CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Tuesday, September 6th, 2016 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1647 **4**
"Langford Zoning Bylaw, Amendment No. 459, (Hotel Definition), 2016".

b) BYLAW NO. 1648 **16**
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016".

c) BYLAW NO. 1649 **44**
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".

d) BYLAW NO. 1650 **80**
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – August 15th, 2016 **106**

5. PUBLIC PARTICIPATION

6. TEMPORARY USE PERMIT

a) TUP16-0002 – 809 Orono Avenue **119**
b) TUP16-0003 – 3010 Amy Road **123**

7. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0010 – 2758 Peatt Road **127**
b) DVP16-0011 – 913 Latoria Road **130**

8. REPORTS

a) 2015 Annual Report **133**
- **Attached to Agenda**

b) Bylaw No. 1531; Various Omnibus Amendments to Zoning Bylaw No. 300 **135**
- **Staff Report (Planning)**

c) Nuisance (General) Abatement Bylaw No. 1501, 2016 **140**
- **Staff Report (Bylaw Enforcement)**

d) Request for Licence to Occupy – Echo Valley Drive – 2309 **142**
- **Staff Report (Land Development)**

9. CORRESPONDENCE

a) Community Living Victoria (Brock Home) **150**
Re: Letter of Appreciation – 2016 Mayors Charity Golf Donation

b) Canadian Cancer Society **152**
Re: Endorsement for Expanding Scope of Smoke and Vape Free Outdoor Public Places

c) Core Area Waste Water Treatment – Resolution from Special Meeting of Council
Re: Letter from Carol Hamilton, Mayor of Colwood **156**

10. BYLAWS

a) BYLAW NO. 1501 **157**
"City of Langford Nuisance Abatement Bylaw No. 1501, 2016".
(FIRST, SECOND AND THIRD READING)

b) BYLAW NO. 1505 **162**
"City Centre Park Fees and Charges Bylaw No. 1203, 2008, Amendment No. 1, 2016"
(ADOPTION)

c) BYLAW NO. 1531 **166**
"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016"
(FIRST READING)

d) BYLAW NO. 1564 **170**
"City of Langford Business Licence and Business Regulation Bylaw, No. 1564, Amendment No. 6, 2016"
(FIRST, SECOND AND THIRD READING)

e) BYLAW NO. 1595 **171**
"City of Langford Revitalization Tax Exemption Bylaw No. 1595."
(FIRST, SECOND AND THIRD READING)

f) BYLAW NO. 1647 **182**
"Langford Zoning Bylaw, Amendment No. 459, (Hotel Definition), 2016".
(SECOND AND THIRD READING)

g) BYLAW NO. 1648 **183**
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016".
(SECOND AND THIRD READING)

h) BYLAW NO. 1649 **186**
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(SECOND AND THIRD READING)

i) BYLAW NO. 1650 **188**
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(SECOND AND THIRD READING)

j) BYLAW NO. 1651 **191**
"Road Closure Bylaw No. 1651, 2016"
(ADOPTION)

k) BYLAW NO. 1652 **194**
"Truck Route Bylaw No. 1477 Amendment No. 1, 2016"
(ADOPTION)

l) BYLAW NO. 1654 **196**
"Procedure Bylaw No. 819, Amendment No. 1, 2016"
(ADOPTION)

m) BYLAW NO. 1655 **197**
"City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016"
(ADOPTION)

n) BYLAW NO. 1656 **198**
"Tax Exemption Non-Profit Affordable Housing Bylaw No. 1656, 2016"
(FIRST, SECOND AND THIRD READING)

o) BYLAW NO. 1657 **199**
"City of Langford Housing Agreement (798 Harrier Way) Bylaw No. 1657, 2016".
(FIRST, SECOND AND THIRD READING)

11. <u>ADJOURNMENT</u>

PUBLIC HEARING
Tuesday, 6 September 2016

Bylaw No. 1647
File No. Z16-0016

A Bylaw to amend the definition of Hotel to allow cooking facilities in each hotel unit and to waive the requirement for a hotel to contain a public restaurant/cafe where cooking facilities are included in each unit.

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

b) 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;
c) 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.

At 7:50 pm Councillor Wade left the meeting.

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

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

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

5. ADJOURNMENT

The Chair adjourned the meeting at 8:30 p.m.

CHAIR

CERTIFIED CORRECT
Administrator

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;

f) BYLAW NO. 1647
"Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1647 First Reading.

CARRIED.

g) BYLAW NO. 1648
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1648 First Reading.

CARRIED.

h) BYLAW NO. 1649
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1649 First Reading.

CARRIED.

i) BYLAW NO. 1650
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1650 First Reading.

CARRIED.

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. 1647. 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 Tuesday, 6 September 2016, at 5:30 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. 1647 is to amend the City of Langford Zoning Bylaw No. 300 by amending the definition of Hotel to allow cooking facilities in each hotel unit and to waive the requirement for a hotel to contain a public restaurant/cafe where cooking facilities are included in each unit.

Applicant: City of Langford

Location: The lands that are the subject of Bylaw No. 1647 is all properties zoned to with Hotel as a permitted use within the City of Langford.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



Photo contributed

Captain America (pictured above) and other crowd favourites such as Spiderman, Thor, the Joker and Batman were in Langford on Sunday to help children through fun, interactive games.

Superheroes ban together for super kids

The wind didn't put a stop to last Sunday's Super Summer Kids Day at Westhills Stadium in Langford. The event, hosted by Superheroes of Victoria, paired with generous private donations, raised $3,500 in support of the B.C. Children's Hospital Foundation.

Langford Mayor Stew Young was on hand to throw the first bean bag at the dunk tank, sending Mark Ashfield, Superheroes of Victoria founder and director, looking for a towel.

Children weren't just able to interact with their favourite fictional superheroes, they were also able to hear about the day-to-day lives of some real-life heroes that work in the community.

Firefighters, police officers and other first responders were on scene to share some of their own experiences and maybe inspire the next generation of local heroes.

Ashfield posted a heartfelt thank you on the group's Facebook page to everyone that lent a hand to make the event possible, including members of the West Shore RCMP, St. John Ambulance's youth program, View Royal Fire Rescue and the Westshore Rebels.



Mark Ashfield, Superheroes of Victoria founder and director, is surrounded while in the dunk tank by some superheroes and super villains at Sunday's event.

Photo contributed





Westshore Rebels roll over Valley Huskers

Joel Tansey
News Gazette staff

It was a blustery day at Westhills Stadium, but the Westshore Rebels didn't seem to mind.

"We run the ball, so it didn't really matter," said head coach J.C. Boice following his team's 45-28 B.C. Football Conference win over the Valley Huskers on Saturday night.

And run they did.

Jamel Lyles led the way for the Rebels with three TDs – two on the ground and one via a late first half punt return – and 272 yards rushing. As usual, Lyles was the beneficiary of some tremendous blocking up front, a fact that wasn't lost on the standout back, as he was quick to credit his line for his continued success.

On one of his many highlight reel runs, Lyles took a handoff and cut to the right side of the field before finding the left side of the field more to his liking. Lyles beat the bulk of the Huskers' defence to the opposite side of the field and waltzed into the end zone for a 40-yard score.

The Rebels MVP could have had an even bigger game if not for some unfortunate penalties and appeared to show some frustration towards the end of the contest after having another touchdown called back.

"It's almost good frustration, because I know what our team is capable of and I set the standards high for everybody, not just myself," he said. "I do take it out sometimes in the wrong way, but they know that it's not like that and they have high expectations for themselves too."

Rebels quarterback Ashton Mackinnon and receiver Nathaniel Pinto had scores of their own in what was another dominant offensive showing for the Rebels, despite the penalty trouble.

While the ground game continued to roll, Boice did express some frustration with his team's aerial attack.

"We've got a lot of work to do with our quarterbacks. Our receivers are winning routes and we've just gotta come out and do a better job of throwing the ball," he said.

The Huskers stayed with Westshore in the opening half, with signal caller Noah Falconer making use of a tailwind to find several receivers on deep passes, but Westshore was able to halt the Valley offence after the first quarter. The Huskers managed 14 points in the game's opening 15 minutes, but would score just 14 more the rest of the way, including a late TD with the game already out of reach.

It was a potential trap game for the favoured Rebels, who had to avoid looking ahead to their Sept. 10 matchup with the league-leading Okanagan Sun, but Boice had a different take.

"Every game for us is a trap game. We're young and we're learning how to win. We're re-establishing a culture of excellence ... Every week is a fight ... It felt like our kids responded," he said.

The Rebels and the rest of the BCFC are idle Labour Day weekend, and then they'll take the field in the all-important rematch with the Sun. In their previous matchup in Kelowna, the Rebels let the game slip away in a narrow 27-21 loss.

joel.tansey@goldstreamgazette.com

Standings shift

With their win over the Huskers on Saturday and Langley's 15-10 loss to Okanagan, Westshore Rebels moved into sole possession of second place in the B.C. Football Conference. Here's the complete standings after last weekend's play:

Okanagan Sun **6-0**
Westshore Rebels **5-1**
Langley Rams **4-2**
Vancouver Island Raiders **3-3**
Kamloops Broncos **0-6**
Valley Huskers **0-6**



Joel Tansey/News Gazette staff

Westshore Rebels running back Jamel Lyles (22) celebrates a second half touchdown with lineman Christian Krause (75) during the Rebels' 45-28 win over the Valley Huskers on Saturday at Westhills Stadium.

Harder faster among Big Rig drivers

Cole Sorenson
Gazette contributor

Last weekend Western Speedway played host to the Wilson and Proctor Big Rig Weekend, featuring the North American Big Rigs, LORDCO Auto Parts Demo Series, Nexx Financial Claimers and an exhibition from Richlock Rentals Capital Drift.

The Big Rig main event was the highlight of the evening, with Jager Berdahl and Kevin McMekan leading the field to the green. Ron Singer would jump from the second row to the front on lap three before pulling into the pits with engine trouble.

Isaac Harder inherited the lead, with Darren Berdahl hot on his heels, but Berdahl would lose an fuel line with 20 laps to go, bringing out the only caution in the race. Harder went on to dominate the rest of the main event, crossing the line ahead of Glen Creed, Cory Riplinger, Cole Wiesner and Kevin McMekan, in that order.

A rundown of the night's race winners:

Big Rigs
Dash: Gino Howe; Heat 1: Kevin McMekan; Heat 2: Darren Berdahl; Main: Isaac Harder

Demos
Dash 1, heat: Tyler Clough; Dash 2: Jeff Haslam; main: Craig Holfeld

Bombers
Dash: Mike Dionne; heat 1: Stuart Campbell; heat 2, main: Bill Gallacher

Claimers
Dash: Nolan Perry; heat 1: Gord Percival; heat 2, main: Glen Percival

Mini Figure 8's
Dash: Phil Lagan; heat 1: Tanner Jacobs; heat 2, main: Sam Lagan

This weekend, the Canada 200 Late Models races take over the track, joined by the B.C. Street Stock Invitational. Visit westernspeedway.net for more details and ticket information.

Cole Sorenson is track announcer and website contributor for Western Speedway.

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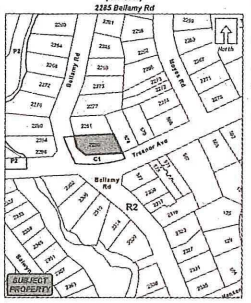
Proposal: The purpose of Bylaw No. 1649 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C1 (Neighbourhood Commercial) Zone to permit 41 children in a group day care and to allow a dance studio.

Applicant: Carl-Alexander Marcoux, Garderie La Vie Inc.
Location: The land that is the subject of Bylaw No. 1649 is 2285 Bellamy Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 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

REZONING BYLAW AMENDMENT
(Z16-0012)
2285 Bellamy Rd



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. 1647. 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 Tuesday, 6 September 2016, at 5:30 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. 1647 is to amend the City of Langford Zoning Bylaw No. 300 by amending the definition of Hotel to allow cooking facilities in each hotel unit and to waive the requirement for a hotel to contain a public restaurant/cafe where cooking facilities are included in each unit.

Applicant: City of Langford

Location: The lands that are the subject of Bylaw No. 1647 is all properties zoned to with Hotel as a permitted use within the City of Langford.

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Jim Bowden
Administrator

City of Langford
www.cityoflangford.ca

Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date: July 11, 2016

Department: **Planning**

Application No.: **Z16-0016**

Subject: **Application to Amend the Definition of "Hotel" to include a hotel with cooking conveniences to permit a hotel use at 2789 Grainger Road;**

Jesse Friest has applied on behalf of Daxco Developments Ltd. to amend the definition of a Hotel in Zoning Bylaw No. 300 so that they may develop a hotel with cooking facilities in each suite but without a dining room on site at 2789 Grainger Road (NE corner of Grainger and Goldstream Avenue) in the C8 (Community Town Centre Pedestrian) Zone.

Background

On October 5th, 2005, Council rezoned the subject property from C5 (Office Commercial) to C8 (Community Town Centre Pedestrian) to allow for commercial and multi-family residential uses. "HOTEL" is a permitted use in the C8 zone.

Hotel is been defined in Zoning Bylaw No. 300 as:

> ***"Hotel"*** *means a building or buildings providing accommodation for the travelling public only, in units without cooking facilities each of which has 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;*

Council may wish to note that there are suites in the Lynburne Place portion of the Westin Hotel at Bear Mountain (fractional ownership) which include full cooking facilities, notwithstanding the bylaw requirement to the contrary.

Commentary

The applicant is proposing to develop an apartment-type boutique hotel where each guest room is afforded some individual convenience through the provision of cooking facilities (stove, refrigerator, kitchen sink and dishwasher). Given

the provision of cooking facilities, the applicant would prefer not to develop a separate restaurant for this hotel use on site. Architecturally, this building will have the appearance of an apartment block. The distinction will be that a guest register is kept in accordance with the *Hotel Guest Registration Act.*

"Hotel" is currently a permitted use in the C8 (Community Town Centre Pedestrian) zone and the applicant has indicated that they will be able to provide adequate parking on site for the hotel use.

Council may wish to either make a general amendment to the definition of a hotel so that it may or may not include cooking facilities (and where cooking facilities are provided a hotel may or may not include a restaurant) OR allow this change as a spot zoning for this property only.

Financial Implications
The alternative to developing this site as a hotel (a commercial use) would be to see it develop as apartments with some commercial floorspace on the ground floor. Depending on the assessed value, Council could expect to see higher tax revenues from a hotel as a commercial use.

Legal Implications
The City's agreement with Corix (Westshore Environmental Services) for the provision of sanitary sewers was predicated on the understanding that hotel rooms would be rooms without individual kitchen facilities (notwithstanding the fact that parts of the Westin Bear Mountain Hotel were apparently constructed with kitchen facilities under this agreement). Accordingly, the SCRF fee for a hotel unit is 40% lower than the SCRF for an apartment unit.

If Council wishes to extend the definition of a hotel room, as is now proposed, to include hotel rooms with facilities, Council may wish to also seek a supplemental agreement with Corix to address what is an appropriate SCRF for a hotel room with facilities. This being said, an apartment use is likely experience a 98% occupancy rate while a hotel use might only enjoy a 60% occupancy rate (the average vacancy rate in Victoria ranges between 55 and 65%). An occupancy rate should probably be incorporated into any determination of an appropriate SCRF for a hotel room with facilities. Conversely, it could probably be argued that the actual difference between a hotel room with facilities versus a hotel room without facilities would not amount to a significant burden on the sewer capital costs, and therefore no further action by the City is warranted.

Options

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

1. Direct staff to prepare a bylaw to allow a hotel with cooking facilities but without an on-site restaurant at 2789 Grainger Road;

OR

2. Direct staff to prepare a bylaw to generally allow hotels with cooking facilities, and where cooking facilities are provided, on-site restaurants are optional;

OR

3. Take no action at this time with respect to the definition of Hotels;

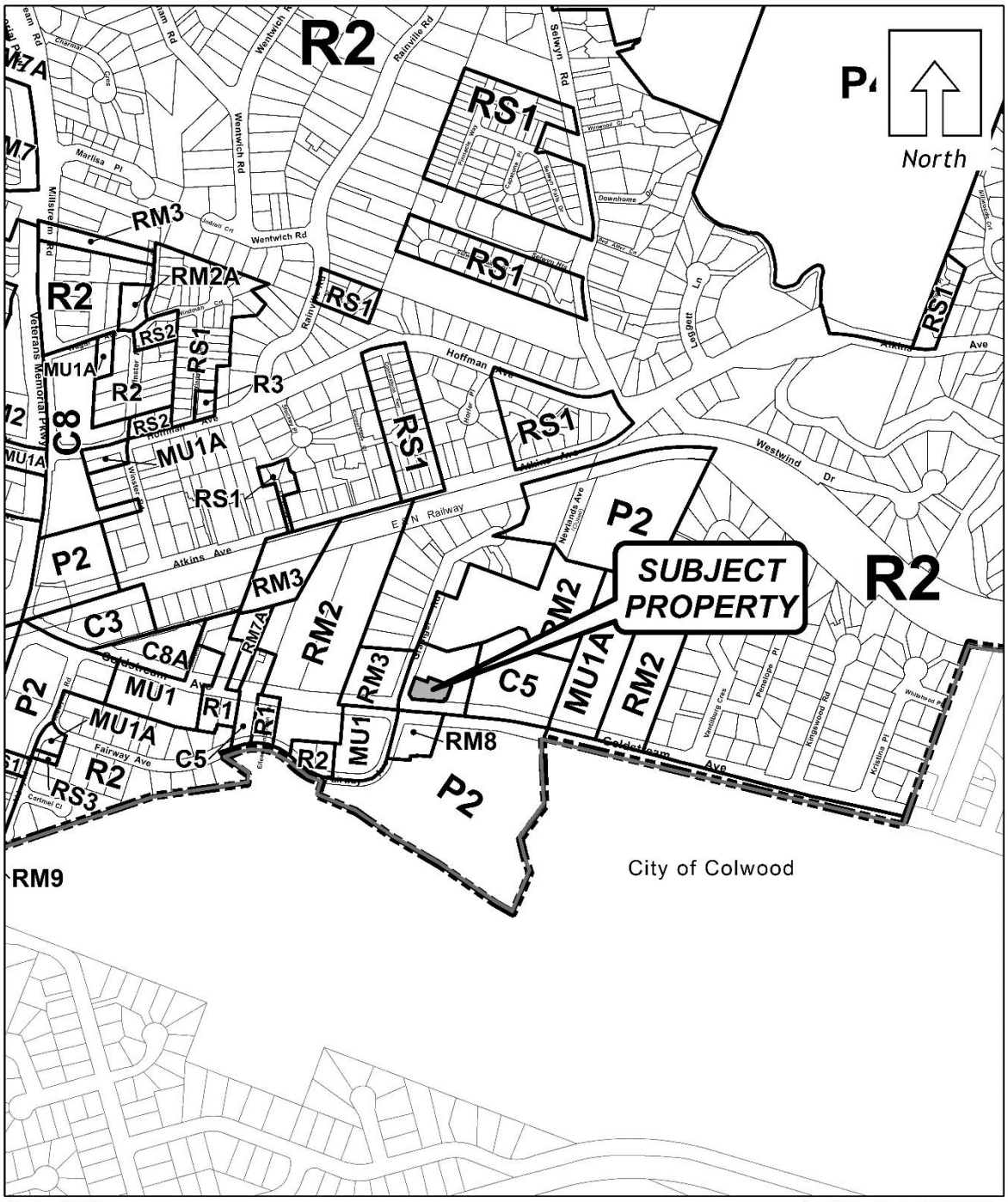
Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
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

