

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, May 16th , 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 HEARINGS</u>	
a) BYLAW NO. 1608	4
"Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".	
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – May 2nd , 2016	21
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>COMMITTEE RESOLUTIONS</u>	
a) Planning Zoning & Affordable Housing Committee – May 9th, 2016	28
1. Application to amend the CD12 (South Skirt Mountain) Zone (File Z16-0001 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6)	
2. Application to Amend OCP Map No. 2 and to Reorganize the CD6 (Comprehensive Development 6 – Bear Mountain) (File OCP16-0001 & Z16-0002 1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/ 89/92/ 96/1000/04 Capella)	
3. Application to rezone 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) Zone and BP1A (Millstream Road East) Zone, and to amend the Official Community Plan Designation from <i>Neighbourhood</i> to <i>Mixed-Use Employment Center</i> to permit a mixed-use development consisting of mini storage, apartments and townhouses (File Z16-0009 647 & 667 Redington Ave; 2478 & 2482 Selwyn Rd)	
4. Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 2176 Champions Way (File DVP16-0006 2176 Champions Way)	
5. Regional Growth Strategy Update (File Planning Regional Growth Strategy)	
b) Transportation and Public Works Committee – May 10th, 2016	31
1. Request for 30 Minute Parking at 1325 Bear Mountain Parkway (Engineering)	
2. Hazelwood Neighbourhood Parking Options (Engineering)	
3. M'akola Housing Request for Time Limited Parking at 550 Goldstream (Engineering)	
4. Vitality Road Parking Review (Engineering)	

- 5. Parking and Boulders in Boulevard at 2294 Setchfield Avenue (Engineering)
- 6. Crosswalk Requested on Florence Lake Road at Citation Road (Engineering)

7. REPORTS

- a) Award of West Shore Parkway Contract – Segment 3 & 4 Tender Award 32
- Staff Report (Engineering)
- b) Inter-Municipal Servicing Agreement District of Highlands Tennis Facility 36
- Staff Report (Engineering)
- c) Appoint New Member to Parcel Tax Roll and Set Date for the Panel to Sit 38
- Staff Report (Finance)
- d) Pre award Request – Lake Ida Ann Drain Replacement 39
- Staff Report (Engineering)
- e) IT Support Agreements for WSPR and City of Colwood
- Staff Report (Administration) TO BE DISTRUBUTED AT THE MEETING

8. CORRESPONDENCE

- a) Federation of Canadian Municipalities 42
Re: Alberta Fire Appeal

9. BYLAWS

- a) BYLAW NO. 1603 44
“Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015”.
(ADOPTION)
- b) BYLAW NO. 1596 48
“Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015”.
(ADOPTION)
- c) BYLAW NO. 1608 50
“Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to
General Regulations), 2015”.
(SECOND AND THIRD READING)
- d) BYLAW NO. 1622 53
“Langford Zoning Bylaw, Amendment No. 453, (2131, 2181, 2160, 2200, 2250, 2251, 2300,
2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-
6), 2016”.
(FIRST READING)

- | | | |
|-----|--|------------|
| e) | BYLAW NO. 1624 | 71 |
| | "Langford Official Community Plan Bylaw, Amendment No. 20, (1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella), 2015". | |
| | (FIRST READING) | |
| f) | BYLAW NO. 1623 | 73 |
| | "Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016". | |
| | (FIRST READING) | |
| g) | BYLAW NO. 1631 | 88 |
| | Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016. | |
| | (ADOPTION) | |
| h) | BYLAW NO. 1632 | 89 |
| | "Development Cost Charge Reserve Expenditure Bylaw No. 1632, 2015" | |
| | (ADOPTION) | |
| i) | BYLAW NO. 1634 | 91 |
| | "Langford Building Bylaw No.1160, Amendment No 8, 2016". | |
| | (ADOPTION) | |
| j) | BYLAW NO. 1635 | 96 |
| | "Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635". | |
| | (ADOPTION) | |
| k) | BYLAW NO. 1636 | 98 |
| | "City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 2016". | |
| | (ADOPTION) | |
| l) | BYLAW NO. 1637 | 106 |
| | "Sewer Utility Bylaw, Amendment No. 1, Bylaw No. 1637" | |
| | (ADOPTION) | |
| m) | BYLAW NO. 1640 | 107 |
| | "Traffic Bylaw No. 33 Amendment No. 20, Bylaw No. 1640, 2016." | |
| | (FIRST, SECOND AND THIRD READING) | |
| 10. | <u>IN CAMERA RESOLUTION</u> | 108 |
| 11. | <u>ADJOURNMENT</u> | |

PUBLIC HEARING
Monday, 16 May 2016

Bylaw No. 1608
File No. Z15-0026

A Bylaw to amend the City of Langford Zoning Bylaw No. 300 by amending General Regulations relating to Home Occupation, permitted projections into required setbacks, and maximum fence height, by amending the text of the P1B Zone to change the permitted Office use to accessory only, by amending the text of the RS4 Zone to allow secondary suites on lots greater than or equal to 400 m², and by differentiating between cardlock gasoline stations and retail gasoline service stations.

CITY OF LANGFORD BYLAW NO. 1608

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

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

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

1. By adding the following definition to Part 1 – Interpretation:
 ““gasoline service stations” means a building or lot used for the retail sale of motor fuels and which may include accessory uses such as car wash and retail sales. This definition does not include facilities that are not open to the general public such as cardlock gasoline stations”
2. By adding the following as Section 3.05.01(8):
 “(8) Eaves and gutters may project into the accessory building setbacks specified in Section 3.05 by not more than 1m, provided that a minimum setback of 0.45m is maintained”
3. By deleting the phrase “such as taxi or limousine operation or courier service” from Section 3.09.01(3)(g);
4. By deleting sections 3.18.01 and replacing it with the following:

The following features may project into a required setback, as noted in Table 1:

“Table 1: Permitted Projections into Required Setbacks

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Fireplaces, chimneys, eaves, gutters, bay windows, or ornamental features (such as cornices, pilasters, belts courses, sills)	All lots	3m or greater	All types	Setback for the projecting feature only may be reduced by not more than 1m
	All lots	Less than 3m	Interior Side Lot Line only	Setback for the projecting feature only may be reduced to 0.9m
				Setback for projecting eaves and gutters only may be reduced to 0.45m
Steps, sunlight control projections, canopies, balconies, decks, or porches	Greater than or equal to 380 m2	n/a	All types	Setback for the projecting feature only may be reduced by not more than 1m

	Less than 380 m ²	n/a	Front or Rear Lot Line only	Setback for the projecting feature only may be reduced by not more than 1m
--	------------------------------	-----	-----------------------------	--

”

5. By deleting Sections 3.21.03(3), (4) and (5);
6. By inserting the following as Section 3.21.03(3):

“(3) Fences adjacent to a highway in all zones shall not exceed a height of 1.22m (4 ft) and must be constructed with a permeable style (i.e. wrought iron, picket or similar style)”
7. By inserting the following as Section 3.21.03(4):

“(4) The following regulations apply to fences on lots containing one-family, two-family or townhouse uses:

 - (a) Fences along interior side and rear lot lines (where not adjacent to a highway) shall not exceed a height of 1.83m (6 ft);
 - (b) Despite subsection 3.21.03(3), that portion of a fence along a highway that is a minimum of 1.83m (6ft) to the rear of the front building face may exceed 1.22m (4 ft) in height but shall not exceed a height of 1.83m (6 ft) and may be constructed with a solid style”
8. By inserting the following as Section 3.21.03(5):

“(5) Ornamental features such as arbours or gates are exempt from the maximum height requirements of this Section”
9. By inserting the phrase “on lots with areas greater than or equal to 400 m² (4,305 ft²)” immediately before “in accordance with” in Section 6.27A.01(5);
10. By inserting the following as Section 6.71.01(3) and renumbering subsequent subsections accordingly:

“(3) cardlock gasoline stations”
11. By inserting the phrase “accessory” immediately before “offices” in Section 6.80B.01(4);

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

READ A FIRST TIME this 2nd day of May, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



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. 1608. 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, 16 May 2016	
Meeting Time	7 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3017 and 3021 Glen Lake Rd	
File	Z15-0026	Bylaw Number: 1608
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: PIB (Neighbourhood Institutional)	Proposed: Amended PIB (Neighbourhood Institutional)
Proposal	To allow offices to occur as an accessory use, instead of as a principal use.	

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 Tuesday, 3 May 2016 to Monday, 16 May 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

2016-05-03



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1608

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 3/23/2016

Casino redevelopment would be major economic driver

Continued from Page A1

“We’ve been looking at a fairly significant redevelopment plan,” he said. With a price tag of upwards of \$20 million, he added, they will not be pursuing those plans until they know exactly what BCLC has proposed. “If there’s going to be a fundamental change to the marketplace, we need to know exactly what that is.”

In the meantime, he said, “it’s business as usual for us.”

Screech called the potential to lose the redevelopment “a huge loss, not just for the West Shore but for the region.” The loss of additional jobs and spin-off business that would be created by the redevelopment would also be a huge blow, he added.

When View Royal Casino became the only facility of its kind in the region, there was an expectation that it would remain that way, the mayor said. He noted it was established on the West Shore as a way to attract more residents and tourists out of the downtown core. This was meant as a way to help diversify the locations of the region’s tourism industries. A move to locate a second casino closer to the downtown core would undermine that, he said.

While details from BCLC’s market assessment are confidential and contain competitive information, the corporation plans to meet with Screech and Langford Mayor Stew Young this Friday (May 6) to give them more in-depth details.

As for a second facility’s effect on View Royal Casino, Keeling said it’s uncertain



Photo from inside the View Royal Casino. *Gazette file photo*

what that could be without knowing more about the size of the new facility, its location, the gaming infrastructure it might offer, and other details. “We believe it would have some type of impact.”

The BCLC recently announced it had concluded the first phase of investigation to determine a potential host community for a new gaming facility. The District of Saanich and City of Victoria will continue on to the next phase of this evaluation. Any sites being considered must be able to accommodate a gaming floor in the range of 15,000 to 30,000 square feet, with a minimum of 400 parking stalls.

Angela Koulyras, a BCLC spokesperson, said they requested additional information from the two municipalities, and given them

a deadline of June 23. BCLC will then spend the summer reviewing the submissions.

“There’s no timeline with this, necessarily,” Koulyras said. Once BCLC decides on a host municipality, a formal proposal will be developed to be brought before that council. It would include information on the size and scope of the facility. She added, “the community ultimately has the final say.”

Expressions of interest were also received from Esquimalt First Nation, Songhees First Nations and the Township of Esquimalt. However, these groups were eliminated from the running during the first phase, where submissions were scored on criteria related to community support and geographic, economic and demographic considerations.

Screech noted a second casino would significantly reduce municipal revenues. A letter from Screech due to be heard by Langford on Monday stated that in 2015 View Royal Casino revenues were shared roughly as follows: View Royal, \$1.838 million; Langford, \$1.234 million; Colwood and Esquimalt, \$317,000 each; Sooke \$242,000; Metchosin, \$93,690 and Highlands \$41,000.

Koulyras said their assessment “indicated there is a market not being served by the View Royal Casino.” She noted a second facility would generate an additional \$30 to \$45 million in revenue annually.

“There are two distinct markets,” she

said of Greater Victoria, noting one is the West Shore area with the other being Victoria and Saanich. “We know the View Royal Casino has been very successful.”

She added the West Shore has seen record population growth in recent years and this growing player base, right in the View Royal Casino’s backyard, is waiting to be captured. She gave as an example Kamloops, which has two successful gaming facilities serving a population roughly a quarter the size of Greater Victoria.

A number of factors, including location, population trends, tourism and consumer behaviour, were used to assess the need for a second location.

katie@goldstreamgazette.com

Did you know?

Two types of gaming facilities are being considered for Greater Victoria, according to the B.C. Lottery Corporation:

- The first is a community gaming centre, which would see a combination of bingo, slot machines, traditional lottery products, a restaurant, lounge, tele-theatre and a small stage for live entertainment performances.
- The second option would be a full-service gambling facility with slot machines and table games. This option could also include additional amenities such as restaurants, lounges, theatres, a conference centre, hotel, spa and a stage area for live entertainment.



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. 1608. 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, 16 May 2016, at 7:00 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

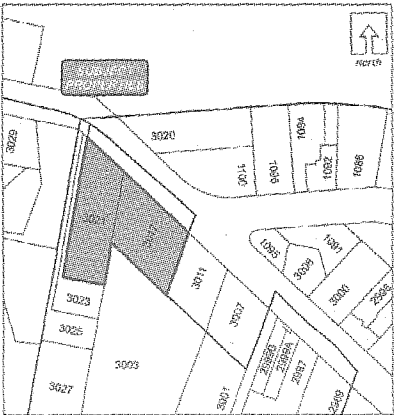
Proposal: The purpose of Bylaw No. 1608 is to amend the City of Langford Zoning Bylaw No. 300 by amending General Regulations relating to Home Occupation, permitted projections into required setbacks, and maximum fence height, by amending the text of the P1B Zone to change the permitted Office use to accessory only, by amending the text of the RS4 Zone to allow secondary suites on lots greater than or equal to 400 m2, and by differentiating between cardlock gasoline stations and retail gasoline service stations.

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1608 are lands within Zones that permit a Residential Use, lands within the P1B Zone (3017 and 3021 Glen Lake Rd as shown shaded on the plan), lands within the RS4 Zone and lands within Zones that permit gasoline service stations.

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 Tuesday, 3 May 2016 to Monday, 16 May 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



Storytelling event also a fundraiser

Continued from Page A1

To keep those messages in the light and help reduce the stigma and shame around mental illness in the community, Carlie has organized Remembering Cliff Kilduff. It’s an afternoon of spoken word poetry and storytelling, with music performed by Terry Brennan, Daniel Oliver

Francis and Rude Beauty.

The event is also a fundraiser, with all proceeds to be split between the Sooke School District and NEED2: Suicide education, prevention and support.

“You don’t have to have known Cliff to come. This is a conversation for anybody who has had depression or

lived with it, or knows someone who was touched by suicide,” Carlie said.

She followed in the footsteps of her uncle and went into teaching in the fall of 2003. In December of that same year he was gone. Carlie went on to teach 10 years, at Edward Milne secondary in Sooke and John Stubbs elementary.

The event happens at the Isabelle Reader Theatre on May 7 – two days after Cliff’s birthday – and remembers the man whose name adorns the gym at Happy Valley elementary.

“My greater mission is to continue this discussion, but to (also) really promote

“This is a conversation for anybody who has had depression or lived with it, or knows someone who was touched by suicide.”

– **Carlie Kilduff**

that people understand how valuable they are,” Carlie said.

Tickets are available at the door at the Isabelle Reader Theatre at Spencer middle school for \$10 per person, on May 7 from 3 to 5 p.m.

alim@goldstreamgazette.com

“COOL” Works

Specializing in
ORGANIZATION
on the Westshore

- ☐ Keep it
- ☐ Donate it
- ☐ Sell it
- ☐ Toss it

Sue Cool **250.480.9437**
suecool@shaw.ca • \$25/hr.

Experiencing Hearing Loss?

WinHearingAids.com

Metchosin house concert on tap for Friday evening

Shauna Janz and Martin Matychuk bring the house down this Friday (May 6) at the Metchosin Community House.

The house concert features their indie-folk sounds, with Janz on guitar and vocals and Matychuk on cello. The performance gets underway at 7 p.m. and the admission cost is a suggested donation of between \$7 to \$12. Everyone is welcome.

Metchosin Community House is at 4430 Happy Valley Rd.

alim@goldstreamgazette.com

OPINION

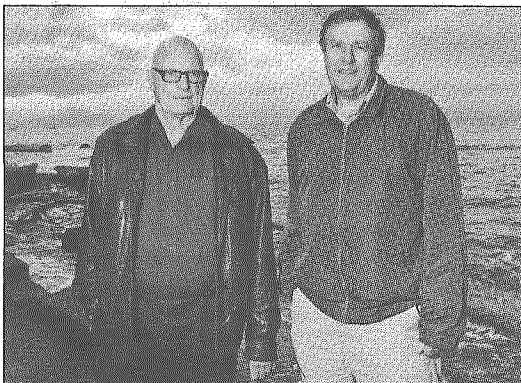
Local scientists question federal sewage regulations

Chris Garrett
Jack Littlepage
Special to the Gazette

Considerable attention has been paid recently to the numerical values assigned by the federal government to the Macaulay Point and Clover Point wastewater outfalls.

The scores for these two locations are 126 and 112, respectively, considerably above 70 and so leading to designation as high risk and requiring secondary treatment by Dec. 31, 2020. A score between 50 and 70 is allegedly medium risk, with a treatment deadline of Dec. 31, 2030. Less than 50 qualifies the discharge as low risk, and comes with a 2040 deadline.

We suggest the methodology and resulting scores are inappropriate and misleading. For both outfalls, 25 points are assigned because of the discharge volume and five because the discharge is into open marine waters. For Macaulay, 96 points come from



Don Denton/Black Press

Jack Littlepage, left, and Chris Garrett

the combined carbonaceous biological oxygen demand (CBOD) of the wastewater and its suspended solids (SS). For Clover, the number is 82.

Assigning points to the daily outfall volume, without comparison to anything else, makes no sense. Characteristics of the receiving environment should be taken into account. For Victoria, one could compare the discharges with the much larger tidal and estuarine flows in the Salish Sea. The combined outfall flows are approximately one part

in 50,000 of the average outflow through Juan de Fuca Strait into the North Pacific.

It's difficult to see the relevance of this very small fraction. Furthermore, the discharge is over 99 per cent water that is just making its way to the sea. So let's knock off the 25 points. It's not the volume of the wastewater that matters, but its contents and environmental impact.

With regard to the contents, the federal regulations focus on CBOD and SS values. CBOD is an index of the amount of dissolved oxygen required for oxidation of the organic matter in the effluent. High CBOD may result in oxygen depletion and dead zones in some receiving environments.

There are no signs of oxygen deficiency resulting from the CRD outfall effluent, due to the strong flows and vigorous mixing of the receiving environment, so we can surely knock off any points associated with the CBOD. This amounts to 44 points at Macaulay, bringing the total score down to 57 and "medium risk." The score for the Clover Point outfall by these arguments is 49.

We could also argue for a reduction of the SS number. Suspended solids can be a proxy for contaminants that get attached to the

particles, but this is a very unfocused way of regulating them. The federal regulations do not address specific individual contaminants such as metals and organic compounds. Detailed analysis of these by CRD scientists and others shows that their effect is minor.

In particular, the excellent source control programs introduced by the CRD and followed by many public-spirited businesses remove many contaminants before they can enter the waste stream. The lack of major industrial activity locally also means that our wastewater presents less of a problem than that in many other places. We could easily argue for a halving of the SS score of 52 for Macaulay, bringing the total down to 31, well into the "low risk" zone. Clover would be lower still at 27.

