterior side setbacks will remain at 4.5m and 6.48m respectively, providing the house with a reasonable amount of outdoor space. In essence, Council may wish to consider that the lot will appear to have been designed with Treanor being the front lot line. If Council wishes to, they may consider approving this variance to Section 6.27.06(1)(b) subject to the applicant submitting an application for Development Variance Permit and paying the appropriate fee.

By leveraging existing infrastructure such as roads and sewer connections, residential infill development such as this represents a negligible increase in servicing costs to the City, and in fact makes for an increased efficiency in the use of Langford's infrastructure investments.

BUILDING DESIGN

As the proposed development will not be subject to form and character Development Permit control, Council may wish to consider requiring the applicant register, prior to bylaw adoption, a Section 219 Covenant on title agreeing that the new house shall be constructed in accordance with the City's Intensive Residential design guidelines and that the existing house façade shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.

Table 3: Proposal Data

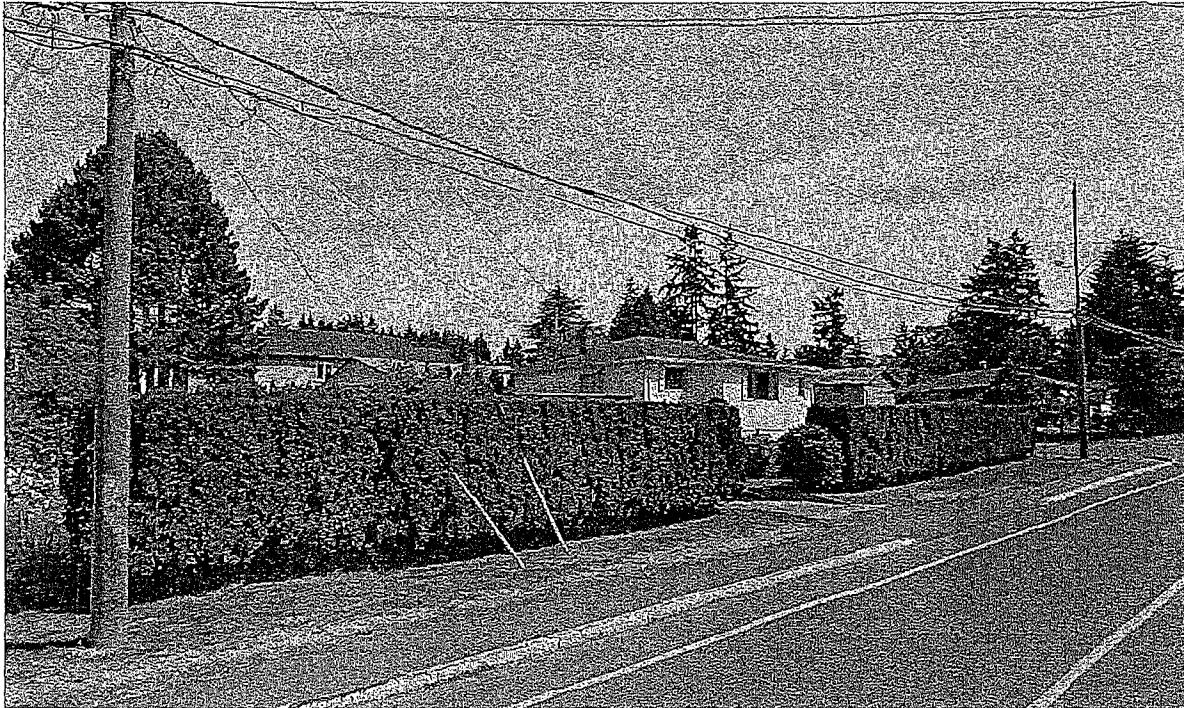
	Permitted by R2 (One- and Two-Family Residential) (Current Zoning)	Permitted by RS3 (Residential Small Lot 3) (Proposed Zoning)	Proposed by Rezoning Application
<i>Density (min. lot size)</i>	550m ²	220m ²	262m ² & 471m ²
<i>Height</i>	9m	8.5m	8.5m
<i>Site Coverage</i>	35%	50%	47% and 27%
<i>Front Yard Setback</i>	6m	3m (5.5m for a garage face)	3m minimum
<i>Interior Side Yard Setback</i>	1.5m	1.2m	1.2m
<i>Exterior Side Yard Setback</i>	4.5m	3.5m	6.48m
<i>Rear Yard Setback</i>	6m	5.5m	1.2m (requires variance)
<i>Parking Requirement</i>	2 spaces	2 spaces	2 spaces

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Being situated on Treanor Avenue, the subject property benefits from nearby access to multiple BC Transit bus routes. There are also bike lanes and pedestrian sidewalks on Treanor Avenue.

Frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering will be required as a condition of subdivision. This may include an improved streetlight on the Treanor frontage, and edge parking on the Moyes Road frontage, and possible a corner cut road dedication as well.

Figure 3: View of the subject property looking northeast on Treanor



UTILITIES

There is a BC Hydro utility pole located in the southwest portion of the subject property's Treanor Avenue frontage (visible in Figure 3, above). The pole has multiple guywires securing it, some of which lie directly across the front of the property. Dealing with this pole is a potential hurdle the applicant will have to address at their own cost through the course of the development. The situation is exacerbated by the proposed location of a new driveway at the western end of the subject property, directly adjacent to the hydro pole and behind the guy wires. Staff sent a referral to BC Hydro on this matter. Their response noted that the service to the existing house crosses the proposed new lot, and that this will require a Statutory Right-of-Way. BC Hydro furthermore noted:

Modifications to the BC Hydro system will be necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Design Connect Department [...]

There is overhead electrical infrastructure adjacent to this property which may affect this development. It is the developer's responsibility to ensure that any infrastructure built on this property will meet all current CSA requirements and limitations around high voltage equipment and transformation.

Normally, BC Hydro will not relocate existing BCH plant. If the developer wishes to have BC Hydro relocate its plant in order to meet CSA requirements, an application must be submitted to the local BC Hydro District Office to conduct a feasibility study of a proposed redesign. The developer will be fully responsible for all associated redesign costs.

The full text of this referral is attached to this report as Appendix D.

Council may wish to require that the applicant, prior to Public Hearing, redesign the proposed subdivision such that the new driveway is adjacent to the existing driveway (and away from the hydro pole) and prior to bylaw adoption register a Section 291 covenant on title agreeing that any costs associated with moving or modifying this hydro pole shall be borne exclusively by the developer. Council may wish to note that the Engineering Department notes that there is no reason to prefer one driveway location over another in this case, other than conflicts with the utility pole.

A connection to the municipal sanitary sewer will be required as a condition of subdivision.

NUISANCE EASEMENTS

As the subject property is located within 1 kilometer of Western Speedway, Council may wish to require the applicant secure a nuisance easement over the subject properties to notify future owners of the level of noise generated by the race track.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below. A small lot is considered 0.66 of a single family equivalent unit (SFE).

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total
<i>General Amenity Reserve Fund</i>	\$6,000	\$3,960
<i>Affordable Housing Reserve Fund</i>	\$1,000	\$660
TOTAL POLICY CONTRIBUTIONS		\$4,620

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total
<i>Roads</i>	\$4,423	\$4,423
<i>Park Improvement</i>	\$1890	\$1,890
<i>Park Acquisition</i>	\$1,100	\$1,100
<i>Incremental Storage Improvement Fees</i>	371.25	371.25
<i>Integrated Survey Area</i>	\$35	\$35
Subtotal (DCCs paid to City of Langford)		\$ 7,819.25
<i>CRD Water</i>	\$2,323.43	\$2,323.43
<i>School Site Acquisition</i>	\$628	\$628
TOTAL (estimate) DCCs		\$10,770.68

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 566 Treanor Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a **bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, which:
 - i. Serves to notify future owners of the proximity of Western Speedway and the noise nuisance presented by that use;
 - ii. Agrees that any costs associated with moving or modifying the utility pole in the Treanor Avenue frontage of the subject property shall be borne exclusively by the developer;
 - iii. Agrees that the new house shall be constructed in accordance with the City's Intensive Residential design guidelines; and
 - iv. Agrees that the façade of the existing house shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.
 2. Consider varying Section 6.27.06(1)(b) of Bylaw 300 to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m, subject to the applicant submitting an application for Development Variance Permit and paying the appropriate fee.
-