:mgsb

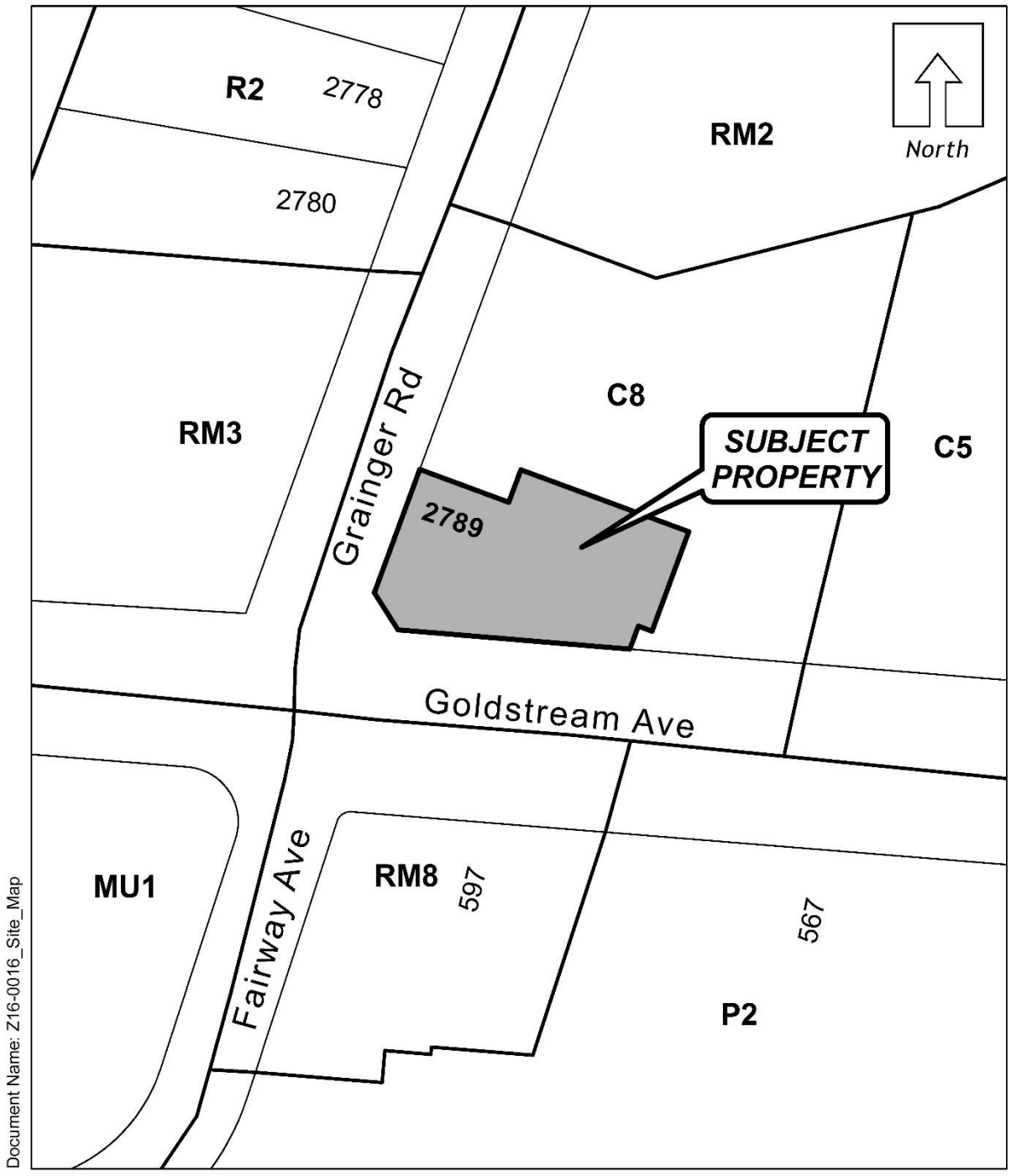
Appendix A – Location Map

REZONING BYLAW AMENDMENT
(Z16-0016)
2789 Grainger Rd



Appendix B – Site Map

REZONING BYLAW AMENDMENT
(Z16-0016)
2789 Grainger Rd



Scale: N.T.S.

Last Revised: 5/30/2016

PUBLIC HEARING
Tuesday, 6 September 2016

Bylaw No. 1648
File No. Z16-0008

A Bylaw to amend the text of the CD15 (Comprehensive Development 15 – McCormick Meadows) Zone for properties located at 1067 Braeburn Ave; 1099 Braeburn Ave; 1124 Braeburn Ave; 1164 Braeburn Ave; 3439 Ambrosia Cres to permit amendments which include adjustments to the amenity contributions, open space requirements, setbacks, and the number of lots that must meet certain lot width criteria.

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 deleing 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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

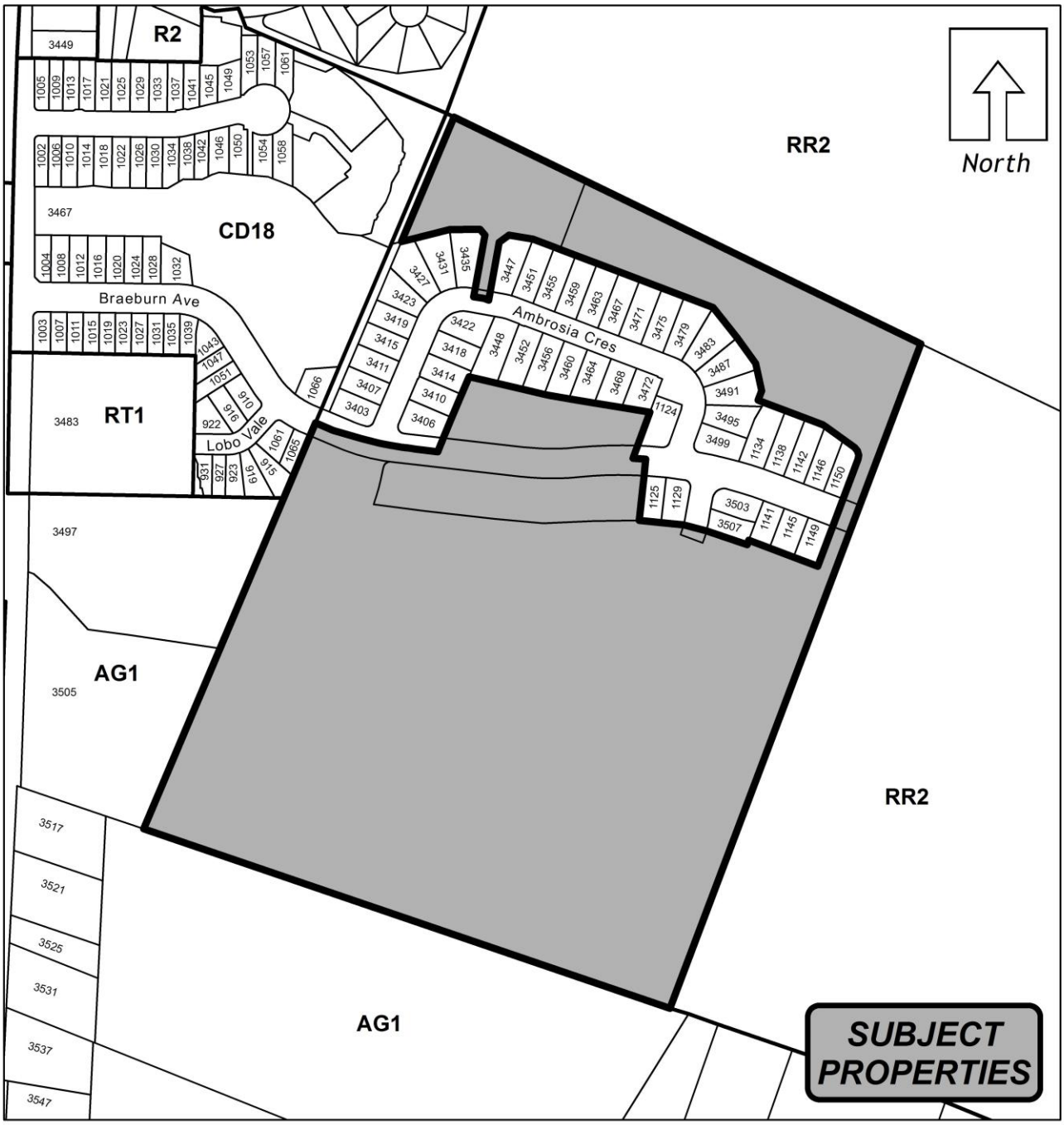
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1648_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1648

_____
MAYOR

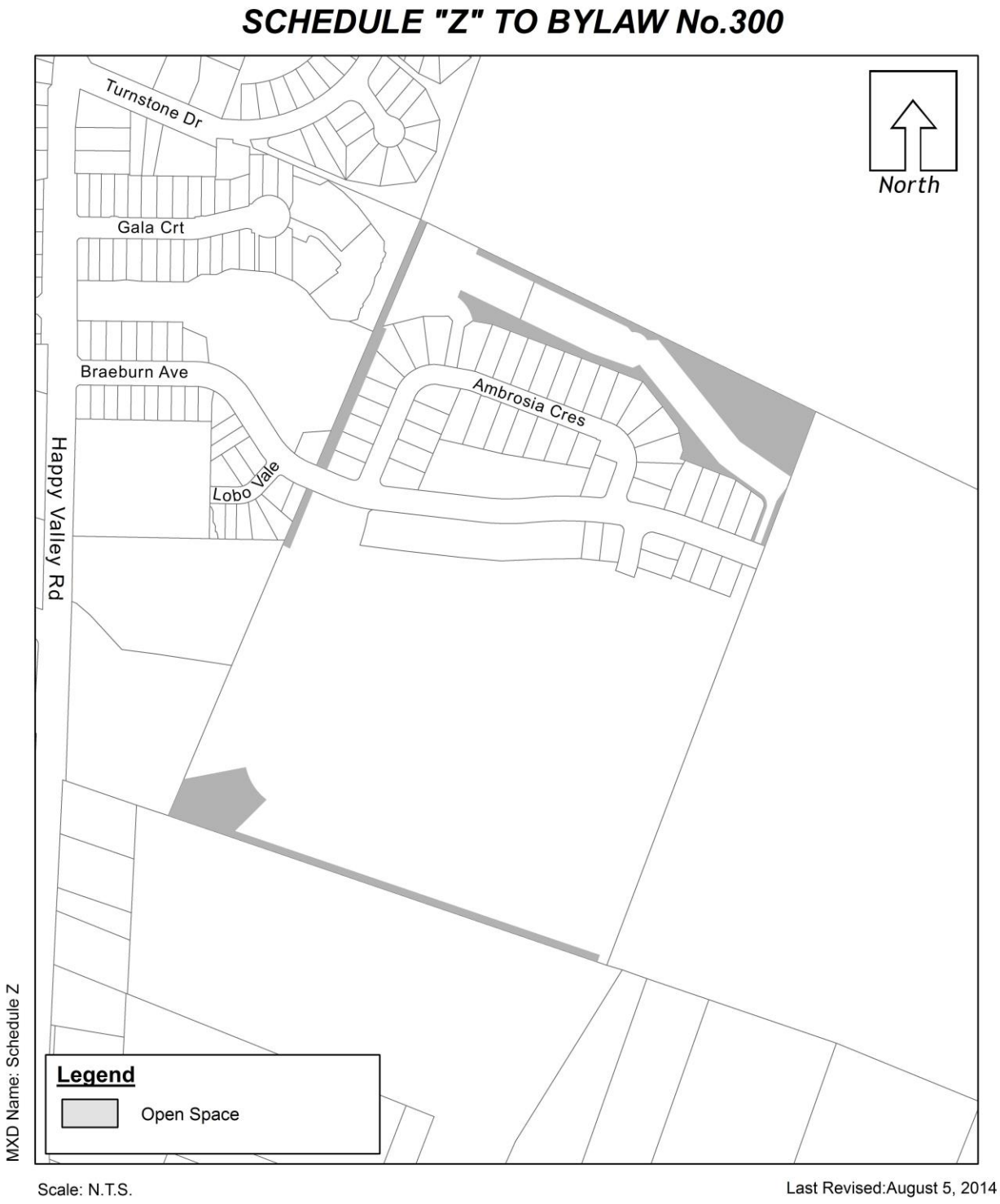
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/22/2016

Schedule A


SCHEDULE "Z" TO BYLAW No.300
Turnstone Dr
Gala Crt
Braeburn Ave
Ambrosia Cres
Lobo Vale
Happy Valley Rd
North
Legend
Open Space
MXD Name: Schedule Z
Scale: N.T.S.
Last Revised:August 5, 2014

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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1648. 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.

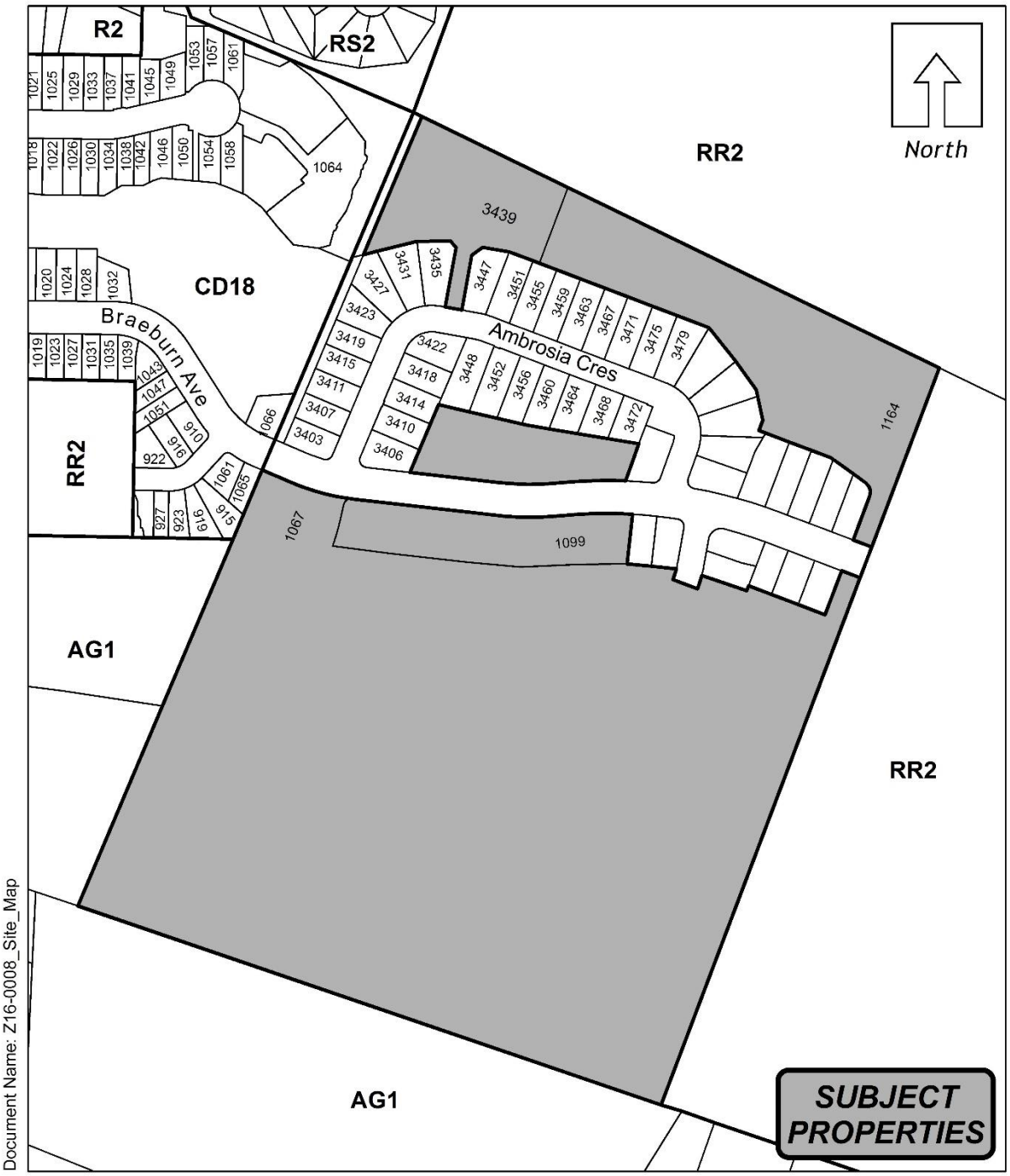
Meeting Date	Tuesday, 6 September 2016	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1067 Braeburn Ave; 1099 Braeburn Ave; 1164 Braeburn Ave; 1124 Braeburn Ave; 3439 Ambrosia Cres	
File	Z16-0008	Bylaw Number: 1648
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: CD15 (Comprehensive Development 15-McCormick Meadows)	Proposed: Text and Map amendment to CD15 (Comprehensive Development 15-McCormick Meadows)
Proposal	To permit amendments which include adjustments to the amenity contributions, open space requirements, setbacks, and the number of lots that must meet certain lot width criteria.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-08-23

REZONING BYLAW AMENDMENT
(Z16-0008)



Document Name: Z16-0008_Site_Map

Scale: N.T.S.