Thus, even adopting the federal regulations but with site-specific scoring, we could argue for a low risk classification. But really the above discussion just shows how inappropriate the federal approach is.

Everything should be discussed in terms of the site-specific effects on the receiving environment, not some vague hope that potential wastewater effects will be eliminated with largely arbitrary requirements based on end-of-pipe discharge criteria.

Criticisms of the draft regulations by marine scientists at the local DFO Institute of

Ocean Science were ignored. The CRD's own scientists also wrote on two occasions to comment on the lack of site-specific assessments in the draft regulations. While the CRD's scientists conduct excellent monitoring programs around the outfalls, publish comprehensive reports, and can respond to specific enquiries, the CRD is not proactive in correcting the large amount of misinformation that is propagated in the media.

Overall, it's mind-boggling that a billion-dollar project continues to be justified on the basis of the inappropriate and easily challenged federal regulations. It is sad that local officials pursue land-based sewage treatment with such meekness and apparent enthusiasm, without at least calling for a moratorium until real or potential problems have been quantified. The tens of millions of dollars that have apparently already been squandered could have been devoted to projects that really would lead to clarification of potential issues and better marine environmental protection.

Throwing more money at land-based treatment without any clear expectation of benefits is tragic.

Chris Garrett and Jack Littlepage are former UVic professors of ocean physics and biological oceanography, respectively. They were featured in a March 25 story in our Sewage in the CRD series.



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. 1608. 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, 16 May 2016, at 7:00 pm. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

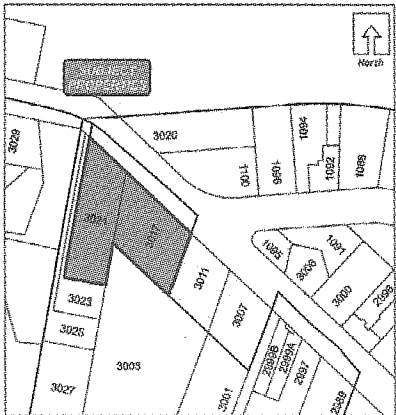
Proposal: The purpose of Bylaw No. 1608 is to amend the City of Langford Zoning Bylaw No. 300 by amending General Regulations relating to Home Occupation, permitted projections into required setbacks, and maximum fence height, by amending the text of the P1B Zone to change the permitted Office use to accessory only, by amending the text of the RS4 Zone to allow secondary suites on lots greater than or equal to 400 m2, and by differentiating between cardlock gasoline stations and retail gasoline service stations.

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1608 are lands within Zones that permit a Residential Use, lands within the P1B Zone (3017 and 3021 Glen Lake Rd as shown shaded on the plan), lands within the RS4 Zone and lands within Zones that permit gasoline service stations.

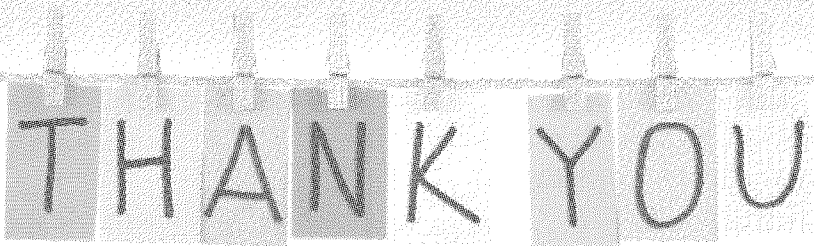
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 May 2016 to Monday, 16 May 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, 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



Sangster Elementary School's PAC

Staff and students would like to say THANK YOU to all of the businesses and individuals who generously donated to our Annual Spring Fair and Silent Auction.



Particular thanks to the generosity of The Royal Bank, The Victoria Grizzlies, Colwood Fire Department, Girl Guides and Boy Scouts of Canada.



Sangster
Elementary School

Thanks to our donators:

- Bear Mountain • Kal Tire • Elizabeth Hardy RMT • White Spot • Great Canadian Oil Change
- Langford City Centre Park • Superstore • Simply Gifted • Cloth Castle • Glow in the Dark mini golf
- Colwood House of Nutrition • Colleen Morton • Darcy's Pub • The Market • Front Runners
- Staples • Cooks Day Off • Island Pet Source • Purdy's • Cinecenta • Brown's Social Club
- Thrifty's • Booster Juice • My Chosen Cafe • Winners/Home Sense • Lisa Koop Photography
- West Shore Parks Rec • Western Foods • Vicki Waters Jazzercise • Sante Spa
- Harbour Cats Baseball • Rejuvenations • Breakwater photography • Canadian Tire

4. REPORTS

- a) Application to permit a one (1) hour extension to the hours of operation from Monday to Thursday and Sunday**
- Staff Report (Planning)

MOVED BY: A. CREUZOT
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council inform the Liquor Control and Licensing Branch that Council does not recommend the issuance of this license as the proposed closing time of 1:00am from Sunday to Thursday would be inappropriate due to the location and its proximity to residents.

CARRIED.

- b) Omnibus #43 - Secondary suites in the RS4 zone**
- Staff Report (Planning)

MOVED BY: S. HARVEY
SECONDED: COUNCILLOR WADE

That the Planning Zoning and Affordable Housing Committee recommend to Council:
That Council consider giving First Reading to Bylaw No. 1608, "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

CARRIED.

- c) Application to rezone 1053 and 1021 Englewood from the RR2 zone to the R2A Zone to permit a 29 lot residential subdivision**
- Staff Report (Planning)

MOVED BY: D. HORNER
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 1021 and 1053 Englewood Avenue from RR2 (Rural Residential 2) to R2A (One and Two-Family Residential), subject to the following terms and conditions:

- a) That the owner agrees to provide as a bonus for increased density, the following contributions per single family equivalent dwelling unit prior to subdivision approval:
- i) \$6,000 towards the General Amenity Reserve Fund; and
 - ii) \$1,000 towards the Affordable Housing Reserve Fund

4. PUBLIC PARTICIPATION

There was no public participation.

5. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0002 – 899 McCallum Road; 2658, 2662, 2666 & 2670 Secretariat Way

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council issue Development Variance Permit No. DVP16-0002 for the City of Langford to Kevin Parker on behalf of McCallum Developments to vary the visitor parking requirement for all townhouses proposed to be constructed at 899 McCallum Rd, 2658, 2662, 2666 and 2670 Secretariat Way subject to the following terms and conditions:

1. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the Local Government Act:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the required on-site visitor parking stalls for all townhouses from 10 to nil.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Planning Zoning and Affordable Housing Committee – April 11th, 2016

1. Omnibus #43 - Secondary suites in the RS4 zone (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council consider giving First Reading to Bylaw No. 1608, "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

CARRIED.

2. Application to rezone 1053 and 1021 Englewood from the RR2 zone to the R2A Zone to permit a 29 lot residential subdivision (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 1021 and 1053 Englewood Avenue from RR2 (Rural Residential 2) to R2A (One and Two-Family Residential), subject to the following terms and conditions:



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: April 11, 2016
Department: Planning
Application No.: Z15-0026
Subject: Omnibus #43 – Secondary Suites in the RS4 Zone

PURPOSE

The purpose of this report is to outline various housekeeping amendments to Zoning Bylaw No. 300, which are proposed to fulfill previous Council resolutions as well as to address issues that have been brought to staff's attention.

Home Occupation

There have been several business license applications received in recent months for home based businesses relating to driving services, such as Driving Miss Daisy. Taxi, limousine, and courier type businesses are currently prohibited as a home occupation, as they would typically involve the marshalling of vehicles. However, there is a trend towards decentralizing these types of businesses such that they occur on an individual basis, rather than a larger scale that would involve multiple vehicles. The requests received would essentially operate as a home office, with the owner using a personal vehicle to pick up and drop off passengers, or, in the case of a courier service, items. This should have negligible impact on the neighbourhood, compared to any other type of home office, so Council may wish to amend the home occupation regulations accordingly.

Projections

Section 3.18 of Zoning Bylaw No. 300 sets out regulations for the type of features that may project into the setbacks specified in the individual zones, and the degree to which they may project. The regulations are described in paragraph form, and staff often receive complaints that it's difficult to read and interpret. As such, Council may wish to replace this section with the table below, which more clearly lays out the permitted projections for the different features and lot sizes.

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Fireplaces, chimneys, eaves, gutters, bay windows, or ornamental features (such as cornices, pilasters, belts courses, sills)	All lots	3m or greater	All types	Setback for the projecting feature only may be reduced by not more than 1m
	All lots	Less than 3m	Interior Side Lot Line only	Setback for the projecting feature only may be reduced to 0.9m
				Setback for projecting eaves and gutters only may be reduced to 0.45m
Steps, sunlight control projections, canopies, balconies, decks, or porches	Greater than or equal to 380 m ²	n/a	All types	Setback for the projecting feature only may be reduced by not more than 1m
	Less than 380 m ²	n/a	Front or Rear Lot Line only	Setback for the projecting feature only may be reduced by not more than 1m

Accessory building setbacks are governed by Section 3.05 of the Zoning Bylaw. Currently, the minimum required setbacks for an accessory building are 1m from an interior side or rear lot line, and the setback specified in the applicable Zone for exterior side and front lot lines. Council may wish to allow eaves and gutters of accessory buildings to project into these setbacks to the same degree as the eaves/gutters of a principal building with a similar setback.

Fence Height

Council adopted Bylaw No. 1146 in 2008, which, among other omnibus changes to Zoning Bylaw No. 300, created regulations to restrict the height and style of fences along dedicated roads and in Residential Zones. With respect to fences along roads, the maximum height has been set at 1.2m (4ft) and the style of fence must be of a permeable nature (such as picket or wrought iron). In Residential Zones, the maximum height of a fence along all other lot lines has been set at 1.8m (6ft), and may be of a solid nature if desired. The intention of this regulation was to prevent the “tunnel effect” which occurs when 1.8m solid board fences are constructed along property lines adjoining a road, effectively cutting off the

property from the street. This has negative effects on the aesthetics of the streetscape and creating neighbourhoods that have opportunities for social interaction and “eyes on the street.” However at the same time, residents often wish to construct a solid board fence in excess of 1.2m along roads for at least a portion of their property, typically to contain a backyard space with a certain degree of privacy and containment for children, animals, etc. Council may wish to consider modifying the existing fence requirements as they relate to fences along roads adjoining properties containing one-family, two-family or townhouses uses, such that owners may construct a 1.8m solid board fence along that portion of the lot that fronts a road but is at least 1.8m behind the front building face. So, any fence constructed in front of the front building face (i.e. in the front yard) would retain the 1.2m permeable style requirements, but any portion constructed 1.8m behind the front building face could be 1.8m, and solid, in order to delineate the back yard space. Furthermore, Council may wish to exempt a gate or arbour type feature from the maximum height, as these features provide visual interest.

P1B Zone

Council adopted Bylaw Nos. 1472 and 1590 to rezone the City’s properties at 3021 and 3017 Glen Lake Rd, respectively, to the P1B (Neighbourhood Institutional B) Zone to allow for a Rugby Canada Training facility. In developing this Zone, “offices” were included as a permitted use, with the intention that a Rugby Canada office could be established at that location. However, since it was added as a stand-alone permitted use, any type of office could technically be established at that location. If Council wishes to restrict the office use to one that relates to the intended principal gymnasium/training function of the property, they may wish to amend this office permitted use to be accessory only.

RS4 Zone

Council adopted Bylaw No. 1568 on July 20, 2015, which among other changes, created a new RS4 (Residential Small Lot 4) Zone and rezoned the property formerly addressed as 301 Phelps Ave to this new Zone. As described in the staff reports prepared for the Planning, Zoning and Affordable Housing Committee and Council, part of this proposal was to allow for suites within the one-family dwellings within this Zone, which has a minimum lot size of 400 m². The default minimum lot size for secondary suites, as described in Section 3.08 – Secondary Suites of Zoning Bylaw No. 300, is 550 m². In order to allow for secondary suites on any lot smaller than 550 m², the applicable Zone must specifically state this. This was omitted from the secondary suites permitted use in the RS4 Zone, so Council may wish to correct this in Bylaw No. 1608.

Indoor Recreation Facility/Recreational Facilities

These two very similar terms are defined in Part 1 – Interpretation, and often elaborated upon with the permitted uses where they occur within Part 6 – Zone Regulations. Indoor Recreation Facility often refers to a business that offers a recreation-related service, such as gymnasiums and health clubs whereas a Recreational Facility includes both indoor and outdoor uses that are larger scale and more community oriented, such as arenas, swimming pools, community centres, etc. However the descriptions of these uses tend to vary from zone to zone, and where one type of business is specifically noted in one zone but not another, it can cause some confusion. Council may wish to expand upon the definitions for these uses to include the examples given in the individual zones, and amend the zones such that specific examples of uses are not given. This will ensure that these uses are interpreted in a consistent manner where permitted. Furthermore, an inquiry was recently received to open up an indoor gun range in areas where Indoor Recreation Facilities are permitted, so if Council does not wish for this use to be included within this term, they may wish to specifically exclude it for clarity.

Gas Stations vs. Cardlock Station

It has been observed that several gas stations in neighbouring municipalities have converted to commercial card lock stations recently. Commercial cardlock stations are not open to the general public, but rather serve corporate users for the purposes of servicing fleet vehicles. This use is arguably more industrial in nature than a typical gas station, as it does not serve the public or include any accessory uses (i.e. restaurant, convenience store) which are often incorporated into gas stations. The only cardlock station currently operating in Langford is located within the M2 (General Industrial) Zone on Henry Eng Pl. Council may wish to allow cardlock gas stations in the M2 Zone to accommodate the existing station and allow for others to emerge in similar industrial areas, and insert a new definition for gas stations that specifically excludes cardlock stations in order to prevent them from occurring elsewhere.

Bylaw No. 1608 has been drafted to include the changes described in this report. If Council is supportive of these changes, they may wish to give First Reading to Bylaw No. 1608 as drafted. Conversely, Council may wish to modify Bylaw No. 1608 prior to First Reading, or take no action at this time with respect to these changes.

OPTIONS**Option 1**

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

1. Consider giving First Reading to Bylaw No. 1608
-

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1608
-

Respectfully Submitted,

Submitted by:	Leah Stohman, Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:ls



Staff Report to Council

Date: May 2, 2016

Department: Planning

Application No.: Z15-0026

Subject: Bylaw No. 1608 - Omnibus #43 – Secondary Suites in the RS4 Zone

PURPOSE

Further to the staff report written for the Planning, Zoning and Affordable Housing Committee meeting of April 11th, 2016 outlining the proposed omnibus amendments to be included in Bylaw No 1608, the amendment regarding indoor recreation facilities and recreational facilities has been omitted from the bylaw for the time being, as this change is quite extensive and requires additional review. As such, this component will be brought forward for Council's consideration in a subsequent omnibus bylaw. Council may wish to proceed with the remaining changes as drafted in Bylaw No 1608.

OPTIONS

Option 1

That Council:

1. Consider giving First Reading to Bylaw No. 1608
-

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1608
-

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:gl

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, May 2nd, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council approve the Agenda as AMENDED: ADD: Agenda item 8(d) Spencer Road Interchange Parcel Tax Review Panel – New Membership to the agenda.

CARRIED.

3. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That the Minutes of the Regular Meeting of Council held on April 18th, 2016 be approved.

CARRIED.

4. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks & Recreation – March 10th, 2016

MOVE BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council receive the Minutes of the West Shore Parks & Recreation Society held on March 10th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation

6. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0005 – 566 Treanor Avenue

MOVE BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council issue Development Variance Permit No. DVP16-0005 for 566 Treanor Avenue for the City of Langford to Greg Court, Greg Court Developments Ltd. on behalf of Dean Beazley to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m for property located at 566 Treanor Ave subject to the following terms and conditions:

1. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the Local Government Act:

- a) That 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.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Parks, Recreation, Culture and Beautification Committee – April 5th, 2016

1. Westshore Skate Park Coalition - Jimmy Miller, Chairperson

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council:

1. Receive the Westshore Skate Park Coalition presentation for information, and
2. Direct staff to forward the presentation regarding the Westshore Skate Park Coalition presentation to Westshore Parks and Recreation Society.

CARRIED.

2. Trail Name – 935 Latoria Road (Parks)

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council approve the naming of the trail located in Happy Valley beside Pritchard Creek as “Briar Patch Trail”.

CARRIED.

8. REPORTS

**a) Approval of 2015 Statement of Financial Information (SOFI)
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHSLTROM

SECONDED: COUNCILLOR SZPAK

That Council approve the 2015 Statement of Financial Information (SOFI).

CARRIED.

b) Award of West Shore Parkway Contract – Segment 1
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council award the contract for Segment 1 of the West Shore Parkway to Windley Contracting Ltd for a total of \$1,353,288.00 plus GST and fund this from the City's New Building Canada Infrastructure Grant.

CARRIED.

c) Increase to Fees
- Staff Report (Finance)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council consider three readings to Bylaw No. 1634, "Langford Building Bylaw No.1160, Amendment No 8, 2016"; Bylaw No. 1635, "Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635"; and Bylaw No. 1636, "City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 2016".

CARRIED.

t Spencer Road Interchange Parcel Tax Review Panel – New Membership
- Staff Report (Finance)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Appoint the following three individuals as the members of the Parcel Tax Roll Review Panel for the Spencer Road Interchange Parcel Tax Roll to reconsider Clara B. Kramer's complaint regarding her property located at 1100 McCallum Road, legally described as PID 029-066-361, Lot A, Section 99 Plan EPP21818:
 - a) Hans Frederiksen;
 - b) Dawn Helgason;
 - c) Doug Kobasyashi; and
2. That the establishment of the time and place for the sitting of the panel be considered at the Council meeting scheduled for May 16, 2016.

CARRIED.

9. CORRESPONDENCE

a) Minister Bond, Ministry of Jobs, Tourism & Skills Training
Re: Tourism Week May 29 to June 4, 2016

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council receive the letter dated April 26th, 2016 from Minister Bond and proclaim the week of May 29th to June 4th, 2016 as Tourism Week in the City of Langford and refer the letter to the Westshore Chamber of Commerce to work with tourism businesses during Tourism Week.

CARRIED.

b) Flood Protection Program Emergency Management BC
Re: Willing Park Stormwater Detention Pond Construction Completed

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter dated April 26th, 2016 and congratulate the Engineering Department for the completion of the Willing Park Stormwater Detention Pond for being \$90,000 under budget.

CARRIED.

c) Town of View Royal
Re: Additional Casino in South Vancouver Island

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council send a letter to the Premier and the Minister Responsible for BCLC, to express the City's opposition to BCLC's plans for a second casino in Greater Victoria.