OR Option 2

1. Reject this application for rezoning.
-



Kyle McStravick
Planner I



Matthew Baldwin, MCIP, RPP
Director of Planning



Brent Molnar, ASCT
Manager of Land Development



Michelle Mahovlich, P.Eng
Director of Engineering

 for

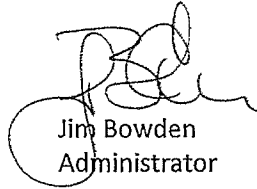
Mike Leskiw
Parks Manager



Bob Beckett
Fire Chief



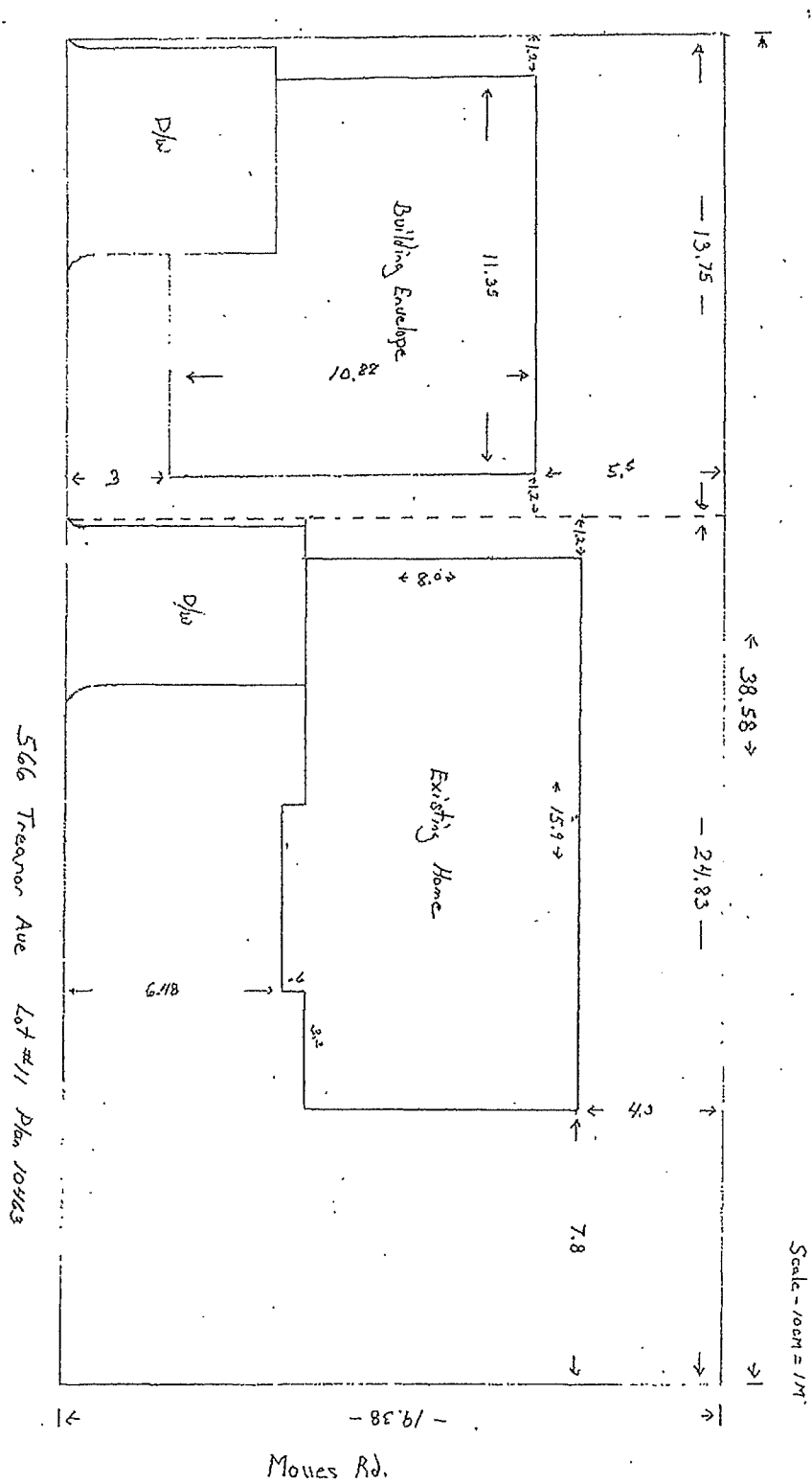
Steve Ternent
Treasurer



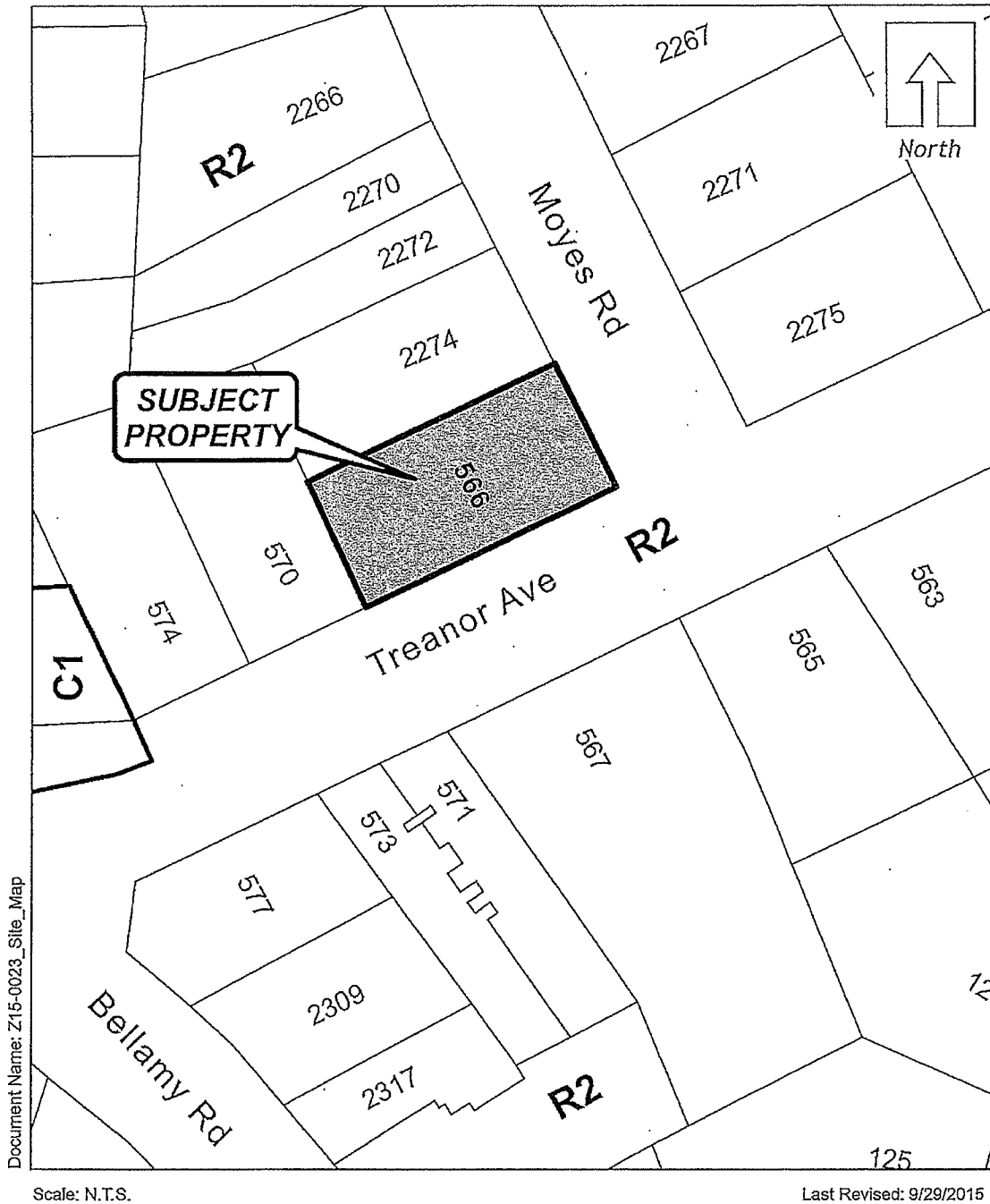
Jim Bowden
Administrator

:kmc

Appendix A



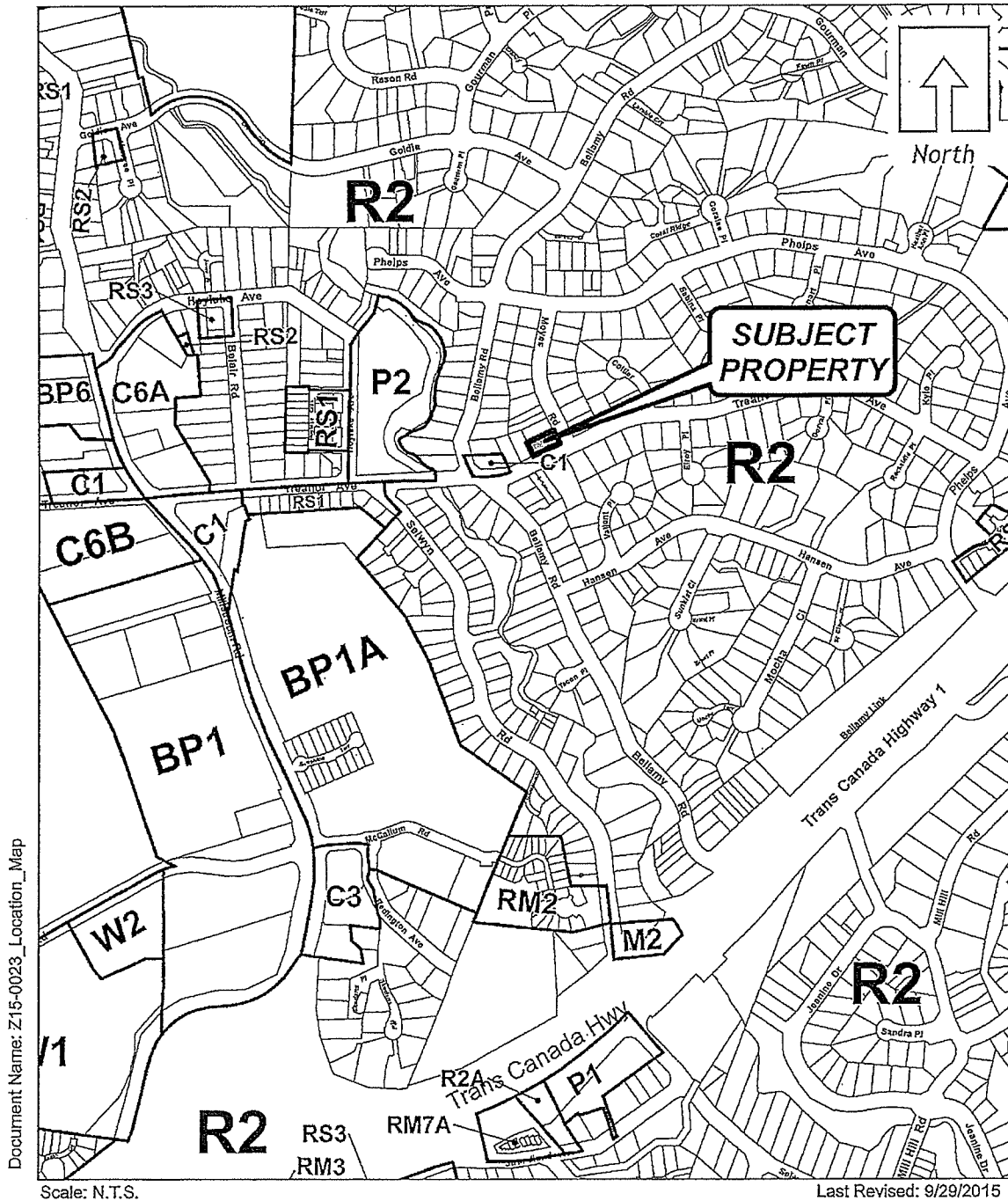
Appendix B
REZONING BYLAW AMENDMENT
(Z15-0023)
566 Treanor Ave



Appendix C

**REZONING BYLAW AMENDMENT
(Z15-0023)**

566 Treanor Ave



Appendix D



FOR GENERATIONS

Customer Projects & Design
Phone: (250) 727-5177
Fax: (250) 727-5158

9 November 2015
Client's File#
Z15-0023

Kyle McStravick
kmcstravick@cityoflangford.ca
City of Langford

Dear Kyle:

Rezoning Referral for:
566 Treanor Ave

We have reviewed your proposed rezoning referral regarding the above noted location(s). Since BC Hydro owns equipment on this property, a Statutory Right-of-Way (SRW) charge must be registered against the property in the Land Title Office, in the name of BC Hydro for electrical, transmission and distribution purposes before we will approve the subdivision. Please contact me as soon as possible to begin the registration process. For general information on SRW, you can call our Right-of-Way Helpline at 1-800-667-1517.

Modifications to the BC Hydro system will be necessary in order to extend the electrical system to this development. BC Hydro will need to complete a thorough system study and design to provide a cost estimate for this work. The developer must submit an application for service with our BC Hydro Design Connect Department by e-mail to VLDesignConnect@bchydro.com. Approximate design and construction lead times will be provided at the time of application.

There is overhead electrical infrastructure adjacent to this property which may affect this development. It is the developer's responsibility to ensure that any infrastructure built on this property will meet all current CSA requirements and limitations around high voltage equipment and transformation.

Normally, BC Hydro will not relocate existing BCH plant. If the developer wishes to have BC Hydro relocate its plant in order to meet CSA requirements, an application must be submitted to the local BC Hydro District Office to conduct a feasibility study of a proposed redesign. The developer will be fully responsible for all associated redesign costs.

Yours truly,

A handwritten signature in cursive script that reads "Paul Scheck".

Paul Scheck
Design Technical Leader
South Vancouver Island Process Centre

Suzette Chapman

From: Matthew Baldwin
Sent: February 4, 2016 11:40 AM
To: sustersich@hotmail.com
Cc: Langford Administration General Mailbox; Suzette Chapman; Leah Stohmann
Subject: RE: [BULK] Department Directory - Planning - rezoning signs

Good morning Ms. Sustersich,

Thank you for your email of yesterday afternoon.

The owners of 566 Treanor Avenue have applied to rezone a portion of that property to the Residential Small Lot (RS3) zone in order that they might subdivide and create a second dwelling on that property on the newly created lot.

The City sends a more detailed notice to property owners within a 100 m (330 ft) radius of the property being rezoned. This is in accordance with the requirements of the *Local Government Act*. The City is also required by the Act to post a notice of Public Hearing in two issues of the same newspaper. These ads typically appear in the Goldstream Gazette.

We feel that the level of information that is provided on the Public Hearing sign is adequate, and meets the requirements of both Council's Public Notification Procedures Bylaw (Bylaw No. 223) and the *Local Government Act*. Providing additional detail on the sign can become complicated if circumstances about the development proposal change. Signage is prepared usually several weeks prior to the Public Hearing, and if the signage makes statements about the rezoning that turn out to be incorrect it can be difficult to clarify misinformation at the public hearing. The sign serves as information about the Public Hearing and how concerned individuals may contact City Hall (as you have done) to obtain additional information about a rezoning application. Hopefully, the additional information that the Planning Department provides will be sufficient to inform people about whether they feel a need to address Council on the matter of rezoning at the Public Hearing.

I trust that this information is satisfactory.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning



City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
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Please consider the environment before printing this email.

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From: sustersich@hotmail.com [<mailto:sustersich@hotmail.com>]
Sent: Wednesday, February 03, 2016 3:22 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: [BULK] Department Directory - Planning - rezoning signs

You have received an email from Esther Sustersich via the Langford website:

Department: Planning

Name: Esther Sustersich
Phone: 778-265-2815
Address: 2139 Gourman PL
Topic: rezoning signs

Message:

Can you please tell me what is proposed for 566 Treanor?

Also, what is the rationale for the city signs which simply tell you a zoning amendment has been received? I have lived in other towns where the signs give you the information you need to decide whether or not to attend public meetings. City signs should give the public some idea as to the rezoning. Perhaps this is a way to decrease the number of people who may show up to voice concerns? Thank you

Esther Sustersich

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 1st, 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 and R. Wade.

ATTENDING

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

ABSENT

Councillor L. Szpak.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the Agenda as presented.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – January 18th, 2016

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Regular Meeting of Council held on January 18th, 2016.

CARRIED.

4. PUBLIC PARTICIPATION

Ms. Laura Davis, President of the WestShore Arts Council addressed Council in regard to Agenda item 8(b). Ms. Davis introduced Mr. David Stocks, President, Juan de Fuca Performing Arts Centre Society and invited Council to the upcoming West Shore Arts Forum to be held on February 28th, 2016.

5. DEVELOPMENT VARIANCE PERMIT

a) DVP15-0016 – 2376 Setchfield Avenue

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council issue Development Variance Permit No. DVP15-0016 at 2376 Setchfield Avenue 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.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Protective Services Committee – January 26th, 2016

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

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.

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

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.

CARRIED.

7. REPORTS

**a) Belmont High School Dry Grad Funding
- Staff Report (Recreation)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council pre-approve \$10,000 funding to Belmont High School for the 2016 Grade 12 Dry Grad .

CARRIED.

**b) Award of Contract West Shore Parkway Project Segments 5
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council award the contract for West Shore Parkway Project Segment 5 to Windley Contracting Ltd for a price of \$629,820.00.

CARRIED.

**c) Ryder Hesjedal's Tour de Victoria
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council 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;
- Payment of \$35.00 permit fee is received;
- Ministry of Transportation and Infrastructure, and other impacted Municipalities have been notified and approved the event;
- 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.

CARRIED.

**d) Sewer Utility Bylaw No. 1600, 2016 – Background Report
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council consider:

1. Repealing Sanitary Sewer Utility Bylaw No. 125, 1995 and its amendments;
AND
2. Giving First, Second and Third Readings to Sewer Utility Bylaw No. 1600, 2016.

CARRIED.

**e) Award of Donna Avenue and Hartsdale Drive Connection (Pre-Approval)
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council direct staff to award the construction of the Donna Avenue – Hartsdale Drive connection to the lowest bidder who is in compliance with the tender documents.

CARRIED.