Last Revised: 6/22/2016

Video clips were key in 22-day pushup challenge

Continued from Page A1

The number 22 is significant, as it represents the number of American veterans who commit suicide every day, according to a study commissioned by the U.S. Department of Veteran's Affairs. Statistics for Canadian deaths remain unclear, but it is believed that at least 54 Canadian veterans of the war in Afghanistan have committed suicide, a total that is roughly a third of the number of soldiers killed in combat.

"It's a big issue … it's out there and there's a lot more of it than what we really know. So this whole thing was about raising awareness," Davis said.

It would appear that he was able to do just that over the course of the 22 days. He has posted videos of him participating in the challenge each day in a variety of locations.

"I've been doing videos in different places and just trying to make it fun for people to watch so it's not just me doing 22 push ups in my Superman underwear," Davis said.

His latest videos, including a day 21 segment with Colwood Fire Rescue, have yielded more than 3,000 views on his Facebook page.

"The [department] totally got into it, geared up, slid down the pole, lights flashing. It was awesome."

On Aug. 17 Davis completed the final leg of his challenge with the help of 21 others – including several RCMP officers – outside the West Shore detachment. Davis got the group together in order to show his audience exactly what 22 people look like on camera, in recognition of the American statistics. "We [wanted] to show 22 people to just have a little visual," he said.

Davis's videos are viewable at facebook.com/davistrev.

joel.tansey@goldstreamgazette.com



Joel Tansey/News Gazette staff

Trevor Davis (left) and West Shore RCMP member Alex Berube do some pushups outside the detachment last week. Davis has completed the 22-day pushup challenge in order to raise awareness about service men and women that suffer from post-traumatic stress disorder.

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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1648. 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 Tuesday, 6 September 2016, at 5:30 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.

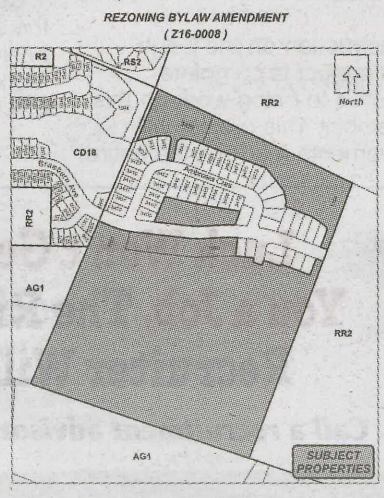
Proposal: The purpose of Bylaw No. 1648 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text and map of the CD15 (Comprehensive Development 15-McCormick Meadows) to permit amendments which include adjustments to the amenity contributions, open space requirements, setbacks, and the number of lots that must meet certain lot width criteria.

Applicant: Rohan Rupf, McCormick Meadows Ltd.

Location: The land that is the subject of Bylaw No. 1648 is as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



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CITY OF COLWOOD
2017 PERMISSIVE TAX EXEMPTIONS

Applications are being accepted from charitable, philanthropic, religious and other non-profit organization for permissive property tax exemptions for the 2017 tax year. Applicants that own and occupy their property and meet the requirements stated in the Community Charter and Council Policy may qualify for a property tax exemption.

Council policy regarding permissive tax exemptions and an application form are available on the City's website www.colwood.ca and at City Hall, 3300 Wishart Road, Colwood BC, V9C 1R1.

Applications for exemption must be received **no later than August 30th, 2016.**

For further information, contact Jenn Hepting, Deputy Director of Finance at 250-478-5999 or email jhepting@colwood.ca

Colwood
www.colwood.ca

COLWOOD NEWS
IN BRIEF

Project input being sought

A public hearing is set for Monday, Aug. 29 to provide residents an opportunity to provide feedback on proposed Colwood Land Use Bylaw amendments that would allow the subdivision of a property at 291 Portsmouth Rd. into two lots. The public hearing gets underway at 6:30 p.m. at city hall, 3300 Wishart Rd.

Eclectic food mix on tap for beach

Floyd's Diner, Jackson's Ice Cream, Pepperman's Grill and The Crispy Fish are serving up their finest food items for Beach Food Friday this week starting at 11 a.m.

Ken Mason provides the musical entertainment between 5 and 7 p.m.

On Beach Food Saturday, it's Deadbeetz, L'Authentique Poutine & Burger and The Crispy Fish serving diners from 11 a.m. to 7 p.m.

editor@goldstreamgazette.com

Langford cadet takes on the Coast Guard

Graduating member of the 263 Beacon Hill Corps heading to UVic this fall

One young West Shore resident ended his summer by making quite a splash – both metaphorically and literally.

Cadet Chief Petty Officer Second Class Ryan Wiens, a member of the Langford-based 263 Beacon Hill Royal Canadian Sea Cadets Corps, was one of just three sea cadets chosen to participate in Canadian Coast Guard familiarization sessions.

Last week, the 17-year-old spent five days driving rescue boats, engaging in search and rescue activities, learning navigation techniques and practising communication at sea.

"Taking the power boats full throttle, up to 40 knots, was exhilarating, definitely a highlight of the week," Wiens said in a release.

This latest adventure capped a busy cadet summer for Wiens, who also spent seven weeks at HMCS Quadra summer training centre in Comox. As a staff cadet he helped train, supervise and support cadets from across Western Canada.

"Taking responsibility for 30 young cadets and watching them grow in confidence and capability over the course of three weeks was an incredible experience. It was putting into practice the kind of leadership I've been learning for the past five years in the cadet program," Wiens said of his time at HMCS Quadra.

Other highlights of Wiens' time in the cadet program include sailing and competing in a winter biathlon. "I've always loved the sailing program, but this winter I started a biathlon team at my corps. We got all the way to provincials and competed at Mount Washington. We came dead last, but it was an amazing experience to be there with other cadet athletes from across the province."

Onto the next chapter in his life, Wiens has been accepted into the University of Victoria's engineering program and will be starting next week. He hopes to eventually become an engineer with the Royal Canadian Navy.

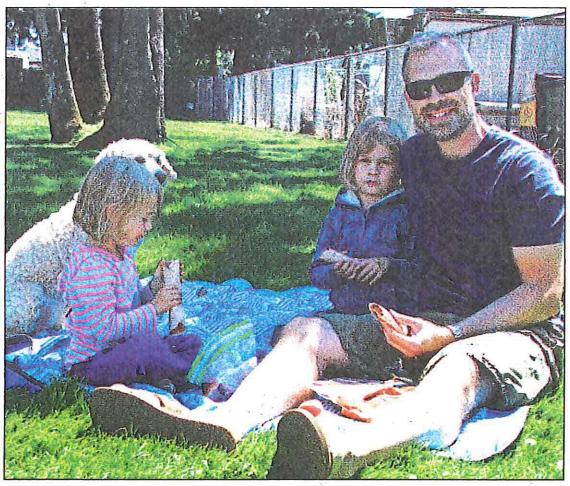
To learn more about the cadet program, go to cadets.ca.

katie@goldstreamgazette.com



Photo by Second Lt. Mike Jarosz/Courtesy Regional Cadet Support Unit (Pacific)

Cadet Chief Petty Officer Second Class Ryan Wiens (right) of Langford takes the helm of a Canadian Coast Guard vessel during a training session, while Cadet Chief Petty Officer Second Class Dana Rook from Williams Lake looks on.



Park picnic

Calgary visitors Adelyn, Myah and Stephen Jez enjoy a peaceful lunchtime picnic at Danbrook Park with their dog during a recent visit to the city.

Don Descoteau/ News Gazette staff

Capital Regional District

CRD

Hartland Landfill
Labour Day Closure

The Hartland Landfill Facility will be closed on Labour Day, Monday, September 5, 2016.

Hartland will reopen on Tuesday, September 6 from 9 am to 5 pm.

Registered account customers will have access to the active face from 7 to 9 am.

Please make sure your load is covered and secured.

For more information, please visit www.crd.bc.ca/hartland

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

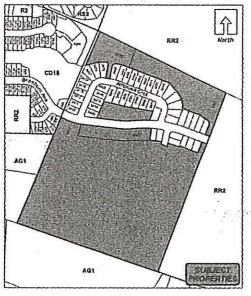
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1648. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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 Tuesday, 6 September 2016, at 5:30 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. 1648 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text and map of the CD15 (Comprehensive Development 15-McCormick Meadows) to permit amendments which include adjustments to the amenity contributions, open space requirements, setbacks, and the number of lots that must meet certain lot width criteria.

Applicant: Rohan Rupf, McCormick Meadows Ltd.

Location: The land that is the subject of Bylaw No. 1648 is as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

4. REPORTS

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

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

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

1. Direct staff to prepare a bylaw to amend the 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.

b) 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 - Staff Report (File No. Z16-0012 - 2285 Bellamy Ave)

MOVED BY: K. SHELDRAKE
SECONDED: COUNCILLOR WADE

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

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.

f) BYLAW NO. 1647
"Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1647 First Reading.

CARRIED.

g) BYLAW NO. 1648
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1648 First Reading.

CARRIED.

h) BYLAW NO. 1649
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1649 First Reading.

CARRIED.

i) BYLAW NO. 1650
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1650 First Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**July 11, 2016**
Department:	**Planning**
Application No.:	**Z16-0008**
Subject:	**Application to amend the text and Schedule Z map of the CD15 Zone (1067, 1099, 1124, 1164 Braeburn Ave and 3439 Ambrosia Cres)**

PURPOSE

Rohan Rupf has applied on behalf of McCormick Meadows Ltd and Sidney and Gay McCormick to amend the text and Schedule Z map of the CD15 (McCormick Meadows) Zone, located at 1067, 1099, 1124, 1164 Braeburn Ave and 3439 Ambrosia Cres. The proposed amendments include adjustments to the amenity contributions, open space requirements, setbacks, and the number of lots that must meet certain lot width criteria.

BACKGROUND

PREVIOUS APPLICATIONS

Bylaw No. 1273, adopted by Council on April 19th, 2010 (Z09-0024) created the CD15 (Comprehensive Development 15 – McCormick Meadows) Zone and rezoned the subject property to this new Zone.

Bylaw No. 1520, adopted by Council on July 14th, 2014 (Z14-0006) made several amendments to the CD15 Zone, including a reduction to the overall permitted density from 501 to 275 dwelling units, removal of apartments as a permitted use, as well as adjustments to required amenity contributions, open space requirements and other provisions of the Zone.

Development Permit DP14-0017 was issued on July 31, 2014 to authorize land alteration within the designated environmentally sensitive and hazardous Development Permit Areas as well as form and character of small lot development. This DP was amended by DP14-0034 and DP15-0006.

Development Permit DP15-0033 was issued on July 29th, 2015 to authorize a 9-unit townhouse development at 3439 Ambrosia Cres.

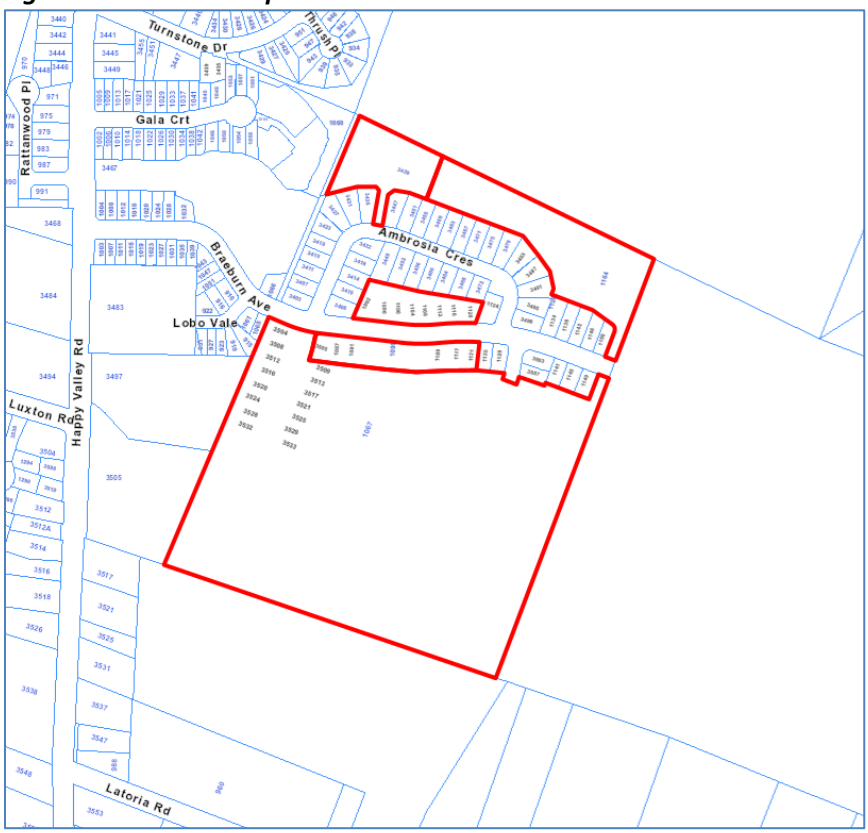
Table 1: Site Data

Applicant	Rohan Rupf, McCormick Meadows Ltd	
Owner	Sydney and Gay McCormick, McCormick Meadows Ltd	
Civic Address	1067, 1099, 1124, 1128, 1164 Braeburn Ave and 3439 Ambrosia Cres	
Legal Description	Rem Lot B, Section 77, Metchosin District, Plan VIP59646 Except Part In Plan EPP44351 AND EPP55929; LOT 1 SECTION 77 METCHOSIN DISTRICT PLAN EPP55929; Lot 34, Section 77, Metchosin District, Plan EPP44351	
Size of Property	~14 Ha (34.5 ac)	
DP Areas	Potential Habitat and Biodiversity, Riparian, Steep Slopes, Sensitive Ecosystem – Terrestrial Herbaceous, Interface Fire Hazard (High)	
Zoning	Existing: CD15 (Comprehensive development 15-McCormick Meadows)	Proposed: Amended CD15 Zone
OCP Designation	Existing: Hillside or Shoreline	Proposed: No change

SITE AND SURROUNDING AREA

The subject property is located east of Happy Valley Road and the Katie's Pond development, and north of Latoria Rd, as shown in Figure 1 below:

Figure 1: Location Map



The first phase of subdivision consisting of 30 lots and second phase consisting of 18 lots along Braeburn Ave and Ambrosia Cres have been registered. These lots range in size from approximately 325 m2 (3,498 ft2) to 606 m2 (6,553 ft2).

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	RR2 (Rural Residential 2)	Vacant land
East	RR2 (Rural Residential 2)	Vacant land
South	AG1 (Agriculture 1)	Agricultural and large lot residential
West	CD18 (Happy Valley/Flatman) and AG1 (Agriculture 1)	Small lot residential (Katie's Pond), agricultural (Lavender Farm) and large lot residential

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is designated as *Hillside or Shoreline* by Official Community Plan Bylaw No. 1200, as described below:

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- *Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.*
- *Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.*
- *This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes*

Objective 3.11: Retain significant open space and maintain ecosystem values.

Policy 3.11.2 Ensure connectivity of open spaces so as to create a network that supports water flow (i.e. creeks), trails and/or wildlife movement.

Objective 3.13: Cluster development on hillside sites to facilitate the protection of all or a significant portion of open space and/or environmentally sensitive areas.

Policy 3.13.1 Lower density development sites such as single detached homes and townhouses shall integrate public and private open space and/or preserved historical or environmentally sensitive features extensively in and around development sites.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The South Langford Neighbourhood Plan designates the subject property as *Comprehensive Development*, which is described as:

Comprehensive Development *– applies to areas where a mix of uses including detached, small lot, attached, townhousing and apartment type housing as well as some commercial and institutional uses may be considered. Density of development shall be determined by zoning.*

The South Langford Neighbourhood Plan has the following Policy objectives:

Section 5.1 GREENWAYS AND OPEN SPACE

The opportunity to create wildlife corridors and natural greenways was given careful consideration in the preparation of this (SLNP) plan. Maintaining connectivity between Triangle Mountain and the southern end of the municipality for wildlife can be accomplished through the land use and density designations of lands on Triangle Mountain, along Latoria Road and in the Klahanie Estates.

Section 5.1.1 *Council will continue to seek opportunities, as lands develop in accordance with this plan, to create greenways and preserve open spaces for both active and passive recreational uses and identified environmental needs.*

DEVELOPMENT PERMIT AREAS

As noted, Official Community Plan Bylaw No. 1200 designates several environmentally sensitive and hazardous Development Permit Areas on the subject property. The issued Development Permits identify sensitive ecosystem areas to be retained and areas where development may occur. Any modifications to the boundary between these areas will require a development permit amendment supported by a report from a registered professional biologist.

COMMENTS

DEVELOPMENT PROPOSAL

As part of this application, the applicant is proposing to amend several components of the CD15 Zone, which are described individually below.

Lot Width

As part of the rezoning application considered by Council in 2014 (Z14-0006), the CD15 Zone was amended to establish a sliding scale of permitted/required lot widths. The standard minimum lot width was set at 13m. In addition to this, the Zone currently requires a minimum of 27 lots to have a lot width of at least 14m, and allows up to 27 lots to have a lot width less than 13m but no less than 12m.

As part of this application, the applicant proposes to leave the standard minimum lot width at 13m but increase the minimum number of 14m+ wide lots from 27 to 80, and reduce the permitted number of 12-

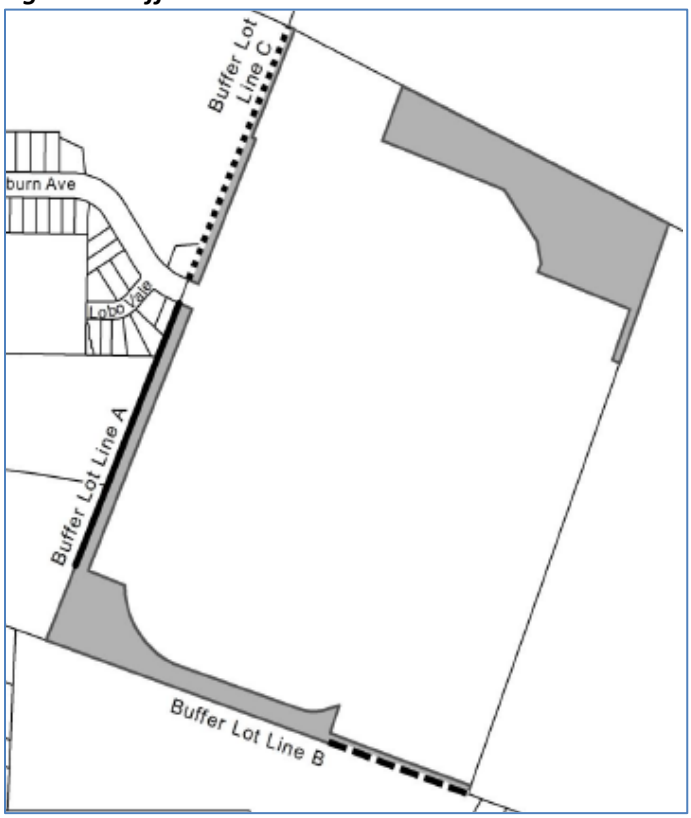
13m wide lots from 27 to 18. Through the process of marketing and completing detailed design for the first few phases, the applicant has found that the site and current market are more receptive to the wider lots. For example, the first phase of 30 lots contained 21 lots with a width of at least 14m, 5 lots with a width of between 13-14m and 4 lots with a width of between 12-13m. This variation in lot widths helps to create a more visually interesting streetscape, with greater opportunities for landscaping than is typically possible in "small lot" subdivisions.