CARRIED.

d) BC Lottery Corporation (BCLC)
Re: Potential Plans for the Greater Victoria Marketplace

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter dated April 14th, 2016 from the BC Lottery Corporation (BCLC) with respect to their potential plans for an additional casino in the Victoria Marketplace.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1608
"Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1608 First Reading.

CARRIED.

- b) BYLAW NO. 1614**
"Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1614.

CARRIED.

- c) BYLAW NO. 1615**
"Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw no. 1615.

CARRIED.

- d) BYLAW NO. 1620**
"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest CI), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1620 First Reading.

CARRIED.

- e) BYLAW NO. 1628**
"City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1628 First Reading.

CARRIED.

- f) BYLAW NO. 1629**
"City of Langford Tax Rates Bylaw No. 1629, 2016."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1629 First Reading.

CARRIED.

g) BYLAW NO. 1630
"Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016."
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1630 First Reading.

CARRIED.

h) BYLAW NO. 1632
"Development Cost Charge Reserve Expenditure Bylaw No. 1632, 2015"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1632 First, Second and Third Reading.

CARRIED.

i) BYLAW NO. 1633
"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1633 First Reading.

CARRIED.

j) BYLAW NO. 1634
"Langford Building Bylaw No.1160, Amendment No 8, 2016".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1634 First, Second and Third Reading.

CARRIED.

k) BYLAW NO. 1635
"Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1635 First, Second and Third Reading.

CARRIED.

**l) BYLAW NO. 1636 City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 2016".
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1636 First, Second and Third Reading.

CARRIED.

**m) BYLAW NO. 1637
"Sewer Utility Bylaw, Amendment No. 1, Bylaw No. 1637"
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1637 First, Second and Third Reading.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 7:11 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD

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

Monday, May 9th, 2016

- 1. Application to amend the CD12 (South Skirt Mountain) Zone (File Z16-0001 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6)**

That Council:

1. Endorse the amended zoning for the South Skirt Mountain Lands by giving Bylaw No. 1622 first reading; and
2. Direct staff and the applicant to negotiate a draft MDA for Council's consideration prior to Public Hearing, and that the applicant register the new MDA as directed by Council prior to Bylaw Adoption.

- 2. Application to Amend OCP Map No. 2 and to Reorganize the CD6 (Comprehensive Development 6 – Bear Mountain) (File OCP16-0001 & Z16-0002 1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/ 89/92/ 96/1000/04 Capella)**

That Council:

1. Endorse the amended zoning for the undeveloped portion of the Bear Mountain Lands by giving Bylaw No. 1623 and 1624 first reading; and
2. Direct staff and the applicant to negotiate a draft MDA for Council's consideration prior to Public Hearing, and that the applicant register the new MDA as directed by Council prior to Bylaw Adoption.

- 3. Application to rezone 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) Zone and BP1A (Millstream Road East) Zone, and to amend the Official Community Plan Designation from *Neighbourhood* to *Mixed-Use Employment Center* to permit a mixed-use development consisting of mini storage, apartments and townhouses (File Z16-0009 647 & 667 Redington Ave; 2478 & 2482 Selwyn Rd)**

That Council:

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 647 and 667 Redington Avenue and 2478 and 2482 Selwyn Road from the R2 (One and Two-Family Dwelling) zone to the RM7A (Medium Density Apartment) and BP1A (Millstream Road East) Zone, and to prepare a bylaw to amend the OCP for a portion of the subject property from the Neighbourhood to the Mixed Use Employment Center designation, subject to the following terms and conditions:

- a) That the owner agrees to provide as a bonus for increased density, the following contributions per dwelling unit prior to subdivision approval:
 - i) \$3,660 towards the General Amenity Reserve Fund
(Less the cost of the trail connection, should Council find this appropriate); and
 - ii) \$661 towards the Affordable Housing Reserve Fund.
 - b) That prior to first reading, the applicant prepare a cost estimate to build the trail so Council can consider if they wish to lessen the required amenity contributions by the cost of the trail as this will provide a localized amenity for the neighbourhood.
 - c) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - i) Provide the following recommendations from the Boulevard Traffic Impact Report as part of the works and services installed prior to issuance of a Building Permit:
 - i. Provide a “Keep Circulatory Lane Clear” (or similar) sign for northbound Redington Avenue traffic at the McCallum roundabout entry point; and
 - ii. On-site pedestrian walkway connection be provided between the Redington side and Selwyn side of the site.
 - ii) That the developer build the 1.8m wide gravel trail to Bylaw 1000 standards (Schedule 13 Trail Standards with trailhead bollard) from Selwyn Road to Bellamy Link prior to issuance of the first Building Permit on the land; and
 - iii) That the developer provide a construction management parking plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit.
 - iv) That the applicant provide the required FUS calculations prior to subdivision or building permit, whichever comes first.
2. Amend BP1A zone to:
 - a. Include mini storage as a permitted use for the relevant portion of 667 Redington Avenue and to exclude the property from all other permitted uses;
 - b. Separate the gross floor area from the overall maximum of the BP1A zone and restrict the mini storage site to 8,500m² of gross floor area;
 - c. Require a 3m interior side yard setback for the interior lot line that abuts the dwellings along Redington Avenue and Skedans Road; and
 - d. To allow the subject property of 667 Redington to have 75% lot coverage for the mini-storage business.
 3. Amend the RM7A zone to:
 - a. Have the minimum lot size reduced from 4,000m² to 3,000m².
 - b. To allow the subject property to have an FSR of 1.2; and
 - c. To permit the subject property to have 5 storeys in height for the two apartment buildings.
 4. Direct the applicant to redesign the townhouse site plan to conform to the interior side yard lot line as part of the Development Permit process.

4. Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 2176 Champions Way (File DVP16-0006 2176 Champions Way)

That Council direct staff to proceed with consideration of the following variances for 2176 Champions Way:

- a) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied from 10 m to 6.3 m for the patio roof element only;

Subject to the following terms and conditions:

- i. That the site is developed in accordance with the plan attached to this report as Appendix A.

5. Regional Growth Strategy Update (File Planning Regional Growth Strategy)

That Council:

1. Direct Staff to notify the CRD Board that they accept the changes made in the 2016 Draft Regional Growth Strategy if the following concerns are addressed:
 - Maps included in the 2016 Draft RGS are outdated and do not accurately represent current land use in Langford.
 - Economic development section appears to be lacking and makes it appear that there is no longer any form of Economic Development plan for the region; and
2. Direct staff to forward the Draft Regional Growth Strategy to the Westshore Developers' Association for comment.

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, May 10th, 2016

1. Request for 30 Minute Parking at 1325 Bear Mountain Parkway (Engineering)

That Council do nothing at this time with respect to the request for 30 minutes parking at 1325 Bear Mountain Parkway.

2. Hazelwood Neighbourhood Parking Options (Engineering)

That Council:

1. Direct staff to add a No Parking: "Here to Corner" sign on Brown Road 6m from the stop sign, at an approximate cost of \$250 and funded through the Traffic Signs budget; and
2. Direct staff to send a mail-out to neighbourhood residents requesting feedback on the potential for creating a one-way couplet for Merlin and Piper Roads.

3. M'akola Housing Request for Time Limited Parking at 550 Goldstream (Engineering)

That Council direct staff to install three (3) signs stating, "Parking, 2 Hr. MAX, 9AM to 5PM," to be located at 550 Goldstream Avenue at an approximate cost of \$750 and funded through the Engineering Departments' Traffic Signs budget, plus an additional \$36 maintenance fee per year added to the Roads Maintenance Contract.

4. Vitality Road Parking Review (Engineering)

That Council direct staff to have a yellow centerline painted at a cost of \$200 and to be funded by the Small Road Improvement budget.

5. Parking and Boulders in Boulevard at 2294 Setchfield Avenue (Engineering)

That Council do nothing at this time with respect to the parking and boulders in the boulevard located at 2294 Setchfield Avenue.

6. Crosswalk Requested on Florence Lake Road at Citation Road (Engineering)

That Council apply to ICBC for funding towards a pedestrian activated crossing flasher at a new crosswalk on Florence Lake Road at the Citation Road intersection in 2017.

Staff Report

to

Council

Date: May 16, 2016
Department: Engineering
Subject: West Shore Parkway Segment 3 and 4 Tender Award

Background

The purpose of this report is to inform Council of the West Shore Parkway Segment 3 and 4 tender results and receive approval to award the contract.

Commentary

The West Shore Parkway is being designed to connect the Trans-Canada Highway through the currently constructed West Shore Parkway to Highway 14/ Sooke Road; it is divided into nine (9) Segments that are designed and tendered separately from each other. Segment 3 and 4 of the West Shore Parkway is the middle section, connecting to Segment 2 (Glenshire Business Park) and Westhills (Segment 5)

A total of six (6) contractors submitted bids for this project; a summary of the bids is presented below.

	Tenderer	Total Tender Price	Notes
1	Scansa Construction Ltd.	\$5,539,693.14	
2	Windley Contracting Ltd.	\$5,730,015.00	
3	Milner Group	\$6,055,278.80	
4	Don Mann Excavating	\$6,227,449.70	
5	Jacob Bros	\$6,306,999.00	
6	Dawson Construction Ltd.	\$6,398,481.00	

A bid summary was completed by Associated Engineering which was reviewed by engineering staff. After review, engineering staff are recommending that the contract be awarded to the low bidder, Scansa Construction Ltd.

Financial Implications

The tender included two provisional items:

1. Waterworks in Segment 4 to be paid for by Westhills – **\$359,815.76**. Langford will invoice Westhills. Westhills has agreed for Scansa Construction Ltd to construct these works.
2. Street lighting – **\$227,105.60**. Optional street lighting was requested in order to assess the net value of standalone lights versus lights mounted on utility poles. This is subject to the overall budget of the West Shore Parkway project.

The West Shore Parkway Segment 3 and 4 construction 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.

Legal Implications

None.

Options

That Council:

1. Award the contract for Segment 3 and 4 of the West Shore Parkway to Scansa Construction Ltd for a price of **\$4,952,771.78** plus GST and fund this from the City's New Building Canada Infrastructure Grant; plus award the optional waterworks to Scansa **\$359,815.76** plus GST which will be paid by Westhills; and **not award** the optional street lighting as this will be subject to the overall budget of the West Shore Parkway project.

OR

2. Not award the contract at this time.

Respectfully Submitted,

Submitted by:	Kevin Bowbyes, ASCT, Engineering Technologist
Concurrence:	Victor Chen, ASCT, Manager of Engineering Construction
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Jane Waters, Parks Planner
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:kb

Attachment: Associated Engineering verification document



Associated Engineering (B.C.) Ltd.
#206 1016 McCallum Road
Victoria, B.C., Canada, V9B 4C6

TEL: 250.478.8383
FAX: 250.478.8101
www.ae.ca

April 28, 2016
File: 2015-2116-000-E07.00

Michelle Mahovich, P. Geo., P Eng.
Director of Engineering
City of Langford
2nd Floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

**Re: WEST SHORE PARKWAY - SEGMENTS 3 & 4 - GRADING & ROADWORKS TENDER
BID SUMMARY**

Tenders for the above noted project were closed at Langford City Hall on April 27, 2016. Six bids were received and all were found to be fully compliant with tender requirements. The bid totals, including GST, are listed below from low bid to high:

• Scansa	\$5,816,677.80
• Windley	\$6,016,515.75
• Milner	\$6,358,042.74
• Don Mann	\$6,538,822.19
• Jacob Bros.	\$6,622,348.95
• Dawson	\$6,718,405.05

The tender price breakdown for all bidders is shown on the attached sheet. The spreadsheet also shows their completion schedules. Assuming a May start, all bidder's schedules showed completion within the allotted time. None of the low bidder's unit prices were out of sync with other bids. Their unit rate or bulk rock, the single biggest item in the tender, was within pennies of the next two lowest bids.

We trust that this is sufficient information for your decision making at this time. If you require further info please let me know.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Dennis Desjardins'.

Dennis Desjardins, ASCT
Senior Project Manager

dd





Staff Report to Council

Date: 16/05/2016
Department: Engineering
Subject: Inter-Municipal Servicing Agreement District of Highlands Tennis Facility

Background

Ecoasis, the current owner of the Bear Mountain Resort lands is constructing a Tennis Facility on Bear Mountain behind the North Langford Recreation Center building.

The Tennis Facility is located inside the District of Highlands. There are no existing sanitary services inside the District of Highlands. The subject property is contained within the Urban Containment Boundary as defined by the Regional Growth Strategy and is able to be connected to sewer and water should it be available.

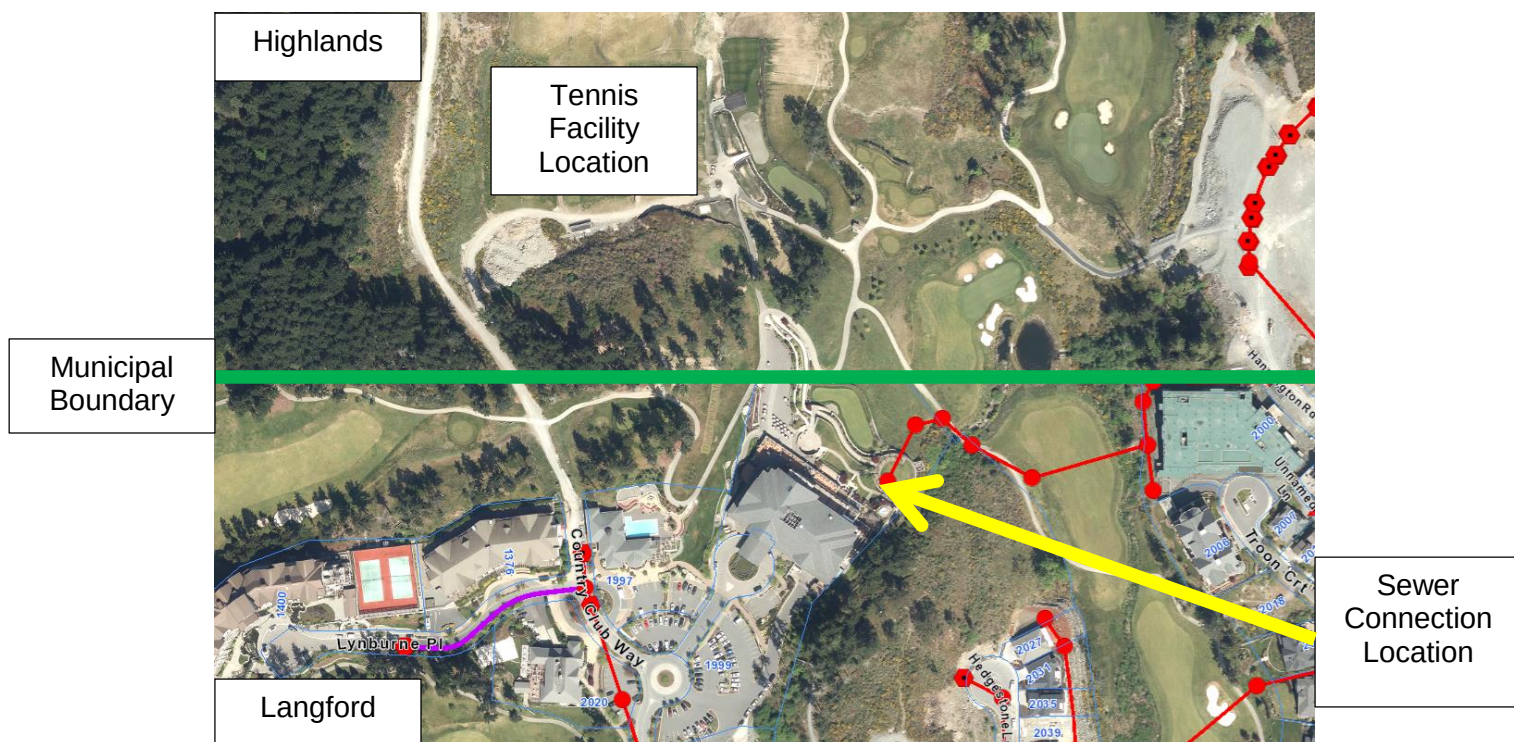


Figure 1: Municipal Boundaries and Nearest Sewer Connection

Commentary

Ecoasis has applied to the City of Langford to connect the Tennis Facility to the Langford sanitary sewer system.

In order to provide piped sanitary sewer services to the Tennis Facility, the property has to be serviced from an existing location shown on Figure 1 (above) that is inside the ceremony circle at the back of the Westin Hotel building. The City of Langford has an existing Statutory Right of Way over the sanitary services shown on that Figure 1. The existing services are owned/operated/maintained by West Shore Environmental Services Inc. (WSES). WSES has confirmed that there is capacity within the sewer main to accommodate the Tennis Facility.

The applicant is aware there are fees associated with the proposed connection and that these fees would be negotiated as part of an inter-municipal servicing agreement.

At this time the proponent is requesting consideration of an inter-municipal servicing agreement to allow connection to the sanitary sewer. Staff has considered the City's options in this regard and are recommending that an inter-municipal servicing agreement for sanitary servicing be undertaken.

Financial Implications

The applicant is aware of the fees associated with the WSES/Langford sanitary sewer system.

Legal Implications

Inter-municipal servicing agreements are undertaken from time to time between municipalities and are allowed under the *Local Government Act*. Staff does not see any legal implications to this proposed agreement.

Options

That Council direct staff to:

1. Enter into an inter-municipal servicing agreement with the District of Highlands for the Tennis Facility property;
2. OR
3. Not enter into an inter-municipal servicing agreement at this time.

Respectfully Submitted,

Submitted by:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer



Staff Report To Council

Date: 16/05/2016
Department: Finance
Subject: Appoint New Member To Parcel Tax Roll Review Panel And Set The Date For The Panel To Sit

Background

At the May 2, 2016 meeting, Council directed staff to determine an appropriate date and time for the Parcel Tax Roll Review Panel (the Panel) to sit to consider the appeal of Clara Kramer with respect to the Spencer Road Interchange Local Area Service parcel tax assessment roll.

Commentary

Since the May 2nd meeting, one of the Panel members has withdrawn and staff have determined that Mr. Frank Hudson is prepared to serve on the Panel. Mr. Hudson has previous experience on review panels and is a member of the Administration and Finance Committee.

All members of the Panel as well as Mrs. Kramer's representative have been canvassed and June 10, 2016 at 10:00 a.m. has emerged as the most suitable date for the Panel to sit.

Legal Implications

Section 204(2) of the *Community Charter* requires that Council appoint members to the Panel and set the time and place for the sitting of the Panel.

Options

That Council:

1. Appoint Mr. Frank Hudson to the Parcel Tax Roll Review Panel; **and**
2. Establish June 10, 2016 at 10:00 a.m. in Council Chambers as the time and place for the sitting of the panel; **or**
3. Take no action at this time.

