

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL

Monday, August 15th, 2016 @ 5:00 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. 1646	5
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".	
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – July 18th, 2016	25
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>DEVELOPMENT VARIANCE PERMIT</u>	
a) DVP16-0012 – 3019 Glen Lake Road	38
7. <u>COMMITTEE RESOLUTIONS</u>	
a) Planning, Zoning and Affordable Housing Committee – August 8th, 2016	41
1. Application for Development Variance Permit to reduce the amount of parking required for a dance studio at 2758 Peatt Road (File No. DVP16-0010)	
2. Application for Development Variance Permit to allow for a reduction of the rear yard setback at 913 Latoria Road (File No. DVP16-0011)	
3. Application for Temporary Use Permit to allow for a Group Daycare for 25 children at 809 Orono Avenue (File No. TUP16-0002)	
8. <u>REPORTS</u>	
a) Pre-Approval Contract Award Dunford and Bellamy Bikelanes	42
- Staff Report (Engineering)	
b) 2016 Langford Car Show and Shine – Goldstream Avenue Lane Closures	45
- Staff Report (Engineering)	
c) Truck Route Bylaw No. 1477 Amendment – Bylaw No. 1652, 2016	48
- Staff Report (Engineering)	

d) Procedure Bylaw No. 819 Amendment – Change Start Time of Council Meetings	52
- Staff Report (Administration)	
e) Road Closure and Disposition of Road South of the TCH, Bylaw 1651	53
- Staff Report (Land Development)	
f) Temporary Borrowing for Bear Mountain Parkway Extension – Bylaw No. 1655	56
- Staff Report (Finance)	
g) Lease Agreement with Limona Construction Ltd. For Property at 3010 Amy Road	58
- Staff Report (Administration)	
h) Approving Officer Appointment – Proposed Change to Deputy Approving Officer Assignment	62
- Staff Report (Land Development)	
i) Bylaw No. 1505 - Amendment to the City Centre Park Fees and Charges Bylaw 1203	65
- Staff Report (Finance)	
j) South Skirt/Bear Mountain Water System	67
- Staff Report (Engineering)	
9. <u>CORRESPONDENCE</u>	
a) Jonathan Poppitt, Canadian Interuniversity Sports Organizing Committee (CIS) <u>Re: Support for Thunder Bowl Football Event at City Centre Park</u>	69
b) Gregory Taylor, Public Health Agency of Canada <u>Re: Age Friendly BC Recognition Award</u>	70
c) Al Richmond, UBCM <u>Re: Gas Tax Agreement Community Works Fund Payment</u>	71
d) Larry West, Metchosin Farmers' Institute <u>Re: Luxton Annual Fall Fair Permission for Beer Gardens, September 17, 18, 2016</u>	72
10. <u>BYLAWS</u>	
a) BYLAW NO. 1505 "City Centre Park Fees and Charges Bylaw No. 1203, 2008, Amendment No. 1, 2016" (FIRST, SECOND AND THIRD READING)	73
b) BYLAW NO. 1624 "Langford Official Community Plan Bylaw, Amendment No. 20, Bear Mountain Remainder Properties as shown shaded on Schedule A to Bylaw 1624), 2015". (ADOPTION)	77

c) BYLAW NO. 1623 "Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016 (ADOPTION)	81
d) BYLAW NO. 1644 "Langford Development Cost Charges Bylaw, Amendment No. 13, 2016" (ADOPTION)	96
e) BYLAW NO. 1646 "Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016". (SECOND AND THIRD READING)	100
f) BYLAW NO. 1647 "Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016" (FIRST READING)	102
g) BYLAW NO. 1648 "Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016" (FIRST READING)	103
h) BYLAW NO. 1649 "Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016". (FIRST READING)	106
i) BYLAW NO. 1650 "Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016". (FIRST READING)	108
j) BYLAW NO. 1651 "Road Closure Bylaw No. 1651, 2016" (FIRST, SECOND AND THIRD READING)	111
k) BYLAW NO. 1652 "Truck Route Bylaw No. 1477 Amendment No. 1, 2016" (FIRST, SECOND AND THIRD READING)	114
l) BYLAW NO. 1654 "Procedure Bylaw No. 819, Amendment No. 1, 2016" (FIRST, SECOND AND THIRD READING)	116
m) BYLAW NO. 1655 "City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016" (FIRST, SECOND AND THIRD READING)	117

- n) **BYLAW NO. 1638** **118**
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and
2852 Millstream Rd), 2016".
(ADOPTION)
11. **IN CAMERA RESOLUTION** **123**
12. **ADJOURNMENT**

PUBLIC HEARING
Monday, 15 August 2016

Bylaw No. 1646
File No. Z16-0004

*A Bylaw to Rezone 967A Isabell Ave from the R2 (One-
and Two-Family Residential) Zone to the RS3
(Residential Small Lot 3) Zone to permit the
development of approximately 5 one-family residential
lots.*

**CITY OF LANGFORD
BYLAW NO. 1646**

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential) Zone** and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 PID No.: 003-290-727 (967A Isabell Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1646	LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 (967A Isabell Ave)	a) \$3,960 per new lot created towards the General Amenity Reserve Fund; and b) \$660 per new lot created towards the Affordable Housing Reserve Fund	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".

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

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

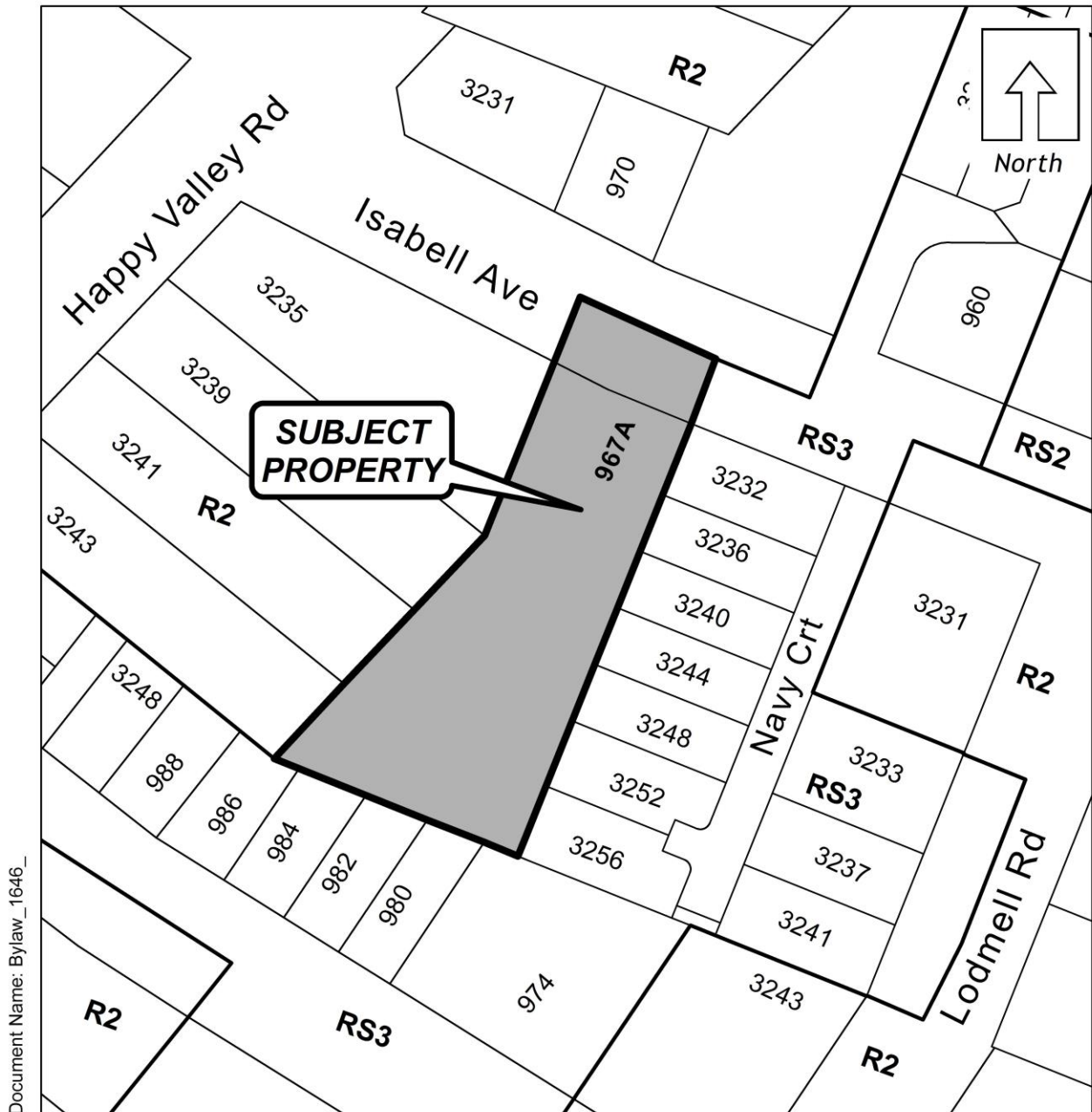
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1646

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2016



NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1646. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

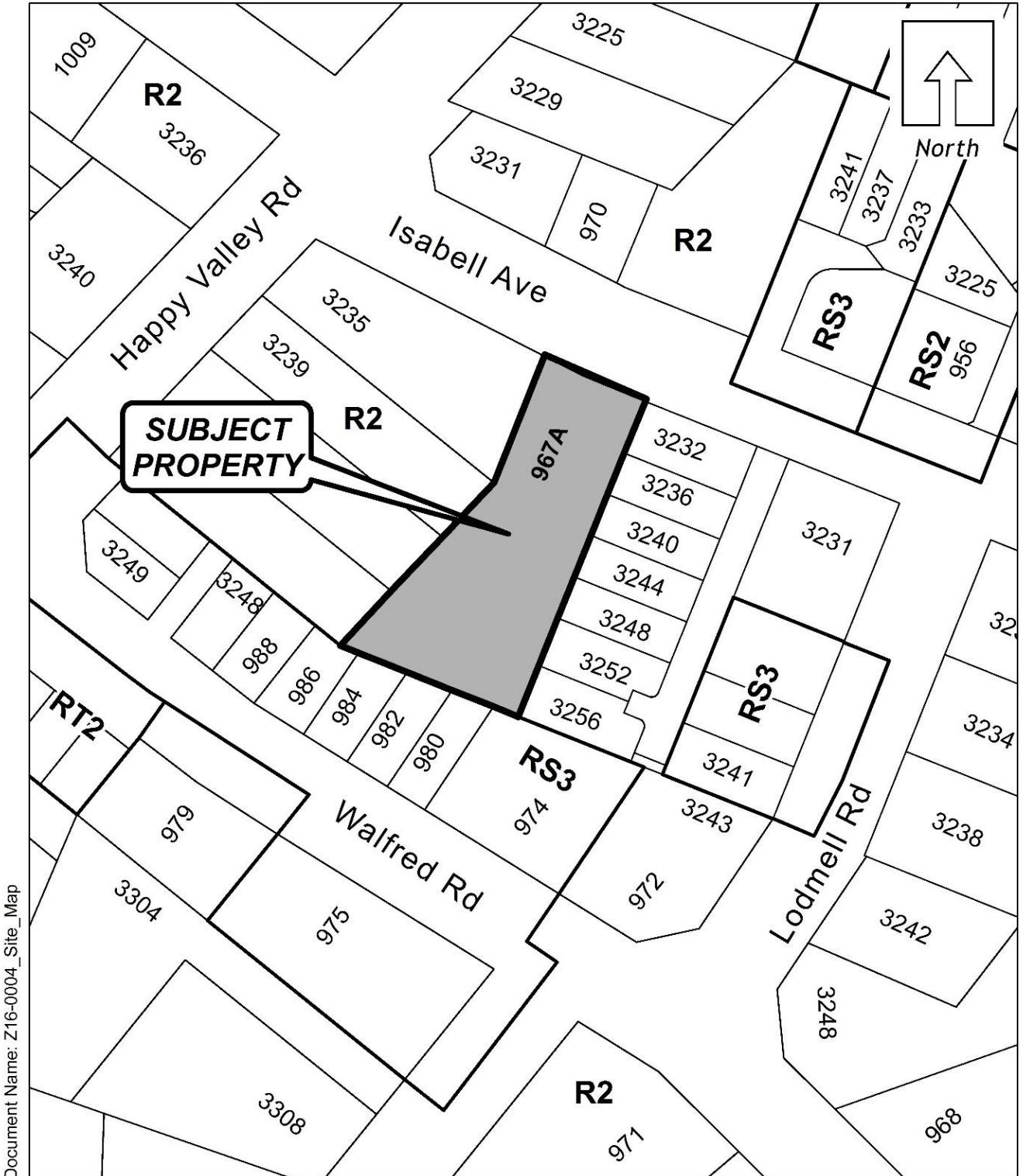
Meeting Date	Monday, 15 August 2016	
Meeting Time	5 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	967A Isabell Ave	
File	Z16-0004	Bylaw Number: 1646
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
Proposal	To permit the development of approximately 5 one-family residential lots.	

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, 2 August 2016 to Monday, 15 August 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-08-02

**REZONING BYLAW AMENDMENT
(Z16-0004)
967A Isabell Ave**



Document Name: Z16-0004_Site_Map

Scale: N.T.S.

Last Revised: 2/12/2016

Nature is up for discussion

Environmental expert to talk at Royal Roads

Is there difference between nature and natural, other than an extra letter?

Dr. Milton McClaren will discuss the implications of that and how it affects environmental education at a free lecture in the Robert Bateman series at Royal Roads University on Aug. 9 from 7 to 9 p.m. in the Hatley Castle drawing room.

McClaren is an associate faculty member in the School of Environmental Study at RRU and a professor emeritus in the Faculty of Education at Simon Fraser University.

McLaren's topic, titled "What is "natural?" Exploring the idea of nature and its implications for environmental education, will re-examine the concept that natural and nature are assumed to share the same meanings. That will be considered in the context of programs intended to develop environmental literacy and awareness as well.

For more on the lecture, check out crossroads.royalroads.ca/events/bateman-lecture-dr-milton-mcclaren.

Vision Matters

Healthy Eyes. Doctor Delivered.



Dr. Brent Morrison, Dr. Jeffrey Thompson, Dr. Amanda Tavadros, Dr. Ann-Marie Stewart, and Dr. Chris Snow

Glass or plastic lenses

Once you have your prescription for eyeglass lenses there are a number of decisions you must make. Perhaps one of the most important is whether to have your corrective lenses made out of glass or plastic.

Today, in Canada, most spectacle lenses are made of plastic. Plastic lenses have improved so much over the last 20 years, that plastic has become the lens material of choice. If glass lenses are chosen it is imperative to get shatter resistant lenses. There is no such thing as shatter-proof glass. So, for occupations that require safety eyewear, glass is not acceptable. Plastic lenses can absorb much more punishment. Some plastic materials are extremely safe and therefore afford good protection in certain high risk occupations. Both glass and plastic can be made in "thin" or high index materials which are more practical for strong prescriptions.

Because plastic is softer than glass, there is a misconception that plastic lenses will scratch easily. This does not have to be the case provided proper care is taken. Elaborate cleaning measures are not necessary, just simple common sense precautions. Plastic lenses will not become scratched from normal use; they get scratched when exposed to abrasives. Today's scratch coatings make plastic lens surfaces very durable.

Ask your Optometrist about the different types of lens materials available for your prescription.



Formerly SOUTH ISLAND OPTOMETRY

1910 Sooke Rd. 250-478-6811
www.fyidocitors.com



Reader Photo OF THE WEEK

Metchosin resident Mal Roach captured this beautiful view on a walk to Witty's Beach. If you've got a photo from the West Shore of people, places or things and want to share it with our readers, the *Goldstream News Gazette* can help you out with that. Every week, we publish our pick for Reader Photo of the Week. To have your photo considered for publication, simply email us a high-resolution .jpg copy to editor@goldstreamgazette.com.

Please include your name, contact information including municipality of residence, where you took the photo and what you like about the image. Entries must be received by 5 p.m. Fridays to be included for consideration for the following week's paper. Weekly winners will also be posted on the *Gazette's* Facebook page. Good luck!

CHURCH SERVICES in the West Shore

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

COLWOOD PENTECOSTAL CHURCH
2250 Sooke Road
250-478-7113
You Belong
July & August -
Sun. service @ 10 am
www.colwoodchurch.com

CALVARY CHAPEL WESTSHORE
Sunday 10am
934 Goldstream Ave
778-679-2092
www.ccwestshore.com



Worship Services
Sunday at 10:00 am
2207 Millstream Road
Located next to Western Speedway
wachurch.org



REDEEMER LUTHERAN CHURCH
Meeting at the Alexander Mackie Lodge
753 Station Ave (4th Floor Lounge)
Holy Communion:
Sundays 11am
250-478-4149
www.rlcvic.ca



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. 1646. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 August 2016, at 5:00 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.

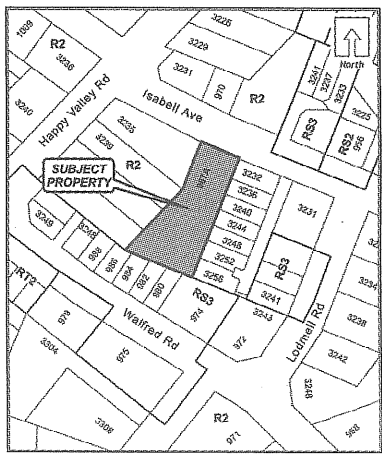
Proposal: The purpose of Bylaw No. 1646 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1646 from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone to allow for the development of approximately 5 one-family residential lots.

Applicant: Thomas J. Leahy

Location: The land that is the subject of Bylaw No. 1646 is 967A Isabell Ave as shown shaded on the plan.

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

Jim Bowden
Administrator



LETTERS

Regional commuter rail system could pay for itself

The Aug. 3 *Goldstream News Gazette* doubled down on its attack on commuter rail for the CRD. The front page article is confusing, given that the ICF and the E&N lines represent sub-optimal (at best) options for commuter rail from the West Shore to Victoria, Saanich and Sidney.

Both fall back on the oft-used argument that any deviation from the conventional norm of bigger and wider single-passenger vehicle, fossil-fuel dependent highway infrastructure “better have a strong economic plan.”

I wonder what “bullet-proof economic plan” the McKenzie interchange has? At a cost of at least \$85M, what return on investment do citizens in the West Shore hope to reap from this wonderful (and likely useless) interchange? How many big capital projects come in on budget in B.C.?

The business plan for the interchange is this: commuters on the West Shore are in for commuting hell starting this fall. They will bear the added cost of wasting their time in traffic jams heading into Victoria, across town to UVic or out to Sidney. It’s funny that our wasted time never seems to make it onto balance sheets of these “business plans.”

Commuters will bear the extra cost of filling their personal vehicles with gasoline at ever-volatile prices. Local businesses that need access to the roads during the day will bear the costs of having to wait longer as the construction drags on.

Once the project is completed, commuters will identify new and interesting bottlenecks in the system, such as Quadra Street and MacKenzie, Spencer Road, Millstream Road and the Six Mile mess in View Royal. Yes, while the interchange will alleviate some of the westbound traffic slowdowns from the downtown and UVic areas, it won’t take long until traffic piles up somewhere else.

The entire interchange is funded by taxpayers and will never directly remit a single cent to its costs (it is simply a road, after all). What a terrific business plan; get other people to pay for it.

Construction of a well-designed light rail transit commuter system, with logical stops beginning in Kettle Creek, through Westhills, but also from the Costco area, with connections in Colwood Corners, Royal Bay, into Victoria downtown, Cook Street Village, out to UVic and on to Sidney is a can’t lose proposition.

A properly planned system – one that does not necessarily use the existing rail network – would accommodate the inevitable growth of the West

Shore regions while reducing traffic on the roadways. It has a cost-recovery mechanism built-in; the ridership.

Perhaps, with matching funding from the feds and the province, as is the case with the McKenzie interchange project, any added tax burdens to residents could be offset by an ownership stake in the system. Once profitable, the LRT could even pay dividends to the original investors – all of us who chip in.

That’s not to mention the costs savings in people’s time not driving (or idling) into Victoria in personal or commercial vehicles and the litany of hidden expenses that go along. As well, the LRT should be made with Canadian manufactured steel and cars and installed by local workers.

We’re way overdue to start thinking of alternatives to car commuting, other than building bigger, wider roads. If the E&N bureaucracy is impeding the conversation on LRT development, it should be shelved. But if it is willing to play a positive role, then it would be welcome as a stakeholder.

Eric Neilson
Colwood



NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1646. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 August 2016, at 5:00 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.