Setbacks

The applicant has proposed to increase the minimum required interior side lot line setback from the current 1.2m requirement to 1.5m. During the subdivision and building permit approval process for the first two phases of subdivision, the applicant's engineer determined that a 1.5m interior side lot line setback was necessary in order to meet FUS requirements due to the water pressure available at the site. This change is proposed in order to reflect that requirement to ensure clarity for builders moving forward and to eliminate the need for legal encumbrances that would restrict the building envelope to a smaller area than permitted by zoning.

The CD15 Zone currently specifies three "buffer lot line setbacks" along the western and southern property lines, which adjoin the Katie's Pond development and properties that are located within the Agricultural Lane Reserve and/or currently zoned AG1 (Agriculture 1) as shown in Figure 2 below. The grey shaded areas shown on this plan are currently designated as open space, and adjustments to these areas are also proposed as part of this application. The open space changes will be discussed in the next section of this report.

Figure 2: Buffer Setbacks



The applicant proposes to delete the buffer setbacks from the CD15 Zone, such that only the typical front, rear and interior/exterior side setbacks required in other portions of the Zone would apply. Buffer Lot Lines A&B were implemented as part of an agricultural edge plan prepared for the original 2009 rezoning application, as these property lines adjoin lands that are, or were at the time, within the ALR. Buffer Lot Line C was implemented to ensure a buffer to the adjoining Katie's Pond development and a watercourse that drains into the pond.

The change in setback in relation to the adjoining use is summarized for Council's reference in Table 3:

Table 3: Buffer Setback changes

	Current requirement	*Other Zone Setback requirement*	*Adjoining Use*
Buffer Lot Line A	10m	6m	A ~1.03 ha (2.5 acre) residential lot which has recently been approved for ALR exclusion and a ~1.06 ha (2.6 acre) property within the ALR containing the Happy Valley Lavender and Herb Farm
Buffer Lot Line B	4m	6m	~4.8 ha (12 acre) property located in the ALR
Buffer Lot Line C	8m	The required 6m setback for one-family dwellings and zero setback for townhouses, would be measured from the property line, located 5m from this buffer setback line due to previous open space dedication.	Townhouse development in Katie's Pond

Impact of removing the Buffer Setbacks

In support of this request to remove the buffer setback requirement, the applicant submitted a report from the professional agrologist that prepared the original agricultural edge plan.

Buffer Lot Line A

As noted, Buffer Lot Line A adjoins two properties, one of which was recently approved by the Agricultural Land Commission (ALC) for ALR Exclusion. As such, the rationale for applying an additional setback buffer along this property line no longer applies. The second property along this Buffer Lot Line A, which contains the Happy Valley Lavender and Herb Farm, also applied to the ALC for ALR Exclusion; however the City recently received notification that this application was rejected. Therefore the removal of the buffer setback requirement along this property line could result in one-family dwellings being located 4m closer

to this property, and accessory buildings being located 9m closer. The agrologist has examined this and states that there is low potential for conflict with agricultural uses due to natural topographic buffering. He recommends that a 2.4m high black chain link fence be constructed along this property line to mitigate any conflict.

Buffer Lot Lines B and C
There is no impact in removing the Buffer Lot Line B and C setbacks. The applicant proposes to maintain a 4m non-disturbance covenant area along the southern lot line, which would in effect implement the current Buffer Lot Line B setback requirement to the adjoining ALR property. The agrologist recommends that this 4m non-disturbance area be maintained and that a 2.4m high opaque or chain link fence be installed along this property line to mitigate any conflict with agricultural uses.

The Buffer Lot Line C requirements have already been implemented as part of the Phase 1 subdivision and the site plan approved for the townhouse development to be built at 3439 Ambrosia Cres.

As a condition of the previous rezoning application, the applicant registered a nuisance easement to advise the future owners within this development that their property is in close proximity to agricultural lands. If Council feels that these measures to mitigate conflict between the development and adjoining ALR lands is sufficient, they may wish to support the removal of this buffer setback.

<u>Open space and Amenity Contributions</u>
The applicant is **currently required** to provide the following open space and amenity contributions:

- The lands shaded in grey in Figure 2 above are to be protected as open space by a combination of dedication to the City, no-build covenant and non-disturbance covenant. These lands total approximately 14.5% of the lands within the CD15 Zone.
- The applicant is required to construct a playground in the south-western portion of the property within the open space area prior to the construction of more than 126 dwelling units, and a linear trail along the western and southern property lines;
- The adjacent property at 940 Latoria Rd has a First Right of Refusal covenant registered in favour of the City as well as an additional covenant restricting the use of this property to agricultural or community recreational. This preserves an open space aesthetic under the current ownership and the possibility of future parkland in the event that the City opts to purchase the property in the future. It is noted that this property was included in the Block Exclusion Application submitted by the City to the ALC on behalf of several landowners in 2015. While the ALC did conditionally approve exclusion for some of the properties included in that application, this property was not among those and therefore remains in the ALR. As such, ALC permission would be required to develop a park in this location, as community parks are not a designated farm use per ALC Regulations;
- $500,000 contribution to the General Amenity Reserve Fund; and
- Per unit amenity contributions in accordance with Council's Amenity Contribution Policy.

As part of this application, **the following changes** to the above are proposed:

- A reduction of greenspace *within CD15 zoned land* from the current 14.5% to 8% is proposed (an additional open space area is proposed off-site, and is described further below). The areas within the CD15 Zone that are included in the proposed open space plan consist of the open space areas

adjoining the Katie's Pond development that were secured as part of the Phase 1 development, and a portion of the previously identified lands in the northern and southern areas of the site. The proposed northern portion is considered a sensitive ecosystem and will be secured as a non-disturbance area (likely within strata common property) while the proposed southern portion will be dedicated to the City and contain a playground;

- No change to the playground requirement is proposed, although the size and configuration of the playground area is proposed to change slightly. Please refer to Appendix A to view the proposed new configuration, and Appendix B to refer to the current requirement (playground to be located within Area 1);
- The applicant has registered a Statutory Right of Way in favour of the City over a 1.1 ha (2.7 acre) portion of the property located at 960 Latoria Rd, which states that the City may use this area for community recreational purposes. This property is located in the ALR, and as with the property at 940 Latoria Rd, it was included in the Block Exclusion Application submitted by the City to the ALC. It was also not among those properties conditionally approved for exclusion. As the property remains in the ALR and the SRW does not benefit from the ALC's signature, the City is not, legally speaking, entitled to use this land or enforce the terms of the SRW. The development of a park in this location is entirely subject to ALC approval for a non-farm use within the ALR, although it is possible that a community garden or similar amenity involving agriculture could be developed without ALC approval. However if this is not Council's desire for this land, there is no certainty that Council will receive the necessary approvals. If the area of this SRW is combined with the 8% open space proposed within CD15 zoned lands, approximately 16% of the land area of the CD15 Zone would be preserved as open space. The applicant has also proposed to enter into a purchase and sale agreement with the City to transfer ownership of the SRW area for a nominal amount ($10). This is discussed further below;
- No change to the existing First Right of Refusal or restricted use covenant for the 940 Latoria property is proposed;
- The $500,000 contribution to the General Amenity Reserve Fund is proposed to be reduced to $200,000 (a reduction of $300,000).
- No change to the per unit amenity contributions is proposed.

Impact of Open Space Changes

Essentially, the applicant wishes for Council to accept the existing SRW and proposed purchase and sale agreement for a 1.1ha portion of the property at 960 Latoria Rd in lieu of a portion of the currently required on-site open space and $300,000 of the General Amenity Reserve Fund contribution. Under this proposal the overall amount of open space would be greater than that required by the current zoning, although the open space location would be split between lands within the CD15 Zone and the land at 960 Latoria Rd, which is subject to significant caveats relating to ALC approvals, meaning that Council does not have any guaranteed rights to use the land. If this land is discounted from the open space calculation, and only the guaranteed on-site portion counted, the open space total would be 8%. The open space provided by comparable nearby developments range from ~22% in the Turnstone development, ~31% in the Katie's Pond development (although much of this is undevelopable riparian areas) to no open space in other developments such as Summerstone and Hazelwood Crossing (although both of these are in very close proximity to existing parks, Happy Valley Elementary school, and the Luxton Fairgrounds).

In addition to the non-farm use ALC approval that would be required to develop a park on 960 Latoria Rd, the purchase and sale agreement would be subject to an ALC approval for either exclusion of the property

from the ALR or for subdivision within the ALR. The exclusion would be a reapplication or appeal of the recent decision to retain the property within the ALR, and the subdivision within the ALR would be a new application. If this does not prove possible, the SRW would remain in place, giving the City rights to use the land subject to ALC approval for anything that is deemed a non-farm use.

If this land can be obtained, the City would be getting very good value – the land in exchange for the removal of the $300,000 amenity contribution and the shifting of a portion of the open space requirement to this location, as opposed to an out-of-pocket purchase of the land at market value. The only other mechanism to obtain this land would be as a condition of rezoning 960 Latoria Rd via an independent rezoning application. This scenario would again be subject to ALR exclusion, and at that point it would be very difficult to justify retaining the full 1.1ha as open space, as that represents 76% of the land area of 960 Latoria Rd.

If Council supports these changes out described in this report, they may wish to proceed with this application. Conversely, Council may wish to direct the applicant to modify their proposal, or take no action at this time with respect to these changes.

OPTIONS

Option 1

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

1. 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;

2. Select one of the following options with regards to the open space proposed:
    a) Accept the applicant's proposed open space plan;
    OR
    b) Direct the applicant to provide a new open space plan for Council's consideration prior to First Reading;

3. 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).

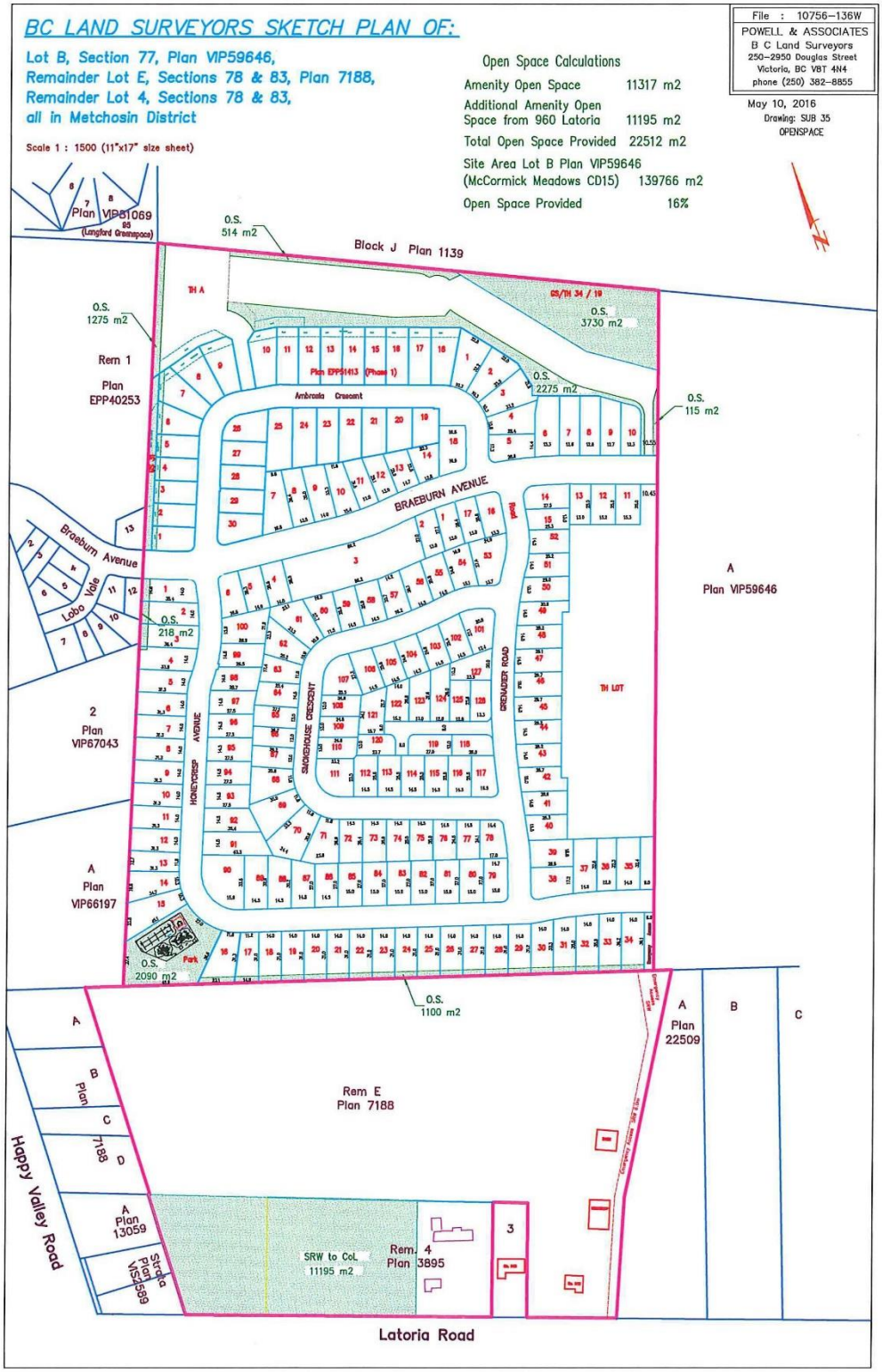
OR Option 2

4. Reject this application for rezoning.

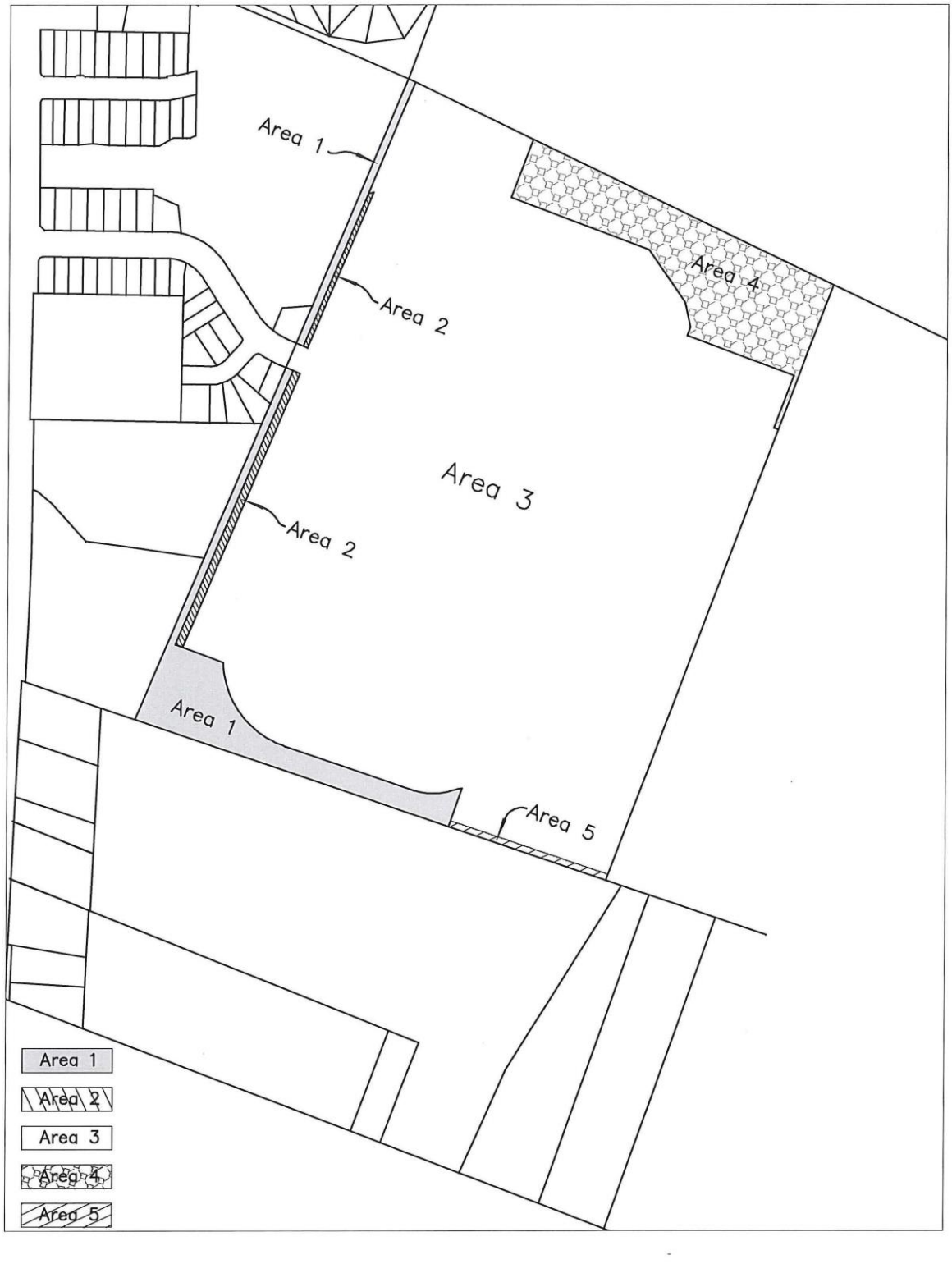
Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development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