Respectfully Submitted,

Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer



Staff Report to Council

Date: 16/05/2016
Department: Engineering
Subject: Pre Award Request – Lake Ida Ann Drain Replacement

Background

The Lake Ida Ann outfall structure experienced a collapse of the primary drain culvert during the heavy rains of late 2015. Following temporary repairs Engineering Staff retained Kerr Wood Leidal Associates to prepare the detail design and a tender package for full replacement of the failed drain culvert and overflow culverts running between Lake Ida Ann and Ashley Place. The tender opened to invited contractors May 6, 2016 and will close May 19, 2016. Engineering staff are asking for pre-award in order to complete the project in the fisheries window (final day of allowed construction is September 15, 2016) during low flow.

Commentary

The drain from Lake Ida Ann to Gardner Creek is split into two segments, separated by an open air ditch (Figure 1) beside the cul-de-sac of Ashley Place.

The large drain culvert running between the lake and the ditch is rusting along its base (Figures 2 & 3) and will be replaced. The two smaller overflow culverts that run between the lake and the ditch will be replaced with three smaller culverts to match the three existing culverts on the downstream side of the ditch. In addition to new headwalls for the large drain culvert and the set of overflow culverts, the open air ditch beside Ashley Place will



Figure 1. Open air drain ditch seen from Ashley Place

be filled in and topped with gravel to allow for new off-street parking spaces for lake visitors. The option to further beautify this area remains a possibility for the future.



Figure 2. Lake Ida Ann Drain Culvert



Figure 3. Lake Ida Ann Overflow Culverts and Failed Drain Culvert

Invitations to bid on this project have gone out to the following contractors:

Contractor	Tendered Price
Brunell Construction	TBD
York Excavating	TBD
Scansa Construction	TBD
Don Mann Excavating	TBD
Victoria Contracting	TBD

Engineering Staff have retained the services of Applied Ecological Solutions Corp. as Environmental Monitor for this project. Kerr Wood Leidal Associates Ltd. will act as contract administrator on the project.

Financial Implications

Funding for the Lake Ida Ann Drain Replacement project is available from the Miscellaneous Culverts and Drainage budget. The construction cost for this project is estimated to cost \$130,000 not including GST.

Legal Implications

The project does not require acquisition of any property and can be accomplished within the existing road right-of-way. There are no legal implications to this project.

Options

That Council:

1. Award the Lake Ida Ann Drain Replacement project to the lowest bidder assuming the bid is within the project budget, using funds from the Miscellaneous Culverts & Drainage budget;

OR

2. Not award the tender at this time.

Respectfully Submitted,

Submitted by:	Phillip Le Ross, Engineering Technologist
Concurrence:	George Henshall, ASCT, Manager of Public Works
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:pl

From: [Jim Bowden](#)
To: [Lindy Kaercher](#)
Subject: FW: Alberta Fire Appeal
Date: Friday, May 13, 2016 8:10:25 AM

From: FCM Communiqué [mailto:communique@fcm.ca]
Sent: Thursday, May 05, 2016 12:46 PM
To: Jim Bowden
Subject: Alberta Fire Appeal

May 5, 2016

[Change your language](#) | [View email in your browser](#)

Federation of Canadian Municipalities



Alberta Fire Appeal

Dear members,

Our colleagues in Fort McMurray, Alberta, are confronted with unimaginable risks, devastation and loss. An estimated 1,600 structures have been burned and more than 80,000 residents forced from their homes.

The municipal sector is banding together to [express support and offer help](#). In the spirit of true partnership, all orders of government are working to address the urgent needs of the community.

The federal and Alberta governments are matching individual donations made to the [Red Cross](#). Please consider making a donation to support Fort McMurray and the surrounding communities.

Sincerely,

Raymond Louie
Acting Mayor, Vancouver
FCM President

This is a publication of the Federation of Canadian Municipalities ©2014.
24 Clarence Street, Ottawa, Ontario K1N 5P3 • T. 613-241-5221 • F. 613-241-7440
This newsletter was sent to jbowden@cityoflancaster.ca. To opt-out, follow this link:
[Unsubscribe](#) | [Privacy Policy](#)



Staff Report to Council

Date: 16/05/2016

Department: Planning

Application No.: Z16-0020 & OCP15-0002

Subject: Bylaw Nos. 1596 and 1603 - Application to rezone the northern portion of the property at 734 Latoria Road (land that is not within the Agriculture Land Reserve) from RR2 (Rural Residential 2) to the RR6A (Rural Residential 6A) zone and to amend the Official Community Plan designation from Agricultural to Hillside or Shoreline to allow for a residential subdivision that would have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings

At their Regular Meeting of October 5th, 2016, Council passed the following resolution with respect to the property at 734 Latoria Road:

1. *Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), subject to the following terms and conditions:*
 - a) *That the owner agrees to provide as a bonus for increased density, the following contributions per dwelling unit prior to subdivision approval:*
 - i) *\$6,000 towards the General Amenity Reserve Fund; and*
 - ii) *\$1,000 towards the Affordable Housing Reserve Fund.*

(Secured in Bylaw 1596)
 - b) *That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering and provide a preliminary lot layout plan; **(Complete, road dedication not required)***
 - c) *That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering; **(Not required)***
 - d) *That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:*
 - i) *That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;*

-
- ii) *That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.*
2. *That Council receive the 1.5m wide trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC's.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (d) i-ii in Council's resolution.

Bylaw No. 1596 was signed by the Minister of Transportation on November 17th, 2015.

OPTIONS

That Council:

1. Adopt Bylaw Nos. 1596 and 1603;

OR

2. Take no action at this time with respect to Bylaw Nos. 1596 and 1603.

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:gl

**CITY OF LANGFORD
BYLAW NO. 1603**

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

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

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

1. By deleting from the "AGRICULTURAL" designation and adding to the "HILLSIDE OR SHORELINE" designation the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431, PID 018-281-192 (734 Latoria Road) 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 Official Community Plan Bylaw, Amendment No. 18, (734 Latoria 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.

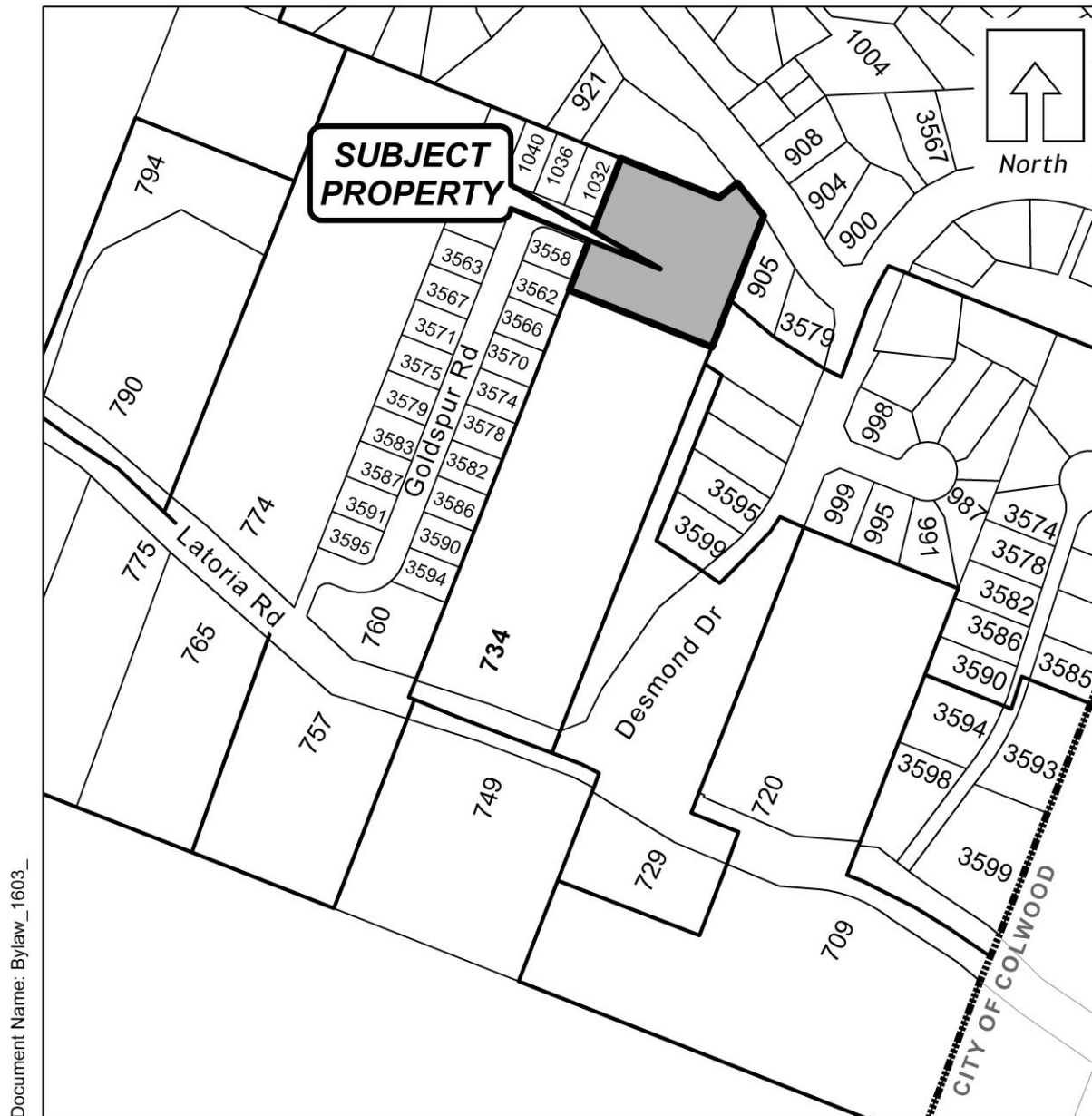
READ A THIRD TIME this 16th day of November, 2015.

ADOPTED this day of , 2015.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1603

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/27/2015

**CITY OF LANGFORD
BYLAW NO. 1596**

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

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

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

1. By deleting from the RR2 (Rural Residential 2) Zone and adding to the RR6A (Rural Residential 6A) Zone the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RR6A	1596	LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria Rd)	A) \$6,000 towards the General Amenity Reserve Fund; and b) \$1,000 towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 439, (734 Latoria 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.

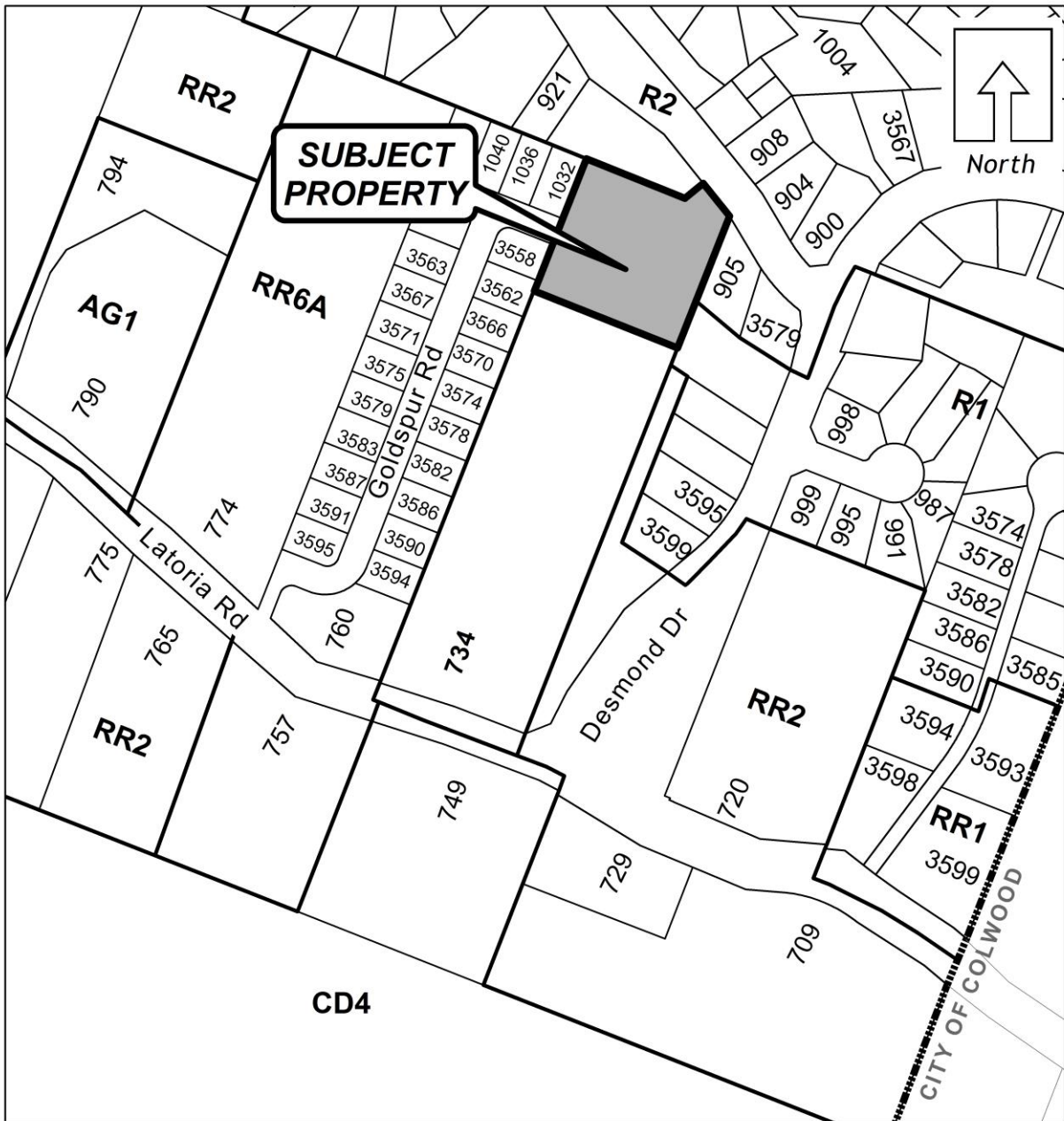
APPROVED BY THE MINISTRY OF TRANSPORTATION this 17th day of November, 2015.

ADOPTED this day of , 2015.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Document Name: Bylaw_1596_



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

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/14/2015

CITY OF LANGFORD BYLAW NO. 1608

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

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

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

1. By adding the following definition to Part 1 – Interpretation:
 ““gasoline service stations” means a building or lot used for the retail sale of motor fuels and which may include accessory uses such as car wash and retail sales. This definition does not include facilities that are not open to the general public such as cardlock gasoline stations”
2. By adding the following as Section 3.05.01(8):
 “(8) Eaves and gutters may project into the accessory building setbacks specified in Section 3.05 by not more than 1m, provided that a minimum setback of 0.45m is maintained”
3. By deleting the phrase “such as taxi or limousine operation or courier service” from Section 3.09.01(3)(g);
4. By deleting sections 3.18.01 and replacing it with the following:

The following features may project into a required setback, as noted in Table 1:

“Table 1: Permitted Projections into Required Setbacks

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Fireplaces, chimneys, eaves, gutters, bay windows, or ornamental features (such as cornices, pilasters, belts courses, sills)	All lots	3m or greater	All types	Setback for the projecting feature only may be reduced by not more than 1m
	All lots	Less than 3m	Interior Side Lot Line only	Setback for the projecting feature only may be reduced to 0.9m
				Setback for projecting eaves and gutters only may be reduced to 0.45m
Steps, sunlight control projections, canopies, balconies, decks, or porches	Greater than or equal to 380 m2	n/a	All types	Setback for the projecting feature only may be reduced by not more than 1m

	Less than 380 m ²	n/a	Front or Rear Lot Line only	Setback for the projecting feature only may be reduced by not more than 1m
--	------------------------------	-----	-----------------------------	--

”

5. By deleting Sections 3.21.03(3), (4) and (5);
6. By inserting the following as Section 3.21.03(3):

“(3) Fences adjacent to a highway in all zones shall not exceed a height of 1.22m (4 ft) and must be constructed with a permeable style (i.e. wrought iron, picket or similar style)”
7. By inserting the following as Section 3.21.03(4):

“(4) The following regulations apply to fences on lots containing one-family, two-family or townhouse uses:

 - (a) Fences along interior side and rear lot lines (where not adjacent to a highway) shall not exceed a height of 1.83m (6 ft);
 - (b) Despite subsection 3.21.03(3), that portion of a fence along a highway that is a minimum of 1.83m (6ft) to the rear of the front building face may exceed 1.22m (4 ft) in height but shall not exceed a height of 1.83m (6 ft) and may be constructed with a solid style”
8. By inserting the following as Section 3.21.03(5):

“(5) Ornamental features such as arbours or gates are exempt from the maximum height requirements of this Section”
9. By inserting the phrase “on lots with areas greater than or equal to 400 m² (4,305 ft²)” immediately before “in accordance with” in Section 6.27A.01(5);
10. By inserting the following as Section 6.71.01(3) and renumbering subsequent subsections accordingly:

“(3) cardlock gasoline stations”
11. By inserting the phrase “accessory” immediately before “offices” in Section 6.80B.01(4);

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

READ A FIRST TIME this 2nd day of May, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1622**

**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 replacing Section 6.101 with the text set out in Schedule A;
2. By replacing Appendix “S” with the text set out in Schedule B;
3. By replacing “Schedule X” with the map attached as Schedule C;

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 453, (2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6), 2016”.

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.101 – Comprehensive Development – South Skirt Mountain (CD12) Zone

6.101.01 Permitted Uses

- (1) Within that portion of the lands identified as “Area I – One or Two Family Residential”, on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:
 - (a) accessory buildings and uses;
 - (b) assembly;
 - (c) attached housing;
 - (d) bed and breakfast in one-family dwellings on lots of 550 m² (5 920 ft²) or greater in area and in accordance with Sec. 3.09;
 - (e) community care facility including, but without limiting the generality of the foregoing: hospitals, private hospitals, nursing homes, and multi-level care facilities;
 - (f) community garden;
 - (g) group daycare limited in accordance with Section 3.26.02;
 - (h) home occupation in accordance with Section 3.09;
 - (i) one-family dwelling which may contain a secondary suite within the one-family dwelling in accordance with Section 3.08;
 - (j) one-family dwelling which may contain a secondary suite within the one-family dwelling on lots with an area less than 550 m² (5920 ft²);
 - (k) one-family dwelling which may contain a secondary suite within the one-family dwelling in accordance with Section 3.08 or within an accessory building in accordance with Section 3.08.04 on lots with an area equal to or greater than 550m² (5920 ft²);
 - (l) schools, including preschools;
 - (m) temporary construction and real estate marketing offices;
 - (n) the keeping of not more than four boarders in a one-family dwelling;
 - (o) townhouses;
 - (p) two-family dwellings on lots with areas greater than or equal to 750 m² (8073 ft²), a width of not less than 13 m (42.6 ft) and a building envelope width not less than 11 m (36.1 ft);
 - (q) uses permitted by Section 3.01 of this Bylaw.