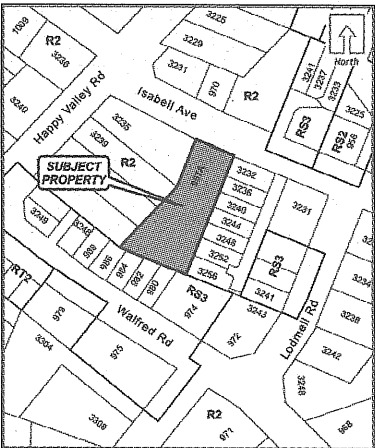
Proposal: The purpose of Bylaw No. 1646 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1646 from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone to allow for the development of approximately 5 one-family residential lots.

Applicant: Thomas J. Leahy

Location: The land that is the subject of Bylaw No. 1646 is 967A Isabell Ave as shown shaded on the plan.

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

Jim Bowden
Administrator



Rise and Grind Sales Event.

Enjoy our best offer on the All-New Metris Cargo Van.

THE 2016 METRIS CARGO VAN TOTAL PRICE: \$35,195*

Lease APR:
2.99%
60 months

Lease payment
\$385 **
with \$0 down³

Receive
\$1,000
discount²

Taxes extra

- Turning Radius: 11.8 (38.7 ft)
- Length: 514.1 cm (202.4 in)
- Height: 189 cm (74.4 in)
- Cargo Volume: Up to 5.27m³ (186 cu ft)
- Payload Capacity: Up to 1,135 kg (2,502 lbs)

Mercedes-Benz
Vans. Born to run.



Three Point Motors A Division of the GAIN Dealer Group
2546 Government Street | 250-385-6737 | threepointmotors.mercedes-benz-vans.ca

© 2016 Mercedes-Benz Canada Inc. 2016 Metris Cargo Van with European wheels shown, total price \$36,760. *Total price of \$35,195 is based on the 2016 Metris Cargo Van with an MSRP of \$33,900, \$1,000 bonus applied and freight/PDI \$2,295 applied. DOC \$395, EHF tire fee \$25, Environmental Levy \$100, Admin fee \$495, insurance, registration, PPSA (Sup to 45.48) if applicable and taxes extra. Lease offers based on the 2016 Metris Cargo Van available only through Mercedes-Benz Financial Services (MBFS) on approved credit for a limited time. **Lease example based on \$385 per month for a 60 month term, a lease APR of 2.99%, with a down payment of \$0. First month's payment, security deposit of \$450, plus freight/PDI \$2,295, DOC \$395, admin fee up to \$495, EHF tire fee \$25, Environmental Levy \$100 and PPSA up to \$44.30 are due at signing. Total obligation is \$39,630.30 which includes an end of lease residual value of \$13,221. [1]Licence, insurance, registration and taxes are extra. Dealer may sell for less. [2]\$1,000 discount is only available for 2016 Metris Cargo Vans. Manufacturer order may be required depending on dealer inventory at the time of purchase. Only applicable on lease and finance offers. [3]Offer valid only on approved credit from Mercedes-Benz Financial Services (MBFS). Offers are non-transferable, non-refundable and have no cash value. Offers may change without notice and cannot be combined with any other offers. Certain limitations apply. Offers end August 31st, 2016. See Three Point Motors for details. DL9818 #30817.

Letters to the Editor

The *Goldstream News Gazette* welcomes your opinions and comments.

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

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

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

Send your letters to:
■ **Email:** editor@goldstreamgazette.com
■ **Mail:** Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V9B 2X3
■ **Fax:** 250-478-6545

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

4. REPORTS

**a) Application to Rezone 967A Isabell Avenue from R2 to RS3 to allow for a 5 fee simple lots
- Staff Report (Planning Z16-0004)**

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

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

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 967A Isabell Avenue from R2 to RS3, subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Public Hearing, an FUS report prepared by a professional Engineer that demonstrates adequate water pressure is available to the site.
 - c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
 - ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
 - iii. That a Construction Parking Management Plan be provided prior to any alteration of the land.
2. That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround rather than the required cul de sac.

CARRIED.

2. Humanitarian Aid Projects
- Verbal – Councillor Szpak

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council appoint Councillor Szpak and the Fire Chief to work with the community to create a pictorial and illustrative tribute to Langford's humanitarian aid projects that celebrate Langford's legacy as a caring community.

CARRIED.

b) Planning Zoning & Affordable Housing Committee – June 13th, 2016

1. Application to Rezone 967A Isabell Avenue from R2 to RS3 to allow for a 5 fee simple lot (Planning Z16-0004)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 967A Isabell Avenue from R2 to RS3, subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Public Hearing, an FUS report prepared by a professional Engineer that demonstrates adequate water pressure is available to the site.
 - c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
 - ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
 - iii. That a Construction Parking Management Plan be provided prior to any alteration of the land.
2. That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround rather than the required cul de sac.

CARRIED.

- i) **BYLAW NO. 1646**
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1646 First Reading.

CARRIED.

At 6:37pm Mayor Young and Councillor Blackwell left the meeting.

- j) **BYLAW NO. 1638**
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1638 Second and Third Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

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

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 5:39 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: June 13, 2016

Department: Planning

Application No.: Z16-0004

Subject: Application to Rezone 967A Isabell Avenue from R2 to RS3 to allow for a 5 fee simple lots

PURPOSE

Thomas J. Leahy has applied on behalf of Paul and Kashmir Kler to rezone 967A Isabell Avenue from R2 to RS3 to allow for the development of five single-family fee simple lots.

BACKGROUND

PREVIOUS APPLICATIONS

There are no previous applications for this property.

Table 1: Site Data

<i>Applicant</i>	Thomas J. Leahy	
<i>Owner</i>	Paul and Kashmir Kler	
<i>Civic Address</i>	967A Isabell Avenue	
<i>Legal Description</i>	LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027	
<i>Size of Property</i>	1922.4 m2	
<i>DP Areas</i>	Drainage Concern	
<i>Zoning</i>	Existing: R2	Proposed: RS3
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property currently has an existing one-family dwelling located along the street frontage. The property is primarily flat with very little tree cover with the exception of a large tree in the northeast corner of the property (which is planned to be retained) and a small section along the western interior lot line.

It should be noted that the neighbouring property to the east was rezoned in 2012 from R2 to RS3 to allow for the creation of seven small lots along a strata access road including a two-point turnaround. To the southwest there was another small lot rezoning completed in 2010 to allow for eight RS3 lots along Walfred Road. The surrounding neighbourhood has many other small lot subdivisions interspersed between one-and two-family dwellings.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2	Duplexes and single family dwellings
<i>East</i>	RS3	Small residential lots
<i>South</i>	RS3	Small residential lots
<i>West</i>	R2	Single family dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community (OCP) Bylaw No. 1200 designated the property as “Neighbourhood”, meaning:

Existing settled areas throughout the community predominantly located on the valley floor.

- *Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites*
- *This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Retail serving local residents is encouraged along transportation corridors*
- *Home-based businesses, live-work housing is encouraged*
- *Parks, open spaces and recreational facilities are integrated throughout the area*
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.*
- *Transit stops are located where appropriate*

COMPLIANCE WITH THE OCP

The additional units will increase the density of the subject property, which is in line with the OCP. The proposed density is suitable for the area as it lies close to, but not within, the Neighbourhood Centre area.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The South Langford Neighbourhood Plan (SLNP) designates the subject property as 'Urban Residential': *'Applies to areas where the availability of municipal services allows for a variety of residential development that is more intensive than suburban residential, and that may include single-family residential dwellings without secondary suites, townhousing, and attached housing. A maximum density of one unit per 200 m² (2152.85 ft²) is applicable'.*

Based on the surrounding area, the proposal fits well within this designation as the developer is proposing lot sizes between 220m² and 319m². The addition of small lots increases the overall density of the property, while fitting in with the neighbourhood, which consists of small and regular sized single-family lots.

DEVELOPMENT PERMIT AREAS

The subject property is located in the Drainage Concern development permit area, with approximately 90% of the property encompassed in the permit area. Prior to any alteration of land, the applicant will need to obtain a development permit in regards to this permit area which will outline any requirements stemming from a professional consultant's review of the site.

A Form and Character Development Permit will also be required as per Bylaw No. 1200 which is required for all small lot subdivisions creating more than three lots.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant wishes to rezone the property to the RS3 (Residential Small Lot 3) zone to allow for five single-family fee simple lots.

The proposal consists of a dedicated road running along the west side of the property. The road is proposed to be designed to a modified Bylaw No. 1000 cross section R18, however only an 8 m wide section is proposed which will need to be proved to contain all necessary services. If the 8 m cannot contain the necessary services, the road dedication will need to be widened to accommodate those services. This will allow for the possibility that the four properties on Happy Valley Road abutting 967A Isabell Ave could potentially rezone and subdivide to a similar layout of small lots and would be responsible for dedicating road to complete the full cross section.

A two-point turnaround is proposed at the end of the road, close to the rear of the property and a variance has been applied for.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	Permitted by RS3 (Proposed Zoning)
<i>Permitted Use</i>	- One- and Two- Family Dwellings - Secondary Suites in a One-Family Dwelling	- One family dwellings. Suites allowed only on lots greater than 550 m2. - Two family dwellings permitted on lots greater than 835 m2 (no suites)
<i>Density (FAR and/or min. lot size)</i>	550 m2 minimum lot size	220 m2 minimum lot size
<i>Height</i>	9 m	8.5 m
<i>Site Coverage</i>	35% or 50% of the lot is less than 550 m2	50%
<i>Front Yard Setback</i>	6 m	3 m
<i>Interior Side Yard Setback</i>	1.5 m	1.2 m
<i>Exterior Side Yard Setback</i>	4.5 m	3.5 m
<i>Rear Yard Setback</i>	6 m	5.5 m
<i>Parking Requirement</i>	2 spaces per principle dwelling unit plus an additional parking space per secondary suite	2 spaces per principle dwelling

VARIANCES

As noted, the applicant is proposing to vary the requirement to have a cul-de-sac on a municipal road. If Council finds it appropriate, they may wish to accept a permanent two-point turnaround to the satisfaction of the Director of Engineering. As this would require a variance application, Council may wish to direct staff to bring this variance report straight to Council for consideration post-rezoning.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

There are two transit stops located near the subject property, one on Sooke Road and another on Glen Lake Road. Both routes offer access to Langford Exchange which acts as a transit hub for various routes throughout Langford and other municipalities. Bike lanes run along Happy Valley Road and the Galloping Goose Trail is nearby.

CONSTRUCTION MANAGEMENT PLAN

Council may wish to require a Construction Management Parking Plan as a condition of rezoning and provide to the satisfaction of the Director of Engineering prior to issuance of a Development Permit.

FRONTAGE IMPROVEMENTS

Council may wish to require as a condition of rezoning that full frontage improvements to the standards of Bylaw No. 1000 be provided and that this be secured in a Section 219 Covenant to be provided at the time of Building Permit.

STORMWATER MANAGEMENT PLAN

In accordance with Bylaw No. 1000, the applicant will be required to submit a Stormwater Management Plan as part of the subdivision process.

INFRASTRUCTURE

The applicant will be required to provide engineering drawings detailing any proposed sewer system extensions or modifications to the existing service for the new development. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

The Land Development department has noted that a drainage SRW will need to be registered during the subdivision phase to connect to storm drain infrastructure on adjoining properties.

Any additional utilities required to serve the development will also have to be extended and or modified as part of the subdivision process.

NEIGHBOURHOOD CONSULTATION

The developer has been asked to undertake door-to-door canvassing to apprise and consult the neighbours in the immediate vicinity. At the time this report was written, no feedback has been received.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy (based on five lots)

Amenity Item	Per unit contribution	Total
<i>General Amenity Reserve Fund</i>	\$6,000/SFE x .66 = \$3,960	\$19,800
<i>Affordable Housing Reserve Fund</i>	\$1,000/SFE x .66 = \$660	\$33,00
TOTAL POLICY CONTRIBUTIONS		\$23,100

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total
<i>Roads</i>	3 lots at \$4,423 (per lots less than 300m2) 2 lots at \$6,949 (per lots greater than 300m2)	\$27,167
<i>Storm Drainage</i>	3 lots at \$1,638 (per lots less than 300m2) 2 lots at \$2,638 (per lots greater than 300m2)	\$10,190
<i>Park Improvement</i>	\$1,890/parcel created	\$9,450
<i>Park Acquisition</i>	\$1,100/parcel created	\$5,500
<i>Incremental Storage Improvement Fees</i>	\$371.25/parcel created	\$1,856.25
<i>Integrated Survey Area</i>	\$35/parcel created	\$175
Subtotal (DCCs paid to City of Langford)		\$54,338.25
<i>CRD Water</i>	\$2,655.34	\$2,655.34
<i>School Site Acquisition</i>	\$698/parcel created	\$3,490
TOTAL (estimate) DCCs		\$60,48359

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 967A Isabell Avenue from R2 to RS3, subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund;
 - ii. \$660 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Public Hearing, an FUS report prepared by a professional Engineer that demonstrates adequate water pressure is available to the site.
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

-
- i. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
 - ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering; and
 - iii. That a Construction Parking Management Plan be provided prior to any alteration of the land

2. That Section 4.12 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround rather than the required cul de sac.

OR Option 2

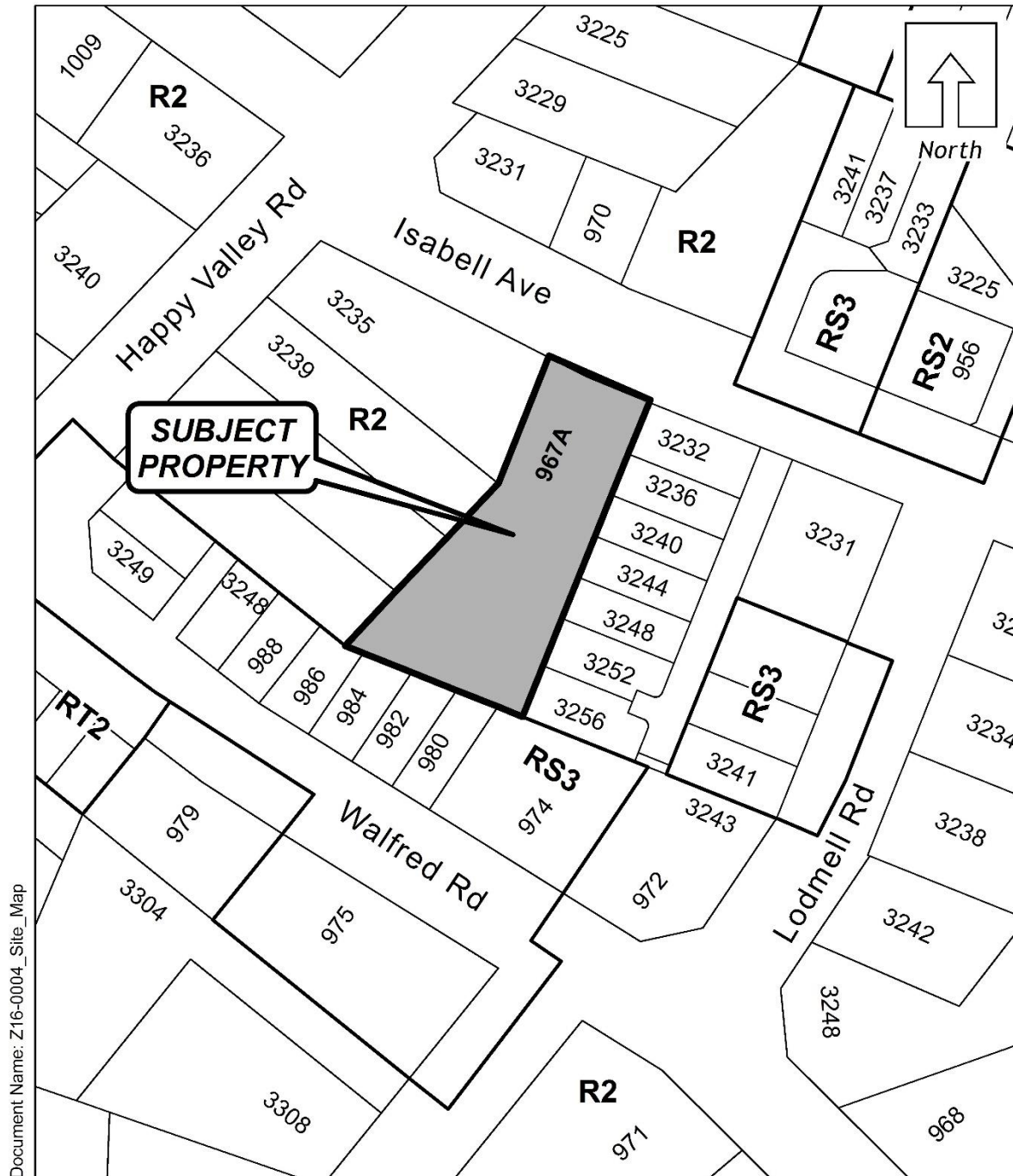
1. Reject this application for rezoning.
-

Submitted by:	Julia Buckingham
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
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

:jb

Appendix B

**REZONING BYLAW AMENDMENT
(Z16-0004)
967A Isabell Ave**



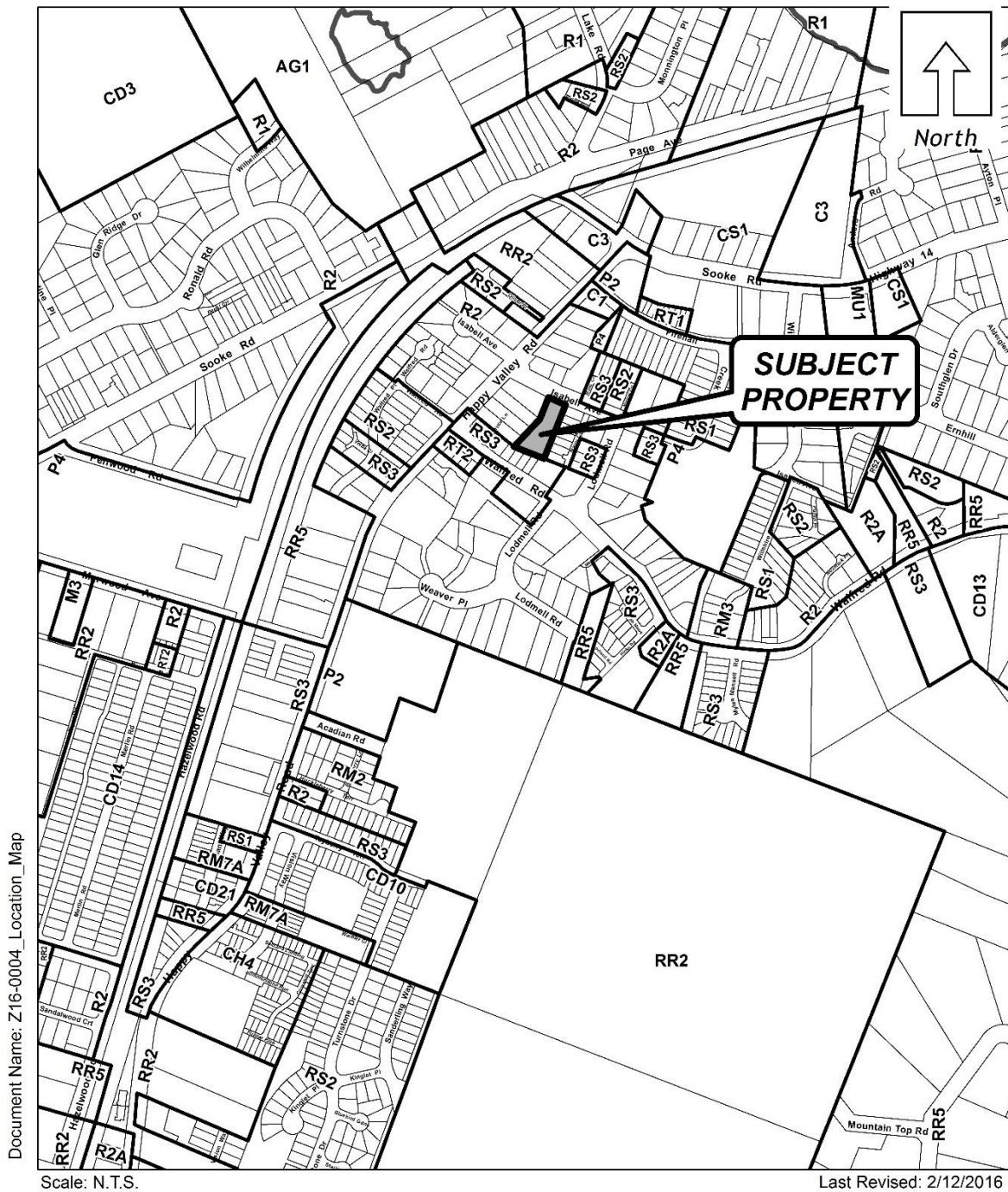
Document Name: Z16-0004_Site_Map

Scale: N.T.S.