:ls

Appendix A – proposed open space plan

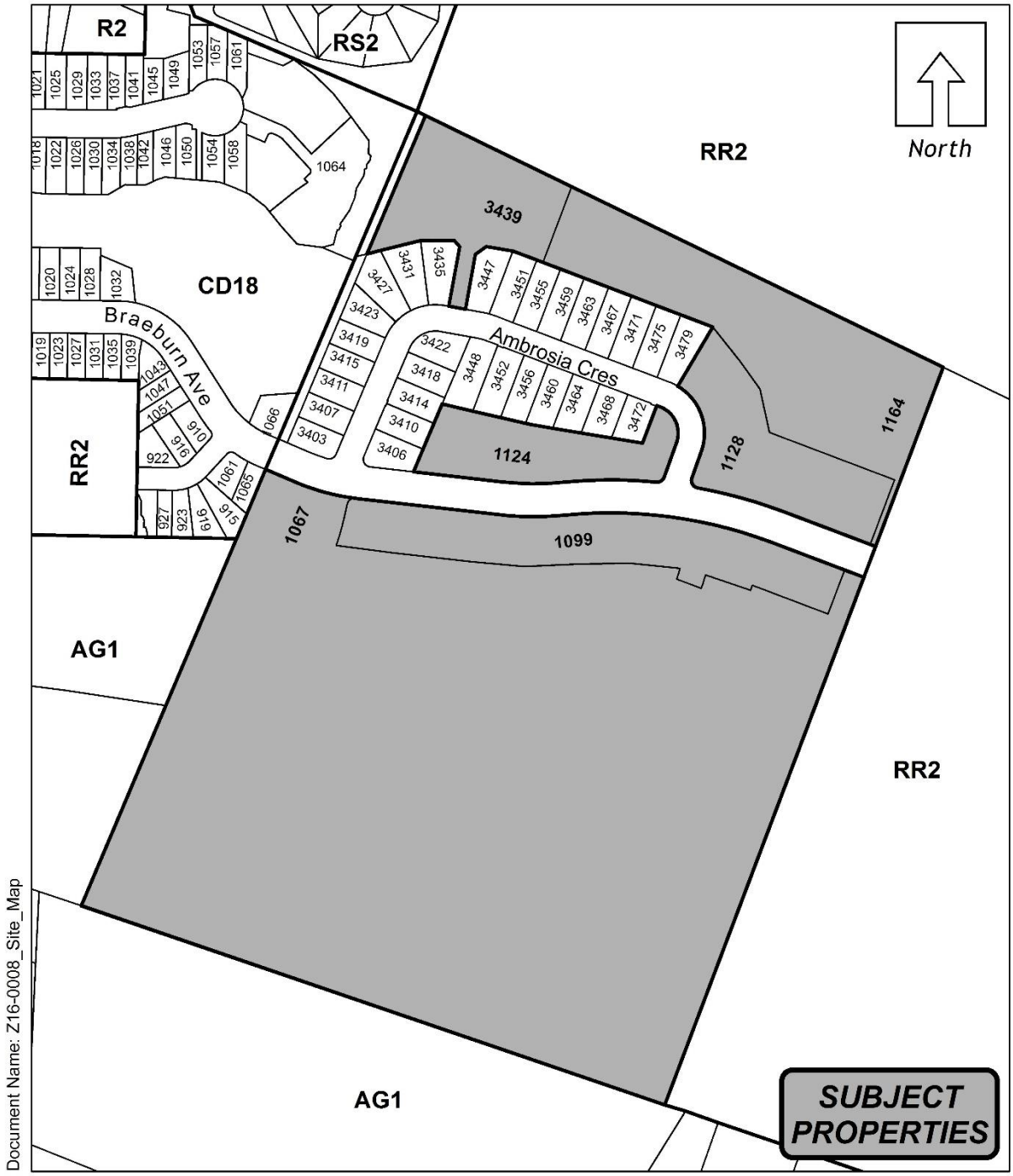


Appendix B – Current Open Space Plan



Appendix C

REZONING BYLAW AMENDMENT
(Z16-0008)
1067, 1099, 1124, 1128 and 1164 Braeburn and 3439 Ambrosia Cres

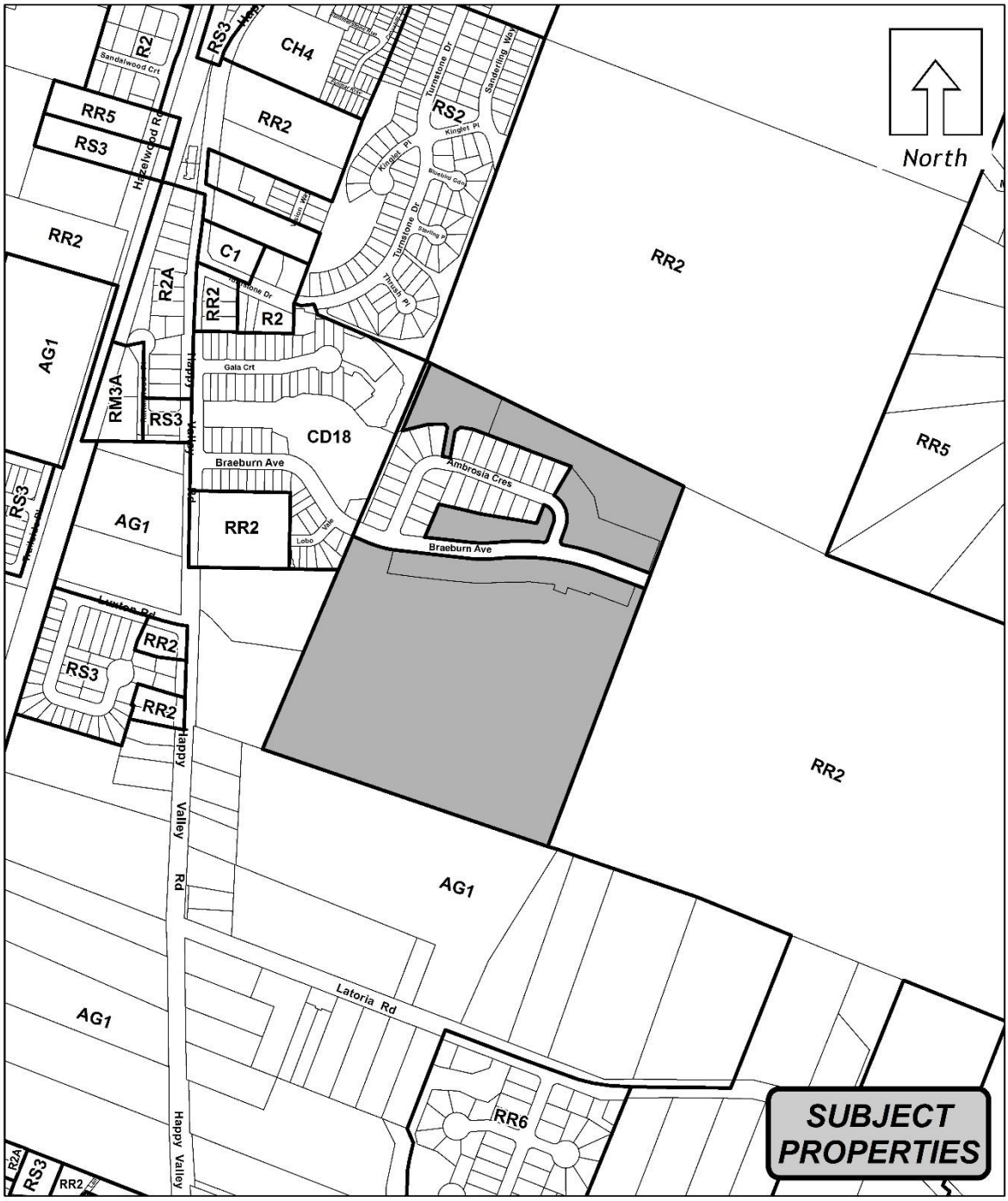


Scale: N.T.S.

Last Revised: 4/15/2016

Appendix D

REZONING BYLAW AMENDMENT
(Z16-0008)
1067, 1099, 1124, 1128 and 1164 Braeburn and 3439 Ambrosia Cres



Document Name: Z16-0008_Location_Map

Scale: N.T.S.

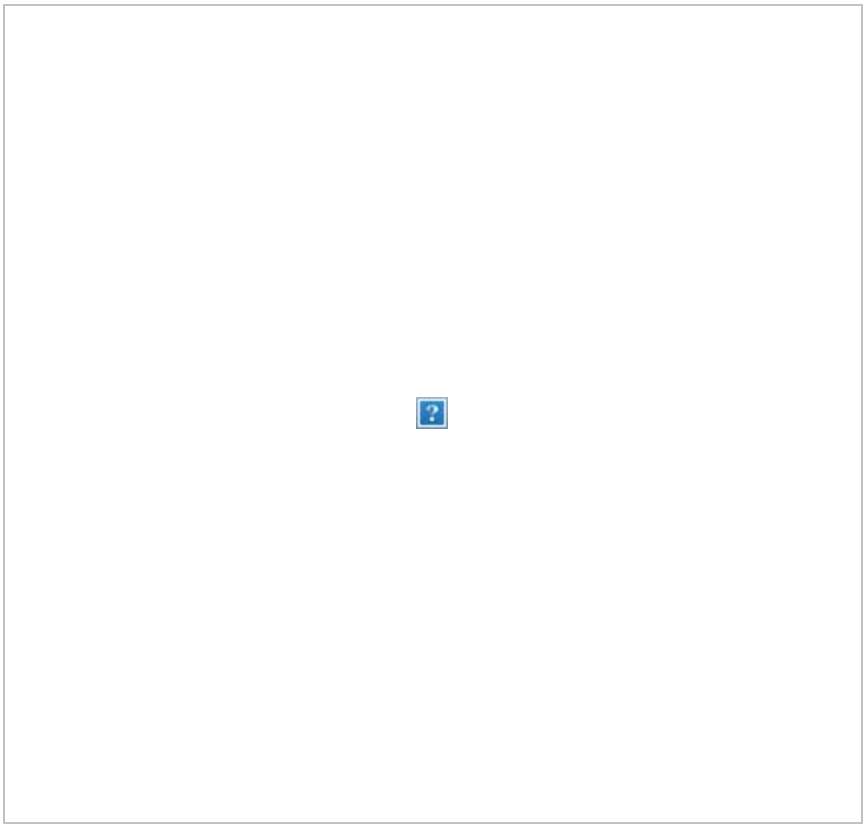
Last Revised: 4/15/2016

From: Matthew Baldwin
To: pauletteagraham@gmail.com
Subject: RE: Subdivision and Land Development
Date: Monday, July 25, 2016 1:48:56 PM
Attachments: image001.gif
image003.jpg

Good afternoon Mr. and Mrs. Graham,

Thank you for your email of Sunday, July 24th. A copy of your letter will be provided to Council prior to the Public Hearing for Zoning File Z16-0008, and you will receive written notice of that Public Hearing.

Please be advised that this application is to rezone the land shown outlined on the map below, and does not involve the land use designation or density of development associated with the McCormick's farm land at 940 Latoria Road, which backs onto your property at 3525 Happy Valley Road.



As to the specific concerns you raise, the development of any land in Langford must conform with the City's Subdivision and Development Servicing Bylaw (Bylaw No. 1000), which requires that stormwater be controlled in a manner that does not increase the quantity of water leaving a development site post-development (as compared with pre-development) nor decrease the quality of that water. Both of these factors are addressed when land is subdivided for development, and the Engineering Department expects a complete stormwater management plan prepared and stamped by a qualified professional (usually a Professional Engineer) prior to subdivision approval. I

believe that this stormwater management plan provides the risk assessment that you are looking for.

As the discussion before Council with regards to the McCormick Meadow's rezoning is one of land use, density and amenity contribution, I expect that issues relating to stormwater, and the management of runoff, will be directed to the Engineering Department and the Approving Officer to be addressed at subdivision. Stormwater management is typically not controlled through zoning.

Please be advised that Council cannot receive any new information or correspondence relating to this rezoning after the close of the Public Hearing.

Should you wish to discuss this further, please do not hesitate to contact me here, either by email or by phone.

Sincerely,

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

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

Please consider the environment before printing this email.

PLEASE NOTE: This message is intended solely for the use of the individual or organization to whom it is addressed and may contain information that is privileged, confidential and prohibited from disclosure under the *Freedom of Information and Protection of Privacy Act* and other applicable laws. Any other reproduction, distribution or disclosure is strictly prohibited.

From: pauletteagraham@gmail.com [mailto:pauletteagraham@gmail.com]
Sent: Sunday, July 24, 2016 7:59 PM
To: Langford Engineering General Mailbox <engineering@cityoflangford.ca>
Subject: Subdivision and Land Development

Name: Ted and Paulette Graham
Email: pauletteagraham@gmail.com
Phone: 250-478-9142
Address: 3525 Happy Valley Road

Message:
Re: Zoning Amendment for File Z16-0008
The property owners in the lowland areas bordering the McCormick property on Happy Valley Road have concerns regarding this proposed amendment.Dave McCormick is currently using this land for grazing, hay production and pasture land for his cattle. The amount of runoff from fall and winter heavy rain from the McCormick property has an impact on our low-lying land. To date the front ditches on Happy Valley Road are running at full capacity during the rainy season and so is the back ditch behind our properties bordering McCormick's pasture land.This runoff comes from the aforementioned area We would invite city engineers and the developer to experience how wet the ground is and s ee how high the water levels are in the
ditches. Fortunately the many trees on McCormick's property prevent excessive sediment runoff because it is a scientific fact that forested areas hold onto more water than a deforested area. The tree roots absorb rain from the forest floor and therefore store a great amount of
rainwater. Upper land deforestation has
been scientifically proven to create flooding conditions for adjoining lowlands. Compounding this situation would be the addition of paved roads, sidewalks and many housing rooftops which do not absorb water. In fact these unnatural surfaces cause surplus gathering of rainwater which increases the speed of runoff to lower properties. This excess accumulation of rainwater travels downhill and releases itself onto the lower land base causing flooding. Depositing such large masses of water
technically by artificial means onto our properties will have a negative impact. For this reason we are asking t he following questions:1) Has the City of Langford engineering department conducted a risk assessment? 2) Has the developer conducted a risk assessment? 3) Will there be adequate drainage and outflow management and maintenance of excess rainwater on this proposed development to prevent flooding? 4) If the City of Langford approves this development who is responsible for flood damage to our properties? As existing property owners we would like these concerns to be addressed before any further development. We would also respectfully like a written reply to this letter please.

PUBLIC HEARING
Tuesday, 6 September 2016

Bylaw No. 1649
File No. Z16-0012

A Bylaw to amend the text of the C1 (Neighbourhood Commercial) for the property located at 2285 Bellamy Rd to allow for 41 children in a group day care and to allow for a dance studio.

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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

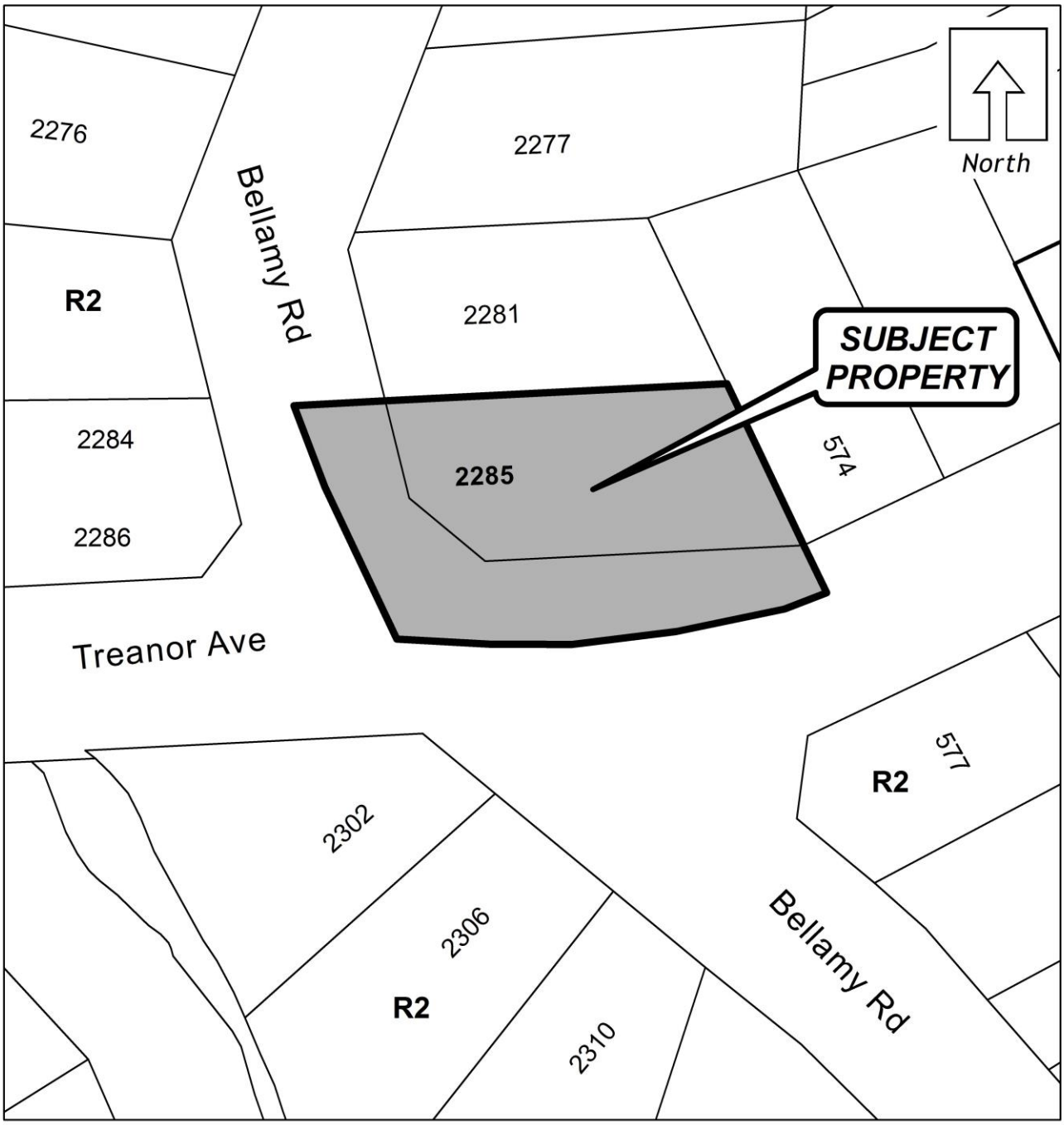
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1649_

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
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. 1649. 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.