- (2) Within those portions of the lands identified as “Area II – Multi-Family Residential” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:
 - (a) apartments, including apartments for senior citizens;
 - (b) assisted living apartment;
 - (c) uses permitted by Section 6.101.01(1);
- (3) Within those portions of the lands identified as “Area III” – Mixed-Use Multi-Family Residential” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:
 - (a) church;
 - (b) commercial uses in a mixed-use building, including:
 - i. bakery;
 - ii. offices;
 - iii. personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;
 - iv. indoor recreation facilities;
 - v. retail stores; and
 - vi. restaurants and coffee shops, excluding drive-in and drive-through;
 - (c) uses permitted by Section 6.101.01(1) and (2);
- (4) Within those portions of the lands identified as “Area IV – Neighbourhood Centre” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:
 - (a) accessory buildings and uses;
 - (b) assembly and entertainment uses, including but without limiting the generality of the foregoing, auditoriums, banquet halls, billiard and pool halls, bowling alleys, catering establishments, and movie theatres;
 - (c) bakery, limited to a gross floor area of 220 m² (2,153ft²);
 - (d) craft studio in enclosed buildings
 - (e) financial institutions, excluding drive-through;
 - (f) food catering facilities;
 - (g) hospital, including private hospitals, nursing homes and multi-level care facilities;
 - (h) hotel and motel;
 - (i) medical clinics;
 - (j) offices;
 - (k) parking facilities;

- (l) personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;
 - (m) post office
 - (n) premises licensed pursuant to the *Liquor Control and Licensing Act*;
 - (o) indoor recreation facilities;
 - (p) recreational facilities;
 - (q) restaurants and coffee shops, excluding drive-in and drive-thru;
 - (r) retail stores;
 - (s) veterinary practices in enclosed buildings;
 - (t) uses permitted by Section 6.101.01(1), (2) and (3);
- (5) Within those portions of the lands identified as “Area V (a & b) – Commercial” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted:
- (a) accessory buildings and uses;
 - (b) accessory commercial uses, limited to the following;
 - i. conference and meeting facilities
 - ii. premises licensed pursuant to the *Liquor Control and Licensing Act*;
 - iii. public assembly and entertainment uses;
 - (c) car wash;
 - (d) financial institution, including drive through;
 - (d) gas station;
 - (e) health club;
 - (f) hotel and motel;
 - (g) indoor recreation facilities;
 - (h) offices;
 - (i) parking facilities;
 - (j) personal service establishments, including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;
 - (k) public transportation depot;
 - (l) restaurants and coffee shops, including drive-in and drive-through;
 - (m) retail stores;
 - (n) sale and repair of household furnishing;
 - (o) temporary construction and real estate marketing offices;

- (p) uses permitted by Section 3.01 of this Bylaw.
- (6) Within those portions of the lands identified as “Area VI – Commercial Mixed-Use” on the CD12 zone map attached as Schedule “X”, the following uses and no others are permitted
 - (a) accessory commercial uses, limited to the following;
 - i. conference and meeting facilities;
 - ii. group daycare in accordance with Section 3.26.02
 - iii. medical clinic;
 - iv. parking facilities;
 - v. personal service establishments;
 - vi. premises licensed pursuant to the *Liquor Control and Licensing Act*;
 - vii. public assembly and entertainment uses;
 - (b) apartments, including apartments for senior citizens;
 - (c) attached housing;
 - (d) car wash;
 - (e) financial institution, including drive through;
 - (f) gas station;
 - (g) hotel and motel;
 - (h) indoor recreation facilities;
 - (i) offices;
 - (j) recreational facilities;
 - (k) residential hotel;
 - (l) restaurants and coffee shops, including drive-in and drive-through;
 - (m) retail stores;
 - (n) temporary construction and real estate marketing offices;
 - (o) townhouses;
 - (p) uses permitted by Section 3.01 of this Bylaw.

6.101.02 Subdivision Lot Requirements

- (1) In Areas I, II, III, and IV:
 - (a) No lot having an area less than 200 m² (2152 ft²) or a width less than 6 m (19.7 ft) may be created by subdivision;
 - (b) No lot with an area greater than, or equal to 550 m² (5 920 ft²) may be created having a width less than 10 m (32.8 ft);

- (c) Notwithstanding Section 6.101.02(1)(a), a lot having an area of no less than 70 m² (750 ft²) and a width no less than 4m (13ft) may be created by subdivision for a townhouse use;
- (2) In Areas V (a & b) and VI:
 - (a) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision;
 - (b) No lot may be created having a lot width less than 16m (53ft);
- (3) No land in the CD12 zone may be subdivided unless, concurrently with the subdivision, the Owner has granted to the City a covenant under section 219 of the *Land Title Act* restricting the use of the land being subdivided and the construction of buildings and structures on the land such that the land use and density regulations contained in the CD12 zone including the provisions for bonus density in Subsection 6.101.04(3) are made applicable to the individual parcels created by the subdivision in a manner that is consistent with this Bylaw and the Official Community Plan.

6.101.03 Density of Development on Individual Lots

- (1) There may not be more than one residential building, exclusive of any secondary suite in an accessory building, on a lot with an area less than 750 m² (8 073 ft²).

6.101.04 Density of Development in the CD12 Zone

- (1) Within Area VI:
 - (a) the floor area ratio may not exceed 1.0 for buildings containing uses other than residential uses and hotels; and
 - (b) the floor area ratio may not exceed 2.0 for buildings containing residential or hotel uses.
- (2) There may not be more than sixteen (16) dwelling units in Areas I, II, III, and IV of the CD12 zone;
- (3) Despite Subsection 6.101.04(2), land in Areas I, II, III, and IV of the CD12 zone may be subdivided and land may be developed for more than sixteen (16) dwelling units if the owner of the land to be built upon has provided the following the following to the City:
 - i. \$2000 per dwelling unit towards the General Amenity Reserve Fund; AND
 - ii. A covenant charging the land in CD12 zone, in terms satisfactory to the City, ensuring that land in an amount equal to at least 40% of the land area within the CD12 zone, and in a location satisfactory to the City, is dedicated as public land or protected as covenanted open space;
- (4) For the purposes of Subsection 6.101.04(3) a dwelling unit is authorized in the CD12 zone when a building permit authorizing the construction of the dwelling unit is issued, except that in the case of a subdivision of land into lots on which the CD12 regulations permit the construction of a one- or two-family dwelling, dwelling units are authorized on such lots when the approving officer approves the subdivision plan creating the lots;
- (5) For the purposes of Subsections 6.101.04(3) a dwelling unit is defined as a single residential lot of not less than 550 m² (5920 ft²) or a single-family residential dwelling

- on a lot not less than 550 m² (5920 ft²);
- (6) For the purpose of Subsection 6.101.04(3):
- a) A one-family dwelling on a lot less than 550m² (5920 ft²) is deemed equivalent to 0.66 dwelling units;
 - b) A two-family dwelling unit (duplex) is deemed to be equivalent to 1.32 dwelling units (2 x 0.66);
 - c) A multi-family dwelling unit (townhousing, attached housing, apartment is deemed equivalent to 0.61 dwelling units;
- (7) Provided that all of the requirements of Section 6.101.04 have been met, the maximum density of development within Areas I, II, III, IV, and V (a & b) of the CD12 zone is as follows:
- (a) within Area II:
 - i. the floor area ratio may not exceed 3.0.
 - (b) within Area III:
 - i. the commercial uses {permitted by Section 6.101.01(3)(b)} may not exceed 600 m² (6 458ft²); and
 - ii. the floor area ratio may not exceed 7.0;
 - (c) within Areas IV and V(a),
 - i. the combined floor area for uses other than residential uses may not exceed 6,000 m² (64 586 ft²);
 - (d) Within Area V(b),
 - i. the floor area for uses other than residential uses may not exceed 1,000 m² (10 764 ft²);
 - (e) Within Area VI, the floor area ratio may not exceed 7.0; and
 - (f) Within Area V (a &b):
 - i. the floor area ratio may not exceed 1.0 for buildings containing only uses other than hotels; and
 - ii. the floor area ratio may not exceed 2.0 for buildings containing hotel uses.
- (8) Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III and IV of the CD12 zone exceed 2000.

6.101.05 Lot Coverage

- (1) Within Area V (a & b) and VI, the lot coverage of all buildings and structures may not exceed 50%;

6.101.06 Height and Size of Principal Use Buildings

- (1) Within Area I, the height of principal use buildings may not exceed three storeys;

- (2) Within Area II, the height of principal use buildings may not exceed six storeys, exclusive of up to two storeys primarily containing off-street motor vehicle parking spaces;
- (3) Within Area V (a & b) and VI, the height of principal use buildings may not exceed four storeys;

6.101.07 Setbacks

- (1) Within Area V (a & b) and VI, no building or structure may be located:
 - (a) Within 7.5 m (25 ft) of any front lot line;
 - (b) Within 6 m (20 ft) of any interior side lot line that does not adjoin a lot in a commercial, industrial or business park zone;
 - (c) Within 10 m (32.8 ft) of any rear lot line except that no setback is required from a rear lot line that adjoins a lot in a commercial zone, industrial zone, or business park zone; or
 - (d) Within 6 m (20 ft) of any exterior side lot line.

6.101.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of this Bylaw, a continuous landscape and screening area not less than 3 m (10 ft) wide must be provided along the developed portion of each lot in Area V (a & b) and VI which abuts a highway, and a continuous landscape and screening area not less than 3 m (10 ft) wide or not less than 2.5 m (8 ft) in width containing a decorative fence not less than 1.8 m (6 ft) in height together with decorative planting must be provided along the developed portion of each lot in Area V (a & b) and VI which abuts a property in an agricultural, residential, or institutional zone other than the CD12 zone. The landscape and screening area may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows. The width of the landscape area may include the width of any landscaped portion of the abutting highway that is contiguous with the landscape area and not separated from it by any paved, graveled or concrete area.

6.101.09 General

The relevant regulations of Part 3 of this Bylaw apply.

Appendix S: South Skirt Mountain

South Skirt Mountain Neighbourhood Design Guidelines



1.0 GENERAL

JUSTIFICATION

The City of Langford has designated all commercial, multi-family residential, and intensive residential development as a Development Permit Area pursuant to the provisions of the Local Government Act. The justification for this designation is to ensure that Council has the ability to secure the necessary information and establish conditions on development such that the form and character of new commercial, multi-family residential and intensive residential development are of a high quality and best suited to both the surrounding land and the vision of Langford as expressed in the Langford Plan.

OBJECTIVE

The objective of the South Skirt Mountain Design Guidelines is to supplement the Development Permit Guidelines for residential, multi-family, commercial, and hillside development within the City of Langford Development Permit Guidelines, specifically to guide development of properties identified as development areas within the South Skirt Mountain Neighbourhood Area Plan. These guidelines will ensure that development:

- a. encourages a development pattern that seeks to preserve and enhance existing landform, wetlands, and vegetation wherever possible,
- b. is constructed to high standards, both material and aesthetic, and
- c. is protected from hazardous conditions.

The essential nature of the South Skirt Mountain development is a high-quality mix of single- and multi-family residential and commercial uses. The form and character of the development and the design of the landscaping and pedestrian systems are important means to achieving this.

Where there is a conflict between these guidelines and the General Design Guidelines, the South Skirt Mountain Design Guidelines will take precedence.

- 1.1 The South Skirt Mountain Development Neighbourhood Area Plan provides for single family, multi-family, commercial, institutional and recreational land uses. Map A1 identifies the general layout of development sites, mid-high density clustered areas, and dedicated open space areas, which will provide overall direction for the layout of development as a development permit guideline. While this layout is not intended to be inflexible, any deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaw of the City of Langford;
- 1.2 The Director of Planning may issue variances with respect to any setback requirement, where the variance being sought supports the objectives of the design guidelines, including but without being limited to the following: respecting existing topography, natural features, areas of sensitive ecosystems, provision of public amenities and special architectural features;

2.0 ENVIRONMENTALLY SENSITIVE AND HAZARDOUS CONDITIONS

- 2.1 The South Skirt Mountain Neighbourhood Area Development Concept plan that forms part of these guidelines is based on the requirement that 40% of the lands within the CD12 (South Skirt Mountain Comprehensive Development) zone will be preserved either as covenanted open space, amenity land or dedicated park. The highest value sensitive ecosystems have been determined to be generally within the areas shown as Open Space on the map attached, but the true location of these ecosystems is to be determined, phase by phase, through the Development Permit process;
- 2.2 Land alteration is expected to occur only on a phase by phase basis, and must be preceded by a Development Permit that addresses, in particular: environmentally sensitive ecosystems, wildlife habitat and biodiversity, riparian areas, steep slopes and interface fire hazard, in accordance with the City's guidelines for environmentally sensitive and hazardous DP areas.
- 2.3 A Development Permit may limit the scope of land alteration for the sake of mitigating environmental impact, hazardous conditions or aesthetic considerations;

2.4 Development will also be guided by the recommendations within the South Skirt Mountain Wildfire Interface Assessment Plan dated January 29, 2008 prepared by Strathcona Forestry Ltd.

3.0 GENERAL FORM AND CHARACTER GUIDELINES

- 3.1 Site grading should incorporate natural topography where possible. Where topography is not affected by development, natural features should be retained;
- 3.2 Building setbacks, orientation, form, density and height, should be designed to minimize the impact of the proposed development on ecosystems and existing topography.
- 3.3 Natural features or existing trees between clusters of development on hillsides should be retained (where supported by the qualified professional with respect to Interface fire hazard or ecosystem preservation) so as to enhance or protect views from outside of the area and avoid the view of a solid built mass on the hillside. Where retention of trees is not possible, establishing new landscaping with the same purpose is encouraged;
- 3.4 Site lighting should be designed so as to minimize light pollution. Exterior lights shall be permitted, as required for safety and comfort when installed at a height and angle so as to minimize glare onto adjacent lands. The use of full cut-off and shielded fixtures is encouraged wherever practical;
- 3.5 Parking may be provided between building entrances and the street frontage in order to minimize disturbance to sensitive ecosystems or natural topography, provided it is screened with suitable landscaping to minimize impact from the street.
- 3.6 Structured parking above grade should be designed and finished in a manner that is consistent with the overall building character, and designed to create overall architectural interest;
- 3.7 Parkade structures below grade may extend to the property line, and may be excluded from setback requirements;
- 3.8 Overall, the form and character of development shall exhibit a blend of a traditional Arts and Crafts or Craftsman style of architecture that is consistent with the early history of British Columbia and more Modern and Contemporary styles of architecture that have become synonymous with a "West Coast" style of architecture. Architectural types that reflect national "types" (such as: Swiss Chalet or Spanish Hacienda) that are not generally associated with the local climate, geography or architectural pattern of development are discouraged. In order to achieve this design theme, individual buildings are encouraged to incorporate any or all of the following elements into their design:
 - a) large timber framing at feature areas (where permitted from an interface fire hazard management perspective);
 - b) Characteristic roof overhangs;
 - c) Stepped building massing;
 - d) Natural materials;

3.9 Buildings shall be constructed to a high material and architectural standard. Acceptable finishes include:

- a) Architectural concrete;
- b) Stucco;
- c) Wood;
- d) Cementitious board;
- e) Architecturally finished block;
- f) Architectural composite metal panels and pre-finished metal siding;
- g) Natural stone;
- h) Brick;
- i) Cultured stone;

4.0 MULTI-FAMILY and MIXED-USE DESIGN GUIDELINES

4.1 Within multi-building developments, buildings should not be identical, but should exhibit a form and character that is complementary. Buildings should establish the individual character of each building, while maintaining a common architectural theme that is consistent with the overall architecture of the zone;

4.2 Within multi-building, multi-storey developments greater than three storeys, the distance between any 2 buildings should not be less than 3 meters or half the height of the taller building, whichever is less, unless buildings are separated by a firewall in a zero lot line configuration;

4.3 Where ground oriented multi-family development (eg: townhouses) are situated directly adjacent to single-family residential development, the height of multi-family development at the street level should be less than 3 full storeys in height;

4.4 Building massing should step at the parking podium.

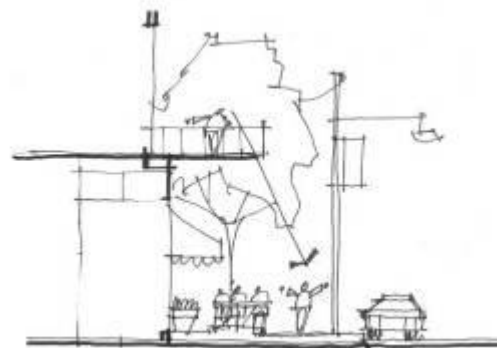
4.5 For buildings over six stories in height, the podium should be strongly articulated through:

- a. architectural details at human scale,
- b. stepping and terracing of the elevations of the podium, and
- c. Use of different building massing and primary building materials to that of the upper stories.

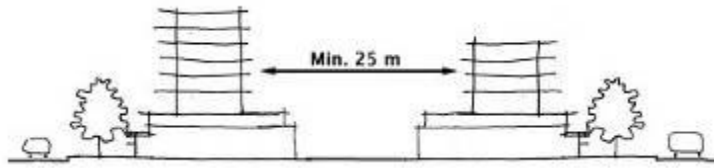
4.6 The grade level of buildings should be activated wherever possible, including walk-up residential, commercial, or personal service uses.

4.7 Common amenity space may be provided in the form of common rooms, shared outdoor space, fitness, or other facilities.

4.8 Terraced building articulations are encouraged, wherever possible.



7.4 Articulated Podium



4.9 Separation between buildings or portions of buildings that are more than 6 stories in height should not be less than 25 meters, excluding parking structure and podiums.

5.0 MIXED USE CORE DESIGN GUIDELINES

5.1 In addition to the guidelines contained in this section, the development permit area guidelines for “General Design Guidelines for Downtown Langford” contained in Bylaw 300 shall also apply to any Mixed Use Core within the CD12 (South Skirt Mountain Comprehensive Development) zone.



Typical Mixed Use Core

5.2 A Mixed Use Core should be designed to include and encourage public gatherings.

5.3 Specific features should include pedestrian friendly plazas and a landscaped courtyard with a central water feature.

5.4 Buildings surrounding the plaza should have main entrances fronting onto the plaza and, where possible, onto adjacent streets.