8. CORRESPONDENCE

- a) Liquor Planet, Cascadia Liquor Store, Ma Millers Liquor Store, Waterwheel Liquor Store,
Liquor Depot, Glen Lake Liquor Store

Re: Retail Liquor Policy Changes and Impacts on Local Government

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council discourage zoning for Licensed Retail Store use if there is already a Licensed Retail Store within 800 meters of the proposed site.

CARRIED.

- b) West Shore Arts Council/Juan de Fuca Performing Arts Centre Society

Re: Upcoming Forum on the Westshore

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council receive from West Shore Arts Council dated January 27th, 2016 regarding the upcoming forum on the Westshore.

CARRIED.

9. BYLAWS

- a) BYLAW NO. 1552

"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)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council rescind First Reading of Bylaw No. 1552.

CARRIED.

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1552 First Reading as amended.

CARRIED.

b) BYLAW NO. 1571

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1571.

CARRIED.

c) BYLAW NO. 1572

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1572.

CARRIED.

d) BYLAW NO. 1600

**"Sewer Utility Bylaw No. 1600, 2016"
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1600 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1605

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1605.

CARRIED.

f) BYLAW NO. 1609
"Vista Dawn Road Closure Bylaw No.1609".
(ADOPTION)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1609.

CARRIED.

g) BYLAW NO. 1610
"Langford Zoning Bylaw, Amendment No. 445, (2792 Leigh Rd), 2015".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1610.

CARRIED.

h) BYLAW NO. 1612
"Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1612 First Reading.

CARRIED.

i) BYLAW NO. 1613
"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1613 First Reading.

CARRIED.

j) BYLAW NO. 1614

**"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1614 First Reading.

CARRIED.

k) BYLAW NO. 1615

**"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1615 First Reading.

CARRIED.

l) BYLAW NO. 1616

**"Langford Zoning Bylaw, Amendment No. 450, (892 Klahanie Dr), 2016".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1616 First Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 7:10 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, February 9th, 2016

1. 2015 Master Transportation Plan Study Results (Engineering)

That Council:

1. Receive the City of Langford Transportation Model Update, Summary Report written by WATT Consulting Group, dated January 27, 2016; and
2. Direct staff to enter into an As and When contract with WATT Consulting for traffic engineering services in the 2016 year funded through the Engineering Departments Engineering for Future Capital Works budget.

2. Bylaw 1602 - Amendment No. 4 to Speed Limit Bylaw 1175, 2008 (Engineering)

That Council:

1. direct staff to draft Amendment No. 4 to Bylaw 1175 to impose 40km/hr speed on Leigh Road from Costin Avenue, south of Goldstream Avenue, through the intersection, to the ambulance station, north of Goldstream Avenue at 2764 Leigh Road, and bring forward for first three readings; and
2. Council direct staff to draft Amendment No. 4 to Bylaw 1175 to remove the 30km/hr speed zone from McCallum Road, from Florence Lake Road to 1010 McCallum Road, and bring forward for first three readings.

3. City of Langford Streetlighting Policy (Engineering)

That Council Instruct staff to review the current streetlighting policy and develop an improved policy for review and approval.

CITY OF LANGFORD

RESOLUTIONS OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, February 9th, 2016

1. South Vancouver Island Economic Development Association

That Council not approve the membership to the South Vancouver Island Economic Development Association based on the lack of interest in investment by the Langford business community.



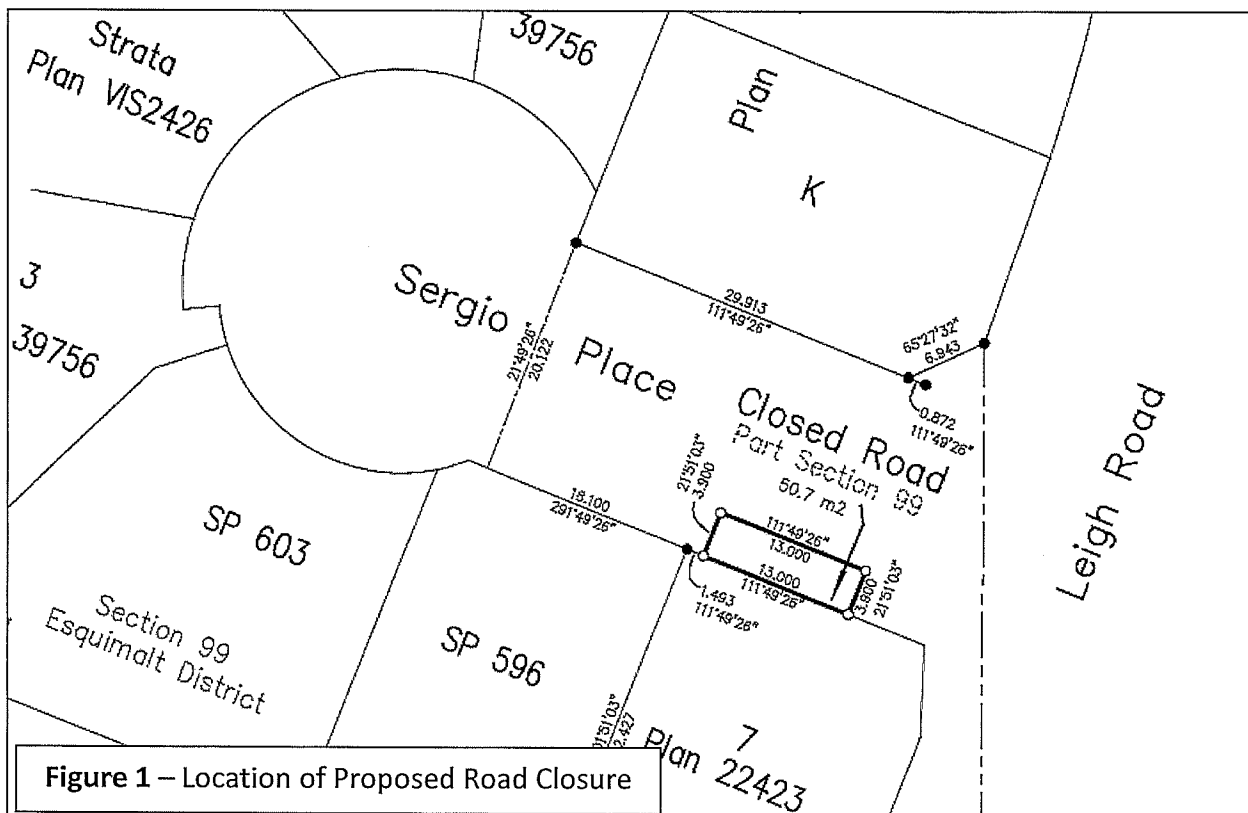
Staff Report to Council

Date: February 15, 2016
Department: Land Development
Subject: Bylaw No. 1617 - Road Closure and Disposition of Sergio Place

Background

Relating to the properties that the City of Langford owns along Leigh Road north of Goldstream Avenue, staff have been working with the owner of 2792 Leigh Road (shown as Lot 7 in Figure 1 below) to remove a restrictive covenant that is registered on all the properties abutting Leigh Road north of Goldstream. A road closure and transfer of a portion of Sergio Place as outlined in this report is part of the negotiations that have occurred.

Figure 1 below illustrates where the proposed road closure is located along Sergio Place.



Commentary

A restricted covenant is registered on the lands abutting Leigh Road north of Goldstream. In order to release the restricted covenant, all affected properties owners need to sign the release. Staff have been negotiating with the owner of 2792 Leigh Road (one of the last property owners with this covenant on title) to release this covenant. An agreement has been settled upon and has been noted in the rezoning report (Z15-0027) that Council considered on December 7, 2015.

The owners of 2792 Leigh Road agree to release the covenant in exchange for Council's consideration to allow for a secondary suite in an accessory building on their property. Council has considered this and agreed to it. Relating to the secondary suite is the need for appropriate onsite parking, which is where this road closure and transfer comes in.

The proposed road closure and transfer would be used for onsite parking to meet the parking requirements of the zoning bylaw. The closure and transfer of this land is not deemed to be an issue as Figure 2 below illustrates, this area is already being used for parking purposes. Transferring this area would simply legalize the onsite parking spots needed to accommodate the additional suite parking.

As necessary for a road closure process, staff advertised the proposal in a local newspaper for two consecutive weeks. Following these ads, and at the time of writing this report, staff have not received opposition to the proposed road closure and disposition of Sergio Place. However, there may be members of public who wish to speak to this proposal at the public meeting on February 15, 2016.



Financial Implications

As part of the agreement with the owner of 2792 Leigh Road, the costs associated with this road closure and transfer will be borne by the City as it is deemed that the release of the restrictive covenant to City owned lands is worth the costs that will be incurred.

Legal

There are no known legal implications with the road closure and disposition of the subject portion of Sergio Place.

Options

That Council;

1. Direct Staff to review the proposed road closure area for municipal infrastructure and register applicable statutory right of ways prior to, or concurrently with, the road closure and transfer;

AND

2. Give Sergio Place Road Closure Bylaw No. 1617 1st, 2nd, and 3rd reading;

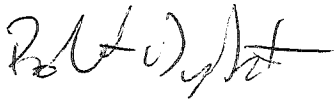
AND

3. Direct Staff to have the release document prepared for applicable signatures and signed prior to, or concurrently with, the road closure and transfer;

OR

4. Do nothing at this time, and not close the portion of Sergio Place as outlined in this report.

Respectively submitted,



Robert Dykstra, MCIP, RPP
Land Development Planner



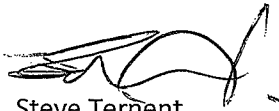
Brent Molnar, ASCT
Manager of Land Development



Michelle Maholovich, P.Eng.
Director of Engineering



Matthew Baldwin, MCIP, RPP
Director of Planning



Steve Ternent
Treasurer



Jim Bowden
Administrator



Staff Report

to

Council

Date: February 15, 2016
Department: Engineering
Subject: Telus Walk to Cure Diabetes

Background

The Juvenile Diabetes Research Foundation (JDRF) is requesting Council's permission to host the Annual Telus Walk to Cure Diabetes. This event has been held in Langford since 2012 and has been a great success. The 2015 event brought together over 1,100 member of the JDRF Community and raised over \$112,000 to help cure and treat diabetes. The TELUS Walk to Cure Diabetes event provides an opportunity for individuals touched by type 1 diabetes the opportunity to unite and to raise critical funds for research focused on curing, treating and better preventing type 1 diabetes.

Commentary

JDRF is requesting Council's permission to host the 2016 Telus Walk to Cure Diabetes, and seeking pre-approval for 2017. The TELUS Walk to Cure Diabetes is set to take place for the next two years on Sunday, June 12, 2016 and Sunday, June 11, 2017.

The walk will be taking place on the sidewalks and trails within Westhills, City Centre Park and Langford Lake areas, (map attached-Figure 1). The walk will begin at 10:00am and finish at approximately 11:30am.

Financial Implications

The JDRF is asking that Council waive the \$35.00 permit fee and damage deposit.

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 the Juvenile Diabetes Research Foundation to host the 2016 Telus Walk to Cure Diabetes on Sunday, June 12, 2016 with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; **OR**
2. Grant permission for the Juvenile Diabetes Research Foundation to host the Telus Walk to Cure Diabetes for the next two (2) years on Sunday, June 12, 2016 and Sunday, June 11, 2017 with the condition they have provided proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured;

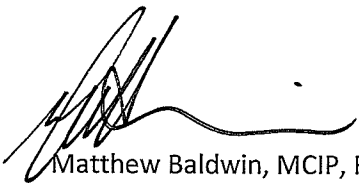
AND;

3. Waive the \$35.00 permit fee and damage deposit **OR**
4. NOT grant permission for the Juvenile Diabetes Research Foundation to host the Telus Walk to Cure Diabetes for the next three (3) years on Sunday, June 12, 2016 and Sunday, June 11, 2017.

Respectfully submitted,



Kirsten Wilson, EIT



Matthew Baldwin, MCIP, RPP
Director of Planning

Bob Beckett
Fire Chief



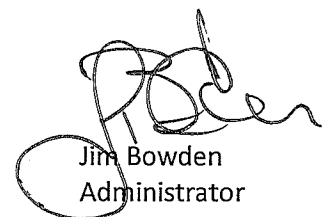
Mike Leskiw, MA
Parks Manager



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



Steve Ternent
Treasurer



Jim Bowden
Administrator

:kw

Attachments:

1. Letter to Mayor and Council
2. Route Map



January 18, 2016

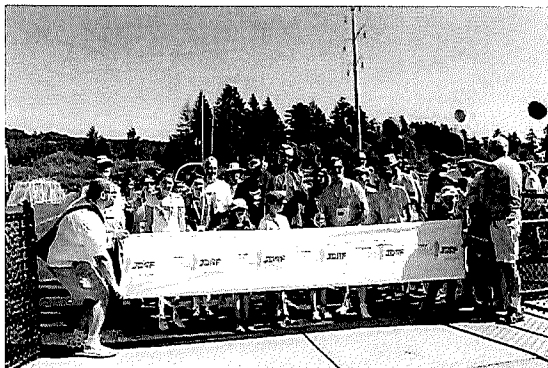
Mayor Stewart Young and Council
City of Langford
877 Goldstream Ave., 2nd Floor
Langford, BC
V9B 2X8

Re: Letter of Request for the JDRF's 2016 and 2017 TELUS Walk to Cure Diabetes

Dear Mayor and Councilors,

Thank you so much for the **City of Langford's** support and partnership of the 2015 **TELUS Walk to Cure Diabetes** held at Westhills Stadium at City Centre Park on Sunday, June 14th, 2015 (and, of course, for your support and partnership for the last four years)!