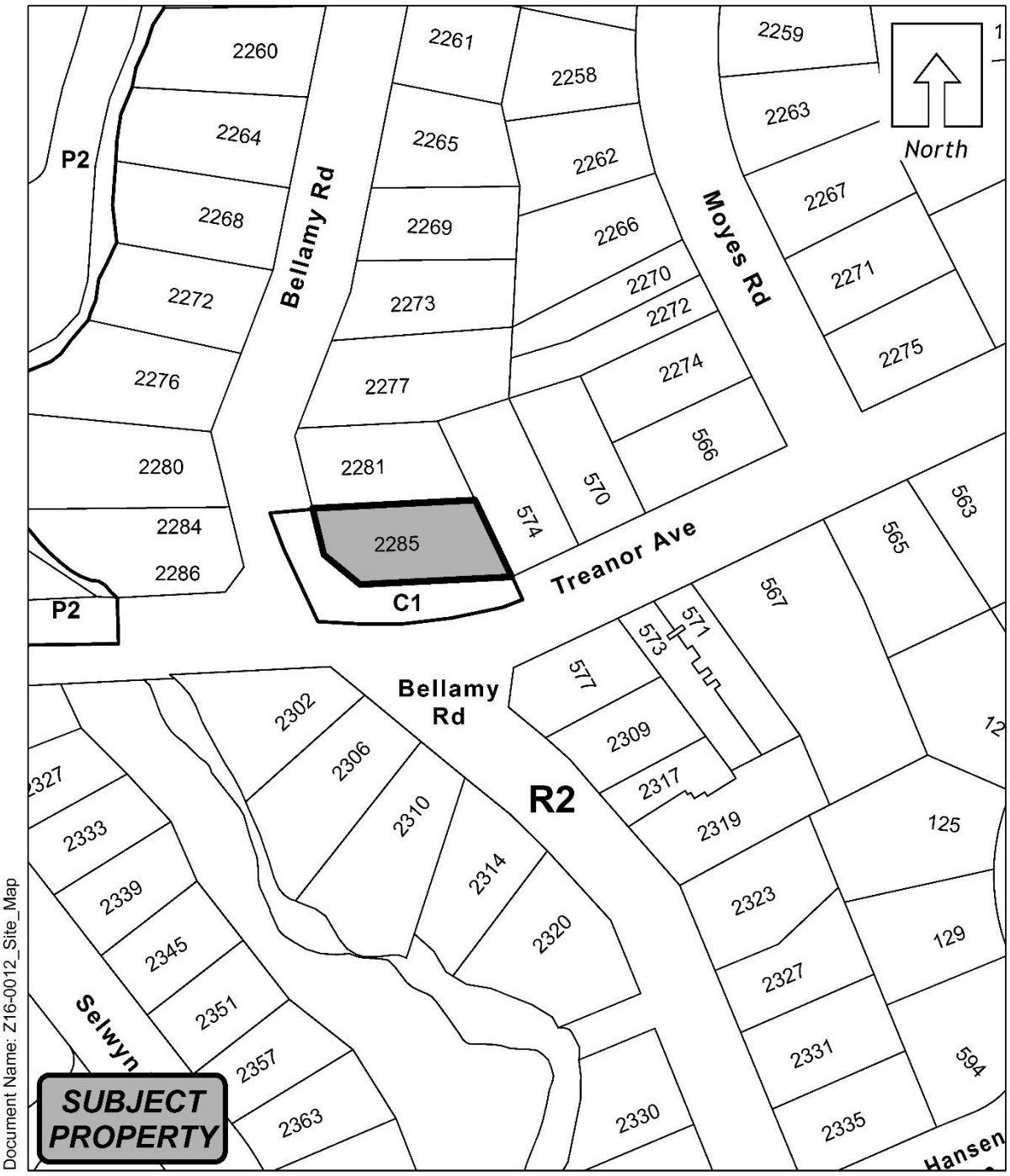
Meeting Date	Tuesday, 6 September 2016	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2285 Bellamy Rd	
File	Z16-0012	Bylaw Number: 1649
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: C1 (Neighbourhood Commercial)	Proposed: Text Amendment to C1 (Neighbourhood Commercial)
Proposal	To permit 41 children in a group day care and to allow a dance studio.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 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

2016-08-23

REZONING BYLAW AMENDMENT
(Z16-0012)
2285 Bellamy Rd



Document Name: Z16-0012_Site_Map

Scale: N.T.S.

Last Revised: 4/4/2016



Burnaby goalie Zak Boychuk watches a loose ball as a teammate and a Victoria Shamrocks forward move quickly around him in Western Lacrosse Association playoff semifinal action Sunday at The Q Centre. Shamrocks players gave kudos to the goalie and the Lakers for their efforts in the series.

Don Descoteau/ News Gazette staff

Shamrocks focused for final: Heyes

Continued from Page A1

Shamrocks stalwart Cory Conway led the attack with three goals and five assists on the night to earn the game's first star honours. Afterward he gave kudos to Burnaby for making the Shamrocks work hard for every victory they achieved.

"They're a well-coached team; they're hungry and they never went away," he said. While pointing out that goaltender Adam Shute came up with some big stops at key times for Victoria on Sunday, the Lakers' Zak Boychuk was equal to the task the last few games. "He comes up big when he gets confident."

Shamrocks captain Corey Small noted that Burnaby is a club with all the right pieces in place to contend in years to come, adding, "They've got a bright future, that team."

Having faced elimination and emerged with a win in three straight games, the Lakers showed in the third they would not go quietly.

Down 11-4 to start the third period, Burnaby scored five of the next six goals to pull within three at 12-9 with seven and a half minutes still to go. Faced with having to overtake a veteran playoff team, the Lakers played much of the last half of the period with goaltender Zak Boychuk pulled for an extra attacker and the strategy paid off with three straight goals.

Victoria transition player Ethan Garland made the Lakers pay by popping a shot into the empty net to make it 13-9 at the 14:13 mark, but Chris O'Dougherty scored just 34 seconds later to cut the lead to three again.

The teams battled hard for the next few scoreless minutes and Shute, was large in net for the Shamrocks until Conway broke free and found the empty net in the final minute to make it 14-10.

Rhys Duch and Corey Small added two goals and three assists each to help power the Shamrocks' offence. Call-up Braylon Lumb continued his solid play, scoring twice as did Jeff Shattler, while Tyler Burton and Chris Wardle had a goal apiece.

Josh Byrne had seven points to lead the Lakers, on a goal and six assists, while Eli McLaughlin had the hat trick. Robert Church finished with six points on two goals and four helpers and Scott Jones also scored twice. Other goals came from Matt Beers and Tyler Digby.

Heyes said the seven-game battle with the Lakers was good preparation for the final against Maple Ridge, who eliminated New Westminster in five games and clinched with a come-from-behind 11-10 win last Wednesday.

"They're focused," he said of his players, who are a bit beat up but ready to go. "It's going to be a great series."

editor@goldstreamgazette.com

WLA showtime

Here's the schedule for the Western Lacrosse Association final between the Victoria Shamrocks and Maple Ridge Burrards:

- **Game 1** - Wed. Aug. 24 at The Q Centre in Colwood, 7:45 p.m.
- **Game 2** - Fri. Aug. 26, Maple Ridge
- **Game 3** - Sun. Aug. 28, Colwood, 6 p.m.
- **Game 4** - Tues. Aug. 30, Maple Ridge
- **Game 5** (if necessary) - Wed. Aug. 31, Colwood, 7:45 p.m.
- **Game 6** (if nec.) - Fri. Sept. 2, Maple Ridge
- **Game 7** (if nec.) - Sun. Sept. 4, Colwood, 6 p.m.

Head to head record in 2016: Shamrocks won two of three regular season meetings (lost 12-10 at home, won 12-10 in Maple Ridge and 14-8 in Colwood.

- Home game tickets for the WLA final series are on sale at the Shamrocks team office at 120-967 Langford Pkwy., or online at victoriashamrocks.com.

City of Langford
www.cityoflangford.ca

NOTICE OF LAND DISPOSITION

The City of Langford hereby gives public notice of its intention to dispose of seven (7) individual parcels of land totalling approximately 9301 m^2 lying adjacent to Leigh Road, south of the Trans-Canada Highway and having the following legal description:

- Lot 1, Section 99, Esquimalt District, Plan EPP64528;
- Lot F, Section 99, Esquimalt District, Plan EPP20282;
- Lot G, Section 99, Esquimalt District, Plan EPP20282;
- Lot H, Section 99, Esquimalt District, Plan EPP20282;
- Lot J, Section 99, Esquimalt District, Plan EPP20282;
- Lot K, Section 99, Esquimalt District, Plan EPP20282;
- Lot 2, Section 99, Esquimalt District, Plan EPP22400;

The land is to be acquired by 653465 BC Ltd. for the sum of $30 per ft^2 (approximately $322.80 per m^2).

Jim Bowden
Administrator

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 6 September 2016, at 5:30 pm.

File Temporary Use Permit No. TUP16-0002

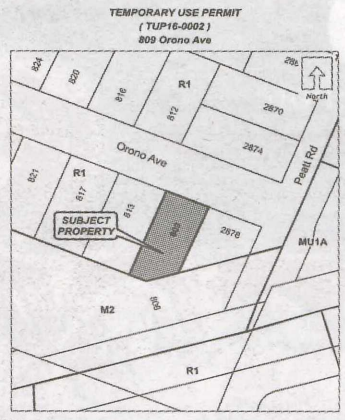
Purpose The purpose of the proposed Temporary Use Permit is to allow a group daycare for 25 children.

Applicant Brian Smith

Location The lands that are the subject of TEMPORARY USE PERMIT NO. TUP16-0002 are 809 Orono Ave.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator



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. 1649. 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 Tuesday, 6 September 2016, at 5:30 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. 1649 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C1 (Neighbourhood Commercial) Zone to permit 41 children in a group day care and to allow a dance studio.

Applicant: Carl-Alexander Marcoux, Garderie La Vie Inc.
Location: The land that is the subject of Bylaw No. 1649 is 2285 Bellamy Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 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



Westshore Rebels roll over Valley Huskers

Joel Tansey
News Gazette staff

It was a blustery day at Westhills Stadium, but the Westshore Rebels didn't seem to mind.

"We run the ball, so it didn't really matter," said head coach J.C. Boice following his team's 45-28 B.C. Football Conference win over the Valley Huskers on Saturday night.

And run they did.

Jamel Lyles led the way for the Rebels with three TDs – two on the ground and one via a late first half punt return – and 272 yards rushing. As usual, Lyles was the beneficiary of some tremendous blocking up front, a fact that wasn't lost on the standout back, as he was quick to credit his line for his continued success.

On one of his many highlight reel runs, Lyles took a handoff and cut to the right side of the field before finding the left side of the field more to his liking. Lyles beat the bulk of the Huskers' defence to the opposite side of the field and waltzed into the end zone for a 40-yard score.

The Rebels MVP could have had an even bigger game if not for some unfortunate penalties and appeared to show some frustration towards the end of the contest after having another touchdown called back.

"It's almost good frustration, because I know what our team is capable of and I set the standards high for everybody, not just myself," he said. "I do take it out sometimes in the wrong way, but they know that it's not like that and they have high expectations for themselves too."

Rebels quarterback Ashton Mackinnon and receiver Nathaniel Pinto had scores of their own in what was another dominant offensive showing for the Rebels, despite the penalty trouble.

While the ground game continued to roll, Boice did express some frustration with his team's aerial attack.

"We've got a lot of work to do with our quarterbacks. Our receivers are winning routes and we've just gotta come out and do a better job of throwing the ball," he said.

The Huskers stayed with Westshore in the opening half, with signal caller Noah Falconer making use of a tailwind to find several receivers on deep passes, but Westshore was able to halt the Valley offence after the first quarter. The Huskers managed 14 points in the game's opening 15 minutes, but would score just 14 more the rest of the way, including a late TD with the game already out of reach.

It was a potential trap game for the favoured Rebels, who had to avoid looking ahead to their Sept. 10 matchup with the league-leading Okanagan Sun, but Boice had a different take.

"Every game for us is a trap game. We're young and we're learning how to win. We're re-establishing a culture of excellence ... Every week is a fight ... It felt like our kids responded," he said.

The Rebels and the rest of the BCFC are idle Labour Day weekend, and then they'll take the field in the all-important rematch with the Sun. In their previous matchup in Kelowna, the Rebels let the game slip away in a narrow 27-21 loss.

joel.tansey@goldstreamgazette.com

Standings shift

■ With their win over the Huskers on Saturday and Langley's 15-10 loss to Okanagan, Westshore Rebels moved into sole possession of second place in the B.C. Football Conference. Here's the complete standings after last weekend's play:

Okanagan Sun **6-0**
Westshore Rebels **5-1**
Langley Rams **4-2**
Vancouver Island Raiders **3-3**
Kamloops Broncos **0-6**
Valley Huskers **0-6**



Joel Tansey/News Gazette staff

Westshore Rebels running back Jamel Lyles (22) celebrates a second half touchdown with lineman Christian Krause (75) during the Rebels' 45-28 win over the Valley Huskers on Saturday at Westhills Stadium.

Harder faster among Big Rig drivers

Cole Sorenson
Gazette contributor

Last weekend Western Speedway played host to the Wilson and Proctor Big Rig Weekend, featuring the North American Big Rigs, LORDCO Auto Parts Demo Series, Nexx Financial Claimers and an exhibition from Richlock Rentals Capital Drift.

The Big Rig main event was the highlight of the evening, with Jager Berdahl and Kevin McMekan leading the field to the green. Ron Singer would jump from the second row to the front on lap three before pulling into the pits with engine trouble.

Isaac Harder inherited the lead, with Darren Berdahl hot on his heels, but Berdahl would lose an fuel line with 20 laps to go, bringing out the only caution in the race. Harder went on to dominate the rest of the main event, crossing the line ahead of Glen Creed, Cory Riplinger, Cole Wiesner and Kevin McMekan, in that order.

A rundown of the night's race winners:

Big Rigs
Dash: Gino Howe; Heat 1: Kevin McMekan; Heat 2: Darren Berdahl; Main: Isaac Harder

Demos
Dash 1, heat: Tyler Clough; Dash 2: Jeff Haslam; main: Craig Holfeld

Bombers
Dash: Mike Dionne; heat 1: Stuart Campbell; heat 2, main: Bill Gallacher

Claimers
Dash: Nolan Perry; heat 1: Gord Percival; heat 2, main: Glen Percival

Mini Figure 8's
Dash: Phil Lagan; heat 1: Tanner Jacobs; heat 2, main: Sam Lagan

This weekend, the Canada 200 Late Models races take over the track, joined by the B.C. Street Stock Invitational. Visit westernspeedway.net for more details and ticket information.

Cole Sorenson is track announcer and website contributor for Western Speedway.

City of Langford
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NOTICE OF PUBLIC HEARING

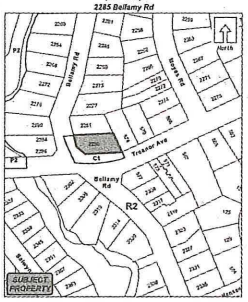
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1649. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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 Tuesday, 6 September 2016, at 5:30 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. 1649 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the C1 (Neighbourhood Commercial) Zone to permit 41 children in a group day care and to allow a dance studio.

Applicant: Carl-Alexander Marcoux, Garderie La Vie Inc.
Location: The land that is the subject of Bylaw No. 1649 is 2285 Bellamy Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 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



City of Langford
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1647. 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 Tuesday, 6 September 2016, at 5:30 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. 1647 is to amend the City of Langford Zoning Bylaw No. 300 by amending the definition of Hotel to allow cooking facilities in each hotel unit and to waive the requirement for a hotel to contain a public restaurant/cafe where cooking facilities are included in each unit.

Applicant: City of Langford

Location: The lands that are the subject of Bylaw No. 1647 is all properties zoned to with Hotel as a permitted use within the City of Langford.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

4. REPORTS

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

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

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

1. Direct staff to prepare a bylaw to amend the 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.

b) 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 - Staff Report (File No. Z16-0012 - 2285 Bellamy Ave)

MOVED BY: K. SHELDRAKE
SECONDED: COUNCILLOR WADE

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

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

MOVED BY: COUNCILLOR WADE
SECONDED: K. SHELDRAKE

That the Planning Zoning and Affordable Housing Committee recommend to 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:
   a) 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;

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;

f) BYLAW NO. 1647
"Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1647 First Reading.

CARRIED.

g) BYLAW NO. 1648
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1648 First Reading.

CARRIED.

h) BYLAW NO. 1649
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1649 First Reading.

CARRIED.

i) BYLAW NO. 1650
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1650 First Reading.

CARRIED.

City of Langford
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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **July 11, 2016**

Department: **Planning**

Application No.: **Z16-0012**

Subject: **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.**

PURPOSE

Carl-Alexander Marcoux and Carla Marcoux have applied 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.

BACKGROUND

Previous Applications

There have been no previous applications for this property.

Table 1: Site Data

Applicant	Carl-Alexander Marcoux and Carla Marcoux	
Owner	Garderie La Vie Inc.	
Civic Address	2285 Bellamy Road	
Legal Description	LOT 29 SECTION 1 RANGE 2 WEST HIGHLAND DISTRICT PLAN 13385	
Size of Property	792.8 m^2	
DP Areas	None	
Zoning	Existing: C1	Proposed: C1
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

Site and Surrounding Area

The subject property is located on the northeast corner of the intersection of Bellamy Road and Treanor Avenue. It is located in a predominately residential neighbourhood with many single-family dwellings to

the north, east, and south of the property. To the west, Millstream Elementary school is in quite close proximity, along with a number of small lot subdivisions and Millstream Village.

Currently, the property is used as a 4 Cats Art Studio on the western side of the building, with the applicants and their two children living on the eastern side. The property is flat with very little tree cover with the exception of a few trees along the northern interior lot line.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single-family dwellings
East	R2 (One- and Two-Family Residential)	Single-family dwellings
South	R2 (One- and Two-Family Residential)	Single-family dwellings
West	R2 (One- and Two-Family Residential) and P2 (Community Institutional)	Single-family dwellings and Millstream Elementary School

COUNCIL POLICY

Official Community Plan

The subject property is designated as "Neighbourhood" in Langford's Official Community Plan. This designation supports residential and mixed use commercial intensification of streets that connect centres and that are serviced by transit. It also supports schools, community facilities and other institutional uses. The subject property is located along a BC Transit route with a bus stop located directly to the east of the property. This bus line provides service to centres such as Millstream Village, Goldstream Avenue, and City Centre Park.