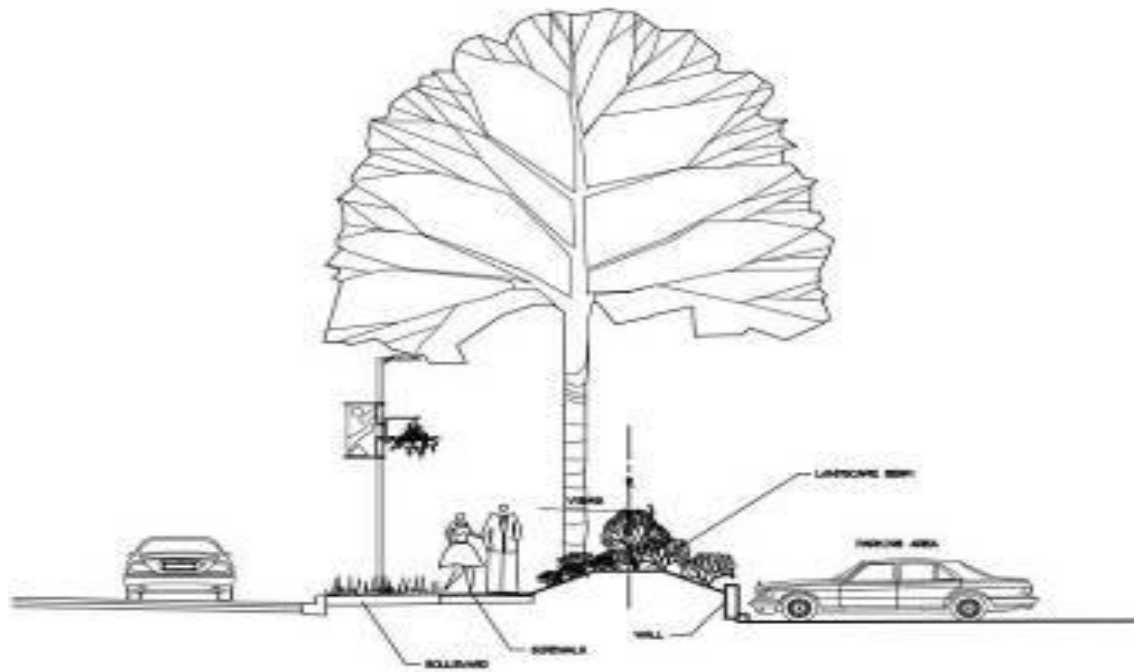


5.5 Restaurants and cafes should incorporate opportunities for outdoor sidewalk dining areas.

5.6 Store signage in the Mixed Use Core is permitted to have individually illuminated letters, providing they are designed to be consistent with the architectural character of the development.

6.0 COMMERCIAL DESIGN GUIDELINES

6.1 Commercial Design Guidelines below are applicable to Area V on the Land Use Plan, and are not applicable in the Mixed-Use Core.



Parking Section

6.2 New buildings should utilize variations in the character of rooflines, sloping roof lines, gables and dormers, or

other interesting roof treatments that are complimentary to the design expressed in neighbouring buildings;

6.3 All portions of a site not covered by buildings, structures, and vehicle/pedestrian circulation space should either be retained in a natural condition or landscaped.

6.4 Setbacks from parking to a lot line adjoining a road can be reduced to 2 meters, provided the setback area includes an intensive landscape area adjacent to the street.

7.0 LANDSCAPING

7.1 Emphasize use of species present on-site for all natural areas and the interface to natural areas;

7.2 Trees and major shrub vegetation should be selected in consultation with a registered professional biologist to reflect the vegetation zone characteristics where it is situated i.e. Garry Oak/Rock Outcrop; Forest Upland; adjacent riparian zones, and the production and use of Garry Oak and Arbutus is encouraged.

7.3 Every effort should be made to reinforce, strengthen the edges of the adjacent natural areas. These edges should be blurred and allow the natural habitat to blend and extend into the development zones.

7.4 A limit of disturbance for each development zone shall be established with an evaluation and identification of vegetation areas for preservation. These areas shall be demarcated and protected prior to any clearing or disturbance of the site.

7.5 Ensure the protected and adjacent natural areas are protected from the adverse effects of rock removal, erosion, and changes in the hydrological ground conditions. Within the Garry Oak/ Rock Outcrop areas, evaluate trees and develop a rock removal plan strategy to an arborist's approval that ensures adverse effects to the protected trees are prevented.

7.6 Topsoil and overburden shall be reclaimed on site, where practical, for re-use and use in natural interface areas.

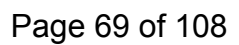
7.7 Landscape areas are encouraged to use native species for site interface and a mix of native and non-native plants for areas associated with buildings, parking and feature areas.

7.8 Plant material should be arranged to emphasize building entrances, pedestrian and vehicular circulation routes, as well as to soften the appearance of parking areas, mechanical systems, and service areas without blocking visibility of pedestrian and vehicular traffic. Plants should be used to complement the scale of the area or structure.

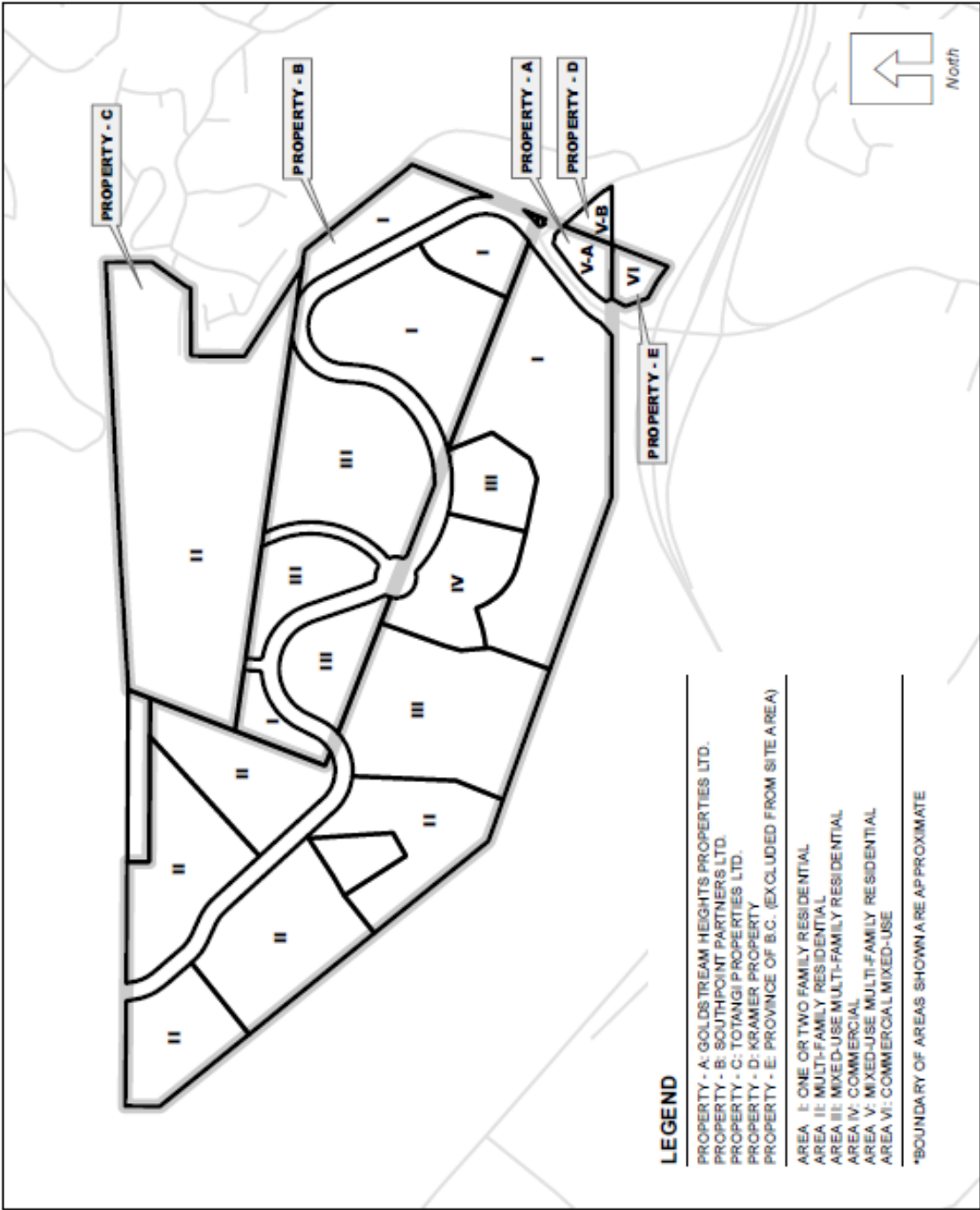
7.9 Where practical, with respect to interface fire hazard, coniferous trees should be used to screen mechanical equipment and service areas. Space should be provided to allow a natural tree screening as opposed to hedges.

7.10 Landscape islands are to be provided internal to parking areas.

7.11 Landscaping should be arranged in a natural pattern or geometric configurations as designed by a Landscape Architect.



SCHEDULE X



**CITY OF LANGFORD
BYLAW NO. 1624**

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

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

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

1. By deleting from the OPEN SPACE designation and adding to the HILLSIDE OR SHORELINE designation the properties shown shaded on Plan No. 1 attached to and forming part of this Bylaw;
- B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 20, (1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella), 2015".

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

This map illustrates the study area, which is divided into two main categories: Hillside / Shoreline (indicated by solid grey shading) and Open Space (indicated by diagonal hatching). The map shows a complex network of roads, including Canada Highway 1, and various residential developments. A north arrow is located in the top right corner, pointing upwards. The legend is positioned in the bottom right corner, providing a key for the shaded areas.

MAYOR

CORPORATE OFFICER

Last Revised: 2/26/2016

CITY OF LANGFORD BYLAW NO. 1623

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

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

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

1. By adding as Section 6.95A the text set out in Schedule A;
2. By adding as Schedule O-2 the map set out in Schedule B;
3. By adding as Map 7A the map set out in Schedule C;
4. By adding the following to Appendix M:

“14.0 Supplemental Guidelines (2016)

In 2016 the principal land owners in the CD6 (Bear Mountain Comprehensive Development A) zone applied to rezone the remaining development lands in the CD6 zone to a new CD6A zone. The guidelines as set out in Appendix M apply in both the CD6 and CD6A zones, and the guidelines in this section are intended to take precedence in the CD6A zone.

Notwithstanding the Bear Mountain Land Use Concept Plan (Map 7) the Bear Mountain Area Plan (Map 7A) shall applied to lands within the CD6A zone. Map 7A is a development permit guideline which provides overall direction for the layout of land uses. While this layout is not intended to be inflexible, and deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaws of the City of Langford.

In the event of any conflict between the guidelines contained within this section and any other guidelines, these guidelines shall prevail.

- 14.1 The overall form and character of development in the CD6A zone shall exhibit a blend of a traditional English Arts and Crafts or Craftsman style of architecture that is consistent with the early history of British Columbia and more Modern and Contemporary styles of architecture that have become synonymous with a “West Coast” style of architecture. Architectural types that reflect national “types” (such as: Swiss Chalet or Spanish Hacienda) that are not generally associated with the local climate, geography or architectural pattern of development are discouraged.
- 14.2 New development is expected to complement and enhance existing development in the Bear Mountain Comprehensive Development and meet the same standards, particularly with respect to finishes, roof and form as outlined in Sec. 8.0.
- 14.3 In addition to the development of a complete community identified in Sec. 2.10, the Bear Mountain Comprehensive Development will work towards becoming a resort community also, wherein opportunities are created for tourism, active recreation, celebration and exploration.

- 14.4 Parking areas should be screened from any abutting residential or golf course use by a landscape screen not less than 3 m (9.8 ft) in width and 1.8 m (6 ft) in height, measured at the time of planting, and separated from roads and access routes by boulevards and street trees.
- 14.5 Landscaping in the form of grass, shrubs, ground cover, native plant communities, plants, trees, or flowers or a combination of them should be incorporated into and maintained in a total of not less than 10% of the site area.
- B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016”.

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.95A– Comprehensive Development 6A – Bear Mountain Zone

6.95A.01 Permitted Uses

The following uses and no others are permitted in the Comprehensive Development 6A – Bear Mountain (CD6) Zone:

- (1) Within that portion of the lands identified as “Area 1” on the CD6A Zone Map attached as Schedule “O-2”:

General Uses

- (a) accessory buildings and uses;
- (b) parking facilities, excluding long-term vehicle storage;
- (c) public and private transportation depots, including but not limited to the generality of the forgoing: bus stations, bus transfer sites, aerial tram station, mass transit stations;
- (d) rental and repair of goods, sport and recreational equipment, tools and small equipment relating directly to any other permitted use in this zone, including, but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine, other than a golf cart or golf course maintenance equipment;
- (e) temporary construction and real estate marketing offices;
- (f) uses permitted in Sec. 3.01 of this Bylaw;

Residential Uses

- (g) apartments, including apartment for seniors;
- (h) assisted living apartments;
- (i) attached housing;
- (j) home occupation in accordance with Section 3.09;
- (k) one-, two-, and three-family dwelling;
- (l) townhouses;

Resort Commercial and Retail Uses

- (m) commercial kitchens and facilities for food catering;
- (n) financial institution;
- (o) hotel and motel, including residential hotel;
- (p) medical clinics;
- (q) offices;

- (r) personal service establishments. Including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;
- (s) post office;
- (t) premises licensed pursuant to the Liquor Control and Licensing Act;
- (u) restaurants and coffee shops, excluding drive-in and drive-through;
- (v) retail stores;
- (w) schools, including preschool;

Business and Technology Uses

- (x) biomedical, scientific or technological research facility;
- (y) electronics manufacturing;
- (z) film production studios;
- (aa) light manufacturing and assembly in enclosed buildings and which are not noxious or offensive by reason of permitting odours, dust, smoke, gas, or noise;
- (bb) mini-storage in any building occupied by another permitted principal use, and not accounting for more than 25% of the gross floor area in any building;
- (cc) printing, publishing, and book binding;

Educational, Cultural, Recreational and Institutional Uses

- (dd) assembly and entertainment uses, including but without limiting the generality of the foregoing, art gallery; auditoriums, banquet halls, exhibition halls, billiard and pool halls, concert and performing art venues (indoor and outdoor), movie theatres (both indoor and outdoor, but excluding drive-in);
- (ee) churches;
- (ff) community care facilities
- (gg) dormitories that are accessory to a school or institutional uses;
- (hh) golf course, golf practice range and miniature golf course including maintenance facilities for golf course use and accessory retail sale, rental and repair of golf equipment;
- (ii) greenhouses as accessory buildings, outdoor gardening, and bee-keeping in accordance with Sec. 3.12;
- (jj) group day care in accordance with Section 3.26.02;
- (kk) places of indoor and outdoor recreation, including but without limiting the generality of the foregoing: trails, passive green space, tot lots, dog runs, gymnasiums, sport training facilities, health clubs, fitness or dance studios, bowling, community centre and facilities for tennis and other racquet sports;
- (ll) schools, including universities, colleges, business colleges, trade schools and preschools;

- (2) Within that portion of the lands identified as “Area 2” on the CD6A Zone Map attached as Schedule “O-2”:

General and Residential Uses

- (a) accessory buildings and uses;
- (b) apartment, including apartments for seniors;
- (c) attached housing;
- (d) home occupation in accordance with Section 3.09;
- (e) one- and two-family dwellings;
- (f) temporary construction and real estate marketing offices;
- (g) townhouses;
- (h) uses permitted in Sec. 3.01 of this Bylaw;

Educational, Cultural, Recreational and Institutional Uses

- (i) assembly and entertainment uses, including but without limiting the generality of the foregoing, art gallery; auditoriums, banquet halls, exhibition halls, billiard and pool halls, concert and performing art venues (indoor and outdoor), movie theatres (both indoor and outdoor, but excluding drive-in);
 - (j) churches;
 - (k) golf course, golf practice range and miniature golf course including maintenance facilities for golf course use and accessory retail sale, rental and repair of golf equipment;
 - (l) greenhouse and outdoor gardening, and bee-keeping in accordance with Sec. 3.12 as an accessory use;
 - (m) places of indoor and outdoor recreation, including but without limiting the generality of the foregoing: trails, passive green space, tot lots, dog runs, gymnasiums, sport training facilities, health clubs, fitness or dance studios, bowling, community centre and facilities for tennis and other racquet sports;
- (3) Within that portion of the lands identified as “Area 3” the CD6A Zone Map attached as Schedule “O-2”:

General and Residential Uses

- (a) accessory buildings and uses;
- (b) apartment, including apartments for seniors;
- (c) attached housing;
- (d) home occupation in accordance with Section 3.09;
- (e) one- and two-family dwellings;
- (f) temporary construction and real estate marketing offices;
- (g) townhouses;
- (h) uses permitted in Sec. 3.01 of this Bylaw;

Resort Commercial and Retail Uses

- (i) hotels and motels, including residential hotels
- (j) personal service establishments. Including, but without limiting the generality of the foregoing, barber shop, beauty parlour, launderette, optical or watch repair shop, photographic studio and shoe repair;
- (k) rental and repair of goods, sport and recreational equipment, including, but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine;
- (l) retail, restaurants and coffee shops, excluding drive-in and drive-through;

Educational, Cultural, Recreational and Institutional Uses

- (m) churches;
 - (n) community care facilities
 - (o) dormitories that are accessory to a school or institutional uses;
 - (p) greenhouses as accessory buildings, outdoor gardening, and bee-keeping in accordance with Sec. 3.12 as an accessory use;
 - (q) group day care in accordance with Section 3.26.02; and
 - (r) schools, including universities, colleges, business colleges, trade schools and preschools;
- (4) Within that portion of the lands identified as “Area 4” on the CD6A Zone Map attached as Schedule “O-2”:

General and Residential Uses

- (s) accessory buildings and uses;
- (t) apartment, including apartments for seniors;
- (u) attached housing;
- (v) home occupation in accordance with Section 3.09;
- (w) one- and two-family dwellings;
- (x) temporary construction and real estate marketing offices;
- (y) townhouses;
- (z) uses permitted in Sec. 3.01 of this Bylaw;

Business and Technology Uses

- (aa) biomedical, scientific or technological research facility;
- (bb) coffee shop, limited to 100m² of gross floor area;
- (cc) commercial kitchens and facilities for food catering;
- (dd) electronics manufacturing;
- (ee) film production studios;

- (ff) light manufacturing and assembly in enclosed buildings and which are not noxious or offensive by reason of permitting odours, dust, smoke, gas, or noise;
- (gg) mini-storage in any building occupied by another permitted principal use, and not accounting for more than 25% of the gross floor area in any building;
- (hh) offices;
- (ii) printing, publishing, and book binding;
- (jj) rental and repair of goods, sport and recreational equipment, including, but without limiting the generality of the foregoing: bicycles, scooters, golf equipment, tennis racquets and climbing gear, but specifically excluding the repair or maintenance of anything that utilizes an internal combustion engine;