It was a fabulous event that brought together over 1,100 members of the JDRF community at the fabulous City Centre Park and beautiful surrounding area in Langford. We are pleased to tell you that over \$112,000 was raised at this event to help cure and treat Type 1 Diabetes. Thank you for your support in helping make this happen!



Respectfully, we request to hold the **Sunday, June 12, 2016**; and **Sunday, June 11, 2017** iterations of the TELUS Walk to Cure Diabetes event in the same manner that the City has generously supported the TELUS Walk since 2012. We love producing our event at the CCP and surrounding areas of Westhills and the Ed Nixon Trail and we wish to continue working with

the team there and the community. Our event is also now closely linked to the CCP and area and we feel we can continue to grow the profile and success of the event with the added stability of a multi-year agreement.

In return for the City of Langford's support, we'd like to continue offering the benefits associated with our highest level of sponsorship. Please see attached sponsor information for list of benefits. Additionally, we'd like to offer a speaking opportunity for a representative of the City of Langford to speak from the stage.

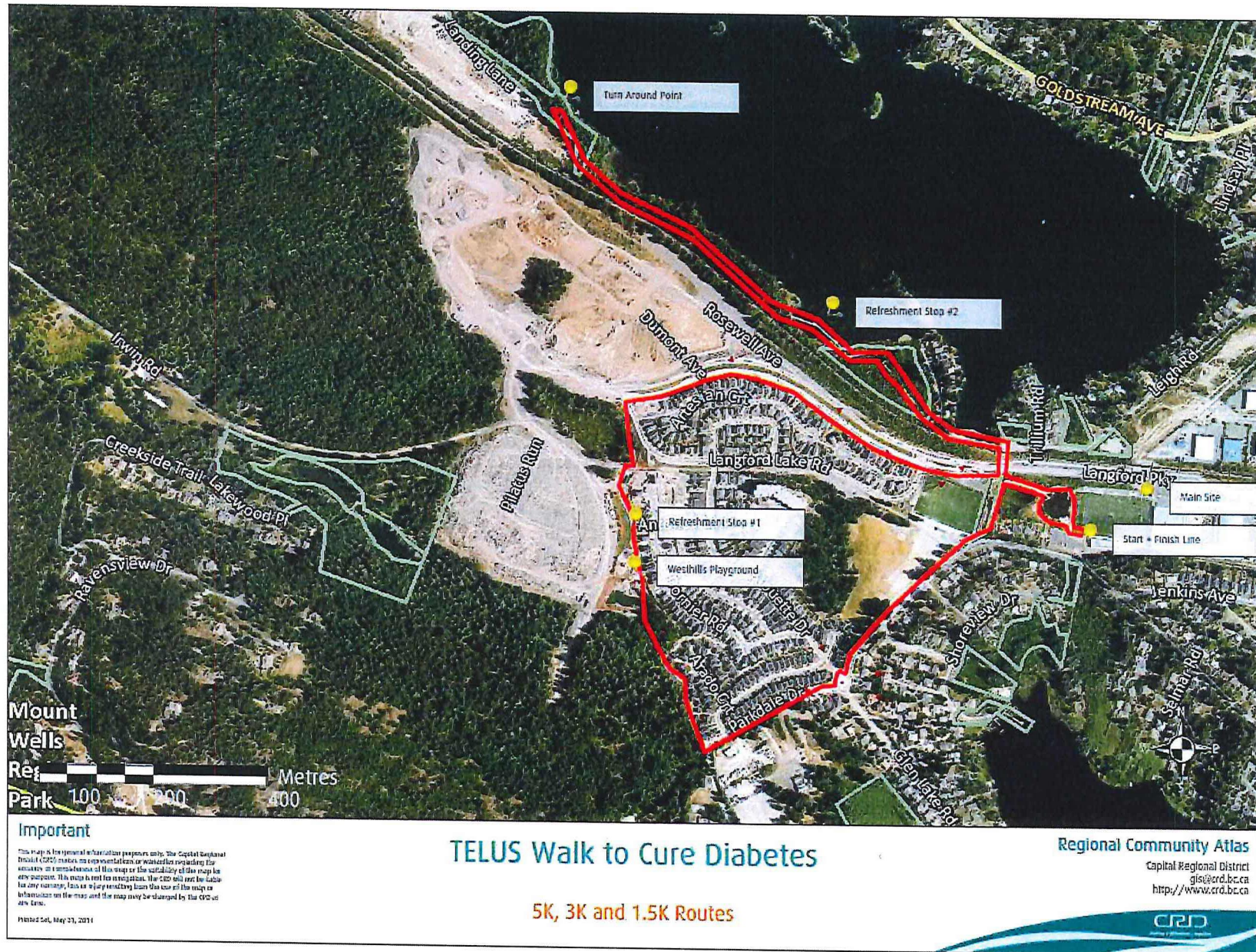
I look forward to hearing from you and am more than happy to meet or discuss any further details or questions you may have.

Thank you very much,

A handwritten signature in black ink, appearing to read 'A. Carveth'.

Aaron Carveth
Coordinator, Fundraising & Development
Juvenile Diabetes Research Foundation
Vancouver Island Chapter
Phone: 250.217.9541 Email: acarveth@jdrf.ca

cc: Gerry St. Cyr, City Centre Park





Staff Report

to

Council

Date: February 15, 2016
Department: Administration
Application No.: 2240-55 Liquor
Subject: Public Notification Procedures for Liquor Licensing Applications

SCANNED

Background

On January 18th, Council considered a report with respect to Public Notification Procedures for Liquor Licensing. That report indicated that if Council chose to undertake Public Notification with respect to Liquor License applications that there would be a cost to the City in doing so, and that if Council chose not to undertake Public Notification that this would be done (as required) by the BC Liquor Licensing Branch.

Council, at their regular meeting of January 18th, 2016, passed the following resolution:

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;

Commentary

Staff has subsequently been informed by the BC Liquor Licensing Branch that any information gained by a Public Notification undertaken under their guidelines would not be made available to Council prior to Council making a resolution with respect to a Liquor License application. Therefore, although Public Notification would occur, the information gained from it would be of no value to the City in making their decision as to whether there have been objections to a liquor license application.

Council, therefore, may wish to reverse its decision of January 18th, 2016 and undertake public notification with respect to liquor license applications on an as-needed basis. Council could then consider a liquor license application at one meeting, determine what level of public notification is appropriate and then give final consideration to the liquor license application at a subsequent meeting.

Financial Implications

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

Council may be able to impose a Liquor License application review fee to recoup these costs, or simply recover these costs from the commercial taxes paid by the licensed businesses.

Legal Implications

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

Options

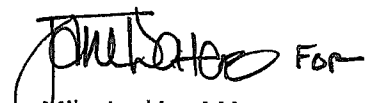
1. That Council direct staff to inform the Liquor Licensing branch that the City of Langford would like to undertake Public Notification for liquor license applications, on an as-needed basis, so that Council may provide the Branch with informed feedback;
2. That Council take no further action at this time with respect to Public Notification procedures for liquor license applications.

Respectfully submitted,



Matthew Baldwin, MCIP, RPP
Director of Planning

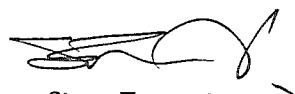
Bob Beckett
Fire Chief



Mike Leskiw, MA
Parks Manager



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



Steve Ternent
Treasurer



Jim Bowden
Administrator

:mgsb



Staff Report
to
Council

Date: February 15, 2016
Department: Planning
Application No.: Z16-0003
Subject: Bylaw No. 1619 - Application to Rezone a portion of 2793 Leigh Rd from BT1 (Business and Technology Park) to CS3 (Commercial Industrial)

SCANNED

Background

The City of Langford has been in discussions with the owner of 1096/1098 Goldstream Ave to obtain a portion of their property as road for the purposes of improving the intersection of Goldstream Ave and Leigh Rd. Council considered and supported a land swap proposal that would involve transferring a ~345 m² portion of the City's adjoining property at 2793 Leigh Rd and a ~47 m² portion of the Leigh Rd right-of-way that is not necessary for the road improvements to the owner in exchange for the land required for the intersection improvements.

Commentary

The City's property at 2793 Leigh Rd is currently zoned BT1 (Business and Technology Park); whereas 1096/1098 Goldstream Ave is zoned CS3 (Commercial Industrial). While the Zones are quite similar in nature, it is more practical for the owner of 1096/1098 Goldstream Ave that the ~345 m² of land to be transferred be subject to the same Zoning as the existing property. As such, Bylaw No. 1619 has been drafted for the purpose of rezoning the ~345 m² portion of the City's property to the CS3 Zone. This is consistent with the Official Community Plan Designation of Mixed Use Employment Centre.

Legal Implications

The road closure and lot consolidation processes will be managed separately at a later date, and will follow the necessary legal procedures. It is noted that road rights-of-way do not hold a zoning designation, and that once an area of road is closed, it takes on the zoning of the adjoining property.

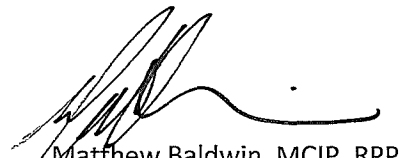
Options

That Council:

1. Give first reading to Bylaw No. 1619;
2. Take no action at this time with respect to Bylaw No. 1619.



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



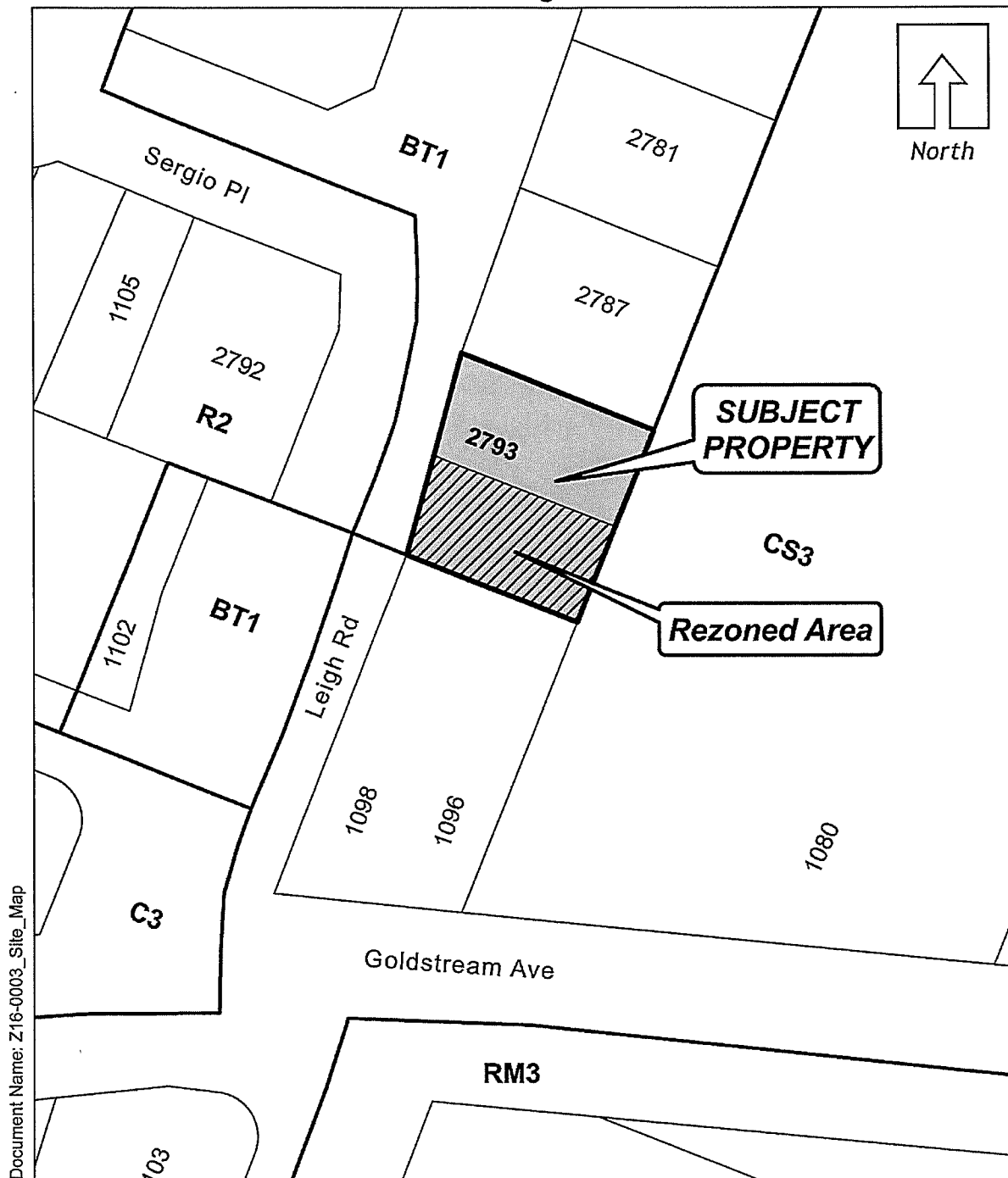
Jim Bowden
Administrator

:ls

REZONING BYLAW AMENDMENT

(Z16-0003)