Development Permit Areas

As the subject property is zoned C1, it is subject to a form and character Development Permit for any exterior changes or improvements as outlined in the General Commercial Development Permit Area Guidelines. The subject property is not located in any environmentally sensitive or hazardous Development Permit areas and will therefore not require a Development Permit of that kind.

COMMENTS

Development Proposal

The applicants are proposing to increase the limit of children in a group daycare from 20 to 41 which is regulated by the Zoning Bylaw No. 300 in Section 3.26.02(4) stating that "A group day care limited to a capacity of 20 children is permitted on lots with areas less than or equal to 1 099 m^2 (11 830ft^2)". They are also proposing that a dance studio be allowed as a permitted use in the C1 zone.

The applicants are asking to increase the amount of children permitted to match what is considered acceptable by the Vancouver Island Health Authority (VIHA). VIHA has the delegated responsibility from the Province to regulate indoor and outdoor space requirements per child. VIHA requires 3.7m^2 of usable floor area indoors, and 7m^2 of play area outdoors per child as outlined in the Child Care Licensing Regulations of the Community Care and Assisted Living Act. The applicants have calculated that with the amount of space they have proposed, that 41 children could be safely accommodated according to VIHA standards once they install an adequate number of toilets and sinks.

VIHA also limits the group size to 25 children in order to ensure better control of children while playing outside and to maintain the adequate staff/children ratio. This does not limit the quantity that a facility can hold on its license. The applicants are proposing to have two separated groups, one of 25 children, and one of 16 children, each utilizing the outdoor space on a pre-established daily schedule. This schedule will also help to mitigate any increased noise as there will not be more than 25 children outside at once.

The applicants are proposing that a dance studio be permitted in conjunction with their group day care. The dance studio would provide valuable indoor activity space for the children during rainy winter days and would be a part of the regularly scheduled activities. The dance studio would be located where the 4 Cats Art Studio is currently situated on the western side of the building. Since the dance studio would require significant renovations, the applicants intend on also providing dance classes on weekends and evenings, outside of daycare hours.

As the 4 Cats Art Studio has a lease on the western side of the building until March 31, 2017, the applicants are intending to begin renovations in April of 2017 with the hopes of opening both the daycare and the dance studio in September, 2017.

PARKING

In accordance to the Zoning Bylaw No. 300, the dance studio would require an additional three parking spaces off-street as it is roughly 80m^2 in floor area, while the group day care is required to have two parking spaces in addition to one space per employee. As the daycare would employ five full-time staff members, the applicants are required to provide seven off-street parking spaces for the group daycare use. This will bring the total requirement of off-street parking spaces for the dance studio and the group day care to ten. The applicants have spoken in great detail with the Engineering and Planning departments and have consulted with On Point Engineering Ltd to determine the best parking configuration for their property while still maintaining an adequate area of outdoor play space for the daycare. It has been determined that the safest way to achieve this parking requirement is to create a total of 6 off-street parking spaces with an additional 4 on-street parallel parking spaces to be created along Treanor Avenue. According to this plan, the required ten spaces can be provided, however four will be provided on-street.

The applicants are seeking Council approval to reserve the the four on-street parallel parking stalls for the main use of the daycare and the dance studio during weekday business hours. Accepting this scenario would require either a variance or a bylaw amendment. If Council is supportive of this, they may direct staff to include a site-specific off-street parking requirement in the bylaw based on the current floor area of the property. Should the applicants wish to increase the floor area on the property, this would increase the parking requirement and would therefore require a variance.

FRONTAGE IMPROVEMENTS

In addition to the creation of the on-street parking as noted above, the applicant will be responsible for completing other frontage improvements including sidewalks, bike lanes, signage, and possibly adjusting the location of the crosswalk and installing new street lighting if required. This will be confirmed by the project engineer as part of the frontage improvement approval process. The attached sketch shows a small area of the sidewalk on private property. A statutory right of way would be needed if this encroachment remains.

NEIGHBOURHOOD CONSULTATION

The applicants have received multiple letters of support from local schools and organizations including Millstream Elementary School, John Stubbs Memorial School, La Société francophone de Victoria and La Fédération des parents francophones de Colombie-Britannique. The applicants have also done canvassing throughout their neighbourhood to inform neighbours of their application and to have them sign an acknowledgement of project form.

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit an increased range of commercial activities may increase the assessed value of the property, and this may increase municipal revenue. The property is already connected to municipal sewers, and the applicant will complete frontage improvements so the direct capital costs to the municipality associated with this development will be negligible. Development Cost Charges may be required in the future if any new floor area is added.

OPTIONS

Option 1

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

1. 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.

OR

Option 2

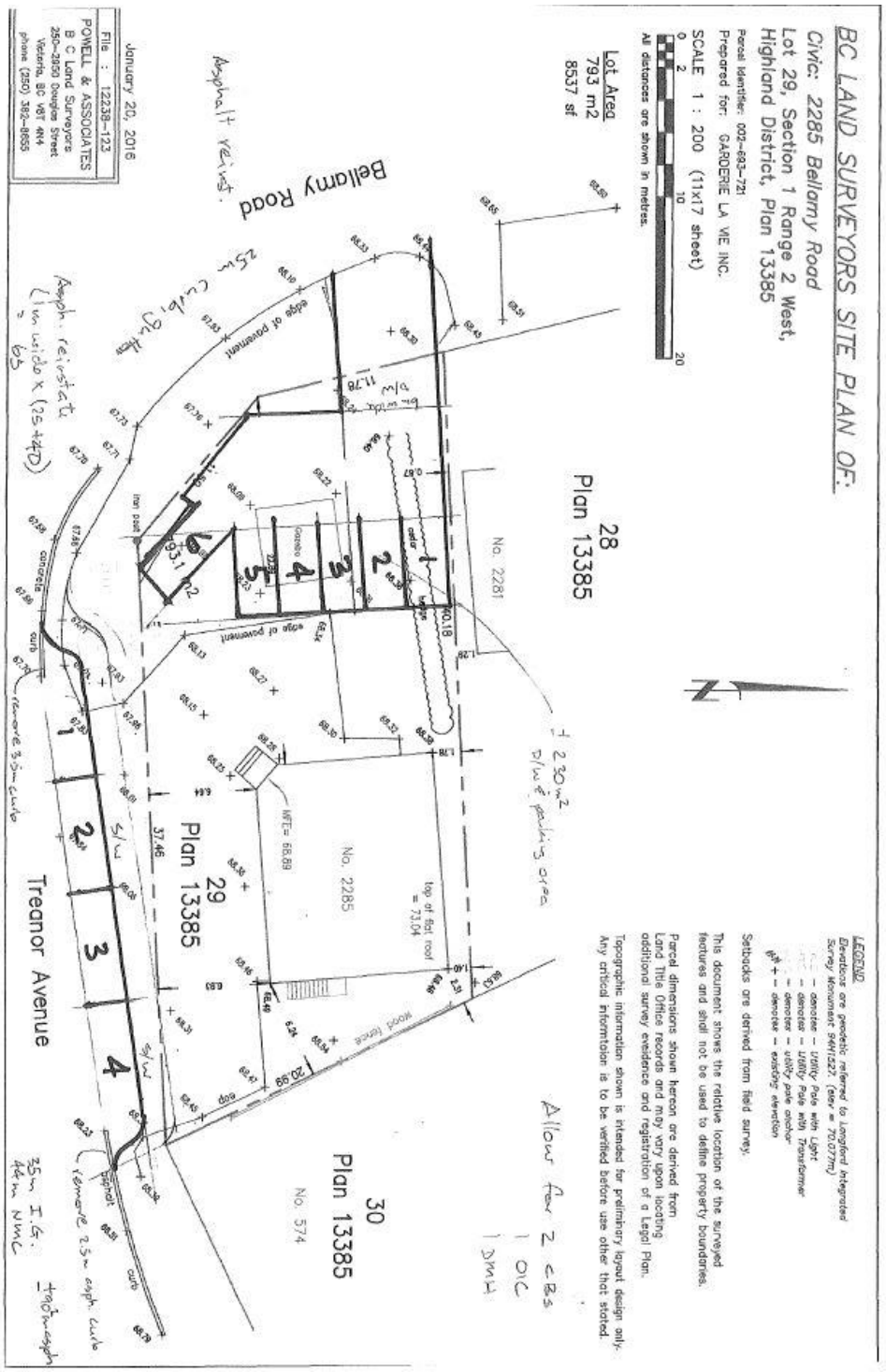
1. Reject this application for rezoning.

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

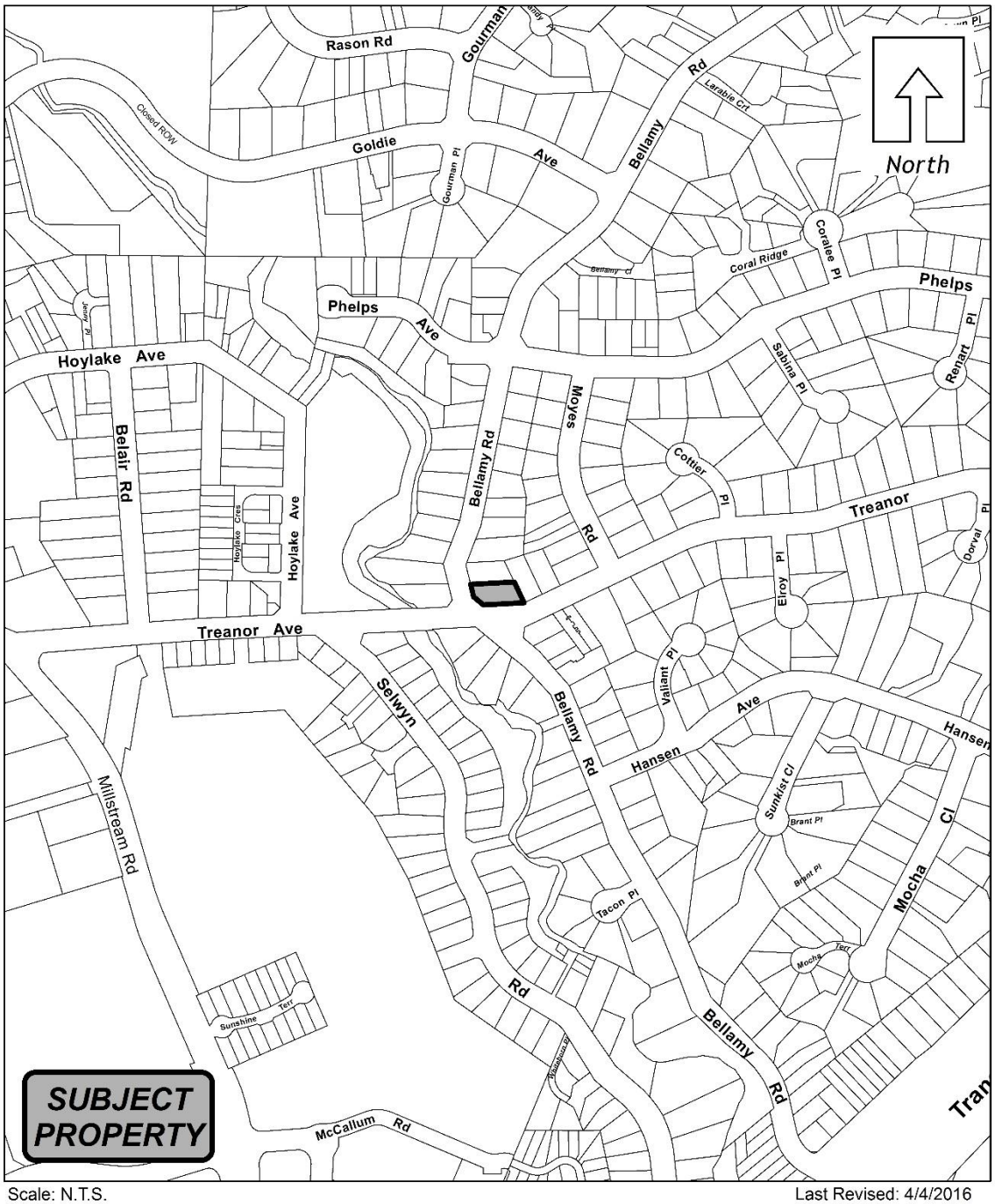
Appendix A

Parking Configuration



Appendix B

REZONING BYLAW AMENDMENT
(Z16-0012)
2285 Bellamy Rd



Appendix C

REZONING BYLAW AMENDMENT
(Z16-0012)
2285 Bellamy Rd



E

Ministry of Children and Family Development
PO Box 9770 Stn Prov Govt
Victoria, BC V8W 9S5

Dear Sir/Madam,
RE: **Garderie La Vie Inc.- Grant Application for Major Capital Funding**

I am very pleased to be writing a letter of support on behalf of Millstream Elementary School. I strongly support the proposal being submitted by *Garderie La Vie Inc.* `s grant application submitted to the Ministry of Children and Family Development- Major Capital Funding Program. I truly believe that the proposed project by *Garderie La Vie Inc.* will greatly impact members of the neighbouring community.

Garderie La Vie is located adjacent to École Millstream Elementary School. Millstream is part of the Sooke School Board in the West shore area. It is a dual track school and currently offers the French Immersion program in grades K through three. With the opportunity to have a French Immersion daycare in such close proximity to our school would positively impact our families by creating a stepping stone to assist children in transitioning from daycare to school. By having already been exposed to the French Language before entering school, this will create a situation where students will feel success within their first years of the French Immersion Program. In addition, as the daycare program coincides with British Columbia School District's Prescribed Learning Outcomes, it is expected that children will transition from the program fully prepared to meet the standards of the French Immersion Program in British Columbia.

In conclusion, I fully support the efforts of *Garderie La Vie Inc.* in seeking funding to support a program that will improve the and wellbeing of children`s education in the West shore region.

Yours faithfully,

Julia Sahota- Principal
École Millstream Elementary

Be Curious! Chart your Future! Soyez curieux ! Tracez votre avenir !

ÉCOLE JOHN STUBBS MEMORIAL SCHOOL

Principal: Mr. Garry Manhas
Vice Principals: Ms. Pam Gerrits
Telephone: (250) 478-5571

301 Zealous Crescent
Victoria, B.C. V9C 1H6
Fax: (250) 478-7318

February 2, 2015

Ministry of Children and Family Development
PO Box 9770 Stn Prov Govt
Victoria, BC V8W 9S5

Dear Sir/Madam :

RE : GARDERIE LA VIE INC. – MAJOR CAPITAL FUNDING GRANT APPLICATION

It is my pleasure to write a letter of support of the proposal being submitted by *Garderie La Vie Inc.*'s grant application submitted to the Ministry of Children and Family Development- Major Capital Funding Program. I truly believe that the proposed project by *Garderie La Vie Inc.* will greatly impact families of the surrounding community.

Due to the growing demand for French Immersion within the last few years, École John Stubbs Elementary School had to adapt and will become a single track French Immersion school effective September 2015. I believe the province can greatly benefit from investing in the Early Childhood facilities, offering to the community the possibility to assist children in learning French as a second language. *Garderie La Vie Inc.*'s initiative to create a French Immersion daycare will not only evolve the natural transition from the childhood age to the elementary period but also will positively assist the wellbeing of children's education and development. This supports parents quest to make sure their child(ren) are prepared for learning, while getting exposure to spoken French.

Should there be a need to elaborate, or if there any questions, please do not hesitate to contact me.

Yours truly,

Mr. Garry Manhas
Principal
École John Stubbs Memorial School
Tel: (250) 478-5571

La Société francophone de Victoria

Victoria, February 1st, 2015

Attn : To who may concern

BC Ministry of Children and Family Development
Creation fo Newly Licensed Child Care Spaces

RE : **GARDERIE LA VIE INC.** ***"French Immersion Daycare"*** **- Ministry of Children and Family Development - Major Capital Funding Program**

Sir/ Mrs.;

The Société francophone de Victoria greatly supports the project of Garderie La Vie a French immersion daycare in Langford for the Creation of New Licensed Child Care Spaces. There are presently only 40 licensed daycare spaces that offer a French environment in Victoria. These spaces are certainly not adequate for the current demand for education and learning in French, as evidenced by the 11,000 students in French immersion programs in Victoria and the overflowing conditions at Victoria's French School, Ecole Brodeur.

La Société francophone de Victoria's mission is to promote Francophone culture in the greater Victoria region. We do so by bringing together the French community and by supporting institutions that answer the needs and interests of our members. After meeting with the Garderie LaVie team, we believe they are intent on offering a rich learning environment for young children as described in BC's Early Learning Framework, and should be supported by Provincial grant funding.

Société francophone de Victoria sees this day care as an important addition to our community and ask you to seriously consider it for your program.

If you would like to have any additional information, please do not hesitate to call us at 250-388-7350.

Sincerely,

Pauline Gobeil

Pauline Gobeil

Board Chairperson

Fédération des
parents francophones
de Colombie-Britannique

1555, 7e Avenue Ouest, bureau 223
Vancouver (C.-B.) V6J 1S1
Téléphone : (604) 736-5056

Sans frais : 1-800-905-5056
Courriel : info@fpfcb.bc.ca
www.fpfcb.bc.ca

January 30th, 2015

Carl-Alexander Marcoux
Owner/General Manager
Garderie La vie Inc.
2285, Bellamy Rd
Victoria BC V9B 3M5

Subject: Letter of support for the funding application submitted by *Garderie La vie Inc*

Dear Sir/Madam :

It is with great pleasure and conviction that we wish to express our support for the Major Capital Funding application submitted by *Garderie La vie Inc* to the Ministry of Children and Family Development.

This high-quality daycare service is truly vital to the French community in Greater Victoria, as it not only contributes to the language, identity and cultural development of the children enrolled, but it also makes their integration into the French and Immersion school system much smoother. Considerable research has shown that careful investments in early childhood care and education services improve the chances of creating healthy, productive, well-balanced individuals who will later contribute to the rich mosaic of British Columbia society.

Garderie La vie Inc will be able to address the high demand for French-speaking childcare services to children under 6 years of age in Greater Victoria. It is moreover important to point out that *Garderie La vie Inc* will be the only French-speaking daycare in Langford.