Last Revised: 2/12/2016

Appendix C

**REZONING BYLAW AMENDMENT
(Z16-0004)
967A Isabell Ave**



CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, July 18th, 2016 @ 5:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young, Councillors: D. Blackwell, L. Seaton, M Sahlstrom, 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 Acting Chair called the meeting to order at 5:00 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR R. WADE

SECONDED: COUNCILLOR M. SAHLSTROM

That Council approve the Agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1638

"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1638 at 5:00 p.m.

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

The City Planner advised that Rachael Sansom of Turner Lane Development Corporation has applied on behalf of Meaford Holdings Ltd., Sandeep and Jaswinder Bharmota, Ha Nguyen and Vu Le to amend the zoning of 720, 724, 732 Meaford Ave and 2852 and 2848 Millstream Rd from the C3 (District Commercial)

and R1 (One-Family Residential) zones. The purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1638 which, if adopted, would amend the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) Zones.

This is being proposed in order to allow for the development of an apartment building at 720 and 724 Meaford Avenue and the development of a commercial/warehouse building at 732 Meaford Avenue. The Millstream Road properties have no plans to develop at this time.

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

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

1. That the owner agrees to provide as a bonus for increased density, the following contributions per dwelling unit:
 - i) \$2,562 towards the General Amenity Reserve Fund; and
 - ii) \$610 towards the Affordable Housing Reserve Fund.
2. A Section 219 covenant, registered in priority over all other charges on title, that agrees to the following;
 - i) That the developer provide a Construction Parking Management Plan;
 - ii) The owner will register on title a Section 219 covenant for stormwater maintenance;
 - iii) That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford;
 - iv) That the developer construct full frontage improvements as a condition of rezoning;

The applicant is also requesting to amend the MU1A zone to permit the apartment building to be 6 storeys in height and to have only 35% site coverage.

The applicant is also requesting to amend the CS1 zone to permit offices as a permitted use and to allow the properties at 2852 and 2848 Millstream Road to have one-family dwellings as a permitted use.

Council has already directed the Director of Planning to:

- Issue a variance to the commercial parking requirement in the development Permit if the applicant provides a parking study that supports it; and
- To issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building proposed to be built at 732 Meaford Avenue.

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

The Acting Mayor called a first time for presentations.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1638 closed at 5:04 p.m.

At 5:05pm Mayor Young and Councillor Blackwell arrived at the meeting.

b) BYLAW NO. 1620

"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

The Mayor opened the Public Hearing for Bylaw No. 1620 at 5:06 p.m.

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

The City Planner advised that Jared Steingard of Westbrook Consulting has applied on behalf of Arngask Developments Inc to amend the text of the CD6 (Bear Mountain) Zone. The purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1620 which, if adopted, would allow more than 15 one-family dwelling lots to be developed in Area 6 of the CD6 Zone if the owner provides an additional amenity contribution of \$7,500 per lot in excess of 15. The applicant has also requested that the required open space be reduced from approximately 55% of the lands within Area 6 to no less than 40%.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. This proposal is consistent with the Official Community Plan Hillside or Shoreline designation. Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1620 closed at 5:26 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – June 20th, 2016

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the Minutes of the Regular Meeting of Council held on June 20th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0008 – 2030 Country Club Way and 1445 Bear Mountain Parkway

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0008 for the City of Langford to David Clarke, Ecoasis Development LLP on behalf of BM Mountain Golf Course Ltd. and BM 81/82 Lands Ltd. to facilitate a 29 lot subdivision consisting of 27 one-family residential lots and 2 lots that will be developed with townhouses at 1445 Bear Mountain Pkwy and 2030 Country Club Way subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.95.09(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 7.5 m to 5.5 m for lots 7-13 and 7-27;
- b) That Section 6.95.09(1)(b) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 7.5 m to 6 m for lots 14-17;
- c) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 2.4 m for lot 13;
- d) That Section 6.95.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side lot line setback from the required 6 m to 4.5 m for lot 24;
- e) That Section 6.95.09(1)(d) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 3 m to 2.4 m for lots 7-13 and 17- 27;
- f) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 2.4 m for the interior side lot line adjoining the golf course on lots 7, 8, 17, 18, 25 and 27;
- g) That Section 6.95.09(1)(e) of Zoning Bylaw No. 300 be varied to reduce the setback for any lot line adjoining a golf course from the required 10 m to 6 m for the rear lot line adjoining the golf course on lots 7 – 13 and 18 – 27;
- h) That Section 6.95.09(6)(b) be varied to reduce the rear lot line setback from the required 10 m to 4.5 m for lots 28 and 29;
- i) That Section 6.95.09(6)(c) be varied to reduce the interior side lot line setback from the required 6 m to 4.5 m for lots 28 and 29, with the exception of the southernmost interior side lot line of Lot 28;
- j) That Section 6.95.09(6)(d) be varied to reduce the exterior side lot line setback from the required 7.5 m to 6 m for lots 28;

3. Conditions

The following requirements are imposed under Section 498 of the Local Government Act:

- i. That a minimum 4.5m setback be provided on Lots 20 and 21 from the shared interior side lot line;
- ii. That a minimum 10m setback be provided from the interior side lot line of Lot 29 that adjoins the golf course;
- iii. That the site is developed in accordance with the plan attached to this report as Appendix A;
- iv. That the applicant acknowledge their proximity to the golf course and understand all consequences that may derive from such close proximity. This agreement must be registered on title.

CARRIED

7. COMMITTEE RESOLUTIONS

a) Planning Zoning & Affordable Housing Committee – July 11th, 2016

1. McCormick Meadows - Application to amend the text and Schedule Z map of the CD15 Zone (File No. Z16-0008 - 1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the CD15 Zone by:
 - a) Increasing the number of lots that must have a lot width of no less than 14m from 27 to 80;
 - b) Decreasing the number of lots that may have a lot width of less than 13m but no less than 12m from 27 to 18;
 - c) By increasing the minimum required interior side lot line setback to 1.5m;
 - d) By deleting the Buffer Lot Line setback section;
 - e) By amending the Schedule “Z” open space plan to include those lands within the CD15 Zone shown on the plan attached to this report as Appendix A;
 - f) By deleting the requirement to provide \$300,000 to the General Amenity Reserve Fund;
 - g) Accept the applicant’s proposed open space plan;
2. That the applicant provides, prior to Bylaw Adoption,:
 - a. A Section 219 covenant modification to implement the revised open space plan (as accepted by Council) and the agricultural buffer plan; and
 - b. A fully executed purchase and sale agreement with regards to the 1.1 ha of land at 960 Latoria Rd (if accepted by Council).

CARRIED.

2. Application to amend the text of the C1 zone at 2285 Bellamy Road to allow for 41 children in a group day care and to allow for a dance studio (File No. Z16-0012 - 2285 Bellamy Ave)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the C1 zoning designation for the property located at 2285 Bellamy Road to allow for 41 children in a group day care and to permit a dance studio as an allowable use, subject to the following terms and conditions:

- a) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. To complete full frontage improvements to Bylaw 1000 standards to the satisfaction of the Director of Engineering
 - ii. To reconfigure the driveway access and off-street parking as per Appendix A
- b) Amend Part 4 of the Zoning Bylaw No. 300 to create a site-specific off-street parking requirement based on the proposed uses and current floor area;
- c) Authorize the Director of Engineering to approve the signage which would reserve the four on-street parking spaces during weekday business hours for the subject property.

CARRIED.

3. Application to Rezone 2559 Millstream Rd and a portion of 2555 Millstream Rd from R2 (One- and Two-Family Residential) to the RS3 (File No. Z16-0014 - 2555 & 2559 Millstream Rd)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property at 2559 Millstream Rd and a portion of the property located at 2555 Millstream Rd from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
 - a. \$2,772 towards the General Amenity Reserve Fund;
 - b. \$660 towards the Affordable Housing Reserve Fund;
 - b) That, with regards to the proposed architectural design, the applicant either:
 - i. Construct the dwellings in substantial accordance with the plans attached to this report as Appendix B;
 - c) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That each dwelling will contain a 2-car garage unless a 5.5m setback to the garage face is provided;

- ii. That full frontage improvements, including a vehicle turnaround area adjacent to the driveways, be provided to the satisfaction of the Director of Engineering prior to Subdivision Approval;
 - iii. That the dwellings will be constructed with a shared driveway access, which must include an alternate pavement surface with a minimum width of 1m extending from the shared property line;
 - iv. That the garages must be used for vehicle parking, and that vehicle parking is prohibited within the driveway;
 - v. That the dwellings be constructed in accordance with the plans approved by Council as per the option in item b) above;
 - vi. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit; and
2. Direct staff to proceed with consideration of the following variances for 2555 and 2559 Millstream Rd, subject to the applicant applying for the necessary DVP:
- b) That Section 6.27.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front lot line setback from the required 3m to nil for the principal building, and from 5.5m to 1.6m for the garage portion;
 - c) That Section 6.27.06(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 5.5m to 3m;
 - d) That Section 6.27.06(1)(e) of Zoning Bylaw No. 300 be varied by reducing the interior side lot line setback from the required 1.2m to nil.

CARRIED.

4. Application to Amend the Definition of “Hotel” to include a hotel with cooking conveniences to permit a hotel use at 2789 Grainger Road (File No. Z16-0016 - 2789 Grainger Rd)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to generally allow hotels with cooking facilities, and where cooking facilities are provided, on-site restaurants are optional.

CARRIED.

8. REPORTS

**a) Extension of Liquor License Hours for Darcy’s Pub – 737 Goldstream Avenue
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

- a) Inform the Liquor Control and Licensing Branch that Council recommends that a liquor license be issued with hours of operation ceasing at 1:00am Sunday to Thursday;
- b) Direct Staff to amend the Business Licence and Business Regulation Bylaw No. 216 to give approving authority of special event liquor license hour extensions to the License Inspector;

- c) Direct Staff to amend the Business Licence and Business Regulation Bylaw No. 216 to limit each licensed premise of this kind a maximum of six (6) special event licenses per year; and
- d) Direct Staff to amend the Business License and Business Regulation Bylaw No. 216 to only allow licensed premises of this kind to operate till 12:00am from Sunday to Thursday with the opportunity to apply for a 1:00am closing time for special event purposes

CARRIED.

b) Request to Table the Rezoning Application for 592 Phelps Avenue
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Rescind their previous resolution that rejected the rezoning application for 592 Phelps Avenue; and;
2. Table the application for up to 18 months.

CARRIED.

c) Pre-Approval of Electrical and Mechanical Contractors – Rugby Canada Training Facility
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council direct staff to pre-approve the Electrical and Mechanical Contracts the week of July 25 based on the evaluation as laid out in the RFP as long as they are within the proposed budget for these contracts.

CARRIED.

d) Planning, Land Development, and Building Departments Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the Planning, Land Development, and Building Departments Quarterly (2nd Quarter) Report – April 1st, 2016 to June 30th, 2016.

CARRIED.

a) Pre-Award Approval to Award Bear Mountain Parkway Road Extension Project
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR WADE

That Council direct staff to award the construction contract for the Bear Mountain Parkway extension project to the lowest bidder who is in compliance with the tender documents and fund the project through the local service area.

CARRIED.

b) Application to Vary Front, Interior Side and Rear Lot Line Setbacks to Allow for the Development of a Rugby Canada Training Facility at 3017 & 3021 Glen Lake Road
- Staff Report (Planning DVP16-0012)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 3017 and 3021 Glen Lake Road:

- a) That section 6.80B.05(1) of Zoning Bylaw No. 300 be varied by reducing the setback to a front lot line from the required 6 m (20 ft) to 1.8 m (5.9 ft);
- b) That section 6.80B.05(2) of Zoning Bylaw No. 300 be varied by reducing the setback to a side lot line from the required 1.5 m (5 ft) to 0.6 m (1.9 ft);
- c) That section 6.80B.05(3) of Zoning Bylaw No. 300 be varied by reducing the setback to a rear lot line from the required 4.5 m (15 ft) to 2.1 m (6.9 ft).

CARRIED.

c) PGA Seniors Event – Bear Mountain
- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council approve sponsorship for the Pacific Links Championship as follow:

- i. \$40,000 in 2016;
- ii. \$80,000 in 2017 and 2018; and
- iii. Any in-kind contributions Council deems appropriate to provide (Funding source: Hotel Tax).

CARRIED.

9. CORRESPONDENCE

**a) Vancouver Island South Film & Media Commission
Re: Letter of Appreciation**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council receive with thanks the letter of appreciation dated July 6th, 2016 from the Vancouver Island South Film & Media Commission.

CARRIED.

**b) Mr. Mark Ashfield, Superheroes of Victoria Volunteer Society
Re: Fundraiser – Westhills Stadium**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the use of Westhills Stadium for the day to Mr. Ashfield to raise money for BC Children's Hospital.

CARRIED.

**c) West Shore Parks & Recreation
Re: Enabling Accessibility Fund**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the Enabling Accessibility Fund to the West Shore Parks and Recreation Society to as outlined in their letter dated June 30th, 2016.

CARRIED.

**d) Fort Rodd Hill
Re: Letter of Appreciation – Canada Day Celebrations**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive with thanks the letter of appreciation dated July 5th, 2016 from Fort Rodd Hill with respect to funding the Canada Day Celebrations.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1620

"Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1620 Second and Third Reading.

CARRIED.

b) BYLAW NO. 1622

"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".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1622.

CARRIED.

c) BYLAW NO. 1633

"Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1633.

CARRIED.

d) BYLAW NO. 1639

Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 12, Bylaw No. 1639, 2016."

(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1639.

CARRIED.

e) BYLAW NO. 1641

**"Langford Official Community Plan Bylaw, Amendment No. 21, (667 Redington Ave), 2016".
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1641.

CARRIED.

f) BYLAW NO. 1642

**"Langford Zoning Bylaw, Amendment No. 457, (647 & 667 Redington Ave and 2478 & 2482 Selwyn Rd), 2016".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1642.

CARRIED.

g) BYLAW NO. 1644

**"Langford Development Cost Charges Bylaw, Amendment No. 13, 2016".
(RESCIND THIRD AND GIVE THIRD READING AS AMENDED)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council rescind Third Reading of Bylaw No. 1644.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1644 Third Reading as amended.

CARRIED.

h) BYLAW NO. 1645

**"Traffic Bylaw No. 33 Amendment No. 21, 2016"
(ADOPTION)**

MOVED BY: COUNCILLOR

SECONDED: COUNCILLOR

That Council adopt Bylaw No. 1645.

CARRIED.

- i) **BYLAW NO. 1646**
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1646 First Reading.

CARRIED.

At 5:37pm Mayor Young and Councillor Blackwell left the meeting.

- j) **BYLAW NO. 1638**
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1638 Second and Third Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

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

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 5:39 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP16-0012 – 3019 Glen Lake Rd

That Development Variance Permit No. DVP16-0012 be issued by the Council for the City of Langford Mike Leskiw on behalf of The City of Langford to vary the front, side and rear yard setbacks to allow for a training facility for Rugby Canada on the property legally described as Lot 1, Section 81, Esquimalt District Plan EPP644456 (3019 Glen Lake Road), and subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.80B.05(1) is varied by reducing the front yard setback from the required 6 m (20 ft) to 1.8 m (5.9 ft);
- b) That Section 6.80B.05(2) is varied by reducing the side yard setback from the required 1.5 m (5 ft) to 0.6 m (1.9 ft) for the setback to the easterly property boundary;
- c) That Section 6.80B.05(3) is varied by reducing the rear yard setback from the required 4.5 m (15 ft) to 2.1 m (6.9 ft).



Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:00 pm, Monday, 15 August 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP16-0012
Applicant	City of Langford
Location	3017 Glen Lake Rd; 3021 Glen Lake Rd
Proposal	1. That Section 6.80B.05(1) is varied by reducing the front yard setback from the required 6 m (20 ft) to 1.8 m (5.9 ft); 2. That Section 6.80B.05(2) is varied by reducing the side yard setback from the required 1.5 m (5 ft) to 0.6 m (1.9 ft) for the setback to the easterly property boundary; 3. That Section 6.80B.05(3) is varied by reducing the rear yard setback from the required 4.5 m (15 ft) to 2.1 m (6.9 ft).
Purpose	To allow for a training facility for Rugby Canada.

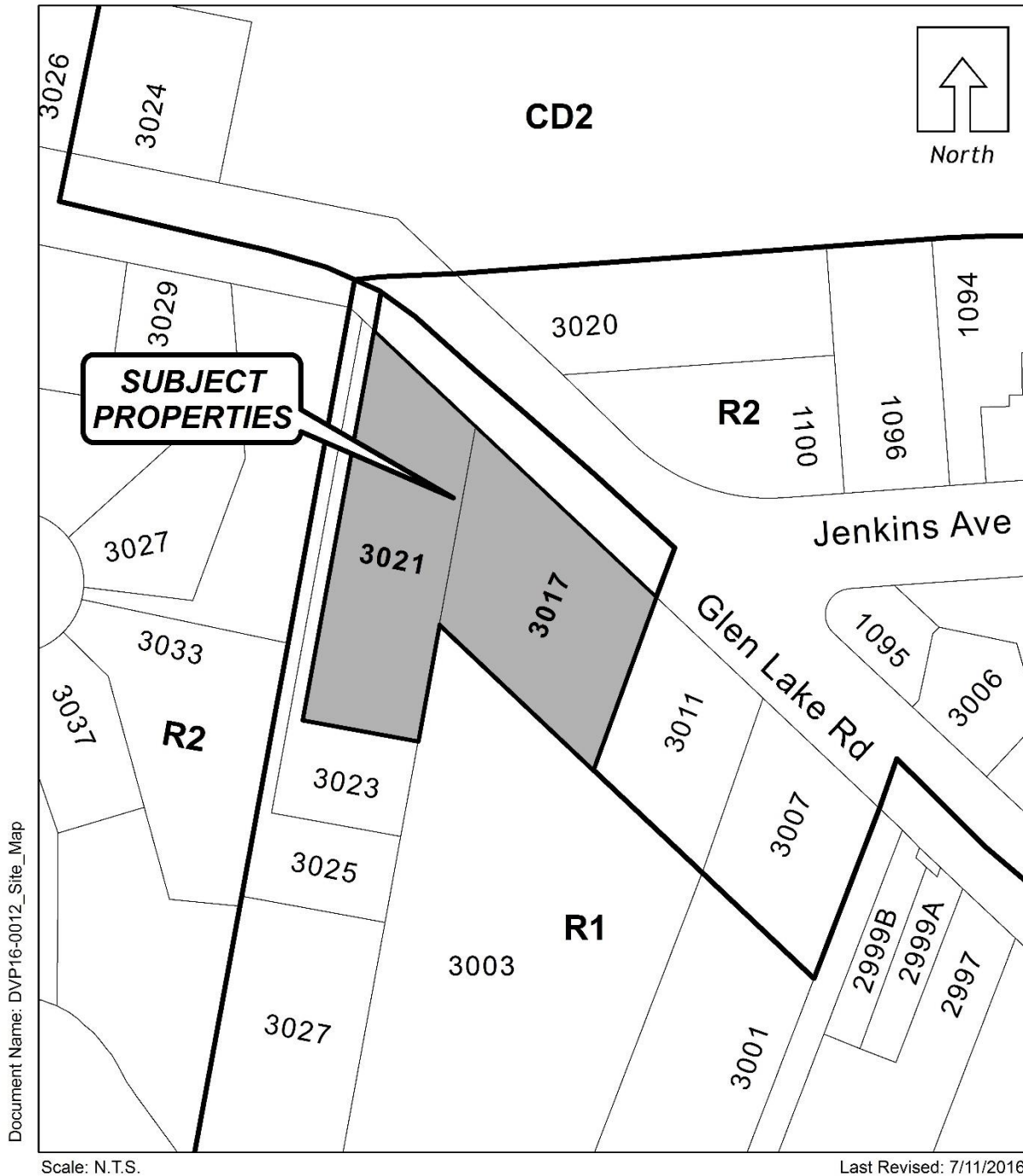
The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 10 August 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 15 August 2016 during the Public Participation Section at the beginning of the meeting.

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

Jim Bowden
Administrator

2016-08-02

**DEVELOPMENT VARIANCE PERMIT
(DVP16-0012)
3017 & 3021 Glen Lake Rd**



CITY OF LANGFORD

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

Monday, August 8th, 2016

1. Application for Development Variance Permit to reduce the amount of parking required for a dance studio at 2758 Peatt Road (File No. DVP16-0010)

That Council:

1. Direct staff to proceed with consideration of the following variances for 2758 Peatt Road:

- a) That Section 4.01.02 of Zoning Bylaw No. 300 be varied by reducing the minimum required parking required for a dance studio from six off-street parking spaces to zero off-street parking spaces;

Subject to the following terms and conditions:

- i) That the group daycare and dance studio do not operate concurrently at any time.