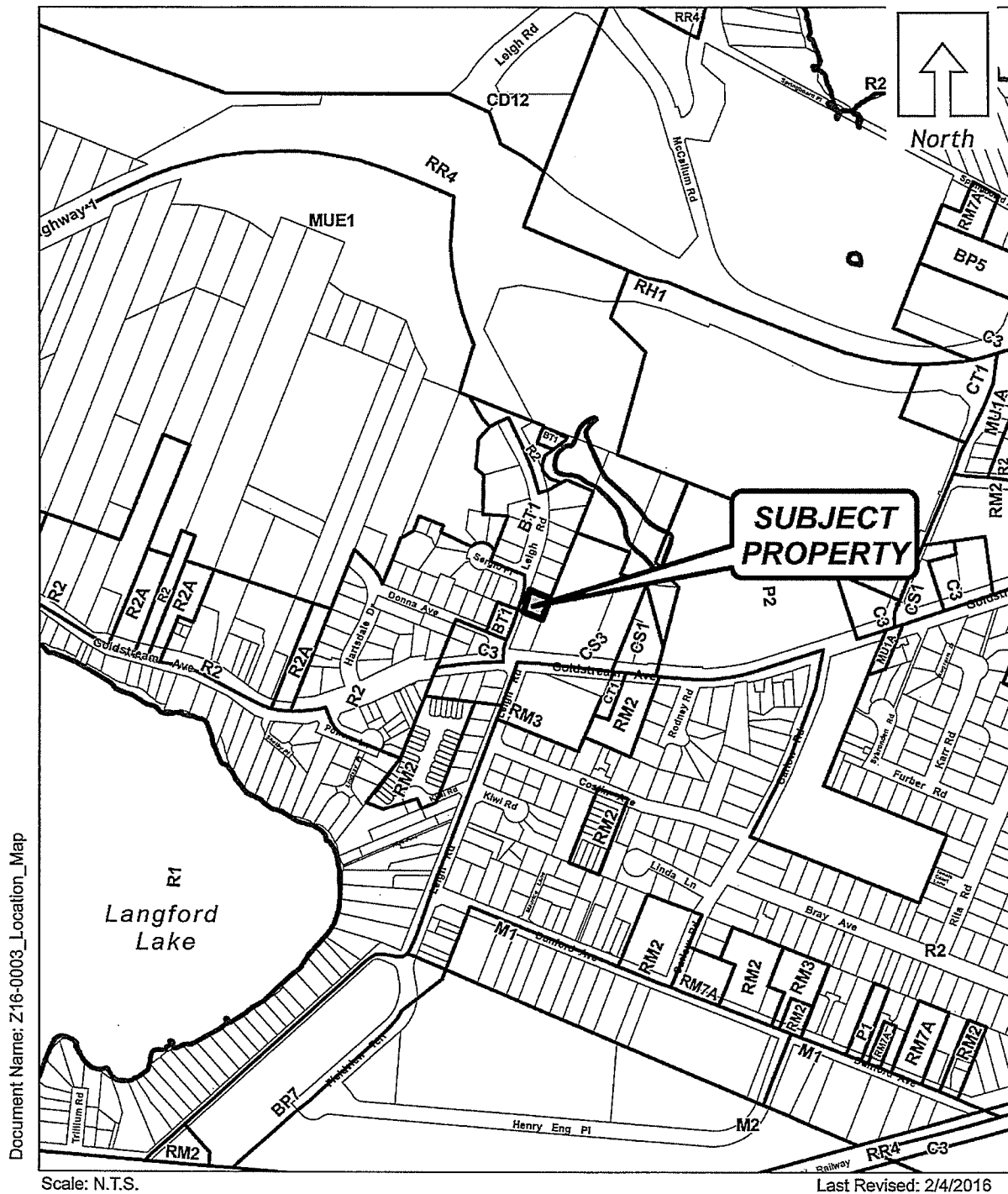
2793 Leigh Rd



Scale: N.T.S.

Last Revised: 2/4/2016

**REZONING BYLAW AMENDMENT
(Z16-0003)
2793 Leigh Rd**





Staff Report
to
Council

Date: February 15, 2016
Department: Engineering
Subject: Update on Island Corridor Foundation Matters

Background

The purpose of this report is to inform Council of information related to the Island Corridor Foundation (ICF) and current City of Langford engineering capital projects.

The Island Corridor Foundation are the owners of the railway right of way in Langford. Southern Railway of Vancouver Island (SVI) are responsible for the maintenance and operations of the railway within the ICF right of way.

The City has had several discussions in the past few years with the Island Corridor Foundation regarding railway crossings in Langford. The two main areas of crossing discussions have been the future crossing for the West Shore Parkway over the railway tracks to connect the Trans-Canada Highway to Langford Parkway and the future crossing of Leigh Road over the railway tracks to Langford Parkway. The City has an agreement in principal with the Island Corridor Foundation that once the West Shore Parkway crosses the railway tracks that Humpback Road would become a cul-de-sac. The rationale for removing the Humpback Road existing crossing is that it is replaced by the West Shore Parkway crossing, therefore meeting the goals of the Island Corridor Foundation to minimize new crossings and allow a possible future rail option to operate efficiently.

In July 2015, the federal and provincial governments announced a New Building Canada Infrastructure grant for the construction of the West Shore Parkway to its full extent from the Trans-Canada Highway to Sooke Road. The total estimated value of this grant project is \$22.5M. The railway crossing required for the West Shore Parkway over the railway tracks is currently under detailed design. The ICF has indicated that a rail signal arm will be required to cross the West Shore Parkway. The estimated cost of this rail arm is approximately \$500,000 however the signal arm itself comes from the United States and the cost of the U.S. dollar is significantly impacting this cost for the City at this time. A deposit of \$250,000 US is holding in the City's US Bank Account at a cost of \$370,000 Canadian.

In May 2015, the City was also the recipient of a Bike BC grant to complete a section of cycling trail located on the lower side of Atkins Avenue that would connect the existing Galloping Goose trail in Langford to a future paved E&N Rail Trail. The value of the Bike BC grant is \$321,350 which represents 50% of the total project value of \$642,700. Construction of the Atkins Avenue dual direction bike path does not require that the path cross the existing railway located on Atkins Avenue, rather this path comes near to the railway and assumes that any future upgrades to the railway crossing for the continuation of the bike trail onto the E&N Rail Trail would be completed by CRD Parks. This project is currently under review by the ICF.

Commentary

The Island Corridor Foundation as well as Southern Railway of Vancouver Island require a series of steps and fees for review of capital improvement projects within their right of way. The City has not encountered these fees in the past due to the limited improvements completed in Langford until now.

In summary the fees and requirements for municipalities within the ICF jurisdiction are as follows:

- Initial File Opening fee to ICF of \$2,000;
- Engineering Review fee to SVI of \$3,500;
- Field assessment costs paid for by the applicant which include railway crossing assessments and completion of applicable checklists for both ICF and SVI. These fees are typically borne by the applicant and vary by project scope;
- Additional charges if the complexity of the crossing requires further review (e.g. The Atkins Avenue bikelane project will pay a \$2,100 engineering review fee to ICF);
- Survey costs required to provide a reference plan to the ICF. This plan provides the outline of the area within the ICF right of way for which the City is requiring use or access to complete the capital project (e.g. for Atkins Avenue this is the area the road edge trail will be located within the ICF right of way, for the West Shore Parkway it is the area of the ICF right of way that the road will cross over the railway tracks); and
- Legal fees required to file the Statutory Right of Way reference plan and legal agreement that ICF provides (estimated to range from \$3,500 to \$5,000, but does vary depending on the nature of the proposed works within the ICF right of way).

Member jurisdictions that have been granted a property tax exemption do not have to pay a land use fee. In 2015, the City of Langford did not provide a property tax exemption because they did not see the community benefit to justify the exemption with the train not being operational. As such, the ICF has indicated that the City must provide a \$50,000 land use fee to the ICF before any additional reviews or approvals can occur for the Atkins Avenue project. This fee is based on the approximate amount of exemption that the ICF would have been granted if the City had given the ICF their permissive tax exemption for 2015. The City records indicate that the taxes assessed to the ICF for the entire length of their corridor within the City of Langford were \$47,542.18. These taxes are currently outstanding and have incurred a 10% late fee charge of \$4,754.22 as well as an interest charge of \$8.14/day totaling \$333.93 as of February 10, 2016.

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. The Atkins Avenue Bikelane project is funded 50% from Bike BC and 50% by the City.

Options

That Council:

1. Pay the \$50,000 land assessment fee to the ICF to enable the Atkins Avenue bikelane project to proceed under grant funding by Bike BC;

AND

2. Review the community benefit of providing a Permissive Tax Exemption to the ICF on a yearly basis until the rail line begins operating again

OR

3. Do nothing at this time.

Respectfully submitted,



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



Steve Ternent
Director of Finance



Jim Bowden
Administrator

:mm



Staff Report

to

Council

Date: February 15, 2016
Department: Engineering
Subject: West Shore Parkway Segment 5 Fencing Contract Award

Background

The purpose of this report is to inform Council of the results of quotations received for the West Shore Parkway Segment 5 fencing located adjacent to the Westhills Play Park.

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. This segment is adjacent to the Westhills Park. In order to provide a continued safe environment for users of the Westhills Park staff have obtained two quotes to install black chainlink fencing along the length of the play park. The fencing is proposed to be installed in the next three weeks, in advance of the bulk of construction beginning on the adjacent Segment 5 of the West Shore Parkway.

The quotes were obtained from local suppliers as follows:

- Tower Fence \$8,950 plus GST;
- Protex Fence \$7,700 plus GST

The low bidder was Protex Fence Services.

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

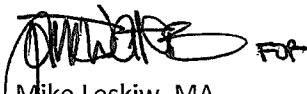
That Council:

1. Award the contract for West Shore Parkway Segment 5 fence installation to Protex Fence Services and fund this work from the West Shore Parkway construction project budget;

OR

2. Not award the contract at this time.

Respectfully submitted,



Mike Leskiw, MA
Parks Manager



Steve Ternent
Director of Finance



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



Jim Bowden
Administrator

:mm



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: February 15, 2016
Department: Engineering
Subject: Bear Mountain Canada Cup XC Race

Background

Ecoasis and Cycling Canada will be hosting the 2016 Bear Mountain Canada Cup XC mountain bike race on March 5, 2016 between 8:30am and 4:30pm. The Canada Cup series is designed to provide competitive opportunities to cyclists, transitioning from provincial race series to international competitions.

Commentary

The Canada Cup Race Series is requesting permission to stage a portion of the mountain bike race along Bear Mountain Parkway from Hannington Road to the end of Country Club Way (see attached map) on Saturday, March 5th, 2016, 8:30am to 4:30pm. Cyclists will ride along the sidewalk between Hannington Road and Hedgestone Lane which will allow two way traffic to be maintained. Sidewalk closed signage will be put up prior to the event to notify residents. North of Hedgestone Lane where the sidewalk ends cyclists will be required to ride along the road on Bear Mountain Parkway as well as a portion of Country Club Way. Event organizers will be providing the City with a formal traffic management plan by February 19, 2016. Also, organizers will be working with private property owners to alter and create a route that requires the least amount of interruptions to vehicle traffic on public roads.

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 the Canada Cup Race Series to stage a portion of the mountain bike race on Bear Mountain Parkway, Saturday, March 5, 2016 from Hannington Road to the end of Country Club Way with the condition they have provided a formal traffic management plans and proof of \$5,000,000 liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; **OR**
2. NOT grant permission for the Canada Cup Race Series to stage a portion of a mountain bike race on Bear Mountain Parkway, Saturday, March 5, 2016

Respectfully submitted,

Kirsten Wilson, EIT

Matthew Baldwin, MCIP, RPP
Director of Planning

Mike Leskiw, MA
FParks Manager

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

Steve Ternent
Treasurer



Jim Bowden
Administrator

:kw

Attachment: Route Map



New Hope Schools Society



January 31, 2016

Dear Donor,

We are writing to thank you for your generous support in 2015. It was a pinnacle year for us with the completion of our final capital project: cladding the school. Now we can all rest assured the building is safe and will stand for many years to come.

New Hope Schools Society has ultimately met its mandate to build a school in Busabaga Village. In 2013 six capital projects (latrines, floors, textbooks, water catchment, kitchen and cladding, in addition to the 10 classrooms previously built) were identified as being critical to the health and safety of staff and students. With the incredible support from West Shore business and especially the Rotary Club of Westshore we have completed all six projects. We are proud of these accomplishments and we know you share this pride with us.

In November 2015, the management committee leadership changed. This new team has a plan for self-sustainability to cover the operational costs of the school.

Following several weeks of consideration, an extra-ordinary meeting was held this month and the Society has made the decision to receive no more donations in 2016 and to disband once we have met our societal obligations.

We are thankful to the Lord for how He has blessed the school to this point and we pray God's blessing on the new management committee. Again we thank you for your support over the years. Hundreds of children have received a primary school education because of your support, and God-willing there will be many more in the future.

Yours sincerely,

Rob Fullaway, Jim Gauley, Michelle Wang, Debbie Futter
New Hope Schools Society Directors

Lindy Kaercher

From: Jim Bowden
Sent: Tuesday, February 02, 2016 2:59 PM
To: Lindy Kaercher
Subject: FW: Downloading of DNA Analysis Costs - Correspondence from Mayor Braun, City of Abbotsford to The Honourable Suzanne Anton
Attachments: Letter to Hon. Suzanne Anton - Minister of Justice & Attorney General re Downloading of DNA Analysis Costs.feb.2.2016.pdf

For inclusion on next agenda.