Educational, Cultural, Recreational and Institutional Uses

- (kk) churches;
 - (ll) community care facilities
 - (mm) dormitories that are accessory to a school or institutional uses;
 - (nn) greenhouses as accessory buildings, outdoor gardening, and bee-keeping in accordance with Sec. 3.12 as an accessory use;
 - (oo) group day care in accordance with Section 3.26.02; and
 - (pp) schools, including universities, colleges, business colleges, trade schools and preschools;
- (5) Within that portion of the lands identified as “Area 5” on the CD6A Zone Map attached as Schedule “O-2”:
- (a) accessory buildings and uses;
 - (b) apartment, including apartments for seniors;
 - (c) attached housing;
 - (d) bed and breakfast in a one-family dwelling on lots of 550 m² (5920 ft²) or greater in area;
 - (e) home occupation in accordance with Section 3.09;
 - (f) one-, two- and three-family dwellings;
 - (g) secondary suite in a one-family dwelling in accordance with Section 3.08;
 - (h) temporary construction and real estate marketing offices;
 - (i) townhouses;
 - (j) uses permitted in Sec. 3.01 of this Bylaw;
- (6) Within that portion of the lands identified as “Area 6” on the CD6A Zone Map attached as Schedule “O-2”:
- (a) accessory buildings and uses;
 - (b) churches;
 - (c) community care facilities

- (d) dormitories that are accessory to a school or institutional uses;
- (e) greenhouses as accessory buildings, outdoor gardening, and bee-keeping in accordance with Sec. 3.12;
- (f) group day care in accordance with Section 3.26.02;
- (g) park;
- (h) recreational facilities; and
- (i) schools, including universities, colleges, business colleges, trade schools and preschools;

6.95A.02 Subdivision Lot Requirements

- (1) No panhandle lots may be created by subdivision in the CD6A (Comprehensive Development 6A – Bear Mountain) zone.
- (2) No lot having an area less than 550 m² (5 920 ft²) may be created by subdivision in the CD6A (Comprehensive Development 6A – Bear Mountain) zone.
- (3) No lot may be created having a lot width less than 16 m (52.5 ft), unless access to the lot is also provided by way of a rear access route.
- (4) No lot for a residential use may be created having a building envelope width or depth less than 7 m (23 ft) nor a building envelope area less than 186 m² (2 000 ft²).
- (5) The minimum site area for two-family and three-family dwelling buildings are as follows:
 - (a) 835 m² (8 990 ft²) for a two-family dwelling; and
 - (b) 1 000 m² (10 770 ft²) for a three-family dwelling.
- (6) Notwithstanding Subsection 6.95A.02(2), a lot having an area less than 550 m² (5 920 ft²) and not less than 370 m² (4 000 ft²) may be created by subdivision in the CD6A (Comprehensive Development 6A – Bear Mountain) zone for a one-family residential use, provided that:
 - (a) the lot width is not less than 12 m (39 ft); and
 - (b) the building envelope on the lot created has a width and depth of at least 7 m (23 ft).
- (7) No lot having an area less than 900 m² (9 688 ft²) may be used in the CD6A (Comprehensive Development 6A – Bear Mountain) zone for a commercial, attached housing townhouse or any type of apartment use.
- (8) No lot having an area less than 695 m² (7 480 ft²) may be used in the CD6A (Comprehensive Development 6A – Bear Mountain) zone for an institutional use.

6.95A.03 Density of Development on Individual Lots

- (1) There may not be more than one residential building on a lot.
- (2) Despite Subsection 6.95A.03(1), there may be more than one residential building on a lot if all of the residential buildings on the lot are of the same type, being attached housing, townhouses or apartment buildings.

- (3) The density of attached housing and townhouse uses may not exceed one dwelling unit per 285 m² (3 070 ft²) of lot area.
- (4) The floor area ratio of a building for an apartment or combined apartment and commercial use may not exceed 3.0, unless ninety-five percent (95%) of the required off-street parking is provided underground or within a building in which case it may not exceed 7.0. The floor area ratio of a building for a commercial use may not exceed 7.0.

6.95A.04 Density of Development in the CD6A Zone

- (1) There may not be more than one residential dwelling unit and not more than 100 m² (1076 ft²) of commercial floorspace within each area (Area 1 thru 6) identified on the CD6A Zone Map attached as Schedule "O-2";
- (2) Despite Subsection 6.95A.04(1), the number of residential dwelling units in the CD6A Zone may exceed one dwelling unit in each identified area of the CD6A zone if the owner of the land or applicant for a building permit provides the following to the City:
 - (a) \$2500 per dwelling unit towards the City's General Amenity Reserve Fund;
 - (b) A covenant charging the land in the CD6A zone is provided, in terms satisfactory to the City, ensuring that park land or green/open space or golf course in an amount equal to at least 40% of the land area within the CD6 and CD6A Zones combined;
- (3) For the purposes of Subsection 6.95A.04(2)(a) and (b), a dwelling unit is authorized in the CD6 zone when a building permit authorizing the construction of the dwelling unit is issued, except that in the case of a subdivision of land into lots on which the CD6A regulations permit the construction of a one- or two-family dwelling, dwelling units are authorized on such lots when the approving officer approves the subdivision plan creating the lots;
- (4) For the purposes of Subsections 6.95.04(2)(a) and (b) a dwelling unit is defined as a single residential lot of not less than 550 m² (5920 ft²) or a single-family residential dwelling on a lot not less than 550 m² (5920 ft²);
- (5) For the purpose of Subsection 6.95.04(2)(a) and (b):
 - (a) A one-family dwelling on a lot less than 550m² (5920 ft²) is deemed equivalent to 0.66 dwelling units;
 - (b) A two-family dwelling unit (duplex) is deemed to be equivalent to 1.32 dwelling units (2 x 0.66);
 - (c) A multi-family dwelling unit (townhousing, attached housing, apartment is deemed equivalent to 0.61 dwelling units;
- (6) Under no circumstance may the total number of dwelling units within the area CD6A Zone exceed 3300, exclusive of secondary suites;
- (7) Under no circumstances may the total gross floor area of commercial uses, including any golf course buildings, clubhouse, hotel, or adult care facilities, in the CD6A Zone exceed 35,760 m² (385,000 ft²).

6.95A.05 Height and Size of Principal Use Buildings

- (1) No one-, two-, or three-family dwelling, attached dwelling or townhouse may exceed a height of 9 m (30 ft);
- (2) Within that portion of the lands identified as “Area 2” and “Area 5” on the CD6A Zone Map attached as Schedule “O-2”, no building or structure may exceed a height of six storeys (exclusive of wholly non-residential storeys provided as parking);
- (3) Within that portion of the lands identified as “Area 6” on the CD6A Zone Map attached as Schedule “O-2”, no building or structure may exceed a height of four storeys (exclusive of wholly non-residential storeys provided as parking);

6.95A.06 Setbacks for All Land Uses within that portion of the lands identified as “Area 1” on the CD6A Zone Map attached as Schedule “O-2”:

- (a) Within 0m (0ft) from any front lot line;
- (b) Within 0m (0ft) from any rear lot line;
- (c) Within 0m (0ft) of any interior side lot line; or
- (d) Within 0m (0ft) of any exterior side lot line;

6.95A.07 Setbacks for One- and Two- Family Residential Uses within that portion of the lands identified as “Area 2”, “Area 3” and “Area 4” on the CD6A Zone Map attached as Schedule “O-2”:

One- and Two-Family Residential Lots

- (1) On residential lots with areas greater than or equal to 550 m² (5 920 ft²) and less than 2 024 m² (0.5 acres), no single family dwelling may be located:
 - (a) Within 5.5 m (18 ft) of any front lot line;
 - (b) Within 6 m (20 ft) of any rear lot line;
 - (c) Within 2.4 m (8 ft) of any interior side lot line;
 - (d) Within 4.5 m (15 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;
- (2) On residential lots with areas greater than or equal to 835 m² (8 988 ft²) and less than 2 024 m² (0.5 acres), no two-family dwelling may be located:
 - (a) Within 5.5 m (18 ft) of any front lot line;
 - (b) Within 6 m (20 ft) of any rear lot line;
 - (c) Within 3 m (10 ft) of any interior side lot line; or
 - (d) Within 4.5 m (15 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;

Small Lot

- (3) On residential lots with areas greater than or equal to 370 m² (3 281 ft²) and less than 550 m² (5 920 ft²), no building or structure may be located:
 - (a) Within 4.5 m (15 ft) of any front lot line when the lot fronts on and has access from a highway or access route in a bare land strata plan, nor within 5.5 m (18 ft) of the front lot line in the case of a detached garage, or portion of a building comprising an attached garage, connected to the highway or access route by a driveway. This setback may be reduced to 3 m (10 ft) where automobile access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling;
 - (b) Within 6 m (20 ft) of any rear lot line;
 - (c) Within 1.2 m (4 ft) of any interior side lot line; or
 - (d) Within 3 m (10 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;

6.95A.8 Setbacks for One-, Two-, and Three-Family Residential Uses within that portion of the lands identified as “Area 5” on the CD6A Zone Map attached as Schedule “O-2”:

One- and Two-Family Residential Lots

- (1) On residential lots with areas greater than or equal to 550 m² (5 920 ft²) and less than 2 024 m² (0.5 acres), no single family dwelling may be located:
 - (a) Within 5.5 m (18 ft) of any front lot line;
 - (b) Within 6 m (20 ft) of any rear lot line;
 - (c) Within 1.5 m (5 ft) of any interior side lot line;
 - (d) Within 4.5 m (15 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;
- (2) On residential lots with areas greater than or equal to 835 m² (8 988 ft²) and less than 2 024 m² (0.5 acres), no two-family dwelling may be located:
 - (a) Within 6 m (20 ft) of any front lot line;
 - (b) Within 6 m (20 ft) of any rear lot line;
 - (c) Within 3 m (10 ft) of any interior side lot line; or
 - (d) Within 4.5 m (15 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;

Small Lot

- (3) On residential lots with areas greater than or equal to 370 m² (3 281 ft²) and less than 550 m² (5 920 ft²), no building or structure may be located:
 - (a) Within 4.5 m (15 ft) of any front lot line when the lot fronts on and has access from a highway or access route in a bare land strata plan, nor within 5.5 m (18 ft) of the front lot line in the case of a detached garage, or portion of a building comprising

an attached garage, connected to the highway or access route by a driveway. This setback may be reduced to 3 m (10 ft) where automobile access to the dwelling is provided from the rear by way of a rear lane or access route in a bare land strata plan and all parking is located at the rear of the dwelling;

- (b) Within 6 m (20 ft) of any rear lot line;
- (c) Within 1.2 m (4 ft) of any interior side lot line; or
- (d) Within 3 m (10 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;

6.95A.9 Setbacks for Multi-Family Residential Uses within that portion of the lands identified as “Area 2”, “Area 3”, “Area 4” and “Area 5” on the CD6A Zone Map attached as Schedule “O-2”:

Attached Housing and Townhouse

- (1) No attached housing or townhouses may be located:
 - (a) Within 6 m (20 ft) from any front lot line;
 - (b) Within 10 m (33 ft) from any rear lot line;
 - (c) Within 6 m (20 ft) of any interior side lot line; or
 - (d) Within 7.5 m (25 ft) of any exterior side lot line.

Apartment

- (2) No apartment building may be located:
 - (a) Within 0 m of any front lot line;
 - (b) Within 7.5 m (25 ft) of any side lot line, or a distance from the side lot line equal to 0.6 multiplied by the height of the building, whichever is less;
 - (c) Within 10 m (33 ft) of the rear lot line or a distance from the rear lot line equal to the height of the building, whichever is less; or
 - (d) Notwithstanding the setbacks for apartment buildings, any parking structure associated with an apartment building may have a zero setback to any lot line.

6.95A.10 Setbacks for Commercial Uses within that portion of the lands identified as “Area 2”, “Area 3”, “Area 4” and “Area 5” on the CD6A Zone Map attached as Schedule “O-2”:

- (1) No building with a commercial use may be located:
 - (a) Within 6 m (20 ft) of any interior side lot line where the interior side lot line adjoins a lot with a wholly residential use;
 - (b) Within 2 m (6.6 ft) of any exterior side lot line, except where the building is flanked by a sidewalk with a width of at least 2 m (6.6 ft) in which case the exterior side yard setback may be reduced to nil; or
 - (c) Within 6 m (20 ft) of any rear lot line.
- (2) Notwithstanding the foregoing, any parking structure associated with a building with a commercial use may have a zero setback to any lot line.

6.95A.11 Setbacks for Institutional Uses within that portion of the lands identified as “Area 2”, “Area 3”, “Area 4” and “Area 5” on the CD6A Zone Map attached as Schedule “O-2”:

- (1) No building with a principal institutional use may be located:
 - (a) Within 6 m (20 ft) of any interior side lot line; or
 - (b) Within 10 m (33 ft) of any rear lot line.
- (2) Notwithstanding the foregoing, any parking structure associated with a principal building with an institutional use may have a zero setback to any lot line;

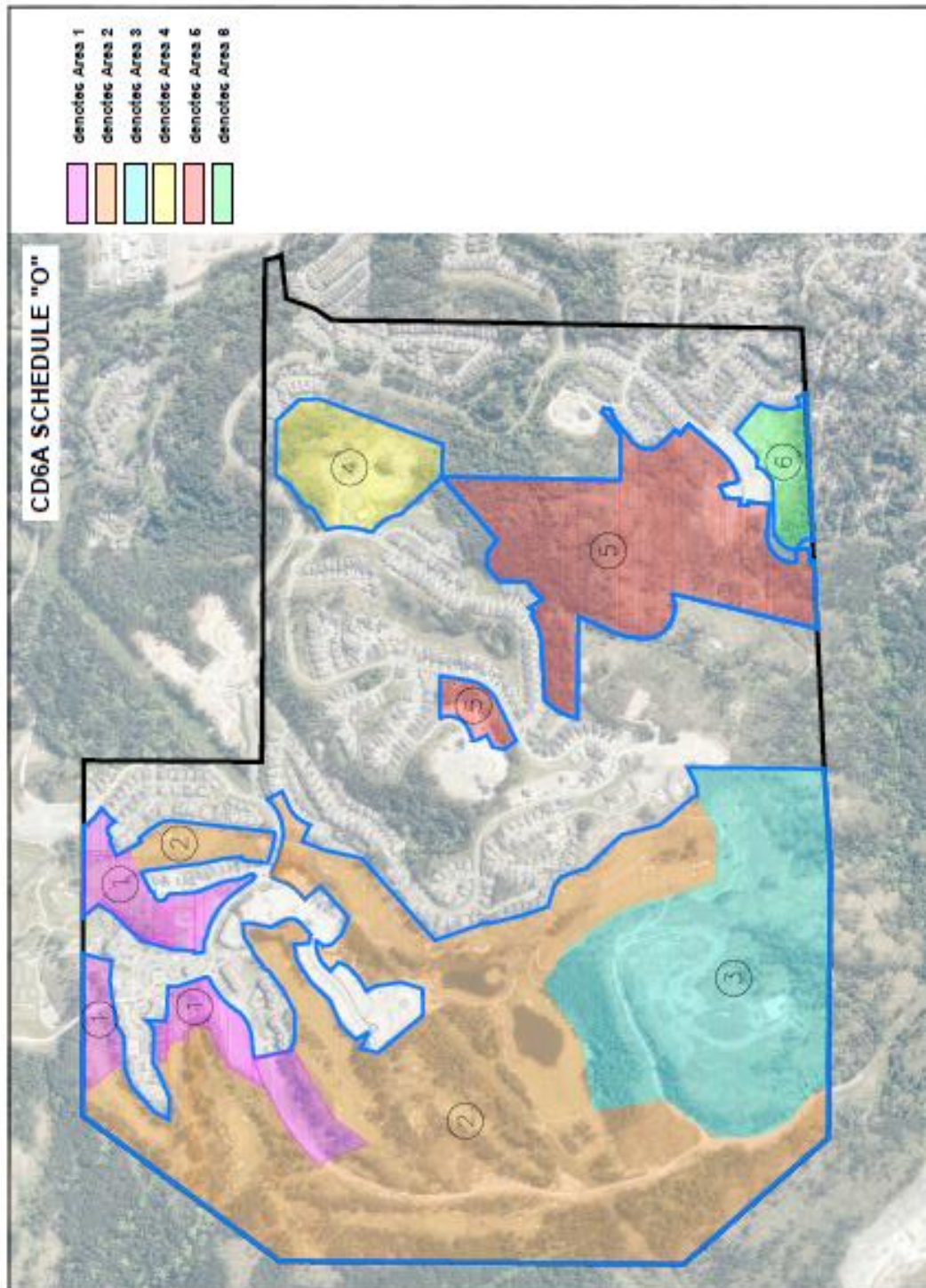
6.95A.12 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw apply.