2. Application for Development Variance Permit to allow for a reduction of the rear yard setback at 913 Latoria Road (File No. DVP16-0011)

That Council:

1. Direct staff to proceed with consideration of the following variances for 913 Latoria Road:

- a) That Section 6.15.06(2) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 5.5m to 1.5m;

Subject to the following terms and conditions:

- i) That the eastern interior side lot line have a setback of 5.5m
- ii) That the front lot line have a setback of 3m (or 5.5m for any portion facing a garage)
- iii) That the exterior side lot line have a setback of 4.5m (or 5.5m for any portion facing a garage)

3. Application for Temporary Use Permit to allow for a Group Daycare for 25 children at 809 Orono Avenue (File No. TUP16-0002)

That Council:

1. Proceed with the consideration of this Temporary Use Permit for a group daycare on the property at 809 Orono Avenue for a period of three (3) years; AND
2. Direct staff to amend the Zoning Bylaw to allow for a group daycare for 25 children in the R1 zone at 809 Orono Avenue.



Staff Report to Council

Date: August 15, 2016
Department: Engineering
Subject: Pre-Approval Contract Award Dunford and Bellamy Bikelanes

Background

As part of the annual budget considerations, Council approved bikelanes to be installed on Bellamy Lane from Hansen Avenue to Phelps Avenue, to be funded by Gas Tax funds to a maximum amount of \$210,000.

Council also approved construction of bikelanes on Dunford Avenue from Jacklin Road to Leigh Road subject to the City obtaining a Bike BC grant for that project. On Thursday July 21st, 2016 the Ministry of Transportation and Infrastructure announced that the City of Langford is the recipient of a grant totalling \$203,050 which represents 50% of the project cost for the bikelanes (<https://news.gov.bc.ca/releases/2016TRAN0197-001309>). The remaining 50% will be funded by Gas Tax funds.

The purpose of this report is to obtain pre-approval from Council to award the construction of the two bikelane projects.

Commentary

Staff have been working with On Point Project Engineers to do the designs of both the Bellamy Road and Dunford Avenue bikelane projects. The estimated costs to complete both bikelane projects included consulting engineering fees.

Other than three rock pits that need to be installed on Dunford Avenue, both the Bellamy and Dunford projects are almost entirely pavement and line painting jobs. Staff are therefore suggesting that we invite the two paving companies, Island Asphalt and Capital City, to bid on the projects.

Dunford Avenue Project

To install the Dunford bikelanes, the road will need to be regraded to properly control drainage. This will result in Dunford Avenue being fully reinstated, therefore not only providing the bikelanes but improving the pavement quality on the entire road. Staff have costed the job on Dunford as a pulverize and pave job, allowing the existing asphalt to be recycled in place to regrade the road and apply new pavement on the road surface.

There is existing road edge parking on Dunford Avenue, therefore Staff have designed the bikelanes such that there is no net loss in road edge parking.

The Dunford project is anticipated to begin in September, after the new connection is made in August for Leigh Road extending south to Henry Eng Place. This will allow the majority of truck and bus traffic originating from the industrial/commercial areas on Henry Eng Place to exit directly onto Leigh Road, reducing construction conflicts during the bikelane construction.

Bellamy Road Project

Other than paving and painting, the Bellamy bikelane project area does not require any other improvements. There is existing road edge parking on Bellamy that the bikelane can be constructed however there will be a loss of parking. To add parking will require culverting the ditches. Staff will tender to construct parking as a separate line item in the tender and seek council direction once the costs are known.

Financial Implications

Both the Dunford and Bellamy projects were approved in the annual budget process.

The Dunford bikelane project will be funded 50% by Bike BC and 50% by Gas Tax funds. The Bellamy bikelane project will be funded 100% by Gas Tax funds.

Legal Implications

None noted.

Options

That Council:

1. Direct staff to award the construction contract for the Dunford Bikelane project (Jacklin Road to Leigh Road) and the Bellamy Road Bikelane project (Hansen Avenue to Phelps Avenue) to the lowest bidder who is in compliance with the tender documents and fund the projects with Bike BC and Gas Tax funds;
AND
2. Direct staff to contract On Point Project Engineers for the design engineering of both the Dunford Bikelane project (Jacklin Road to Leigh Road) and the Bellamy Road Bikelane project (Hansen Avenue to Phelps Avenue) for an estimated cost of \$45,000 for the combined projects and fund the projects with Bike BC and Gas Tax funds;

OR

3. Not award the contracts at this time.

Respectfully Submitted,

Submitted by:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, ASCT, Manager of Public Works
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:mm



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: August 15, 2016
Department: Engineering
Subject: 2016 Langford Show and Shine – Goldstream Avenue lane closures

Background

Last year the Langford Show and Shine attracted 175 participants and had hundreds of residents, car lovers, and families attend to view and vote on classic muscle cars from the fifties, sixties and seventies. This year's Langford Show and Shine will be taking place on Sunday, August 21st, 2016. Lane closures along Goldstream Avenue and Bryn Maur Road will be required.

Commentary

This year is the 6th Annual Langford Show and Shine and will require the closure of lanes along Goldstream Avenue between the archway and Peatt Road as well a partial closure of Bryn Maur Road (see attached map). The event is set to take place between 10:00am and 3:00pm, however, the lane closures will be required from 7:00am until 4:00pm to allow for the participants to park their vehicles and for volunteers to set up and take down the tents, tables, and chairs. Emergency services, BC Transit, and local radio stations will be notified in advance of the closures by way of a traffic advisory. City staff will post a notice of the event and lane closures on the City's website. Advertising of the lane closures will also be posted prior to the event along Goldstream Avenue by way of signage and digital reader board signs.

Financial Implications

Any minor costs incurred could be paid out of the community festivals budget. Similar to last year the barricades, cones, and garbage cans will be donated by Victoria Contracting and Municipal Maintenance Corporation and portable washrooms from Coast Environmental.

Legal Implications

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

Options

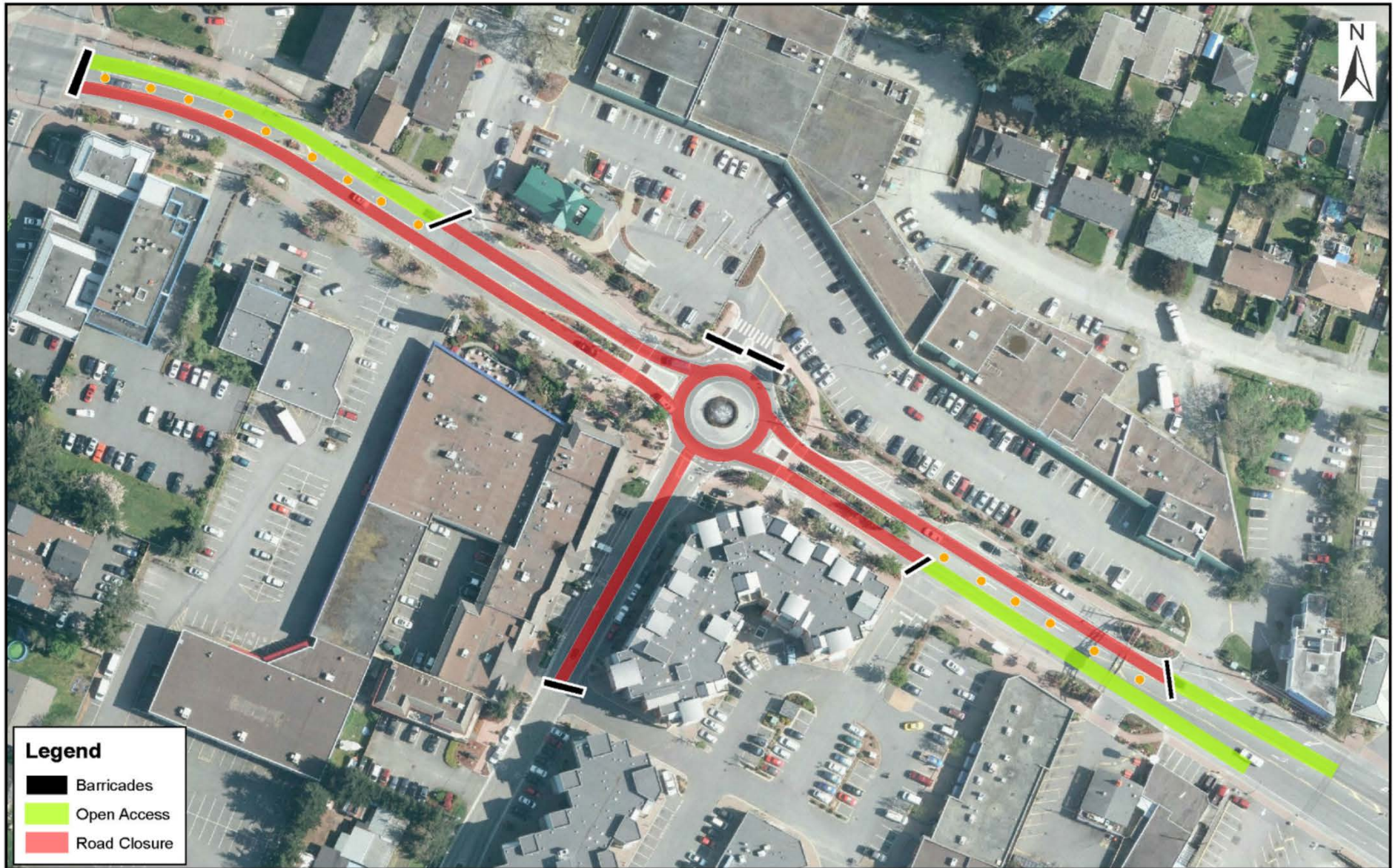
That Council:

1. Approve the lane closures (as shown on the attached map) on Goldstream Avenue on Sunday August 21th, 2016 between 7:00am and 5:00pm for the 6th Annual Langford Show and Shine.

Respectfully Submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, ASCT, Manager of Public Works
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:ta





Staff Report to Council

Date: August 15, 2016
Department: Engineering
Subject: Bylaw No. 1652 A Bylaw to Amend the Truck Route Bylaw No. 1477, 2013

Background

The purpose of this report is to inform Council of two amendments to the Truck Route in the City.

Commentary

In 2013 a comprehensive review of the Truck Route Bylaw was completed and three readings were given to new Truck Route Bylaw No. 1477, 2013. The bylaw was subsequently adopted in 2015 repealing the original Truck Route Bylaw No. 617. Since the adoption of the Bylaw No. 1477 in April 2015, additional construction has occurred in the City.

In the Spring of 2016 the extension to Leigh Road south of Dunford was started. The extension to Leigh Road will be completed by the end of August 2016 and will connect the industrial/commercial lands of Henry Eng Place to Leigh Road. This will extend the existing truck route from its terminus on Leigh Road at Dunford Avenue south to Henry Eng Place. The truck route bylaw is proposed to be amended as shown on Bylaw No. 1652 to include this new section of Leigh Road.

A second amendment to the truck route bylaw is proposed on Jenkins Avenue. The City's overall master transportation plan will see the West Shore Parkway constructed from Highway No. 14 Sooke Road north to connect to Langford Parkway by Summer 2017 and extend further over the railway tracks thereafter. The West Shore Parkway is already under construction and is slated to be a designated truck route once completed. Coincidental to West Shore Parkway being constructed, in the Spring/Summer of 2017, extensive road improvements will occur on Jacklin Road from the Galloping Goose Trail north to Rex Road. These laning and frontage improvements on Jacklin Road are due primarily to the former Belmont High School property being developed by Sobey's. As part of the City's master transportation plan, truck traffic is not currently allowed on Jacklin Road. To further discourage the use of Jacklin Road, the City's traffic engineer is recommending that Jenkins Avenue from Veterans Memorial Parkway east to Jacklin Road be designated as a truck route to encourage trucks to use the designated truck route of Veterans Memorial and Jenkins Avenue to access the West Shore Town Center and future Sobey's site.

The truck route bylaw is proposed to be amended as shown on Bylaw No. 1652 to include Jenkins Avenue from Veterans' Memorial Parkway to Jacklin Road.

Financial Implications

None noted

Legal Implications

None noted.

Options

That Council:

1. Give first three readings to Bylaw No. 1652, a Bylaw to amend Truck Route Bylaw 1477, 2013;
- OR
2. Do nothing at this time.

Respectfully Submitted,

Submitted by:	Michelle Mahovlich, P.Eng. Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Bylaw Enforcement Manager
Concurrence:	George Henshall, ASCT, Manager, Public Works
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:mm

Attachment: Bylaw No. 1652

CITY OF LANGFORD

BYLAW NO. 1652

A BYLAW TO AMEND TRUCK ROUTE BYLAW NO. 1477, 2013

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

Bylaw No.1477, being Langford “Truck Route Bylaw No. 1477, 2013” is amended by:

1. Replacing Schedule A with new Schedule A Truck Route Bylaw No. 1652 Amendment No. 1
2. This Bylaw may be cited for all purposes as Bylaw No. 1652, Truck Route Bylaw No. 1477 Amendment No. 1, 2016.

READ A FIRST TIME this day of August, 2016.

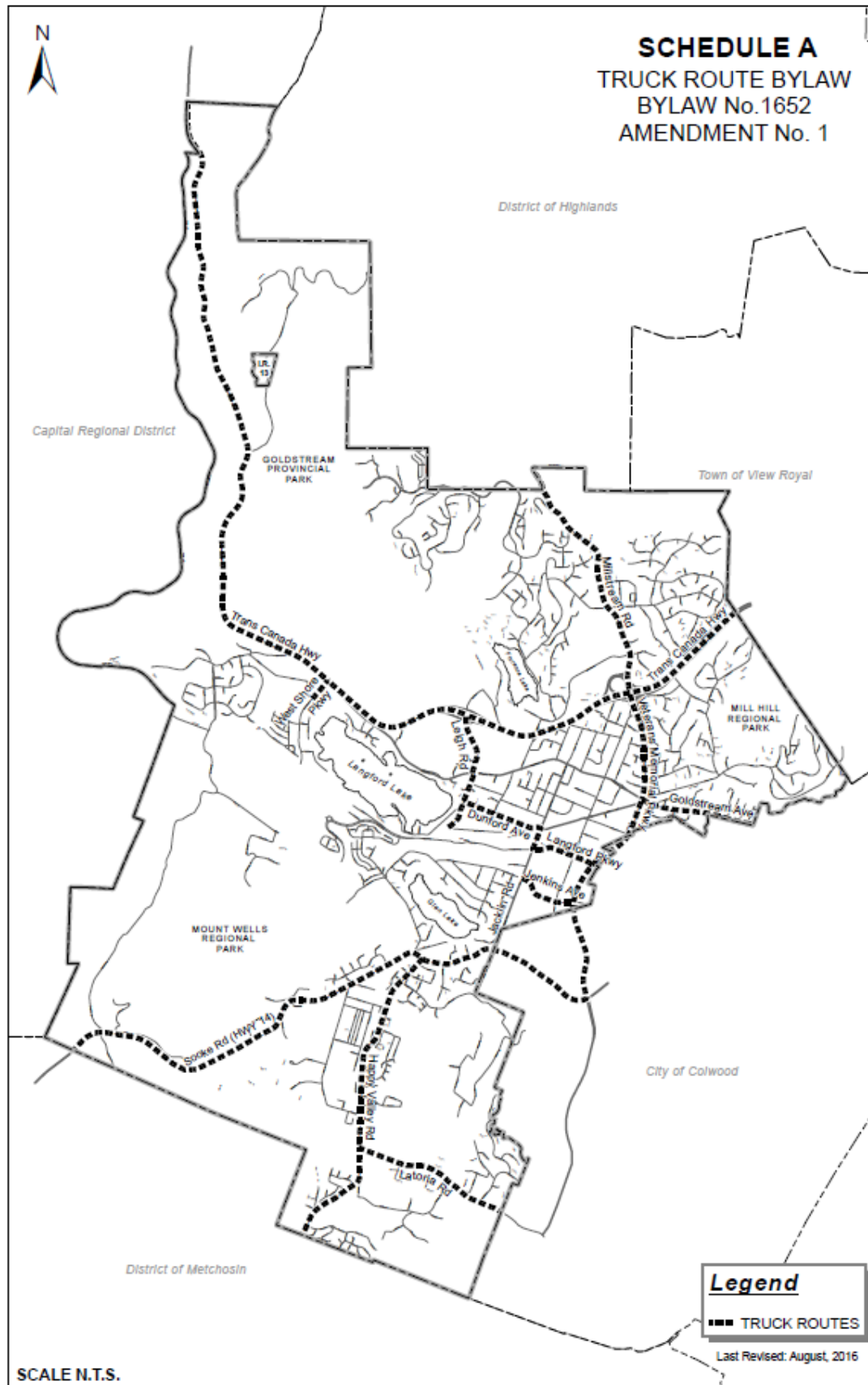
READ A SECOND TIME this day of August, 2016.

READ A THIRD TIME this day of August, 2016

ADOPTED this day of , 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER





Staff Report to Council

Date: August 15, 2016

Department: Administration

Subject: Bylaw No. 1654 – A Bylaw to Amend the Procedure Bylaw No. 819, 2004 -
Change Start Time of Council Meetings

Background

Over the summer months Council has changed the start time of Council meetings from 7:00pm to 5:00pm. This time has worked well and staff and members of Council feel there is merit to change the start time of the Council meeting on a permanent basis.

In order to accommodate the public, if Council were to change the start time of its Council meetings, staff suggest that it be set at 5:30 pm in order to provide the working public the time to make it home from work and attend the meeting. The Procedure Bylaw amendment to formally change the time of the meetings is on the agenda for first three readings.

Options

1. That Council give first three readings to Bylaw No. 1654; OR
2. Keep the current meeting schedule.

Respectfully Submitted,

Submitted by:	Jim Bowden
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
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

Commentary

An offer to purchase the subject lands has been entered into, and it has been agreed that in addition to the purchase price (\$444,800), approximately 2,564m² (27,000 ft²) will also be part of the purchase price that the City will receive from the purchaser.

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

As part of this sale, there are a number of issues the purchaser is required to complete, which at this time have not been completed. Council may wish to direct staff to withhold the sale and transfer until the outstanding issues have been addressed to the satisfaction of the Chief Administrative Officer.

Financial Implications

The sale price of these lands has been agreed to be \$444,800, which will be held in the Capital Works Reserve, and the dedication of approximately 2,564m² (27,000 ft²).

Legal

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

Options

That Council;

1. Give the road closure bylaw no. 1651, for the right of way south of the TCH, 1st, 2nd, and 3rd reading;

AND

2. Direct staff to withhold the sale and transfer until the purchaser has addressed outstanding issues to the satisfaction of the Chief Administrative Officer;

OR

3. Do nothing at this time, and not close the portion of road south of the TCH as outlined in this report.

Respectfully Submitted,

Submitted by:	Robert Dykstra, Land Development Planner
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Michelle Mahovich, Director of Engineering, P.Eng P.Geo
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:rd



Staff Report to Council

Date: August 15, 2016

Department: Finance

Subject: Bylaw No. 1655 – Temporary Borrowing for Bear Mountain Parkway Extension

Background

At the May 16, 2016 meeting Council adopted “Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016” which authorized borrowing of up to \$5 million for construction of Bear Mountain Parkway from the Leigh Rd./McCallum Rd. intersection to the existing Parkway near the top of Bear Mountain. A Certificate of Approval has now been received from the Inspector of Municipalities so the City is in a position to proceed with borrowing funds and commence the project.

Commentary

In order to borrow, Council will need to adopt a temporary borrowing bylaw. Bylaw No. 1655 on tonight’s agenda would give authority to temporarily borrow up to \$5 million to cover the cost of the project. The amount in bylaw No. 1655 is determined as follows:

Authorized by Bylaw #1631	\$5,000,000
Less: Previous Temporary Borrowing Bylaws	<u>Nil</u>
Amount authorized by Bylaw No. 1655	\$5,000,000

While this bylaw will authorize temporary borrowing of the full amount in Loan Authorization Bylaw No. 1631, only the amount required to pay actual costs of the project will be borrowed.

Financial Implications

The interest cost for the temporary borrowing are a cost of construction chargeable to the project. Once the project is complete, the principal and interest payments required to retire the debt will be the sole responsibility of the properties within the Bear Mountain Parkway Extension Local Service Area and will be recovered through imposition of a parcel tax on those properties.

This project is included in the 2016-2020 Five-Year Financial Plan.