From: Nancy Friesen [<mailto:NFriesen@abbotsford.ca>]
Sent: Tuesday, February 02, 2016 1:23 PM
To: Nancy Friesen
Subject: Downloading of DNA Analysis Costs - Correspondence from Mayor Braun, City of Abbotsford to The Honourable Suzanne Anton

Good afternoon,

Attached for your respective Mayor and Council Members, please find a copy of the correspondence from Mayor Henry Braun to the Honourable Suzanne Anton, Minister of Justice and Attorney General regarding the Downloading of DNA Analysis Costs.

With kind regards,

Nancy

Nancy Friesen

Executive Assistant to Mayor
Tel: 604.864.5500 Fax: 604.853.1934
Email: nfriesen@abbotsford.ca



32315 South Fraser Way
Abbotsford, BC V2T 1W7
www.abbotsford.ca



PROUD HOST OF THE
2016 BC SUMMER GAMES
www.bcgames.org

Councillors

Les Barkman
Sandy Blue
Kelly Chahal
Brenda Falk



CITY OF ABBOTSFORD

Mayor, Henry Braun

Councillors

Moe Gill
Dave Loewen
Patricia Ross
Ross Siemens

February 2, 2016

File: 7550-01

The Honourable Suzanne Anton
Minister of Justice and Attorney General
PO Box 9044 Stn Prov Govt
Victoria, BC, V8W 9E2

Dear Minister Anton:

Re: Downloading of DNA Analysis Costs

The Province signed an "Agreement Respecting Biology Casework Analysis" in January 2015; however, the City of Abbotsford only recently learned that the Province has decided to limit its contribution to the historical \$1.36 million contribution, regardless of demand. Instead of the Province increasing its contribution, as is specifically contemplated in the agreement, the significant funding gap between \$1.36 million and the Province's 54% commitment of approximately \$4 Million will be downloaded to individual municipalities that require these services.

In 2015, the Abbotsford Police Department (APD) and the City were informed about this change in policy by the Organized Crime Agency of British Columbia (OCABC) regarding DNA Testing. A copy of staff report CM 001-2016 including background information is attached. The costs of delivering Police services continues to rise for most British Columbian municipalities, regardless if the municipalities employ the Royal Canadian Mounted Police or have opted for a Municipal Police force.

The Provincial and Federal Governments continue to struggle with the same costs pressures as municipalities, with the only exception that they can allocate costs to local government where municipalities have no option but to increase costs. The shift in this responsibility, and costs, continues to add to the continuum of downloading to municipalities from senior levels of government, of which the tax burden is passed on to the taxpayer.

The City of Abbotsford supports the position of the District of Kent (copy of its letter attached to the above referenced staff report) requesting that the Province consider its position on this matter, the detrimental effects to municipalities, and an affordable resolution to DNA Analysis program.

Yours truly,

Henry Braun
Mayor

Attachment

- c. Premier Christy Clark
Honourable Michael de Jong, Minister of Finance, MLA, Abbotsford-West
Clayton Pecknold, Assistant Deputy Minister and Director of Police Services
Simon Gibson, MLA, Abbotsford-Mission
Darryl Plecas, MLA, Abbotsford South
UBCM Member Municipalities
Fraser Valley Regional District
Council Members
George Murray, City Manager



COUNCIL REPORT

Report No. CM 001-2016

EXECUTIVE COMMITTEE

Date: January 18, 2016

File No: 0400-30-20

To: Mayor and Council
From: George M. Murray, City Manager
Subject: Downloading of DNA Analysis

RECOMMENDATION

THAT the Mayor send a letter to the Honourable Suzanne Anton, Minister of Justice and Attorney General to share the City's concerns regarding the downloading of DNA analysis costs to municipalities.

SUMMARY OF THE ISSUE

At its Regular meeting of Council on January 11, 2016, Council received a copy of correspondence dated December 2, 2015, from the District of Kent to the Honourable Suzanne Anton, Minister of Justice and Attorney General, which outlined their concerns regarding the introduction of a "user pay" model for the costs of DNA analysis services (**Attachment A**). In their letter, the District of Kent states the following:

"This new charge to local governments follows the agreement between the Province of BC and the Government of Canada with regard to Biological Casework (DNA) analysis. Although DNA analysis services are not funded through the RCMP contract, and are now being billed to the municipalities, calculated by a user-pay formula municipalities with a population less than 5,000 are not billed or factored into the formula."

Council referred this matter to staff for a report.

BACKGROUND

The costs of delivering Police services continues to rise for most British Columbian municipalities, regardless if the municipalities employ the Royal Canadian Mounted Police or have opted for a Municipal Police force. The Provincial and Federal Governments continue to struggle with the same costs pressures as municipalities, with the only exception that they can allocate costs to local government where municipalities have no option but to increase costs.

The Province signed an "Agreement Respecting Biology Casework Analysis" in January 2015; however, we only recently learned that the Province has decided to limit its contribution to the historical \$1.36 million contribution, regardless of demand. Instead of the Province increasing its contribution, as is specifically contemplated in the agreement, the significant funding gap between \$1.36 million and the Province's 54% commitment of approximately \$4 Million will be downloaded to individual municipalities.

DISCUSSION

In 2015, the Abbotsford Police Department (APD) and the City were informed about this change in policy by the Organized Crime Agency of British Columbia (OCABC) regarding DNA Testing. Currently, it is estimated that the increased costs to the City (through the APD budget) is \$86,000.

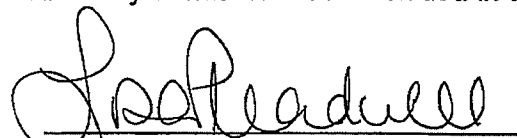
The District of Kent goes to great extent to reference the increased costs are detrimental to small/smaller municipalities. Regardless of the size of municipalities receiving these additional costs, this shift in policy will once again create yet another "downloading" of costs from one of the senior levels of government.

The Federation of Independent Business releases a report annually criticizing municipalities for passing tax increases which exceed the rate of "inflation and population growth". Cities continue to have costs downloaded as well as are being asked to provide services beyond their original mandate (e.g. Homelessness) and as such are having a difficult time keeping their budget increases within inflationary and population increase.

Based on the foregoing, staff recommend that the Mayor write to the Honourable Suzanne Anton, Minister of Justice and Attorney General, and reinforce the District of Kent's concerns regarding the continuing downloading of costs without additional grants and/or offsetting revenues.

FINANCIAL PLAN IMPLICATION

Downloading of costs makes it difficult for municipalities to support their spending on services and programs provided to the residents. The redistribution of responsibilities without the ability to set program standards and control costs, places a lot burden on the municipality without the mechanism for the municipality to procure an alternative service provider. The financial implications related to a "user pay" model for DNA analysis has not been included in the 2016-2020 Financial Plan.



Lisa Pleadwell, Chief Financial Officer

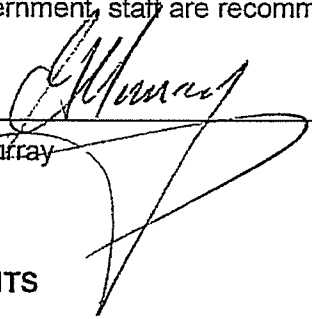
IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The increase in costs, or service requirements, downloaded from senior levels of government continues to put pressure on Council's Strategic Cornerstone "Fiscal Discipline" without sacrificing one of the City's other objectives.

SUBSTANTIATION OF RECOMMENDATION

This report supports the District of Kent's position that the downloading of the costs associated with DNA testing needs to be reconsidered by the Provincial Government. As municipalities are

fairly consistently experiencing the downloading of costs and/or additional services from senior levels of Government, staff are recommending support be provided for Kent's position.



George M. Murray
City Manager

ATTACHMENTS

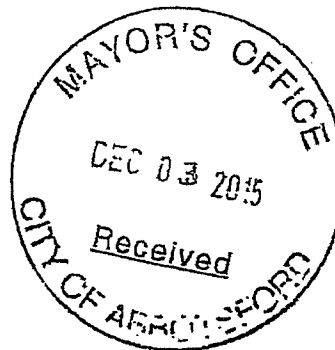
Attachment "A": Correspondence from the District of Kent to the Honourable Suzanne Anton regarding Downloading of DNA Analysis Costs.



7170 Cheam Avenue
PO Box 70
Agassiz, British Columbia
Canada V0M 1A0

Tel: (604) 796-2235
Fax: (604) 796-9854
Web: www.district.kent.bc.ca

December 2, 2015



File: 0400-20
7400-01

The Honourable Suzanne Anton
Minister of Justice and Attorney General
PO Box 9044 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Anton:

Re: Downloading of DNA Analysis Costs

We are in receipt of the letter dated October 31, 2015 from the *Organized Crime Agency of British Columbia* (OCABC) regarding Cost Recovery on DNA analysis services (attached as Appendix 'A'). Specifically, a new *Agreement Respecting Biology Casework Analysis 2014-2024* (BCAA) has been endorsed by the Provincial Minister of Justice and Attorney General, and the Federal Minister of Public Safety and Emergency Preparedness, introducing a "user pay" model for the costs of DNA analysis services.

Our Council has now had the opportunity to review the letter from the OCABC, along with the DNA Analysis Fact Sheet, prepared by the Ministry of Justice and we have some serious concerns.

When signing the updated Municipal Police Unit Agreement in 2012, the District of Kent Council expressed our concerns regarding rising policing costs, hidden costs and financial uncertainty affecting the District's budget. As we predicted at that time, policing costs have risen substantially every year since, resulting in significant tax increases for our community. Every year we are presented with additional costs and new expenditures, of which we have little or no control. The downloading of the DNA analysis services is just the latest example of costs that have been shifted to our municipality.

Local governments in British Columbia (with a population over 5,000) have begun to receive invoices for DNA analysis services. This new charge to local governments follows the agreement between the Province of BC and the Government of Canada with regard to Biological Casework (DNA) analysis. Although DNA analysis services are not funded through the RCMP contract, and are now being billed to the municipalities, calculated by a user-pay formula,

municipalities with a population less than 5,000 are not billed or factored into the formula. Further, the October 31st letter from OCABC advises that our total invoice amounts include costs resulting from partnering in an Integrated Team where DNA costs have been identified. As a municipality with a population between 5,000 and 15,000, our integrated team costs are billed to the municipality at 70%. Therefore, although we are totally opposed to further downloading; at the very least, we would not expect to be billed for than our normal 70% share of all but accommodation costs.

With respect, we remind you, as we did in 2012, that our Council entered into the policing agreement in 2009 under protest with the Province incorporating 470 (federal) prisoners from the Kent/Mountain Institutions. We are a relatively small town and continuing increases to the Policing budget has an adversarial effect on our operating budget and tax rates.

We ask you, Honorable Minister Anton, to review our concerns and reconsider the funding of the DNA costs to determine a solution affordable to communities such as ours.

Sincerely yours,



John Van Laerhoven
Mayor

Pc: Clayton Pecknold, Assistant Deputy Minister and Director of Police Services
Premier Christy Clark
Laurie Throness, MLA
UBCM Member Municipalities



ORGANIZED
CRIME
AGENCY
of
BRITISH COLUMBIA

APPENDIX 'A'

Mailing Address:
Mailstop #408/409
14200 Green Timbers Way
Surrey, B.C., V3T 6P3
(778) 290-2040

October 31, 2015

District of Kent
C/O - Cpl. Darren Rennie
Kent Detachment
6869 Lougheed Hwy
Agassiz, BC
VOM 1A0

Dear Cpl. Darren Rennie,

Re: Cost Recovery on DNA Analysis Services

A new *Agreement Respecting Biology Casework Analysis 2014-2024 (BCAA)* has been endorsed by the Provincial Minister of Justice, Attorney General and the Federal Minister of Public Safety and Emergency Preparedness. While the Province of British Columbia will continue to contribute the historical annual amount of \$1.366 million dollars and Public Safety Canada will pay 46% of ongoing costs; a "user pay" model has been introduced.

Police Services has created a cost sharing model calculated on the total cost for DNA analysis in British Columbia, minus the provincial contribution, distributed proportionally based on your agency's two year average usage compared to the usage of other law enforcement agencies in British Columbia.

The Organized Crime Agency of British Columbia's (OCABC) mandate has been expanded by the Minister of Justice. As a result, OCABC will now act in the capacity of Financial Administrator for the new Biology Casework Analysis Agreement (BCAA). OCABC is providing all users of the DNA Analysis Services, including the RCMP and Municipal Police Agencies, an invoice detailing the apportioned costs for the last quarter of the 2015/16 Federal Government Fiscal year. Full payment can be made to OCABC prior to * February 28, 2016.

Moving forward OCABC will be providing all users of the DNA Analysis Services an annual invoice. This annual process will start on April 1, 2016.* Payment will be due by June 30 of each year also starting in 2016.