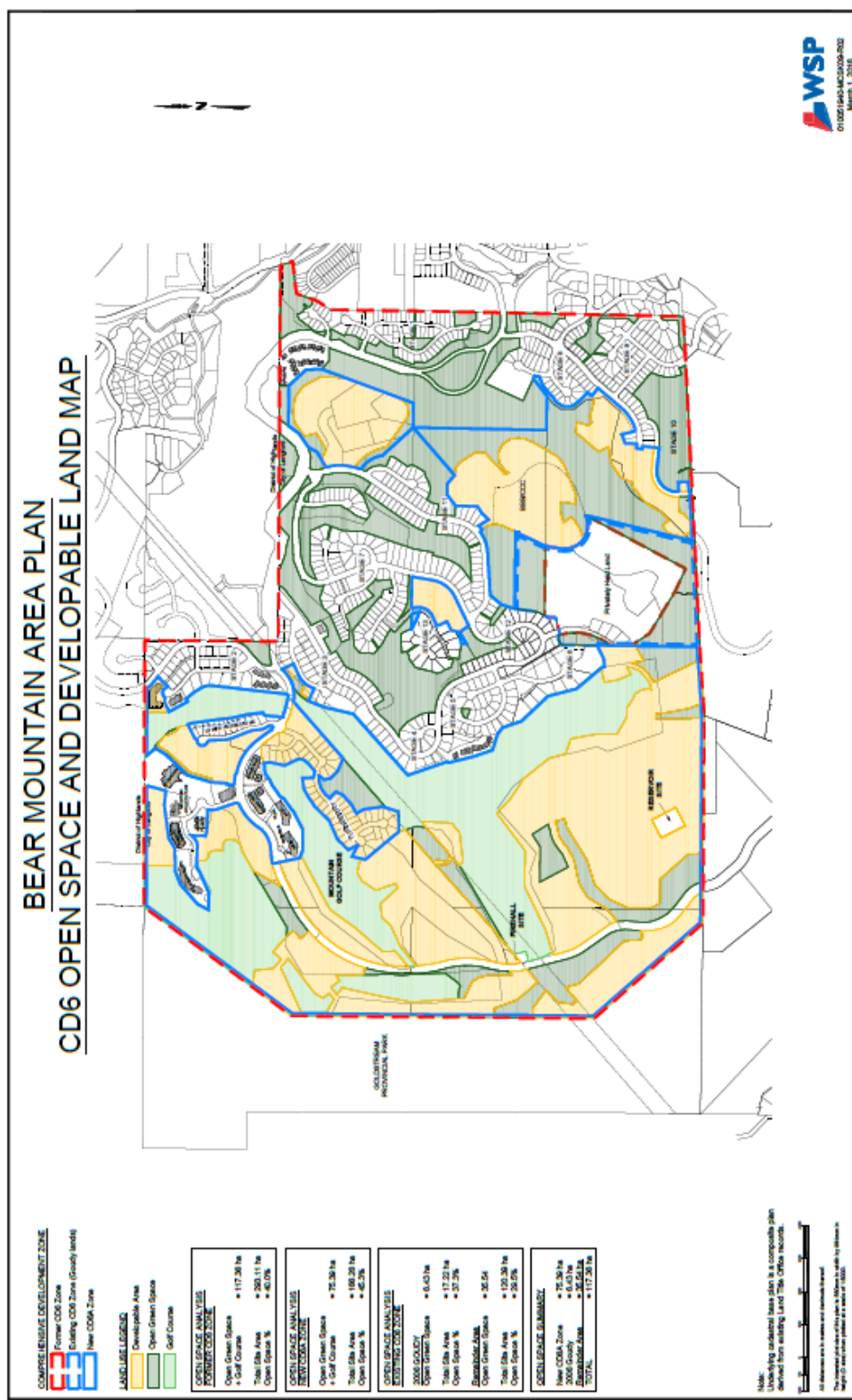
6.95A.13 General Regulations

- (1) Notwithstanding any other regulations in this bylaw, accessory buildings on lots immediately adjacent to a golf course must be situated within the side yard or front yard, and must not be situated closer to the front lot line than the required front yard setback for the principal building;
- (2) Except on lands identified as “Area 1” on the CD6A Zone Map attached as Schedule “O-2”; no building that has a mix of residential and commercial uses may have any residential uses on the ground floor, unless the residential uses are situated to the rear of the commercial uses on the ground floor or have their principal entrance facing a side or rear setback, or a rear access route;
- (3) The relevant regulations of Part 3 of this Bylaw apply;

Schedule B



Schedule C



CITY OF LANGFORD

BYLAW NO. 1631, 2016

A BYLAW TO AUTHORIZE BORROWING FOR THE BEAR MOUNTAIN PARKWAY EXTENSION LOCAL AREA

WHEREAS

A. The City of Langford has adopted the Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016 to authorize the extension of Bear Mountain Parkway, together with associated and consequential highway improvements;

B. The Bear Mountain Parkway Extension Local Area Service was initiated by a petition of the owners in the area of the proposed highway; and

C. The petition proposes that the City borrow for the local area service.

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

Citation

1. This bylaw may be cited as Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016.

Authorization to Borrow

2. The City of Langford is hereby authorized to borrow up to \$5,000,000 for the purpose of providing highway works to construct Bear Mountain Parkway from the intersection of Leigh and McCallum Roads north to the existing Bear Mountain Parkway at plan VIS6323 together with associated and consequential highway improvements

Allocation of Amount Borrowed

3. The entire amount referred to in section 2 is allocated to the purpose described in that section.

Maximum Term for Debentures

4. The maximum term for which debentures may be issued is 15 years.

READ A FIRST TIME this 18th day of April, 2016

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

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

APPROVAL of the Inspector of Municipalities obtained this 5th day of May, 2016

ADOPTED this day of , 2016

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1632

A BYLAW TO AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE DEVELOPMENT COST CHARGE RESERVE FUND.

WHEREAS Council of the City of Langford has established and accumulated development cost charge reserves for road, drainage, parkland acquisition and parkland improvements

AND WHEREAS the Council deems that it is expedient and desirable that the City of Langford perform road, park and drainage improvements;

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

1. The expenditure of up to \$1,478,000 from the Development Cost Charge Road Reserve Fund is hereby authorized for South West Quadrant Interchange Ramp; and
2. The expenditure of up to \$376,000 from the Development Cost Charge Drain Reserve Fund is hereby authorized for Willing Storm Drain; and
3. The expenditure of up to \$22,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Re-alignment of Leigh/Goldstream Intersection; and
4. The expenditure of up to \$578,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Leigh Road Upgrade – Goldstream to Dunford; and
5. The expenditure of up to \$526,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum Road Connector; and
6. The expenditure of up to \$22,500 from the Development Cost Charge Roads Reserve Fund is hereby authorized for WestShore Parkway Extension; and
7. The expenditure of up to \$365,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum – Florence to Springboard Road; and
8. The expenditure of up to \$9,100 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Langford lake Beach Improvements; and
9. The expenditure of up to \$45,000 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Langford Hiking Trails; and
10. The expenditure of up to \$26,000 from the Development Cost Charge Parkland Reserve Fund is hereby authorized for Veterans Memorial Park Playground Improvements; and

11. The expenditure of up to \$95,000 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for Green Initiatives; and
12. The expenditure of up to \$55,000 from the Development Cost Charge Storm Drainage Reserve Fund is hereby authorized for DCC bylaw update; and
13. This Bylaw may be cited as the “Development Cost Charge Reserve Expenditure Bylaw No. 1632, 2015”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1634

A BYLAW TO AMEND BYLAW NO. 1160, “LANGFORD BUILDING BYLAW NO.1160, 2008”

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

A. Bylaw No. 1160 cited as “Building Bylaw No. 1160, 2008” is amended as follows:

1. By replacing Appendix “A” to Bylaw No. 1160 and replacing it with Appendix “A” attached to this bylaw

B. This Bylaw may be cited for all purposes as “Langford Building Bylaw No.1160, Amendment No 8, 2016”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

FINALLY PASSED AND ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be \$51.50. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of \$51.50 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.
5. **Reduction of Fee for Specified Buildings** - When a proposed new building has not less than four above-ground stories, is located on land within the Downtown Pedestrian Commercial Development Permit Area as shown on Map 21 of the City of Langford Official Community Plan, and is directly adjacent to a BC Transit bus route, public sidewalk, or bike lane, fees shall be reduced as follows:
 - (a) 35% reduction for multi-family residential buildings,
 - (b) 50% reduction for mixed commercial/multi-family residential buildings, or
 - (c) 75% reduction for Federal or Provincial office buildings and for Rental Housing, Affordable Housing, Non-market Housing, or Senior's Housing secured by covenant.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value: \$51.50
 - (b) For permits in excess of \$1,000.00, the fees shall be \$51.50 for the first thousand, plus \$10.30 per thousand or part for the next \$99,000.00, plus \$8.25 per thousand, or part thereof, for the next \$900,000, plus \$4.15 per thousand, or part thereof, for the next \$14,000,000, plus \$2.10 per thousand or part thereof for all values in excess of \$15,000,000
 - (c) For extension of permit: \$51.50
 - (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.
 - (1) For permits with a construction value of \$200,000 or less: \$100.00
 - (2) For permits with a construction value more than \$200,000: \$1,000.00
 - (e) Revision fees
 - (1) For permits with a construction value of \$500,000 or less: \$50.00
 - (2) For permits with a construction value of more than \$500,000: \$100.00
2. The value of construction shall be the greater of:
 - (a) the contract price including taxes and a reasonable allowance for extras, or
 - (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".
3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: \$51.50 plus deposits and fees as required.
4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be \$103.00.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

(a)	For each fixture	\$15.50
(b)	For any alteration or replacement not involving installation of a fixture	\$25.75
(c)	For each internal roof leader	\$10.30
(d)	Hydronic Heating System	\$51.50

2. Sewer Connections

(a)	House storm drain	\$25.75
(b)	House sanitary sewer	\$25.75
(c)	House sanitary sewer and removal or de-commission of septic tank	\$51.50
(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$25.75
(e)	Manholes, catch-basins or interceptors	\$51.50
(f)	Pumping stations	\$51.50

3. Fire Protection Equipment

(a)	Sprinkler system 1 to 8 sprinkler heads	\$30.90
(b)	Each additional 20 sprinkler heads	\$20.60
(c)	Standpipe hose outlets	\$20.60
(d)	Fire Hydrants	\$20.60

4.	Hot water storage tank	\$15.50
----	------------------------	---------

5.	Residential irrigation system	\$30.90
----	-------------------------------	---------

6.	Commercial irrigation system	\$103.00
7.	Floor drain for hot water tank	\$15.50
8.	Water and drain connections for a swimming pool (each)	\$15.50
9.	Minimum plumbing permit fee	\$15.50
10.	Water service connection to property line	\$25.75

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1.	Chimney	\$25.75
2.	Fireplace Including Chimney	\$41.25
3.	Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$25.75
4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$41.25
5.	Installation or replacement of a residential oil burning furnace	\$25.75
6.	Removal and/or replacement of a residential oil supply tank	\$25.00
7.	Installation or replacement hydronic heating boiler	\$25.75

**CITY OF LANGFORD
BYLAW NO. 1635**

A BYLAW TO AMEND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

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

1. City of Langford Subdivision and Development Servicing Bylaw No. 1000 is amended as follows:
 - i) By replacing Table 1 – 1 “Applications and Fees” in Schedule 1 Procedures and Fees with the table on the following page:
2. This Bylaw may be cited as “Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Table 1 – 1

**Bylaw No. 1000, 2009
Applications and Fees**

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's Statement of Conditions (Residential Lots)	\$260	Plus, per new lot created: • \$52 for <550m² lots (any zone) • \$52 for >550m² and <835m² lots in an R2 zone • \$52 all other residential
1.1.1	Application for the Approving Officer's Statement of Conditions (Commercial or Industrial)	\$515	Plus, per new lot created: • \$515 for Commercial or Industrial
1.3.1	Boundary Adjustment	\$775	Plus \$260 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for within one year of original application)	\$775	
1.5.1	Extension of a Statement of Conditions (valid for 6 months)	\$260	
1.5.1	Signature Expiration (or re-signature)	\$105	
1.6	Approval of a Phased Strata Plan ; or amendment of Phased Strata Plan (due upon Form P submission)		\$515 per phase
1.7.1	Strata-Title Conversion Residential Compliant	\$775	
1.7.1	Strata-Title Conversion Residential Non-Compliant	\$2060	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	\$1545	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	\$3090	
	Council Consideration	\$130	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.8.1	Application for Pre-Design Meeting	\$515	Plus, per new lot created: • \$210 for <550m² lots (any zone) • \$310 for >550m² and <835m² lots in an R2 zone • \$515 all other residential • \$515 Commercial or Industrial
1.9.1	Application to Construct – On Site (Construction Administration Fee)	\$725	Plus 2.5% of engineers estimate of cost of works and services up to \$200 000 and 1% of the remainder
	Application to Construct – Off Site (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) To include all utilities except Hydro
1.11.2	Application for Final Approval of a Subdivision	\$260	Plus, per new lot created: • \$155 for <550m² lots (any zone) • \$210 for >550m² and <835m² lots in an R2 zone • \$415 all other residential • \$515 Commercial or Industrial • DCC Payment Due (Residential ONLY)

**CITY OF LANGFORD
BYLAW NO. 1636**

**A BYLAW TO AMEND DISTRICT OF LANGFORD
FEES AND CHARGES BYLAW NO. 113, 1995**

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

1. District of Langford Fees and Charges Bylaw No. 113, 1995 is amended as follows:
 - a) By replacing existing Schedules “A” through “G” inclusive to Bylaw No. 113 with Schedules “A” through “G” which are attached to and form part of this Bylaw;
2. This Bylaw may be cited for all purposes as “City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 2016”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A - Administration	
Item	Fee
Photocopies (for materials not provided under the Freedom of Information and Protection of Privacy Bylaw of the Municipality) - Single-sided - Double-sided	\$0.30 per page \$0.60 per page
Minutes – Council or Committee	\$5.25 per set
Minute Packages – One-Year Subscription	\$125 per year/per package
Copy of Electors - Printed - Electronic media	\$25 per copy At cost
Copy of Council Agenda (Including all back-up material)	\$25 per copy (\$415 for one year supply (no charge for media)
Copies of Special Reports/Studies	At cost
Municipal Bylaws (other than those cited in other Schedules) - Single-sided - Double-sided	\$0.30 per page \$0.60 per page
Staff Time to Obtain and Photocopy Documents	\$10.00 per ¼ hour after first 3 hours
City of Langford Pins - First pin free of charge to Langford residents and business community - Groups active in the City may be given 20 free pins per year for distribution at special functions, each additional pin after 20 pay full price	At cost

Schedule B – Finance																					
Item	Fee																				
Certificate of Taxes and Charges Outstanding (to other than a registered property owner)	\$26 per certificate – available electronically \$46 per certificate – prepared by City of Langford																				
Tax Demand Notice (to other than a registered owner)	\$16 per notice																				
Annual Gross Tax Information List	\$310 per copy																				
Accounts Outstanding Beyond 30 Days	Interest charge of 1.5% per month, compounded to an annual rate of 19.56%																				
Returned Cheque Service Charge	\$26 per cheque																				
Statement of Financial Information (Printed)	\$16 per copy																				
Five-Year Financial Plan (Printed)	\$16 per copy																				
Mortgage Company Tax List	\$6 per folio																				
Police Information Check	<table> <tr><td>Volunteer</td><td>\$ 0.00</td></tr> <tr><td>Adoption*</td><td>\$70.00</td></tr> <tr><td>Homestay*</td><td>\$70.00</td></tr> <tr><td>Practicum*</td><td>\$35.00</td></tr> <tr><td>Employment*</td><td>\$70.00</td></tr> <tr><td>Police Certificate</td><td>\$70.00</td></tr> <tr><td>Record Suspension</td><td></td></tr> <tr><td>– Local Police Records Check</td><td>\$70.00</td></tr> <tr><td>*Vulnerable Sector Fingerprinting</td><td></td></tr> <tr><td>Additional fee</td><td>\$25.00</td></tr> </table>	Volunteer	\$ 0.00	Adoption*	\$70.00	Homestay*	\$70.00	Practicum*	\$35.00	Employment*	\$70.00	Police Certificate	\$70.00	Record Suspension		– Local Police Records Check	\$70.00	*Vulnerable Sector Fingerprinting		Additional fee	\$25.00
Volunteer	\$ 0.00																				
Adoption*	\$70.00																				
Homestay*	\$70.00																				
Practicum*	\$35.00																				
Employment*	\$70.00																				
Police Certificate	\$70.00																				
Record Suspension																					
– Local Police Records Check	\$70.00																				
*Vulnerable Sector Fingerprinting																					
Additional fee	\$25.00																				
Fingerprints	<table> <tr><td>Volunteer</td><td>\$ 0.00</td></tr> <tr><td>Manual</td><td>\$70.00</td></tr> <tr><td>Electronic</td><td>\$70.00</td></tr> <tr><td>Each additional set</td><td>\$25.00</td></tr> </table>	Volunteer	\$ 0.00	Manual	\$70.00	Electronic	\$70.00	Each additional set	\$25.00												
Volunteer	\$ 0.00																				
Manual	\$70.00																				
Electronic	\$70.00																				
Each additional set	\$25.00																				
Criminal Records Review Program	<table> <tr><td>Electronic Fingerprints</td><td></td></tr> <tr><td>-Volunteer and Employment</td><td>\$70.00</td></tr> <tr><td>Each additional set</td><td>\$25.00</td></tr> </table>	Electronic Fingerprints		-Volunteer and Employment	\$70.00	Each additional set	\$25.00														
Electronic Fingerprints																					
-Volunteer and Employment	\$70.00																				
Each additional set	\$25.00																				

Schedule C – Planning		
Item		Fee
Comfort Letter	Request for Written Response to Zoning Enquiries (Price is Per Property) *Hourly charges apply when extensive research is involved **To be included if file is in off-site storage and must be returned for photocopying	Partial - \$52 Full - \$104 Plus \$0.26/page Plus \$105/hour* Plus \$25/box**
Exemption Letter	Request for Written Letter With Exemption	\$26
Bylaws	Official Community Plan Bylaw Sign Bylaw Zoning Bylaw	\$6 per electronic media
Reports	Community Profile Wildfire Interface Plan	\$6 per electronic media

Schedule D – Engineering	
Item	Fee
Engineering Drawings	\$6 per 11x17 sheet
Subdivision Bylaw	\$6 per electronic media
Traffic Master Plan	\$6 per electronic media

Schedule E – Building	
Item	Fee
Building Bylaw	\$11
Archive Research	\$105/hour

Schedule F – Mapping	
Standard Products	Format
Cadastral Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Address Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Street Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Floodplain Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Official Community Plan Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Topographic or Contour Map	Hard Copy – Poster Size
Zoning Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Development Permit Area Map Series	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Parks and Trails Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Fees	
Type	Cost
Poster - regular Poster - custom	\$30 each \$40 each
Booklets	\$40 each
Hard copy 11x17 or smaller	\$6 each
Electronic Adobe Format	No charge
Aerial photos added to 11x17 or smaller	Additional \$6

Schedule G – Parks	
Item	Fee
Bicycle Plan	\$11
Parks Master Plan	\$26
Trail Master Plan	\$16

**CITY OF LANGFORD
BYLAW NO. 1637**

A BYLAW TO AMEND THE SEWER UTILITY BYLAW

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

1. City of Langford Sewer Utility Bylaw No. 1600 is amended as follows:

- i) By adding the following as Section 4:

4. the owner of every parcel abutting Florence Lake, Glen Lake and Langford Lake and abutting a highway or statutory right of way in which a sanitary sewer main is installed must, within one year of either receiving the letter of completion of construction of the sewer main or the final adoption of this bylaw whichever occurs later, connect any building or structure on the parcel from which sanitary sewage is generated to the sewer main by means of a private service pipe and a sewer service pipe, in the manner prescribed by this bylaw.

- ii: By renumbering accordingly the existing section 4, all subsequent sections and all references in the bylaw to those sections

2. This Bylaw may be cited as “Sewer Utility Bylaw, Amendment No. 1, Bylaw No. 1637”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1640

A BYLAW TO AMEND TRAFFIC BYLAW NO. 33, 1995.

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

Bylaw No.33, being Langford "Traffic Bylaw 33, 1995" is amended by:

1. Replacing Section 5.2.7 with:

Within 1.0 metres of either side of an access to a public or private driveway, or garage or within 1.0 meters of the projection of an access to a public or private driveway or garage opposite where the roadway is less than 7.0 metres wide.

2. This Bylaw may be cited for all purposes as Bylaw No. 1577, Traffic Bylaw No. 33 Amendment No. 20, 2016.

READ A FIRST TIME this 16th day of May, 2016.

READ A SECOND TIME this 16th day of May, 2016.

READ A THIRD TIME this 16th day of May, 2016

ADOPTED this day of June, 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER



City of Langford

www.cityoflangford.ca

May 16th, 2016

In-Camera Resolution

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