Legal Implications

Community Charter (s. 179) requirements for long term debt have been satisfied with the approval of Bylaw No. 1631.

Community Charter (s. 181) requirements for temporary borrowing under a loan authorization bylaw will be satisfied with the adoption of Bylaw No. 1655.

Options

That Council:

1. Give first, second and third readings to “City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016”; **OR**
2. Halt the tendering and construction process for the Bear Mountain Parkway Extension.

Respectfully Submitted,

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



Staff Report
to
Council

Date: August 15, 2016

Department: Administration

Subject: Lease Agreement with Limona Construction Ltd. for Property at 3010 Amy Road

Background

On January 16th, 2012 Council adopted Bylaw No. 1313 which rezoned the subject property (and the property that has now been subdivided from 3010 Amy Road for now forms part of 2920, 2930 and 2960 Amy Road) from GB1 (Greenbelt 1) and RH1 (Manufactured Home Park) to a new BP3 (Business Park 3 – Amy Road) zone. As a condition of that rezoning, the applicant provided to the City the land that now remains as 3010 Amy Road (being land lying to the northeast of the drainage channel running from Langford Lake to the Goldstream River).

On September 11th, 2012, the City of Langford entered into a lease agreement (see attached) with Limona Construction Ltd. for their use of the subject property. This term of this lease was 5 years, and the lease requires that Limona Construction Ltd. (the tenant) only use the lands in a manner that is consistent with the current zoning.

On September 2nd 2014 Council adopted Bylaw No. 1533 which rezoned the subject property from BP3 (Business Park 3 – Amy Road) to AM (Amenity). The uses permitted in the AM zone are as follows:

- Group daycare;
- Park;
- Preschool;
- Recreational facilities;
- Schools;
- Temporary construction and real estate offices;

Commentary

The list of business park uses that were permitted on the subject property prior to September 2nd, 2014 is as follows:

- (1) accessory buildings and uses;
- (2) carpentry shops;

- (3) commercial bakeries;
- (4) computer technology sales, service and manufacturing;
- (5) electronics manufacturing;
- (6) film production studios;
- (7) funeral parlours;
- (8) light industrial uses which are not noxious or offensive by reason of permitting odours, dust, smoke, gas or noise, including but without limiting the generality of the foregoing establishments for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and signs. The following uses are specifically excluded:
 - (a) any use specified in the [Health Act](#) as an offensive trade;
 - (b) auto wrecking;
 - (c) gravel processing;
 - (d) refuse and garbage dumps; and
 - (e) the burning of motor vehicles and other things for salvage purposes.
- (9) light manufacturing and assembly and food processing (excluding the primary processing of meat, poultry and fish);
- (10) building supply establishments;
- (11) machine shops;
- (12) medical clinics and accessory related commercial uses;
- (13) mini-storage;
- (14) offices, storage buildings and screened yard for: building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank, and sign contractors;
- (15) one dwelling unit used as a caretaker suite in conjunction with and accessory to another permitted use;
- (16) post office;
- (17) premises licensed pursuant to the *Liquor Control and Licensing Act*;
- (18) printing, publishing and book binding;
- (19) recycling depots;
- (20) refund container return depots;
- (21) rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, roto tillers and outboard motors;
- (22) rental of goods and equipment;
- (23) repair of household furnishing;
- (24) restaurants not exceeding 200 m² (2150 ft²) per lot;
- (25) retail sale as an accessory use limited to 20% of floor area occupied by a business;
- (26) retail sale, rental and repair of parts and accessories from automobiles, trailers, boats, camper vehicles, manufactured homes, farm machinery and trucks;
- (27) scientific or technological research facility;

- (28) temporary construction and real estate marketing offices;
- (29) unenclosed storage;
- (30) wholesale and storage warehouse buildings;

Limona Construction Ltd. would like to extend the original 5 year lease and have asked that Council reinstate the list of uses permitted in the BP3 (Business Park 3 – Amy Road) zone so that they may use the property as originally intended. There are two ways in which Council can restore the permitted land uses to this property: rezoning, or through issuance of a temporary use permit.

Rezoning the subject property, either back to the BP zoning or by amending the AM (Amenity) zoning is a process that will take approximately three months. As Business Park zoning and Business Park uses may not be what Council ultimately envisions for the subject property, issuing a Temporary Use Permit (TUP) for a three year term concurrent with a lease extension to the same term may be the preferred option. A TUP could be issued within 6 weeks. Council can also direct the CAO to re-issue of a TUP for a further 3-year term, should Limona Construction (or a successor) agree to a 3-year lease extension. Council can also reinstate all or part of the list of Business Park uses in a TUP.

Financial Implications

If Council does not reinstate the Business Park uses to the subject property (either by TUP or rezoning) it is likely that Limona Construction will not pursue a lease extension. The City would forego the revenue from the lease payments (currently \$10 per year) as well property taxes. The City would also take over the general liability associated with holding a vacant parcel of land.

Retaining the status quo, however, may provide an opportunity for the City to develop the land under the current Amenity zoning in a manner that is ultimately more valuable to the City.

Legal Implications

None.

Options

That Council:

Option 1

1. Direct staff to prepare a Temporary Use Permit that reinstates BP3 (Business Park 3 – Amy Road) uses to the property at 3010 Amy Road;
2. Delegate authority to the Administrator to extend the Temporary Use Permit for a second three-year term, provided that the property is re-leased for a concurrent term;
3. Direct the Administrator to enter into a new three-year lease with Limona Construction Ltd. that replaces the existing lease;

Option 2

1. Take no action at this time with respect to the property at 3010 Amy Road;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

:mgsb



Staff Report to Council

Date: August 15, 2016

Department: Land Development

Subject: Approving Officer Appointment –
Proposed change to Deputy Approving Officer Assignment

Background

The City has presently appointed Brent Molnar (Land Development Manager) as the Approving Officer, and has listed Jim Bowden (CAO) and Michelle Mahovlich (Director of Engineering) as Deputy Approving Officers.

This report request Council consideration in regards to re-assigning the roll of *Deputy Approving Officer* for the City.

Commentary

The roll of the Approving Officer presently resides with Brent Molnar.

Deputy Approving Officers are a necessary appointment to ensure that during times of vacation and absence that the function of Approving Officer is maintained and service standards are being met.

The present appointments (Brent Molnar, Jim Bowden and Michelle Mahovlich) have been consistent since 2012.

Land Development staff (Robert Dykstra, James Oliver and Daryl Minifie) have been with the City since 2008, and work directly with the Brent Molnar in his roll of Approving Officer.

Since 2008, training and education of these Land Development staff members have included attending the LGMA MATI Approving Officer program (MATI = Municipal Administration Training Institute). This training program is an intensive 5-day live-in course offered annually. Presently 2 of the Land Development staff have obtained this training with the 3rd taking the course this year.

I request Council consideration to change the present appointment of Deputy Approving Officer so that;

- Michelle Mahovlich is *removed* as a deputy Approving Officer,
- Jim Bowden is *retained*, and

- Robert Dykstra and James Oliver are *appointed* as Deputy Approving Officers.

Once Daryl Minifie has completed the MATI training noted above, it is my intent to request Council consideration in appointing Daryl as an additional Deputy Approving Officer.

If Council agrees to change the appointments as described above, this will help to ensure service delivery goals are maintained, appointments are relative to the work environment, that the benefits of training are realized and to bring succession planning to the roll of Approving Officer.

Financial Implications

None

Legal Implications

Approving Officers are a statutory roll established by the *Land Registry Act* of 1921.
The appointment of Approving Officers is enabled through the *Land Title Act*, s.77.

The appointments as recommended in this report comply with s.77 of the *Land Title Act*.

Options

That Council in regards to Deputy Approving Officers for the City of Langford;

1. Remove Michelle Mahovlich as a Deputy Approving Officer; AND
2. Retain Jim Bowden as Deputy Approving Officer; AND
3. Appoint Robert Dykstra as a Deputy Approving Officer; AND
4. Appoint James Oliver as a Deputy Approving Officer for the City of Langford

OR

5. Retain the existing appointments of Jim Bowden and Michelle Mahovlich as Deputy Approving Officers.

Respectfully Submitted,

Submitted by:	Brent Molnar, Approving Officer
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 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

:bm



**Staff Report
to
Council**

Date: August 15, 2016
Department: Finance
Subject: Bylaw No. 1505 - Amendment to City Centre Park Fees and Charges Bylaw 1203

Background

During the budget process discussions, Council passed a resolution to increase the user fees at our City Centre Park Facility. The amounts are to be increased annually equal to the current year tax increase, commencing in 2016. An amendment to the fees and charges bylaw is included on the agenda for first three readings to provide for annual increase in user fees to match the tax increase each year.

Financial Implications

The current year increase is estimated at \$95,000 and has been included in the 2016 budget amounts.

Legal Implications

None

Options

That Council:

1. Give first three readings to Bylaw No. 1505, a Bylaw to amend the City Centre Park Fees & Charges Bylaw No. 1203, 2008;

OR
2. Do nothing at this time.

Respectfully Submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:AKS



Staff Report to Council

Date: August 15, 2016
Department: Engineering
Subject: South Skirt/Bear Mountain Water System

Background

City Staff have been working with staff at CRD to develop alternatives to fund the installation of water services within the Bear Mountain Parkway as it is constructed. This project is within the CRD DCC program; however currently the development cost charge (DCC) reserve fund stands at a net of approximately \$0.8 million. This includes credits of \$7.4 million and liabilities of \$6.6 million. Excluding work in progress, the significant liabilities include:

- Priority projects - \$3,236,074.
- McCallum Pipe - \$1,236,200.

Priority projects were identified as such by the Juan de Fuca Water Distribution Commission, however, their need is dependent on development activity. These projects include projects in Langford (Walfred reservoir and pipe upgrades) as well as projects in Sooke and Highlands. The priority projects have been deferred due to lack of development activity. The CRD has considered the associated funds for the completion of these projects as a liability and as such are not available for other development projects in progress such as the South Skirt and Bear Mountain areas. Because these projects were identified as priority projects by the Commission, release of these funds requires the approval of the Commission.

Even with the release of these funds there will be a shortfall in funds available for construction of the infrastructure identified for the South Skirt and Bear Mountain areas. The Juan de Fuca Water Distribution Commission (Commission) has indicated as a matter of policy that it will not borrow funds for construction of DCC infrastructure to ensure no liability accrues to existing water customers.

Therefore, to address the funding shortfall and to address the Commission's concerns, it has been proposed that the CRD establish a local service area (LSA) that will enable the CRD will borrow the funds necessary to construct the water infrastructure using its taxing authority within the LSA for security. It is proposed that the updated DCC rate include the infrastructure within the LSA and debt servicing be funded from DCC revenues from throughout the DCC area. In the event that the DCC revenues are insufficient to service the debt, the CRD would have the authority under LSA to implement a property tax to make up any shortfall. CRD Integrated Water Services staff support the LSA proposal

In order for the Commission to consider this funding mechanism to provide the water service for the South Skirt Bear Mountain areas, the City of Langford needs to consider the following resolutions and advise the Juan de Fuca Water Distribution Commission accordingly.

That Council:

1. Advise the Juan de Fuca Water Distribution Commission that:
 - i. That the CRD has no liability associated with the McCallum Pipe;
 - ii. That the Walfred reservoir and pipe upgrades are not a priority for Langford;
 - iii. That priority for funding from the DCC reserve be given to developments that are proceeding, specifically the South Skirt Areas and Bear Mountain; and
 - iv. That the City of Langford supports the CRD establishing of a local service area for the purpose of facilitating the timely construction of water distribution system within the South Skirt and Bear Mountain areas.

Financial Implications

None noted.

Legal Implications

None noted.

Options

That Council:

1. Advise the Juan de Fuca Water Distribution Commission that:
 - i. That the CRD has no liability associated with the McCallum Pipe;
 - ii. That the Walfred reservoir and pipe upgrades are not a priority for Langford;
 - iii. That priority for funding from the DCC reserve be given to developments that are proceeding, specifically the South Skirt Areas and Bear Mountain; and
 - iv. That the City of Langford supports the CRD establishing of a local service area for the purpose of facilitating the timely construction of water distribution system within the South Skirt and Bear Mountain areas.; OR
2. Not support the funding proposal.

Respectfully Submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

/mm

Thunder Bowl CIS Organizing Committee
PO Box 44127 – 2947 Tillicum Road
Victoria, British Columbia, Canada
V9A 7K1
President@vifootball.ca
<https://www.facebook.com/vithunderbowl/>



July 16, 2016

Langford City Council Members
2nd Floor – 877 Goldstream Avenue
Langford, British Columbia, Canada
V9B 2X8

Dear Langford City Council Members

My name is Jonathan Poppitt; I am writing you on behalf of the Canadian Interuniversity Sports Organizing Committee (CIS) The CIS is spearheading the first ever CIS football game here on Vancouver Island between the University of British Columbia Thunderbirds (UBC) and the Manitoba Bisons. We plan to make The Thunderbowl an annual event for years to come.

The CIS's goals are to raise funds and awareness for football at all levels in Victoria. Our main beneficiaries are Greater Victoria Minor Football (GVMFA), the Westshore Rebels and the UBC Island athletics scholarship. The UBC Island athletics scholarship goal is to provide athletic scholarships to Island born kids who plan on attending UBC

GVMFA teaches and runs football programs for ages 6 to 14 and has teams across Greater Victoria and the West Shore area. The non-profit organization supplies all equipment, fields and officials for \$250 per player. We currently have over 400 members over to seasons.

The Westshore Rebels are very proud of their community and our players, coaches, directors and alumni give back whenever we can. The Rebels strive to make a positive and meaningful impact in our community; as well as a commitment to the development and growth of amateur and community football on Vancouver Island.

The committee has secured the support of media sponsors CHEK, the Zone, the Q and Black press. Our corporate sponsors include McAllister Marketing, Wilson's transport, Keycorp, Ounsted & Company with many more coming on board every day. We would love the City of Langford to join us in supporting this amazing event. We are asking if council would help us in the following ways:

- Westhills Turf rental fee waived
- Event/stadium fee waived
- City Centre Park cover the cost of security guards, liquor extension and they keep profits from liquor
- Vacant Stadium suite fee waived
- Revenue from the Big Screen advertising.

On behalf of all the members of these great organizations we thank you for your continued support of amateur football in West Shore and the Greater Victoria areas.

Sincerely,

Jonathan Poppitt
Thunder Bowl CIS Organizing Committee Chair
GVMFA President
Westshore Rebels Vice President



Public Health
Agency of Canada

Chief Public
Health Officer

Agence de la santé
publique du Canada

Administrateur en chef
de la santé publique

CITY OF LANGFORD	
☐ RECEIVE & FILE	☐ COUNCIL AGENDA
AUG 03 2016	
☐	COMMITTEE
☐ DISTRIBUTE TO COUNCIL	

July 22, 2016

Your file Votre référence

Our file Notre référence

His Worship Stewart Young
City of Langford
877 Goldstream Avenue 2nd Floor
Langford, British Columbia V9B 2X8

Dear Mr. Mayor:

On behalf of the Public Health Agency of Canada, I am pleased to offer my congratulations to the City of Langford on receiving the Age-Friendly British Columbia Recognition Award.

Making communities age-friendly has been identified as one of the best ways to help seniors remain healthy, active and independent for as long as they can. Age-friendly communities encourage healthy aging by improving and preserving health, physical, social and mental wellness, independence and quality of life. At the same time, age-friendly communities create better, safer and healthier places for all Canadians to live and thrive as they age.

The Public Health Agency of Canada and the World Health Organization (WHO) recognize the importance of creating these types of supportive social and physical environments that facilitate active and healthy aging for Canadians in their communities. On behalf of the Agency and the WHO, we are very pleased to endorse the Government of British Columbia's recognition of your community's commitment to becoming age-friendly.

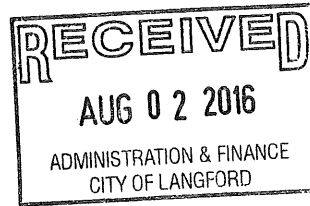
Please accept our best wishes for your community in its continued efforts to support healthy aging, and in leading the way for other communities in British Columbia, and across Canada, to become age-friendly.

Sincerely,

Gregory Taylor, BSc, MD, CCFP, FRCPC

c.c. Dr. John Beard, Director, WHO
Ms. Leah Stohmann, City of Langford

Canada



July 28, 2016

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

Dear Mayor Stewart Young:

RE: GAS TAX AGREEMENT COMMUNITY WORKS FUND PAYMENT

I am pleased to advise that UBCM is in the process of distributing the first of two Community Works Fund (CWF) payments for fiscal 2016/2017. An electronic transfer of \$642,736.21 is expected to occur within the next 30 days. These payments are made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement on the Federal Gas Tax Fund in British Columbia. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Renewed Gas Tax Agreement can be found on our website at www.ubcm.ca.

For further information, please contact Gas Tax Program Services by e-mail at gastax@ubcm.ca or by phone at 250-356-5134.

Sincerely,

A handwritten signature in dark ink, appearing to read "Al Richmond". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Chair Al Richmond
UBCM President



METCHOSIN FARMERS' INSTITUTE
"Those benefit most, who strive to put most into it!"
1040 MARWOOD AVENUE, LANGFORD B.C. CANADA V9C 3C4
PHONE 250-478-2759 sandywest@shaw.ca

CITY OF LANGFORD	
☐ RECEIVE & FILE	☐ COUNCIL AGENDA
JUL 26 2016	
☐	COMMITTEE
☐ DISTRIBUTE TO COUNCIL	

July 15, 2016
Mayor and Council
City of Langford
877 Goldstream Ave.
Victoria, B.C.
V9B 2X8

Dear Mayor Young:

On behalf of the members of the Metchosin Farmers' Institute, I would like to request your permission to hold a beer gardens in conjunction with our

Annual Luxton Fall Fair - September 17 & 18, 2016

The purpose for this request is not only as a not so good fund raiser any more, but more important as a control measure for the consumption of alcohol only in licensed areas during our event.

I wish to thank you for your consideration of this request and for the assistance you have provided to the Institute in the past.

Yours very truly,

Larry West
President
Metchosin Farmers' Institute.

**CITY OF LANGFORD
BYLAW NO. 1505**

A BYLAW TO AMEND THE CITY CENTRE PARK FEES & CHARGES BYLAW NO. 1203, 2008

WHEREAS the City of Langford provides recreational services to the public pursuant to section 8 of the *Community Charter*;

AND WHEREAS pursuant to section 194 of the *Community Charter*, Council may, by bylaw, impose a fee payable in respect of all or part of a service of the municipality or the use of municipal property;

AND WHEREAS Council wishes to authorize and impose the fees and charges payable for use of the services and facilities at City Centre Park;

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

Title

1. This Bylaw may be cited for all purposes as the "City Centre Park Fees and Charges Bylaw No. 1203, 2008, Amendment No. 1, 2016".