.../2

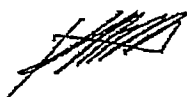
☒ CAG ☐ Ch. Eng. ☐ Building ☐ PEP ☐ Agenda Date _____
☐ Corp S. ☒ Dist. Fin. ☐ Bylaw ☐ RCMP ☒ In Camera Date Dec. 14/2015
☐ Dev S. ☐ Dep. Fin. ☐ GIS/HZ ☐ FIRE ☐ Agenda Place "A"
☒ MAYOR ☐ Council ☐ Ex. Rec. ☐ Other _____
Page 140 of 173
Page 46 of 268

In addition, please be advised that should your Department or Detachment be involved/partnered in an Integrated Team where DNA costs have been identified, these costs have been included in your total invoice amounts.

You will find three attachments: an OCABC invoice for your last quarterly use of DNA Analysis for the 2015/16 year, a BC Police Services DNA Fact Sheet, and a Billing Calculations explanation sheet.

Should you have any questions about your invoice or this new process, please contact Superintendent John Grywinski at 778-290-3003 for further information.

Yours truly,



Kevin Hackett, C/Supt.
Chief Officer

Attachments

Billing Calculation for Agencies

The first three years of the Biology Casework Analysis Agreement include an escalation period which uses fixed costs to grow to British Columbia from the historical payment amount of \$1.366 million to paying 54% of actual costs. The Federal Government will pay the costs for British Columbia's DNA analysis each year after the escalation period. The remaining 54% of the costs will be the contribution and formulas outlined below.

Escalation Period

2014/2015 (Year 1 Fixed Amount \$2.5M)

The Province paid the bill for all Agencies for the first year of the escalation period.

2015/2016 (Year 2 Fixed Amount \$3.6M)

The Province will pay its historical contribution of \$1.366 million plus (75%) three quarters of the bill (i.e. April to December) in the second year.

Agency's cost is =

Your Agency's two year average usage compared to the usage of other Law Enforcement Agencies in British Columbia.

X [(Fixed cost of \$3.6M) – (Historical Contribution)]

Province's cost is \$ x = (\$3.6M - 1.366M) x 75%

2016/2017 (Year 3 Fixed Amount \$4.9M)

The Province will pay its historical contribution (\$1.366 million). The rest of the cost to British Columbia will be invoiced to e their proportionate two year average usage compared to the two year average usage for British Columbia as a whole.

Agency's cost will be \$x =

Your Agency's two year average usage compared to the usage of other Law Enforcement Agencies in British Columbia.

X

[(Fixed cost of \$4.9M) – (Historical Contribution of

Integrated Teams

Partner Agencies involved in an Integrated Team where DNA costs have been identified; these costs are included in your tot Splits are based on the respective MOU split formula and applied pro-rata to participating agencies.

Integrated Detachments

Usage and cost split is based on Member Establishment for Integrated Detachments.

RCMP Municipal Establishment is based on Annex Letters.

RCMP Provincial Establishment is based on RCMP HRMIS system.



DNA Analysis Fact Sheet

Background:

- Biological Casework Analysis (DNA) for police agencies in British Columbia is provided by the RCMP Forensic Sciences and Identification Services (FS&IS) lab under the National Police Services (NPS).
- NPS is a federally funded program operated under the stewardship of the RCMP. It provides services (such as the FS&IS Lab, the Canadian Firearms Program, the Violent Crime Linkage Analysis System, the National Sex Offender Registry, etc.) directly to police agencies across Canada.
- In 2004, provinces and territories agreed to contribute to Biological Casework Analysis and entered into Contribution Agreements with Canada.
- Historically, the Province of BC has contributed \$1.366 million for the RCMP FS&IS lab to provide DNA analysis services to police agencies in BC.
- In 2013, the Federal Government advised that it would no longer continue to provide BCAA services at the historical flat rate contribution and would require reimbursement based on actual costs.
- The new *Agreement Respecting Biology Casework Analysis 2014-2024 (BCAA)* has been negotiated as a result.
- After negotiations between the Province and Public Safety Canada (PSC) regarding the provision of DNA analysis services to police agencies in British Columbia, the new agreement was endorsed by both the Provincial Minister of Justice and the Federal Minister of Public Safety and Emergency Preparedness. The PSC billing for fiscal years 2014/15, 2015/16 and 2016/17 are fixed amounts per the agreement. After the three-year escalation period, Canada will contribute 46% of the total costs.
- Under the new BCAA, after a three-year escalation period (which began in fiscal 2014/15), DNA analysis services will be charged based on a calculation that reflects two-year average actual usage. As per s. 15 (1) of the *Police Act*, in British Columbia, police agencies are responsible for bearing expenses necessary to maintain law and order, to adequately enforce criminal law, and to provide adequate equipment and supplies for the operations of and use by the police.
- DNA analysis is not a service provided under the Provincial (or Municipal) Police Service Agreement.
- In order to allow police agencies time to transition the Province is paying the full cost of the new BCAA from April 1, 2014 to December 31, 2015 of the escalation period.
- All police agencies will be responsible for their actual use of the service as of January 1, 2016.

New Process:

Ministry of Justice

Policing and Security Branch

Mailing Address:
PO Box 9285 Stn Prov Govt
Victoria BC V8W 9J7

Telephone: 250 356-7526
Facsimile: 250 356-7747
Website: www.gov.bc.ca/pssg

- The Organized Crime Agency of British Columbia (OCABC) will function as the administrator for the new BCAA.
- OCABC will invoice police agencies in October 2015 for their January 1, 2016 to March 31, 2016 BCAA services. Payment of this invoice will be due by February 29, 2016.
- Annually OCABC will invoice police agencies in April starting in 2016 for BCAA services for the period April 1 to March 31. Payment of this invoice will be due by June 30 of each year also starting in 2016 (i.e. approximately 60 days from invoice date).
- Starting in fiscal year 2017/18 when the charges from PSC are no longer fixed, OCABC will invoice police agencies based on an estimate. Any difference between this estimate and actual PSC invoice, which is received later in the year, will be adjusted in the following year's invoice to police agencies.

Billing Calculation:

- The method of calculation for determining the total cost for DNA analysis in Provinces and Territories each year is set out in the new BCAA.
- The Province of British Columbia will continue to contribute the historical amount of \$1.366 million.
- The amount of the total cost for DNA analysis in the province that remains after the Province has paid its contribution of \$1.366 million will be distributed proportionally among police agencies based on each agency's two year average usage compared to the total usage of all law enforcement agencies in British Columbia.



Staff Report
to
Council

Date: February 15, 2016
Department: Planning
Application No.: Z15-0017
Subject: Bylaw No. 1597; Application to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 one-family dwellings and 4 townhouses

SCANNED

At their Regular Meeting of October 5th, 2015, Council passed the following resolution with respect to the property at 3416 Hazelwood Road:

1. *Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Hazelwood Drive from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions **(completed within Bylaw No. 1597)**:*
 - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new multi-family dwelling created, prior to building permit:*
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Reserve Fund.
 - b) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:*
 - i. \$3,960 towards the General Amenity Reserve Fund; and
 - ii. \$660 towards the Affordable Housing Reserve Fund;
2. *That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide). **(completed within Bylaw No. 1597)***
3. *That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.*
4. *Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit. **(completed within Bylaw No. 1597)***
5. *That the applicant provide, prior to bylaw adoption, a Section 219 covenant that acknowledges the legal noise nuisance from the South Vancouver Island Rangers gun range and the legal agriculture uses in the neighbourhood. **(secured by covenant)**;*

COMMENTS

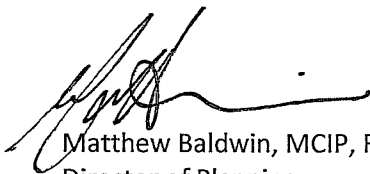
The applicants' lawyer has provided a draft Sec. 219 covenant that agrees to item 5 in Council's resolution of October 5th, 2015 and their unrestricted letter of undertaking to register this covenant against the title of the subject property immediately following 4th reading.

Bylaw No. 1597 does not require the signature of the Minister of Transportation prior to adoption.

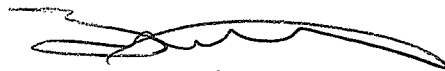
OPTIONS

That Council:

1. Adopt Bylaw No. 1597;
2. Take no action at this time with respect to Bylaw No. 1597;



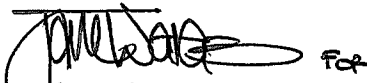
Matthew Baldwin, MCIP, RPP
Director of Planning



Brent Molnar, ASCT
Manager of Land Development



Michelle Mahovlich, P.Eng
Director of Engineering



Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief



Steve Ternent
Treasurer



Jim Bowden
Administrator

:mgsb

CITY OF LANGFORD BYLAW NO. 1597

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 RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone the property legally described as PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting Section 6.27.01(10) and replacing it with the following:

“(10) Townhouses on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd) and PID 000-156-884 (3416 Hazelwood Rd).”

By deleting Section 6.27.02(2) and replacing it with the following:

“(2) No lot for a one-family dwelling use may be created with a lot width of less than 9m and no lot for a townhouse/attached housing use may be created with a lot width of less than 5m.”

3. By deleting Section 6.27.02(3) and replacing it with the following:

“(3) No lot created for a one-family dwelling use, with the exception of those listed in Table 1 below, may be created having a building envelope width or depth of less than 6m (20ft) nor a building envelope area of less than 74m² (800 ft²);

4. By deleting Section 6.27.02(6) and replacing it with the following:

“(6) Notwithstanding Subsection 6.27.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot size for subdivision of lots for a one-family dwelling use may be 220 m² (2,368 ft²) and lots for a townhouse/attached housing use, where permitted in Section 6.27.01, may be 100 m² (1,076 ft²) if the owner of the land proposed to be subdivided:

- (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision for one-family dwelling lots and prior to the issuance of a Building Permit for a townhouse/attached housing use;
- (b) enters into a housing agreement and covenant with the City in respect of at least the number of parcels in the subdivision indicated in Column 4 of Table 1 of Schedule AD, which parcels may have an area of not less than 220 m² (2 368 ft²) and no more than two of which parcels may be contiguous along their interior side lot lines, requiring the owner to construct on each such parcel

within 26 weeks of the deposit of the subdivision plan a one-family dwelling having a gross floor area of not less than 83 m² (893 ft²), restricting the selling price of the parcel and dwelling to \$165 000 for the first five years following the deposit of the subdivision plan, and restricting the selling price of the parcel and dwelling for the following twenty years to \$165 000 plus \$2 000 for each full year that has elapsed following the expiry of the initial five-year period; and

(c) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule AD prior to the time of subdivision approval”

5. By deleting Section 6.27.02(7);
6. By deleting Section 6.27.02(8);
7. By adding the following as Section 6.27.02(7)

“(7) Notwithstanding Subsections 6.27.02(6) and 6.27.02(2), the minimum lot size and minimum lot width for subdivision of lots for a one-family dwelling use may be further reduced for the properties listed in Table 1 below as indicated:

Table 1

Legal Description	Minimum Lot Size	Minimum Lot Width
PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd)	176m ² (1,864 ft ²), provided that the one-family dwelling has one side yard setback at a 0m interior side yard setback	6m (20ft)
PID 000-156-884 (3416 Hazelwood Rd)	215 m ² (2,368 ft ²), except one lot included in the plan of subdivision may be 200 m ² (2,152 ft ²)	8.4m (27.5 ft), except one lot included in the plan of subdivision may be 7.6m (24.9 ft)

8. By deleting Section 6.27.05(4) and replacing it with the following:

“(4) No one-family dwelling may exceed a height of three storeys on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd), and PID 000-156-884 (3416 Hazelwood Rd).”

9. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1597	PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd)	a) \$3,660 per townhouse unit towards the General Amenity Reserve Fund; b) \$610 per townhouse unit towards the Affordable Housing Reserve Fund; c) \$3,960 per one-family dwelling lot towards the General Amenity Reserve Fund; d) \$660 per one-family dwelling lot towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".

READ A FIRST TIME this 2nd day of November, 2015.

PUBLIC HEARING held this 16th day of November, 2015.