Imposition of Fees and Charges

2. The Council hereby authorizes and imposes the fees and charges for use of the services and facilities at City Centre Park in the amounts set out in Schedule "A" to this Bylaw.
3. The fees and charges established under this Bylaw shall come into effect on July 1, 2016.
4. That the fees automatically be increased annually based on the annual tax increase of the City of Langford; all increase of revenue to be the City of Langford

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A"

Fields and Stadium

	Professionals, Adults and Admission Games	Westshore Youth and Paying Leagues' Practices	Langford Youth Only
Artificial Field #1	\$79.50/hour	\$39.90/hour	\$28.05/hour
Lights	\$15.45/hour	\$15.45/hour	\$15.45/hour
Stadium Dressing Rooms	\$11.30/hour	\$11.30/hour	\$11.30/hour
Stadium Washrooms	\$11.30/hour	\$11.30/hour	\$11.30/hour
Stadium Fee	\$540.25	\$540.25	\$540.25
Stadium Fee with upright change over	\$746.00	\$746.00	\$746.00

Family Fun Park

Playzone Drop-in			
	Regular Admission	Langford Residents	Sanctioned School Trips
Ages 0-11 months	Free	Free	n/a
Age 12-13 months	\$5.10	\$4.10	n/a
Ages 2-3 years	\$8.15	\$6.50	\$4.00
Ages 4-12 years	\$10.80	\$8.65	\$4.00
Adult (accompanying child)	Free		

Splash Park or Outdoor Ice Rink			
	Regular Admission	Langford Residents	Sanctioned School Groups
Splash Park	\$3.10	\$2.50	n/a
Outdoor skating	\$3.10	\$2.50	n/a
Fire Pit Use/Private Booking	\$10.00/hour	\$10.00/hour	n/a
Group – 2.5 hours			\$40.00
Group – 2 hours			\$50.00

Mini-Golf						
Green Fees	Regular Admission		Langford Residents		Sanctioned School Groups	
Individual Rates	18 Holes	36 Holes	18 Holes	36 Holes	18 Holes	36 Holes
Adult	\$6.70	\$10.30	\$5.35	\$8.25		
Child	\$5.15	\$7.70	\$4.10	\$6.15		
Senior	\$5.15	\$7.70	\$4.10	\$6.15		
Group Rates	10 – 20					
Adult	\$5.65					
Child	\$4.10					
Group Rates	20+					
Adult	\$5.15					
Child	\$3.60					

Dry Floor Arena			
Regular rental rate			\$90.30/hour
Year-round leagues			\$77.45/hour
Sanctioned School Groups – limited availability			\$31.90/hour
Daily Rate			\$1,543.50
	Regular Admission	Langford Residents	Sanctioned School Trips
Youth drop in roller (12-18 yrs)	\$5.15	\$4.10	
Adult drop in roller	\$6.45	\$5.15	
Public skate (4-12 yrs)	\$3.35	\$2.70	
Public skate – youth (12-18 yrs)	\$4.65	\$3.70	
Public skate – adult	\$6.45	\$5.15	

Ice Arena			
Sanctioned School Groups – limited availability		\$74.35/hour	
Minor Hockey and Hockey Academy		\$117.85/hour	
Langford Non-Prime		\$135.35/hour	
Langford Prime		\$180.35/hour	
Non-Prime		\$159.00/hour	
Prime		\$212.00/hour	
	Regular Admission	Langford Residents	Sanctioned School Trips
Youth drop in ice (12-18 yrs)	\$5.15	\$4.10	
Adult drop in ice	\$6.45	\$5.15	
Splash park	\$3.10	\$2.50	
Outdoor ice	\$3.10	\$2.50	



Staff Report to Council

Date: August 15, 2016

Department: Planning

Subject: Bylaw No. 1624 and 1623 - Application to Amend the Official Community Plan with respect to lands commonly known as Bear Mountain from “Open Space” to “Hillside and Shoreline” and to Create a New CD6A (Bear Mountain Comprehensive Development A) Zone;

Background

At their regular meeting of May 16th, 2016, Council passed the following resolution with respect to the Official Community Plan and undeveloped lands within the CD6 (Bear Mountain Comprehensive Development) Zone:

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.*

Commentary

Although the proposed new Master Development Agreement for the CD6A (Bear Mountain Comprehensive Development A) Zone has been drafted by the City's solicitor, it is still in draft form and must be signed and registered. As noted in a report to Council's Planning Zoning and Affordable Housing Committee (May 9th, 2016), the amenity contributions and obligations placed on the CD6A zone at the time of the initial rezoning were split between being obligations of the zoning bylaw and obligations of the Master Development Agreement (MDA) registered on title. Several of these obligations have fallen away through the proposed new zoning and amenity contribution plan outlined to Council at the time of Public Hearing. AS with the recent adoption of the bylaw to rezone the adjoin lands known as South Skirt Mountain (CD12) there should be little risk in adopting Bylaw No. 1623 and 1624 in advance of the registration of a new MDA, as proceeding under the new zoning and the old MDA would be more onerous on the land owners.

Staff expect that the new MDA will be signed and registered within 30 days.

Bylaw No. 1200 was signed by the Minister of Transportation on June 27th, 2016.

Options

That Council:

1. Adopt Bylaw No. 1624 and 1623;

OR

2. Take no action at this time with respect to Bylaw No. 1624 and 1623;

Respectfully Submitted,

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

:mgsb

**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, Bear Mountain Remainder Properties as shown shaded on Schedule A to Bylaw 1624), 2015".

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

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

READ A THIRD TIME this 20th day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

The map displays the study area with a legend indicating two categories: Hillside / Shoreline (solid grey) and Open Space (hatched). The map includes a north arrow and labels for various streets such as Victoria St, Main St, and Canada Highway 1.

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 16th day of May, 2016.

PUBLIC HEARING held this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

READ A THIRD TIME this 20th day of June, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 27th day of June, 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;

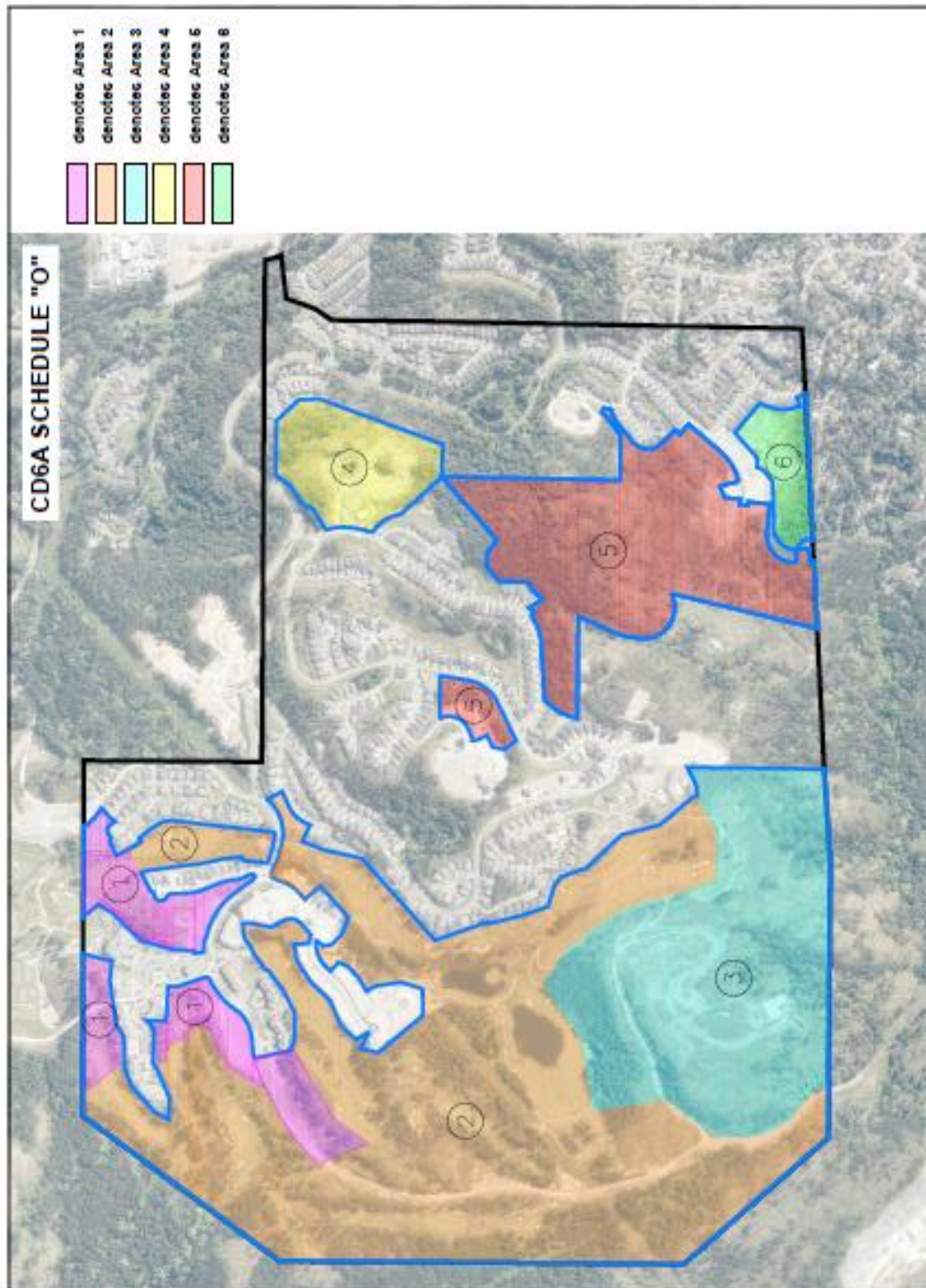
6.95A.12 Landscape Screening

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

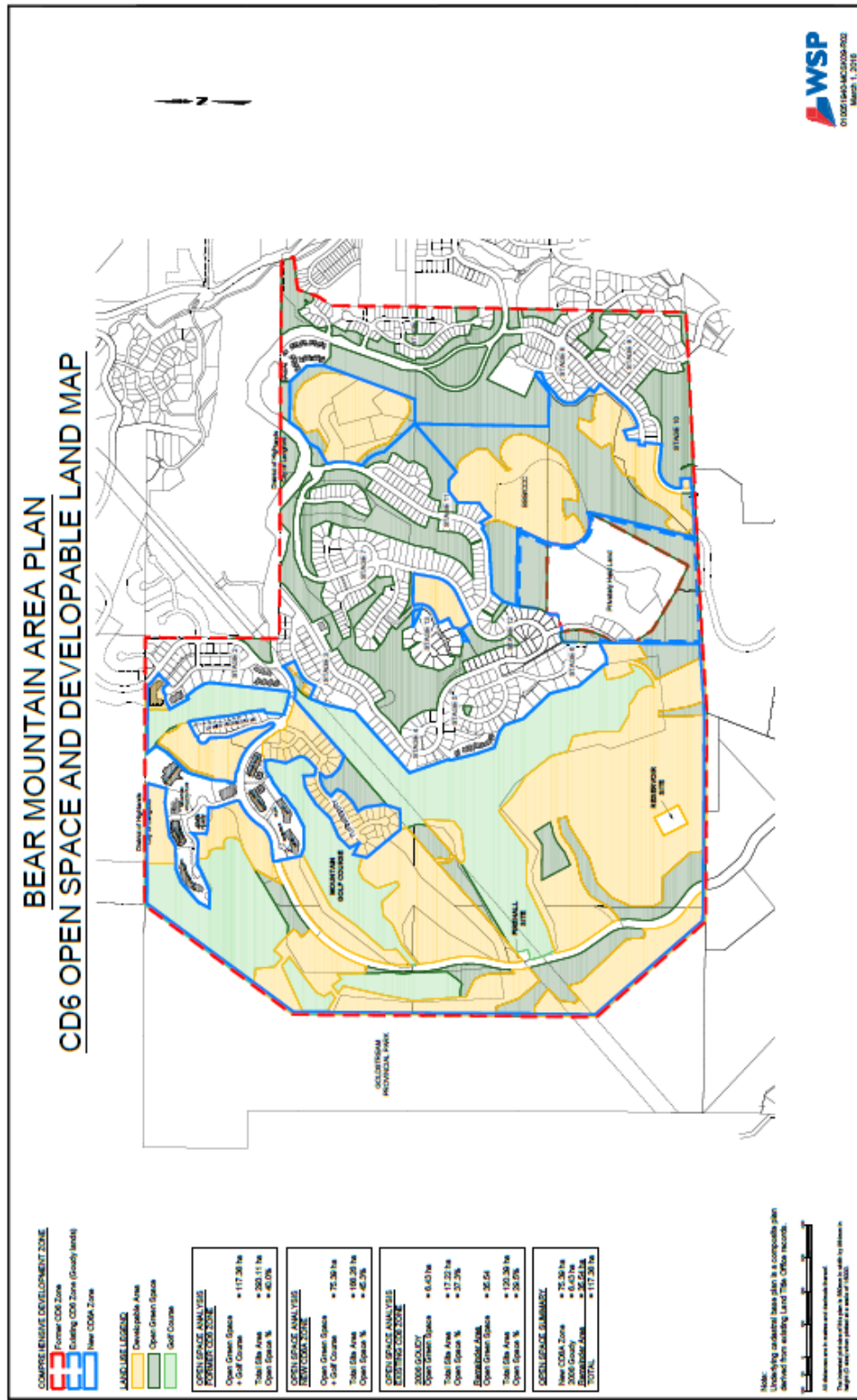
6.95A.13 General Regulations

- (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. 1644

**A BYLAW TO AMEND BYLAW NO. 26,
LANGFORD DEVELOPMENT COST CHARGES BYLAW, 1993**

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

A. Langford Development Cost Charges Bylaw, 1993 is amended as follows:

1. By adding to Section 1 in appropriate alphabetical order:

“Townhouse” means:

- a) a building divided into two or more dwelling units with each dwelling unit having direct access to the exterior at grade; or
- b) two or more detached dwellings constructed on the same lot.

2. By substituting the following for Section 2(b):

Every person who obtains a building permit for a building or structure for a residential, commercial, industrial or public utility development, including a development authorized by a building permit described in Section 561(5) of the *Local Government Act*, shall pay to the District the development cost charges set out in Schedule "A" and the building inspector shall not issue such a building permit until such development cost charges have been paid.

3. By substituting the following for Section 3(a):

The charges imposed under Section 2(a) shall be paid in respect of the number of lots created in addition to the number of lots existing at the time of subdivision, and on the basis of two dwelling units for each additional lot on which the zoning bylaw permits the construction of duplexes.

4. By deleting Section 6(b);

5. By replacing existing Schedule “B” with the attached Schedule "B" (Road DCC Project Map);

6. By replacing existing Schedule "C" with the attached Schedule “C” (Road DCC Project List); and

7. By changing the statutory references in Column 1 below to those in Column 2 below:

Column 1	Column 2
s. 983 of the <u>Municipal Act</u>	s. 559 of the <i>Local Government Act</i>
s. 398(1)(h) of the <u>Municipal Act</u>	s. 220(1)(h) or s. 224(2)(f) of the <i>Community Charter</i>
s. 983(3)(c) of the <u>Municipal Act</u>	s. 561(9) of the <i>Local Government Act</i>
s. 933.1 of the <i>Local Government Act</i>	s. 563 of the <i>Local Government Act</i>

- B. This Bylaw may be cited for all purposes as "Langford Development Cost Charges Bylaw, Amendment No. 13, 2016".

READ A FIRST TIME this 20th day of June, 2016.

READ A SECOND TIME this 20th day of June, 2016.

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

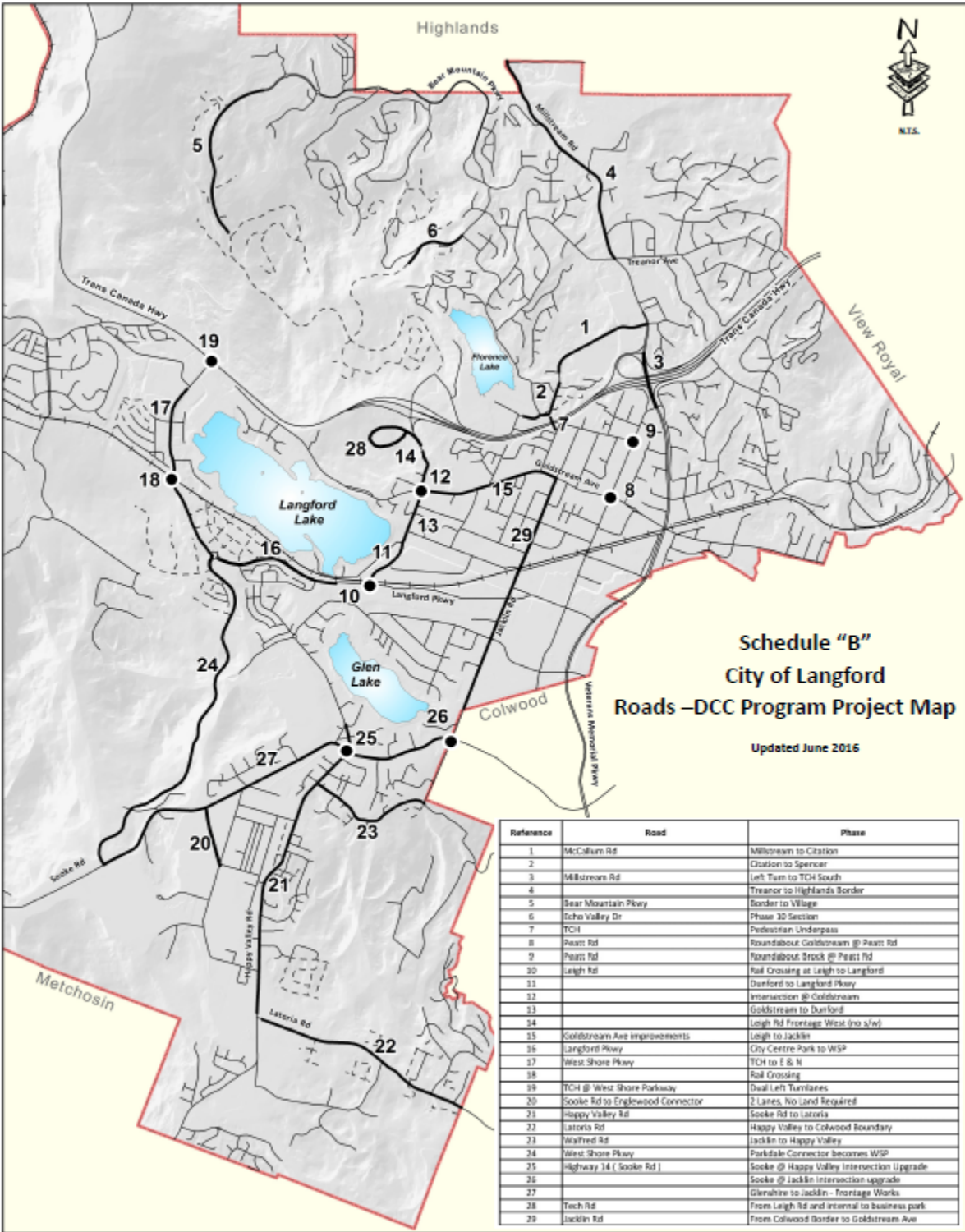
APPROVED BY THE INSPECTOR OF MUNICIPALITIES under the provisions of Section 560 of the *Local Government Act* on the 4th day of August, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE “B”
Road DCC Project Map



SCHEDULE "C"

ROAD DCC PROJECT LIST

Bylaw 1644 SCHEDULE C - LANGFORD ROAD DCC PROJECT LIST			38 year program 2012 to 2031									
Road Name	Phase	Capital Cost	Grants	Total Cost	Benefit to Ex users taxes	Tax Expense	net		1% Assist	DCC recoverable		
McCallum	1 Millstream to Citation	\$ 521,000		\$ 521,000	1%	\$ 5,210	\$ 515,790		1%	\$ 5,210	\$ 510,580	
	2 Citation to Spencer	\$ 2,800,000		\$ 2,800,000	1%	\$ 28,000	\$ 2,772,000		1%	\$ 28,000	\$ 2,744,000	
Millstream Road	3 Left Turn to TCH south	\$ 1,200,000		\$ 1,200,000	1%	\$ 12,000	\$ 1,188,000		1%	\$ 12,000	\$ 1,176,000	
	4 Treanor to Highlands Border	\$ 2,300,000		\$ 2,300,000	1%	\$ 23,000	\$ 2,277,000		1%	\$ 23,000	\$ 2,254,000	
Leigh Road Interchange Phase 1	Ramps, Brock, Leigh,BMP			\$ -	1%	\$ -	\$ -		1%	\$ -	\$ -	
Skirt/Bear	Bear Mtn Parkway 2 lanes			\$ -	1%	\$ -	\$ -		1%	\$ -	\$ -	
	Pedestrian Overpass at TCH	\$ 1,800,000	\$ 1,200,000	\$ 600,000	1%	\$ 6,000	\$ 594,000		1%	\$ 6,000	\$ 588,000	
	5 Bear Mtn On Site	\$ 4,860,000		\$ 4,860,000	1%	\$ 48,600	\$ 4,811,400		1%	\$ 48,600	\$ 4,762,800	
	6 Echo Valley Carevest	\$ 75,000		\$ 75,000	1%	\$ 750	\$ 74,250		1%	\$ 750	\$ 73,500	
Peatt Road	8 Roundabout Goldstream Avenue at Peatt Road	\$ 585,000		\$ 585,000	1%	\$ 5,850	\$ 579,150		1%	\$ 5,850	\$ 573,300	
	9 Roundabout Brock Avenue at Peatt Road	\$ 850,000		\$ 850,000	1%	\$ 8,500	\$ 841,500		1%	\$ 8,500	\$ 833,000	
Leigh Road to Goldstream and Intersection	10 Rail Crossing at Leigh to Langford	\$ 1,000,000		\$ 1,000,000	1%	\$ 10,000	\$ 990,000		1%	\$ 10,000	\$ 980,000	
	11 Dunford to Langford Parkway	\$ 2,344,000		\$ 2,344,000	1%	\$ 23,440	\$ 2,320,560		1%	\$ 23,440	\$ 2,297,120	
	12 Intersection at Goldstream	\$ 1,100,000		\$ 1,100,000	1%	\$ 11,000	\$ 1,089,000		1%	\$ 11,000	\$ 1,078,000	
	13 Goldstream to Dunford	\$ 500,000		\$ 500,000	1%	\$ 5,000	\$ 495,000		1%	\$ 5,000	\$ 490,000	
	14 Leigh Road Frontage West (no s/w)	\$ 500,000		\$ 500,000	1%	\$ 5,000	\$ 495,000		1%	\$ 5,000	\$ 490,000	
Goldstream Avenue Improvements	15 Leigh to Jacklin	\$ 3,360,000	\$ 1,200,000	\$ 2,160,000	1%	\$ 21,600	\$ 2,138,400		1%	\$ 21,600	\$ 2,116,800	
Langford Parkway	16 City Centre Park to WSP	\$ 9,701,000		\$ 9,701,000	1%	\$ 97,010	\$ 9,603,990		1%	\$ 97,010	\$ 9,506,980	
West Shore Parkway	17 TCH to E&N Railway	\$ 5,800,000		\$ 5,800,000	1%	\$ 58,000	\$ 5,742,000		1%	\$ 58,000	\$ 5,684,000	
	18 Rail Crossing	\$ 1,000,000		\$ 1,000,000	1%	\$ 10,000	\$ 990,000		1%	\$ 10,000	\$ 980,000	
TCH @ West Shore Parkway	19 Dual Left Turnlanes	\$ 6,000,000	\$ 2,000,000	\$ 4,000,000	1%	\$ 40,000	\$ 3,960,000		1%	\$ 40,000	\$ 3,920,000	
Sooke Road to Englewood Connector	20 2 lanes, no land acq.	\$ 1,500,000	\$ 500,000	\$ 1,000,000	1%	\$ 10,000	\$ 990,000		1%	\$ 10,000	\$ 980,000	
Happy Valley Road	21 Sooke Road to Latoria	\$ 4,400,000		\$ 4,400,000	1%	\$ 44,000	\$ 4,356,000		1%	\$ 44,000	\$ 4,312,000	
Latoria	22 Happy Valley to Colwood Boundary	\$ 2,500,000		\$ 2,500,000	1%	\$ 25,000	\$ 2,475,000		1%	\$ 25,000	\$ 2,450,000	
Walfred	23 Jacklin to Happy Valley	\$ 2,200,000		\$ 2,200,000	1%	\$ 22,000	\$ 2,178,000		1%	\$ 22,000	\$ 2,156,000	
West Shore Parkway Connector	24 E&N Railway to Sooke Road	\$ 8,980,000		\$ 8,980,000	1%	\$ 89,800	\$ 8,890,200		1%	\$ 89,800	\$ 8,800,400	
Highway 14 (Sooke Road)	25 Sooke at Happy Valley Intersection upgrade	\$ 1,000,000	\$ 375,000	\$ 625,000	1%	\$ 6,250	\$ 618,750		1%	\$ 6,250	\$ 612,500	
	26 Sooke at Jacklin Intersection upgrade	\$ 1,250,000	\$ 375,000	\$ 875,000	1%	\$ 8,750	\$ 866,250		1%	\$ 8,750	\$ 857,500	
	27 Frontage works	\$ 1,500,000	\$ 750,000	\$ 750,000	1%	\$ 7,500	\$ 742,500		1%	\$ 7,500	\$ 735,000	
Goldstream Tech Road	28 Upper Goldstream	\$ 6,000,000		\$ 6,000,000	1%	\$ 60,000	\$ 5,940,000		1%	\$ 60,000	\$ 5,880,000	
Jacklin Road	29 Colwood Boundary to Goldstream Avenue	\$ 1,819,000		\$ 1,819,000	1%	\$ 18,190	\$ 1,800,810		1%	\$ 18,190	\$ 1,782,620	
Totals		\$ 77,445,000	\$ 6,400,000	\$ 71,045,000	1%	\$ 692,260	\$ 68,533,740		1%	\$ 692,260	\$ 67,841,480	
					Total Taxpayer contribution over 38 years	\$ 1,384,520					DCC program	
					Total Taxpayer contribution per year	\$ 36,434.74					\$ 67,841,480	

**CITY OF LANGFORD
BYLAW NO. 1646**

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential) Zone** and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 PID No.: 003-290-727 (967A Isabell Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1646	LOT 9, SECTION 84, ESQUIMALT DISTRICT, PLAN 22027 (967A Isabell Ave)	a) \$3,960 per new lot created towards the General Amenity Reserve Fund; and b) \$660 per new lot created towards the Affordable Housing Reserve Fund	No

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".

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

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

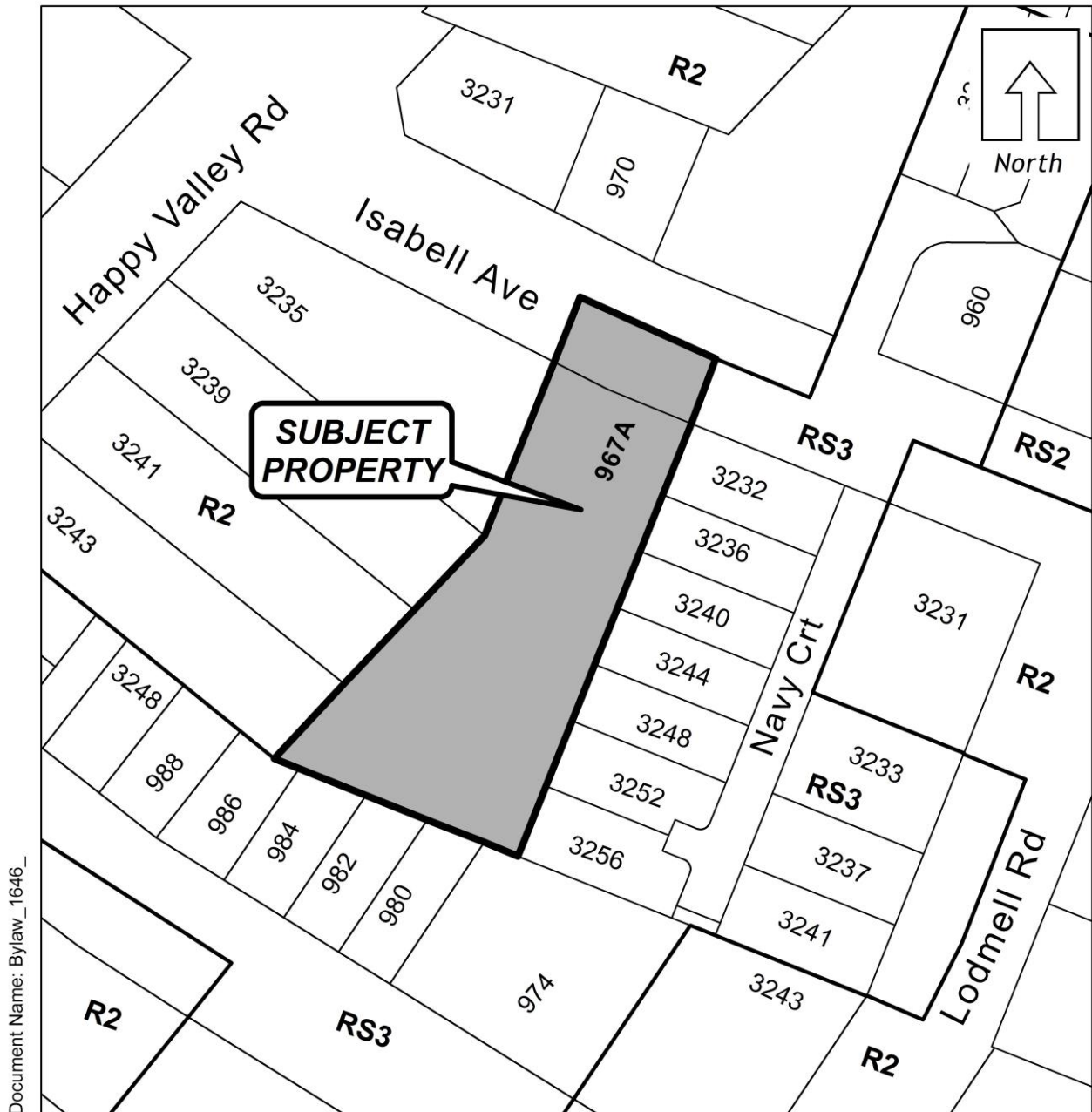
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1646

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2016

**CITY OF LANGFORD
BYLAW NO. 1647**

**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 the definition of "**Hotel**" in Section 1.01.01 with the following:

"**Hotel**" means a building or buildings providing accommodation for the travelling public only, in units which may contain cooking facilities and must contain its own sanitary facilities including water closet and wash basin, in respect of which:

1. The stay is limited to two months;
2. A guest register is required to be kept pursuant to the *Hotel Guest Registration Act*; and
3. A public dining room or cafe is provided on the same lot unless cooking facilities are provided in each unit;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 459, (Hotel Definition), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1648**

**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 the words "a minimum of 27 lots" in subsection 6.104.02(3) with "a minimum of 80 lots";
2. By replacing the words "a maximum of 27 lots" in subsection 6.104.02(4) with "a maximum of 18 lots";
3. By deleting subsection 6.104.03(3) and renumbering subsequent subsections accordingly;
4. By replacing subsection 6.104.06 **One-Family Dwellings** (1)(b) with "within 1.5 m of any interior lot line";
5. By deleting subsections 6.104.06 **Buffer Setbacks** (1)(a), (b) and (c);
6. By replacing Schedule Z of Zoning Bylaw No. 300 with Schedule A attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

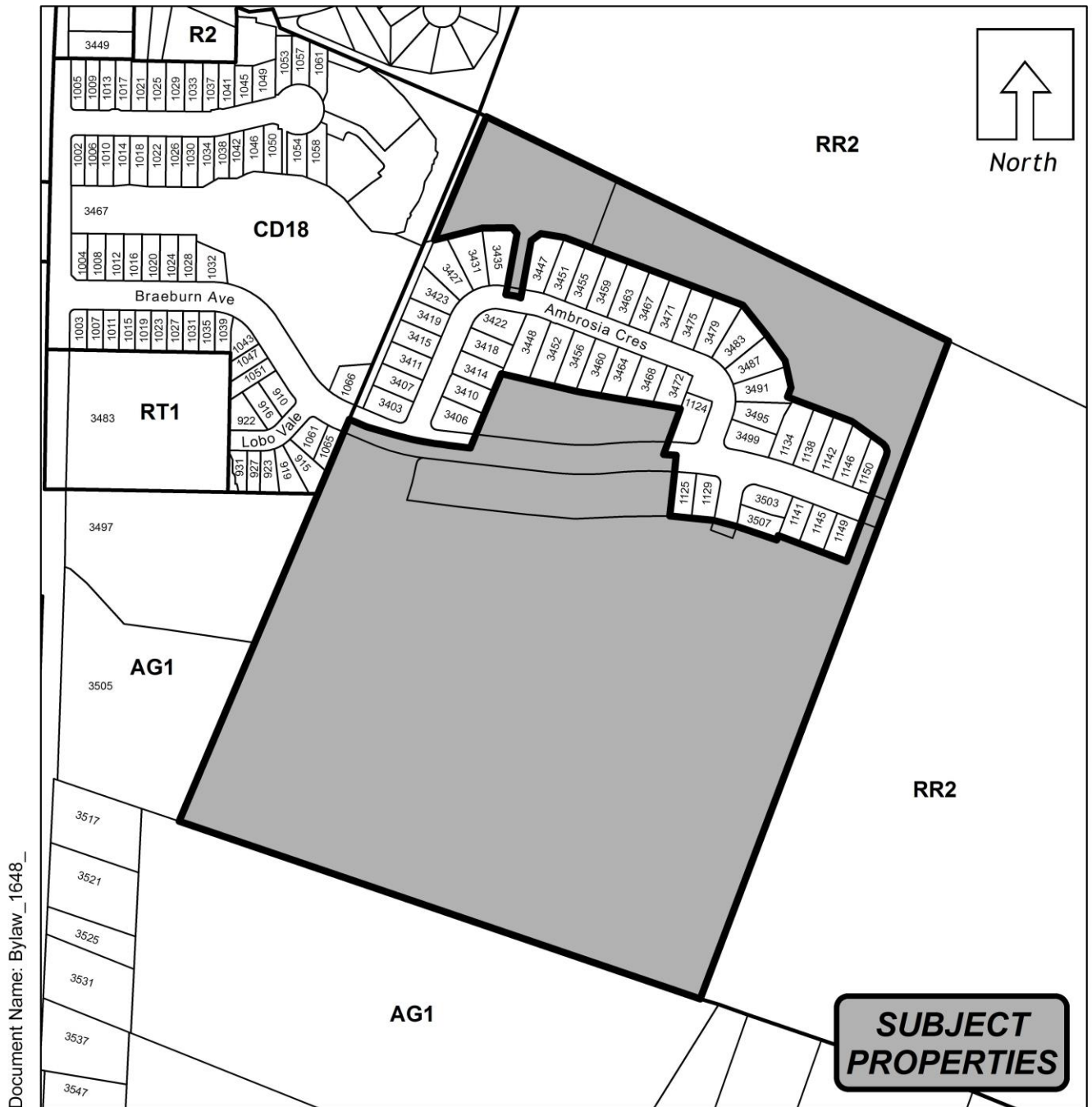
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of, 2016.

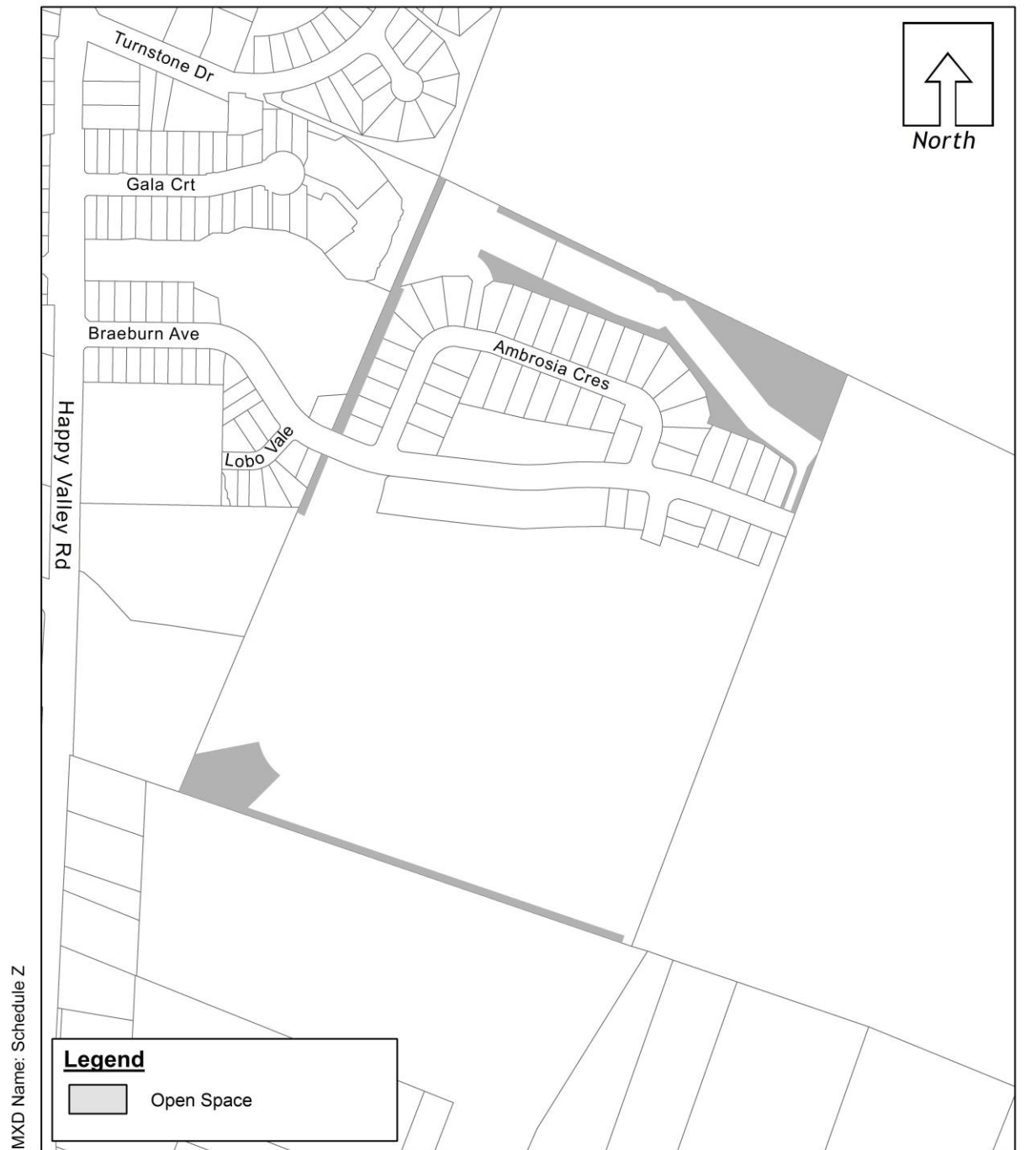
MAYOR

(Certified Correct)
CORPORATE OFFICER



Schedule A

SCHEDULE "Z" TO BYLAW No.300



Scale: N.T.S.

Last Revised: August 5, 2014

**CITY OF LANGFORD
BYLAW NO. 1649**

**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 as Section 6.40.01 (13) and renumbering subsequent sections accordingly "On land legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 a group day care limited to a capacity of 41 children and a dance studio are permitted uses;"
2. By adding the following line to Table 1 of Section 4.01.01:

Group day care limited to a capacity of 41 children and dance studio limited to a GFA of approximately 80 m2 on the property legally described as Lot 29, Section 1, Range 2 West, Highland District, Plan 13385 (2285 Bellamy Road)	6 spaces
--	----------

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

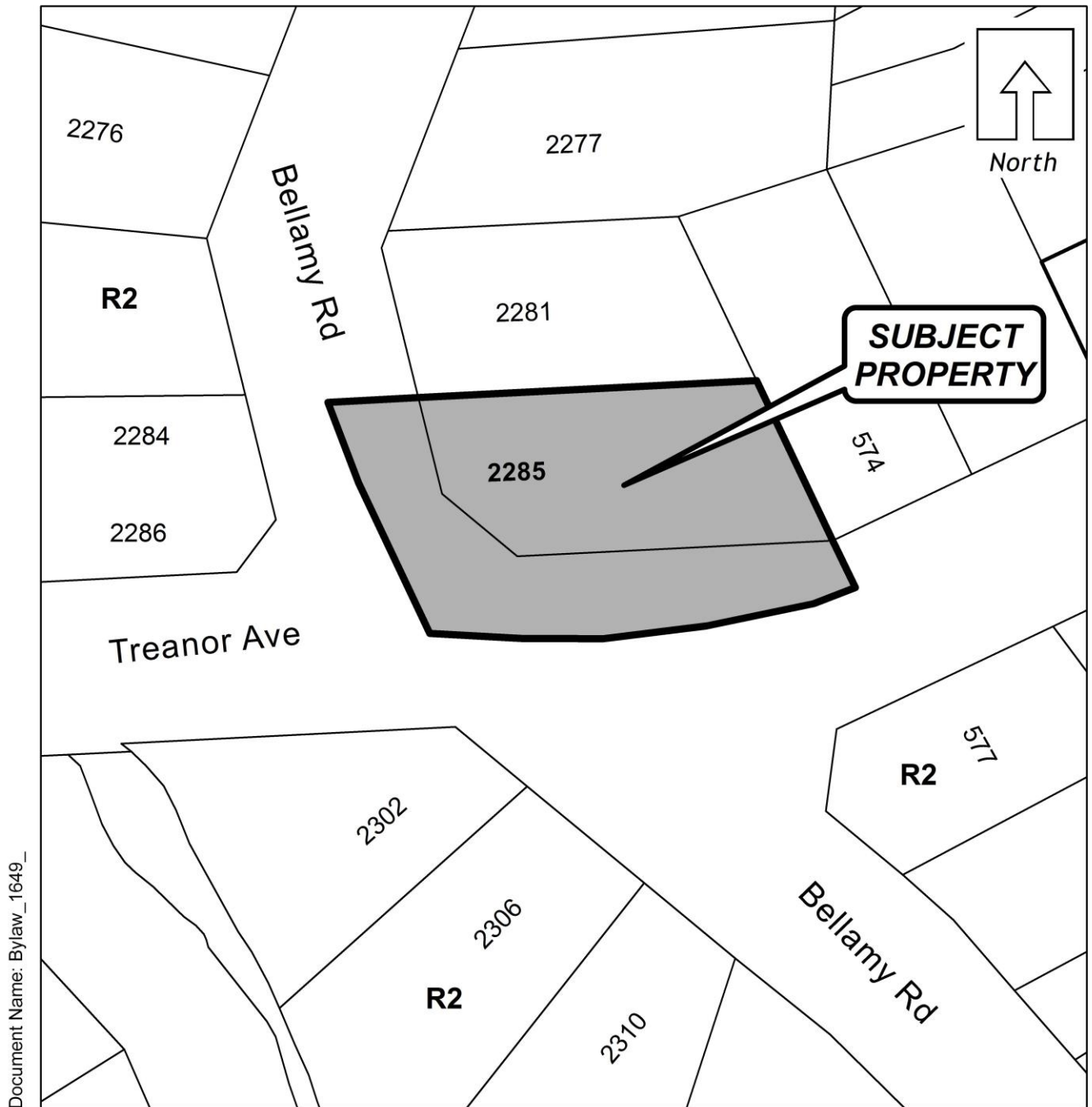
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1649