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

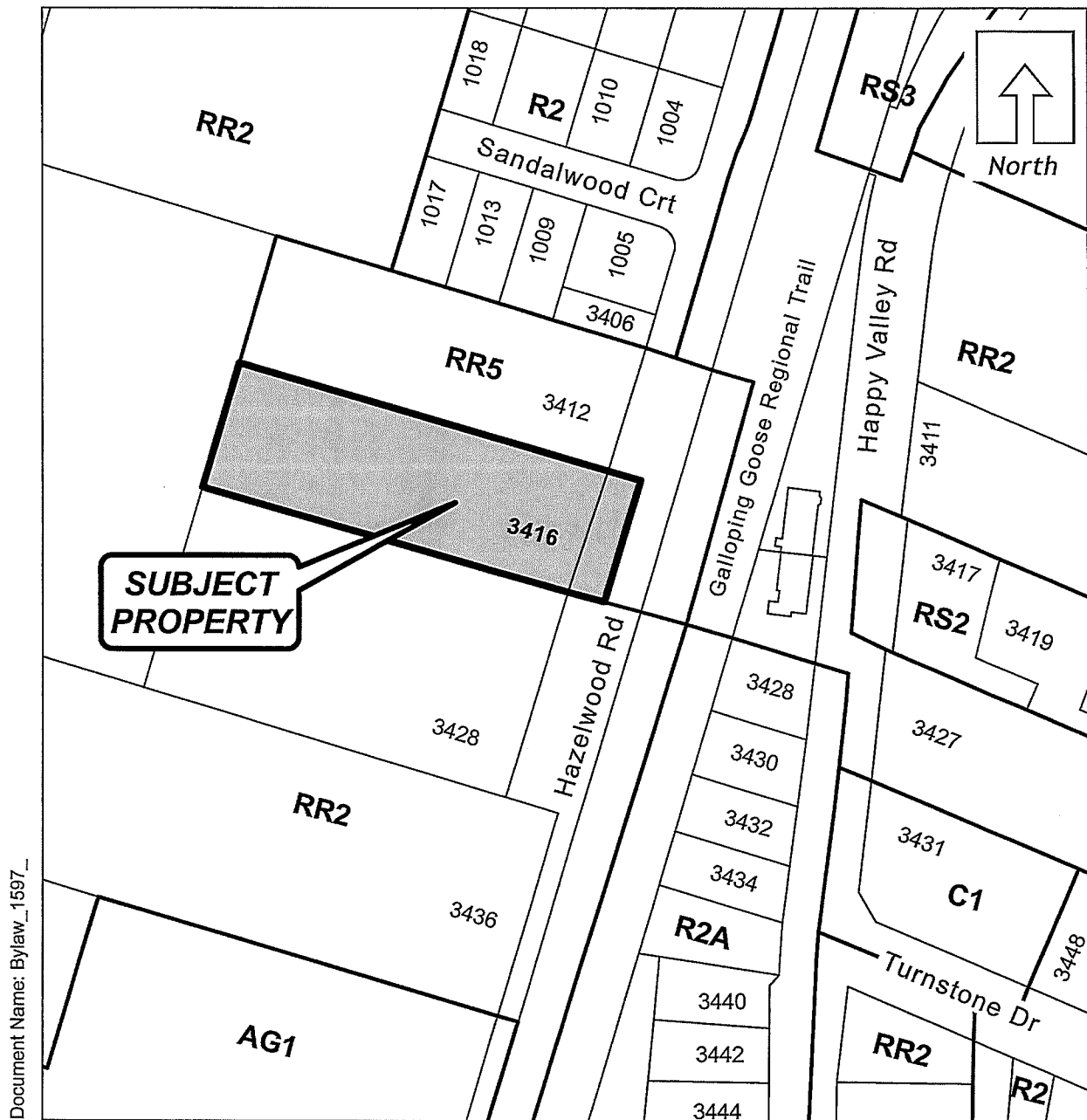
READ A THIRD TIME this 16th day of November, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 17th day of November, 2015.

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. 1597

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/18/2015

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 1ST day of February , 2016.

READ A SECOND TIME this 1st day of February , 2016.

READ A THIRD TIME this 1st day of February , 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

**CITY OF LANGFORD
BYLAW NO. 1611**

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

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

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

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

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

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".

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

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

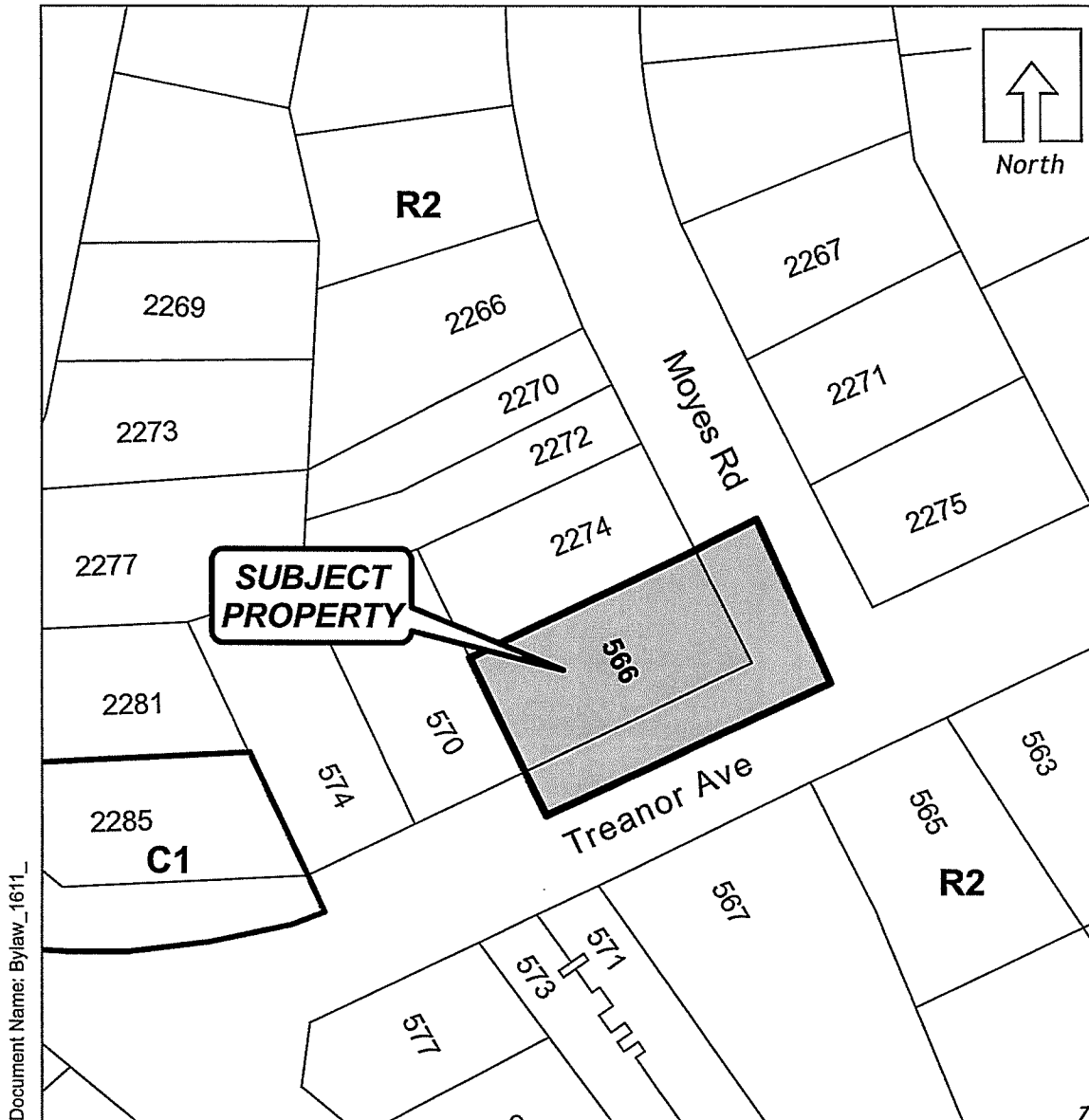
READ A THIRD TIME this day of , 2016.

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. 1611

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/6/2016

CITY OF LANGFORD
SERGIO PLACE ROAD CLOSURE BYLAW NO. 1617, 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 50.7m² (545 ft²) known as Sergio Place, which was dedicated as highway by Plan 31005, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS on the 3rd day of February, 2016, 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 50.7m² (545 ft²) of highway (which was dedicated as highway at the Victoria Land Title Office by Plan 31005), 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 "Sergio Place Closure Bylaw No.1617".

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan

Plan EPP59064

Reference Plan to accompany
Bylaw No 1617 (City of Langford)
To Close Part of Sergio Place
Dedicated on Plan 31005,
Section 99, Esquimalt District

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

LEGEND
Integrated Survey Area No. 51, District of Langford, K0683 (2005) 3.6.6.9.1.0.0
Grid bearings are derived from observations between geodetic
control monuments 84H1519 and 84H1522.

The UTM coordinates and estimated horizontal positional accuracy
obtained are derived from the NAD83/2011 published coordinates and
standard deviation for the geodetic control monuments 84H1519 and 84H1522.

This plan shows horizontal ground-level distances except where
otherwise noted. To compute grid distances, multiply ground-level
distances by combined factor of 0.99999800 which has been derived
from control monuments 84H1519 and 84H1522.

Found: SMC: Distance
Standard Iron Post
Geodetic Monument
City Unknown

0 5 10 20 30
All distances are shown in metres.

The intended plot size of this plan
is 330mm in width by 432mm in height
(0 mm) when printed at a scale of 1:400.

Creating 1169 Road SERNO

File: 11.169-128

POWELL & ASSOCIATES

B.C. Land Surveyors

250-2460 Douglas Street

Vancouver, B.C. V6T 4K4

phone (604) 250-2460

84H1520
Datum: NAD83/2011 3.6.6.9.1.0.0
UTM Zone 10 coordinates
UTM Northing: 5,205,412.446
UTM Easting: 481,201.408
Point Combined Factor: 0.999998007
Estimated horizontal positional
accuracy is 0.03m.

84H1520
Datum: NAD83/2011 3.6.6.9.1.0.0
UTM Zone 10 coordinates
UTM Northing: 5,205,412.461
UTM Easting: 481,201.527
Point Combined Factor: 0.999998007
Estimated horizontal positional
accuracy is 0.03m.

This plan lies within the Capital
Regional District.
The field survey represented by this plan
was completed by James Winters, BCLS,
on the 3rd day of February, 2016.

**CITY OF LANGFORD
BYLAW NO. 1619**

**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 **BT1 (Business and Technology Park)** Zone and adding to the **CS3 (Commercial Industrial) Zone** a portion of the property legally described as LOT A SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282, PID No. 029-077-001 (2793 Leigh Rd) in the portions as 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 Zoning Bylaw, Amendment No. 451, (2793 Leigh Rd), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

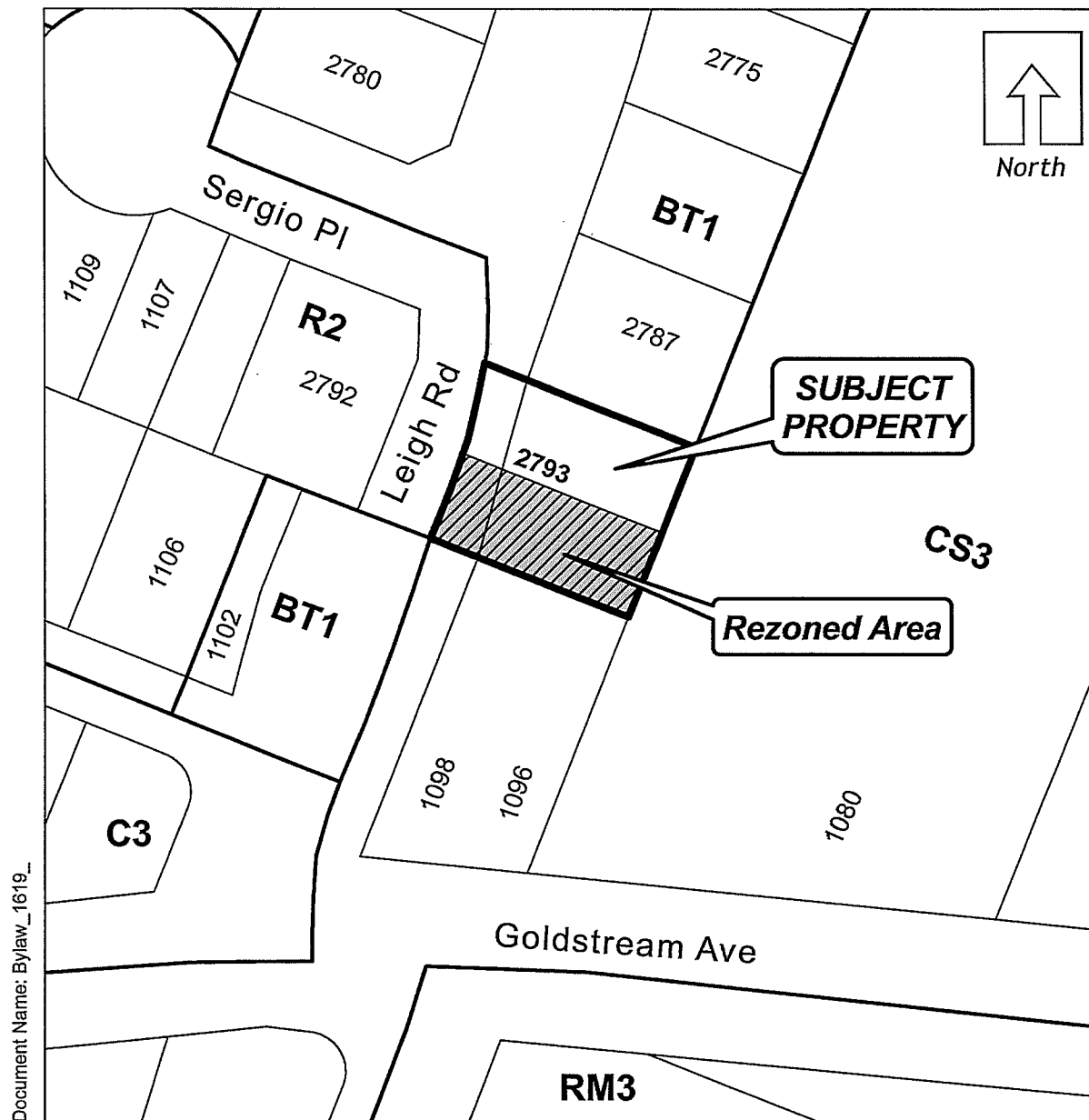
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 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. 1619

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 2/10/2016



City of Langford

www.cityoflangford.ca

February 15th, 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 Contracts and Personnel, under 90 (1) (a) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.