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/22/2016

CITY OF LANGFORD BYLAW NO. 1650

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 the from the **R2 (One- and Two-Family Residential) Zone** and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLAN VIP62938 PID No.: 000-730-904 (2555 Millstream Rd); LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLANS VIP62949 AND VIP69760 PID No.: 005-812-721 (2559 Millstream 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)
RS3	1650	LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLAN VIP62938 (2555 Millstream Rd) And LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLANS VIP62949 AND VIP69760 (2559 Millstream Rd)	a) \$2772 per new lot created towards the General Amenity Reserve fund; b) \$660 per new lot created towards the Affordable Housing Reserve fund;	N/A

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

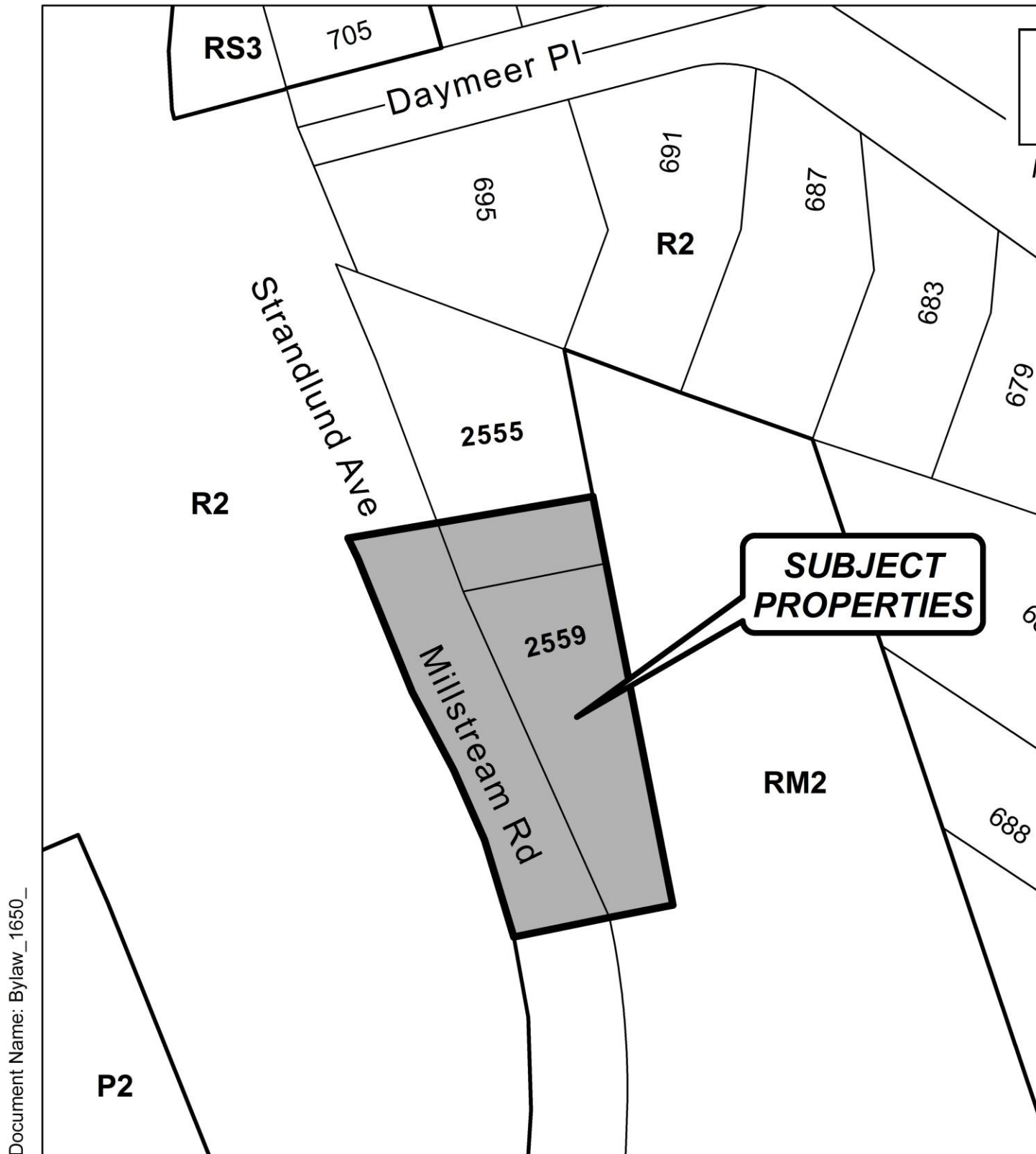
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1650_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1650

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1651, 2016
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 1.7 hectares (4.2 acres), which was dedicated as highway by Plans VIP84313, VIP84622, and VIP87675, shown outlined in a bold black line on the reference plan prepared by N. Roger Parry, BCLS on the 23rd day of June, 2016, a reduced copy of which is attached hereto (the "Road Closure Plan");

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

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

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

(the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

the 1.7 hectares of highway, which was dedicated as highway by Plans VIP84313, VIP84622, and VIP87675, labelled "Road to be Closed Area A, B, and C" on the Road Closure Plan

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.
5. This Bylaw may be cited as "Road Closure Bylaw No.1651, 2016".

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016

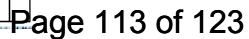
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day
of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

PLAN EPP63250



CITY OF LANGFORD

BYLAW NO. 1652

A BYLAW TO AMEND TRUCK ROUTE BYLAW NO. 1477, 2013

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

Bylaw No.1477, being Langford “Truck Route Bylaw No. 1477, 2013” is amended by:

1. Replacing Schedule A with new Schedule A Truck Route Bylaw No. 1652 Amendment No. 1
2. This Bylaw may be cited for all purposes as Bylaw No. 1652, Truck Route Bylaw No. 1477 Amendment No. 1, 2016.

READ A FIRST TIME this day of August, 2016.

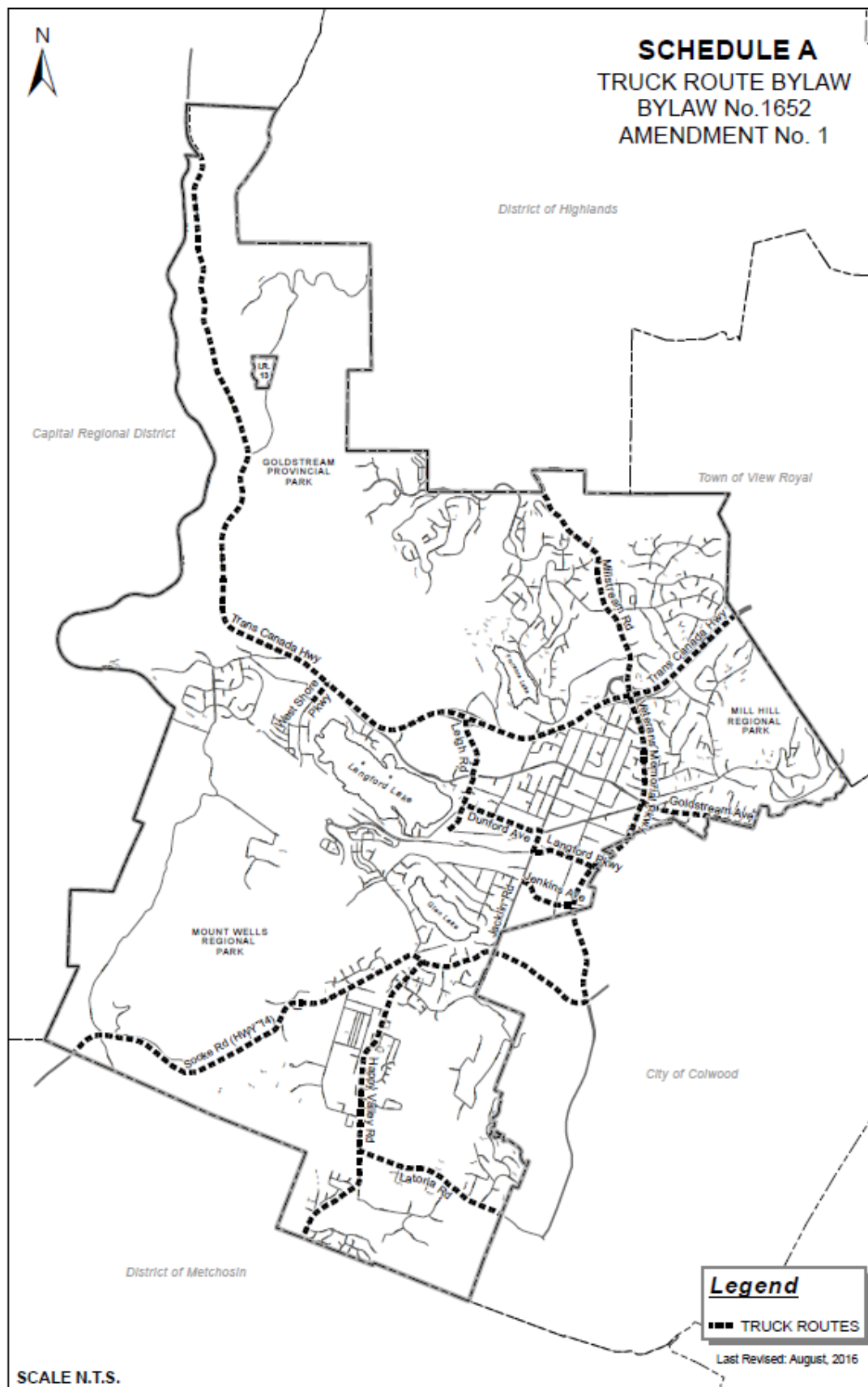
READ A SECOND TIME this day of August, 2016.

READ A THIRD TIME this day of August, 2016

ADOPTED this day of , 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER



**CITY OF LANGFORD
BYLAW NO. 1654**

A BYLAW TO AMEND BYLAW NO. 819, "PROCEDURE BYLAW, 2004"

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

Bylaw No. 819, 2004 being "A Bylaw to Regulate the Meetings of Council and the Conduct Thereof" is hereby amended by:

1. Replacing the first paragraph of Section (2) with the following:

"After the Statutory Meeting of the Regular Council Meeting, the Council shall meet on the first and third Monday of each and every month. The meeting must start at 5:30 pm and must take place in the City Hall, or in the case such Monday is a holiday, the Meeting shall be held on the following legal working day thereafter."

2. The Bylaw may be cited for all purposes as "Procedure Bylaw No. 819, Amendment No 1, 2016".

READ A FIRST TIME this day of August, 2016.

READ A SECOND TIME this day of August, 2016.

READ A THIRD TIME this day of August, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1655

**A BYLAW AUTHORIZING THE TEMPORARY BORROWING OF FIVE MILLION DOLLARS (\$5,000,000.00)
PENDING THE SALE OF DEBENTURES**

WHEREAS it is provided by Section 181 of the Community Charter that the Council, where it has adopted a loan authorization bylaw may, by bylaw, temporarily borrow money not exceeding the difference between the total amount authorized by the loan authorization bylaw and the amount already borrowed in relation to that bylaw;

AND WHEREAS the Council of the City of Langford has adopted Bylaw No. 1631 cited as "Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016", authorizing borrowing for the construction of 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, in the amount five million dollars (\$5,000,000.00);

AND WHEREAS the sale of the said debentures has been temporarily deferred;

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

1. The City of Langford is hereby authorized and empowered to borrow upon the credit of the City of Langford, a sum not exceeding five million dollars (\$5,000,000.00).
2. The form of obligation to be given as acknowledgement of the liability shall be promissory notes bearing the corporate seal and signed by the Mayor and Treasurer.
3. The money so borrowed shall be used solely for the purposes set out in said Bylaw No. 1631.
4. The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.
5. This bylaw shall be cited as "City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016".

READ A FIRST TIME this day of .

READ A SECOND TIME this day of.

READ A THIRD TIME this day of.

ADOPTED this day of.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Staff Report to Council

Date: 15 August 2016

Department: Planning

Application No.: Z16-0011

Subject: Bylaw No. 1638: - Application to rezone 720, 724, 732 Meaford and 2852 and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones to permit the development of an apartment and a commercial/warehouse buildings.

At their Regular Meeting June 20th, 2016 Council passed the following resolution with respect to the property at 720, 724, and 732 Meaford and 2852 and 2848 Millstream:

That Council:

1. *Give first reading to Bylaw No 1638 to amend the zoning designation of the properties located at 720, 724, 732 Meaford Avenue and 2848 Millstream Road from the C3 (District Commercial) and R1 (One-Family Residential) zones to the CS1 (Service Commercial) and MU1A (Mixed-Use Residential Commercial A) zones, 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) *\$2,562 towards the General Amenity Reserve Fund; and*
 - ii) *\$610 towards the Affordable Housing Reserve Fund.*
 - b) *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 the developer provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development Permit;*
 - ii) *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit;*
 - iii) *That a reciprocal parking access agreement be provided for 720, 724 and 732 Meaford Ave. to the satisfaction of the Director of Planning and Approving Officer prior to issuance of a building permit; and*
 - iv) *That the developer construct full frontage improvements as a condition of rezoning to the satisfaction of the Director of Engineering at the time of subdivision or building permit (whichever comes first) in accordance with Bylaw No. 1000.*

2. *Amend the MU1A zone to:*
 - a. *To permit the subject property to have 6 storeys in height and only 35% site coverage for the apartment building at 720 and 724 Meaford Avenue.*
3. *Amend the CS1 zone to:*
 - a. *To permit offices as a permitted use;*
 - b. *To permit the properties to have one-family dwellings as a permitted use for 2852 and 2848 Millstream Road.*
4. *Direct the Director of Planning to issue a variance to the commercial parking requirement in the Development Permit if the applicant provides a parking study that supports it.*
5. *Direct the Director of Planning to issue a 0m setback to the eastern interior side lot line and rear yard lot line for the new commercial building to be built at 732 Meaford Avenue.*

COMMENTS

The applicant has provided a draft Sec. 219 covenant in an acceptable form that addresses item 1(b) of Council's June 20th resolution along with their lawyer's letter of undertaking to register this same covenant against the title of the subject property upon notice of bylaw adoption.

Bylaw No. 1638 was signed by the Minister of Transportation July 20th, 2016.

OPTIONS

That Council:

1. Adopt Bylaw No. 1638;
2. Take no action at this time with respect to Bylaw No. 1638;

Respectfully Submitted,

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

:mgsb

**CITY OF LANGFORD
BYLAW NO. 1638**

**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 the from the **R1 (One-Family Residential)** and **C1 (Neighbourhood Commercial)** Zones and adding to the **MU1A (Mixed Use Residential Commercial A) Zone** and the **CS1 (Service Commercial 1) Zone** portions of properties legally described as LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185, PID Nos. 004-193-857, 004-193-873 and 004-192-109 (720, 724 and 732 Meaford Ave) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;
2. By deleting from the **R1 (One-Family Residential)** and adding to the **CS1 (Service Commercial 1) Zone** the properties legally described as LOTS 1 and 2, DISTRICT LOT 72, ESQUIMALT DISTRICT, PLAN 27017, PID Nos. 002-522-438 and 002-033-798 (2848 and 2852 Millstream Rd) as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;
3. By adding the following as subsection 6.51A.05(4): "Despite article (2), the lot coverage of all buildings and structures on properly legally described as LOTS 1 and 2, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 may not be less than 35%";
4. By adding the following as subsection 6.45.02(2) and renumbering subsequent subsections accordingly: "On land shown shaded and as labelled as CS1 on Plan No. 1 attached to and forming part of Bylaw No. 1638 and legally described as Lot 3, Section 72, Esquimalt District, Plan 15185, and Lot 1 and 2, District Lot 72, Esquimalt District, Plan 27017 the following uses are permitted:

(a) Offices;"

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A and CS1	1638	LOTS 1, 2 and 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 15185 (720, 724 & 732 Meaford Ave); and Lot 2 and 1, District Lot 72, Esquimalt District, Plan 27017 (2848 & 2852 Millstream Rd)	a) \$2,562 towards the General Amenity Reserve fund; AND b) \$610 towards the Affordable Housing Reserve fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".

READ A FIRST TIME this 20th day of June, 2016.

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

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

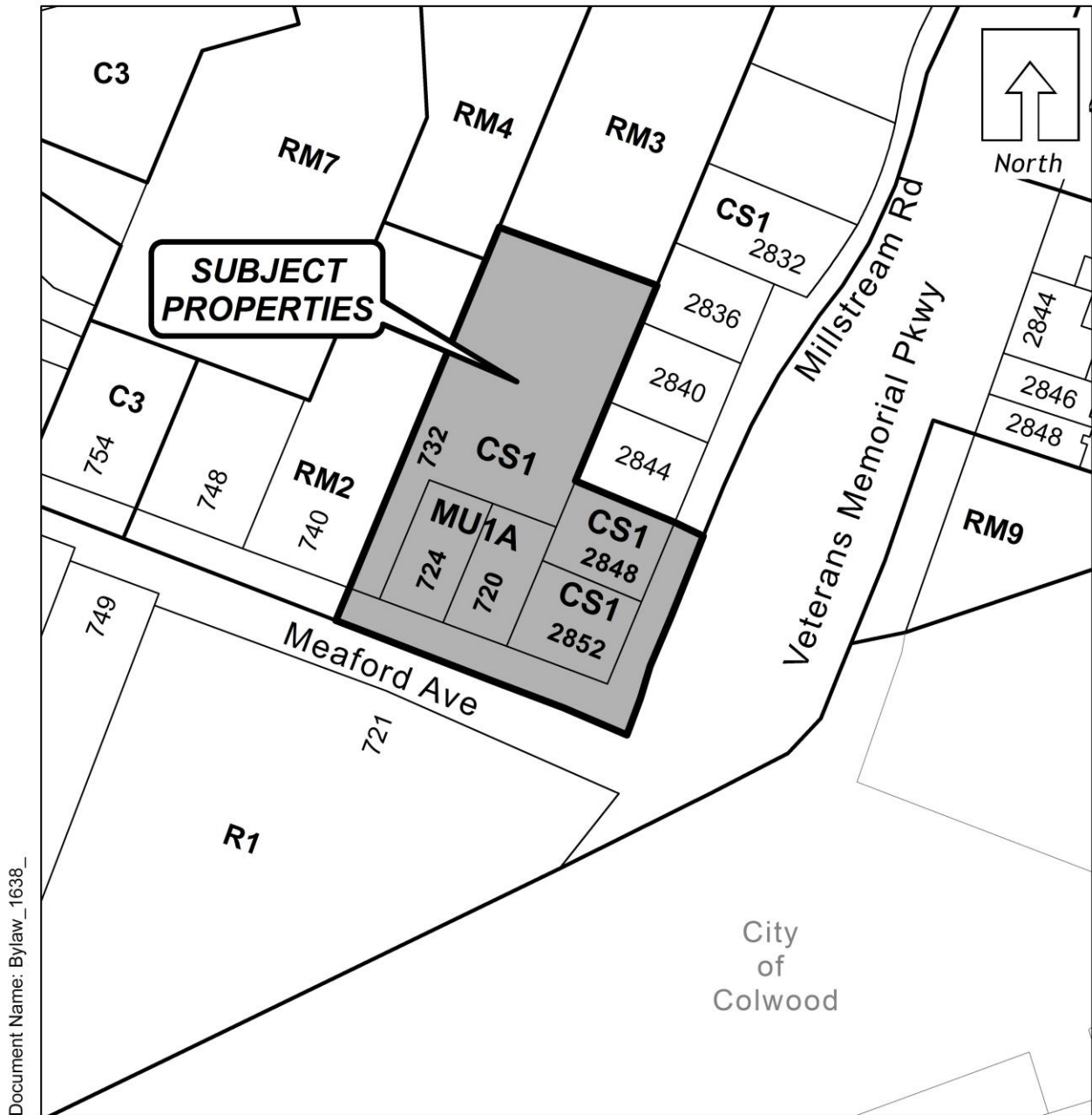
READ A THIRD TIME this 18th day of July, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 20th day of July, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1638

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/9/2016



City of Langford

www.cityoflangford.ca

August 15th, 2016

In-Camera Resolution

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