Regards,

Marie-Andree Asselin
Executive Director

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

NEIGHBOURGHOOD ACKNOWLEDGEMENT OF PROJECT FORM
Ref: Land use application - Request #Z16-0010

1. By signing this document, I, THOMAS E WORMALD, owner of the property located at 2306 BELLAMY RD acknowledge that *Garderie La Vie Inc.* management team has briefed me on the following proposal:

   a. "*Increasing the current children limit from 20 to 41*" in authorizing the text amendment of the current bylaws; and

   b. "*Adding a children dance studio*" as permitted use to the current list in the Neighbourhood Commercial (C1).

2. In the event that this proposal goes through the Council, I have been informed that there will be a Public Hearing at the Municipality of Langford for anyone who would like to speak.

X T Wormald

Neighbor signature & contact info

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

NEIGHBOURGHOOD ACKNOWLEDGEMENT OF PROJECT FORM
Ref: Land use application - Request #Z16-0010

1. By signing this document, I, JAN VAN UYTVEN, owner of the property located at 2284 Bellamy Rd acknowledge that *Garderie La Vie Inc.* management team has briefed me on the following proposal:

   a. "*Increasing the current children limit from 20 to 41*" in authorizing the text amendment of the current bylaws; and

   b. "*Adding a children dance studio*" as permitted use to the current list in the Neighbourhood Commercial (C1).

2. In the event that this proposal goes through the Council, I have been informed that there will be a Public Hearing at the Municipality of Langford for anyone who would like to speak.

X

Neighbor signature & contact info

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

NEIGHBOURGHOOD ACKNOWLEDGEMENT OF PROJECT FORM
Ref: Land use application - Request #Z16-0010

1. By signing this document, I, John McCrea, owner of the property located at 2286 Bellamy Rd acknowledge that *Garderie La Vie Inc.* management team has briefed me on the following proposal:

   a. "*Increasing the current children limit from 20 to 41*" in authorizing the text amendment of the current bylaws; and

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Neighbor signature & contact info

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

NEIGHBOURGHOOD ACKNOWLEDGEMENT OF PROJECT FORM
Ref: Land use application - Request #Z16-0010

1. By signing this document, I, SYALEY RIGGS, owner of the property located at 574 TREANOR AVE acknowledge that *Garderie La Vie Inc.* management team has briefed me on the following proposal:

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2. In the event that this proposal goes through the Council, I have been informed that there will be a Public Hearing at the Municipality of Langford for anyone who would like to speak.

X

Neighbor signature & contact info

From: Bob & Fran Peaker
To: Langford Planning General Mailbox
Subject: rezoning bylaw amendment Z16-0012 - 2285 Bellamy Rd
Date: Sunday, July 3, 2016 10:19:50 AM

Re: noticed received Friday July 3/16
I am in total disagreement of this rezoning amendment for the following reasons. Total inappropriate location.

1. Congestion at the only entrance and exit for the complete subdivision.
2. Emergency entrance and exit for residence, fire, police and ambulance
3. Parking issues
4. Added congestion at drop off (and pick up) times when residents trying to leave for work. Means extra time one must leave in am.
5. When people park on both sides of the street at that intersection as it is, we are down to a one lane traffic flow through.

Also, not all the addresses on the notice received the notice in the mail the same day as I. Given it is the long week-end and Wed. is the cut off day for replying by mail or e-mail it could be too late to hear their voice heard if they cannot attend the meeting.

Also, it appears construction is underway and the bylaw amendment isn't confirmed yet?? Please ensure this opinion is presented at the meeting on Monday, July 11, 2016 at 7 pm. Thank you.

E

Ministry of Children and Family Development
PO Box 9770 Stn Prov Govt
Victoria, BC V8W 9S5

Dear Sir/Madam,
RE: **Garderie La Vie Inc.- Grant Application for Major Capital Funding**

I am very pleased to be writing a letter of support on behalf of Millstream Elementary School. I strongly support the proposal being submitted by *Garderie La Vie Inc.* `s grant application submitted to the Ministry of Children and Family Development- Major Capital Funding Program. I truly believe that the proposed project by *Garderie La Vie Inc.* will greatly impact members of the neighbouring community.

Garderie La Vie is located adjacent to École Millstream Elementary School. Millstream is part of the Sooke School Board in the West shore area. It is a dual track school and currently offers the French Immersion program in grades K through three. With the opportunity to have a French Immersion daycare in such close proximity to our school would positively impact our families by creating a stepping stone to assist children in transitioning from daycare to school. By having already been exposed to the French Language before entering school, this will create a situation where students will feel success within their first years of the French Immersion Program. In addition, as the daycare program coincides with British Columbia School District's Prescribed Learning Outcomes, it is expected that children will transition from the program fully prepared to meet the standards of the French Immersion Program in British Columbia.

In conclusion, I fully support the efforts of *Garderie La Vie Inc.* in seeking funding to support a program that will improve the and wellbeing of children`s education in the West shore region.

Yours faithfully,

Julia Sahota- Principal
École Millstream Elementary

Be Curious! Chart your Future! Soyez curieux ! Tracez votre avenir !

ÉCOLE JOHN STUBBS MEMORIAL SCHOOL

Principal: Mr. Garry Manhas
Vice Principals: Ms. Pam Gerrits
Telephone: (250) 478-5571

301 Zealous Crescent
Victoria, B.C. V9C 1H6
Fax: (250) 478-7318

February 2, 2015

Ministry of Children and Family Development
PO Box 9770 Stn Prov Govt
Victoria, BC V8W 9S5

Dear Sir/Madam :

RE : GARDERIE LA VIE INC. – MAJOR CAPITAL FUNDING GRANT APPLICATION

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Should there be a need to elaborate, or if there any questions, please do not hesitate to contact me.

Yours truly,

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École John Stubbs Memorial School
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La Société francophone de Victoria

Victoria, February 1st, 2015

Attn : To who may concern

BC Ministry of Children and Family Development
Creation fo Newly Licensed Child Care Spaces

RE : **GARDERIE LA VIE INC.** ***"French Immersion Daycare"*** **- Ministry of Children and Family Development - Major Capital Funding Program**

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If you would like to have any additional information, please do not hesitate to call us at 250-388-7350.

Sincerely,

Pauline Gobeil

Pauline Gobeil

Board Chairperson

Fédération des
parents francophones
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Vancouver (C.-B.) V6J 1S1
Téléphone : (604) 736-5056

Sans frais : 1-800-905-5056
Courriel : info@fpfcb.bc.ca
www.fpfcb.bc.ca

January 30th, 2015

Carl-Alexander Marcoux
Owner/General Manager
Garderie La vie Inc.
2285, Bellamy Rd
Victoria BC V9B 3M5

Subject: Letter of support for the funding application submitted by *Garderie La vie Inc*

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Regards,

Marie-Andree Asselin
Executive Director

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

NEIGHBOURGHOOD ACKNOWLEDGEMENT OF PROJECT FORM
Ref: Land use application - Request #Z16-0010

1. By signing this document, I, THOMAS E WORMALD, owner of the property located at 2306 BELLAMY RD acknowledge that *Garderie La Vie Inc.* management team has briefed me on the following proposal:

   a. "*Increasing the current children limit from 20 to 41*" in authorizing the text amendment of the current bylaws; and

   b. "*Adding a children dance studio*" as permitted use to the current list in the Neighbourhood Commercial (C1).

2. In the event that this proposal goes through the Council, I have been informed that there will be a Public Hearing at the Municipality of Langford for anyone who would like to speak.

X T Wormald

Neighbor signature & contact info

Garderie La Vie Inc.
2285 Bellamy Rd
Victoria BC V9B 3M5

30 May 2016

City of Langford
877 Goldstream Ave
Victoria BC V9B 2X8

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Victoria BC V9B 3M5

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X

Neighbor signature & contact info

PUBLIC HEARING
Tuesday, 6 September 2016

Bylaw No. 1650
File No. Z16-0014

A Bylaw to Rezone 2555 Millstream Rd; 2559 Millstream Rd from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone to consolidate and subdivide the properties to create one additional lot.

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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

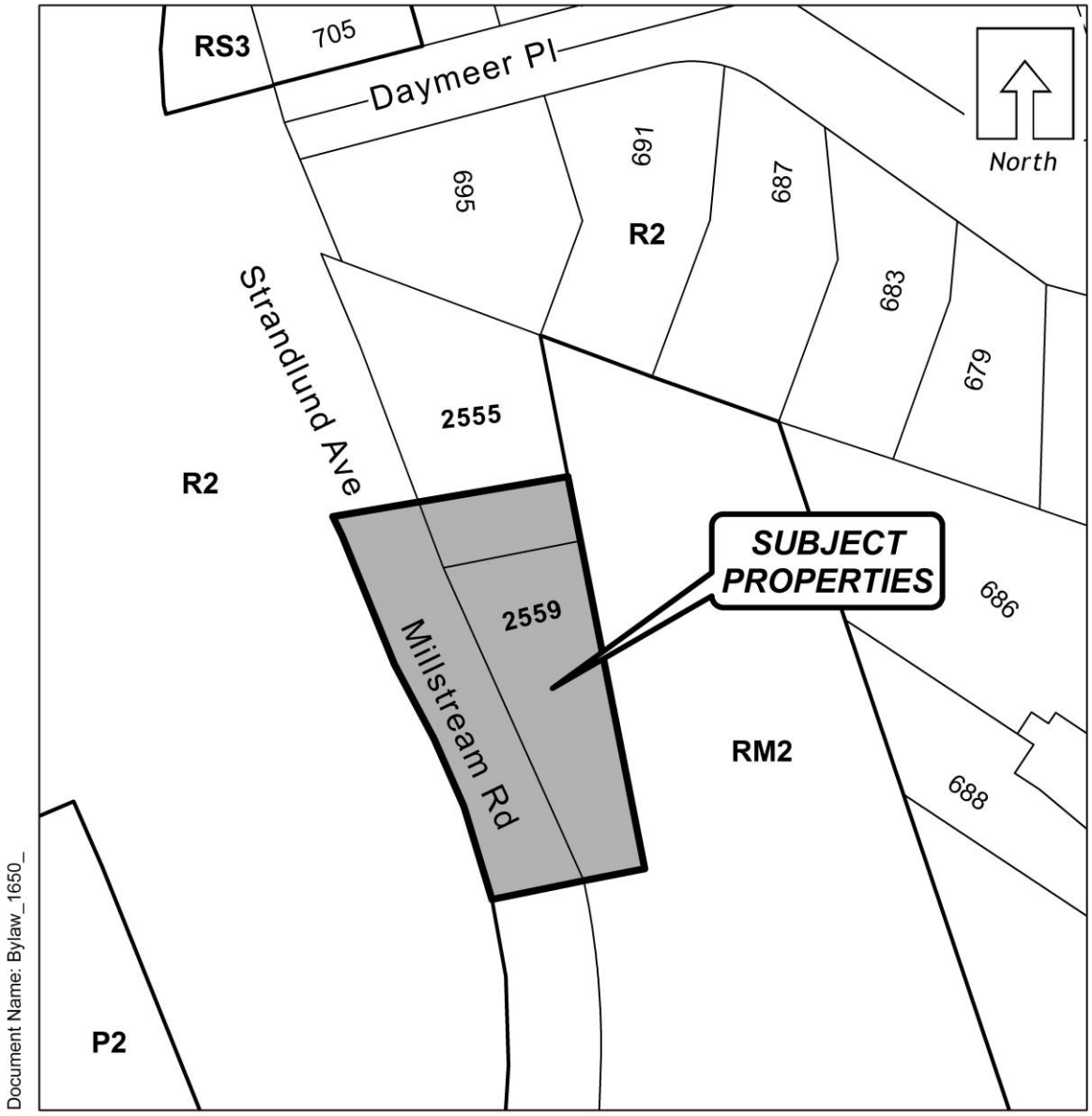
READ A THIRD TIME this day of, 2016.

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/4/2016

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

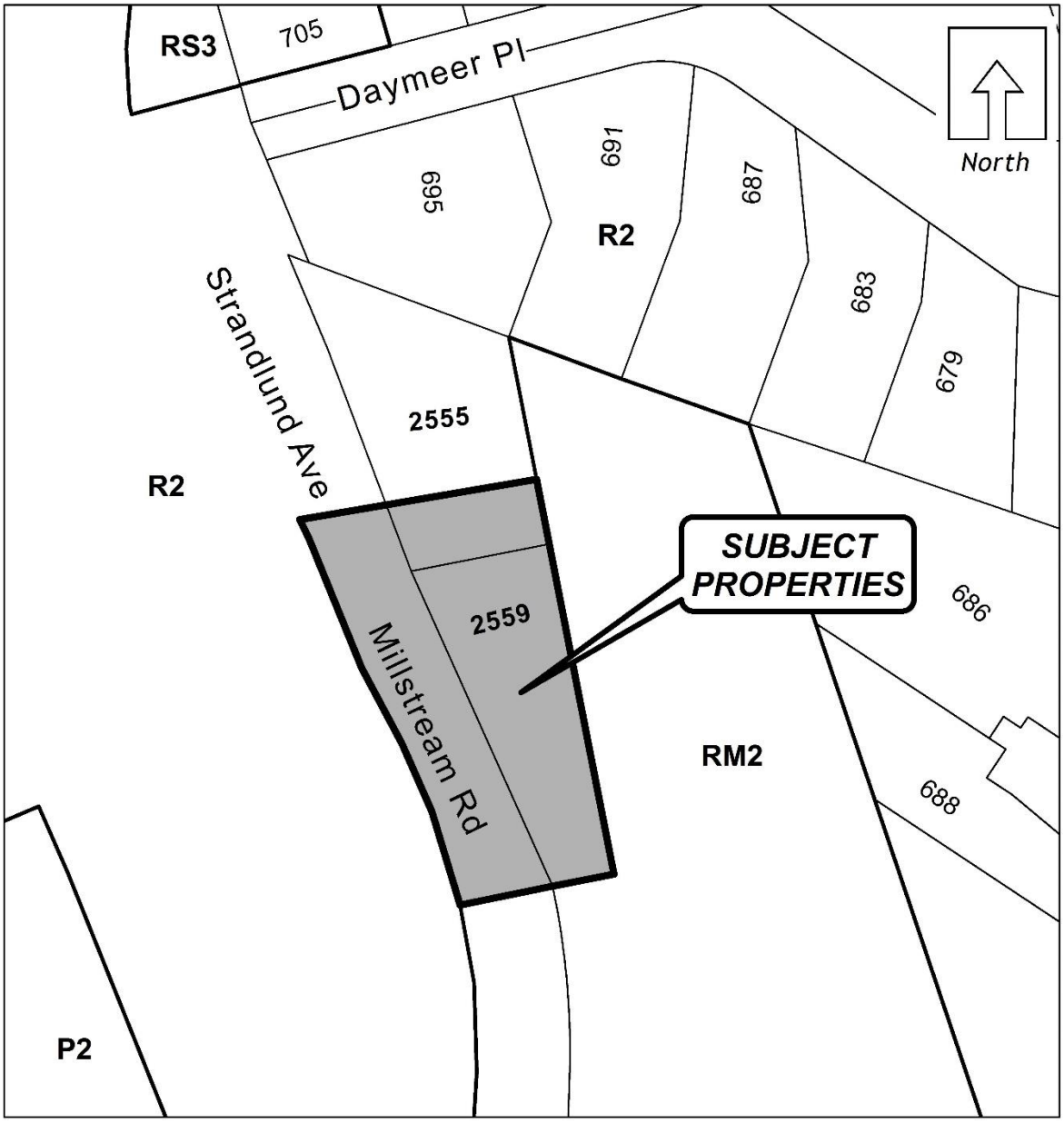
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1650. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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	Tuesday, 6 September 2016	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2555 Millstream Rd; 2559 Millstream Rd	
File	Z16-0014	Bylaw Number: 1650
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 consolidation and subdivision of the properties located at 2555 and 2559 Millstream Rd to create one additional lot.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2016-08-23



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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/4/2016

Helmcken Road paving set for Thursday

Motorists who use Helmcken Road between Island Highway and Vickery Road are advised to use an alternate route tomorrow (Aug. 25) due to paving being done on that section of road.

The Town of View Royal plans to carry out asphalt repair from 8 a.m. to 3 p.m. and lane closures will be in effect. This work is weather dependent. Emergency vehicles will be treated with utmost priority and will have immediate access as required.

Traffic controls will be in effect in the work zone to assist pedestrians and cyclists. Drivers who must use the roadway are asked to lower driving speed and use caution when travelling through the zone.

editor@goldstreamgazette.com

Reader Photo

OF THE WEEK



Lauren Kief captured this image of two pacific great blue herons facing off at the Esquimalt Lagoon in Colwood.

If you've got a photo from the West Shore and want to share it with our readers, the *Goldstream News Gazette* can help 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.

Weekly winners will also be posted on the *Gazette's* Facebook page. Good luck!

SPECIAL RETIREES' HEARING AID!

A new hearing aid offer has been introduced for retirees. The hearing aid is a great value, simple to operate and brings IMPROVED hearing to thousands!

At last. The hearing aid that thousands have wanted is now available.

The latest digital hearing aid technology solves the biggest challenge for hearing aid wearers–hearing well in noisy environments.

Nobody will notice it because of its minute size, fitting snugly and comfortably just behind your ear.

Everything works automatically. There are no controls to worry about and adjustments are easy to make–even from your smart phone. So you can get back to enjoying your relationships, rather than thinking about your hearing.

Because these new hearing aids collect and digitally processes natural, 360 degree sound thousands of times per second, they have been shown to reduce the strain that effortful-listening puts on the brain and even to improve recall from conversations in noisy listening environments. In fact these hearing aids improve speech understanding in background noise 30% better than even the previous top-of-the-line hearing aids.

Hearing professionals are *celebrating the biggest advancement in 30 years of fitting hearing aids* and patients credit it with causing a *substantial improvement in their ability to communicate in large groups and noisy social settings.*

A hearing test takes less than 60 minutes, you don't need a doctor's referral, and there's no cost or obligation whatsoever. Call now to try these hearing aids for yourself!

Call now to book your FREE Hearing Test, or visit

HearingLifeCanada.ca/RTIR

- Eagle Creek | Inside Forbes Pharmacy | 27 Helmcken Road | Call Cheryl at 1-888-902-0533
- Langford | Inside Forbes Pharmacy | 755 Goldstream Avenue | Call Dale at 1-888-903-5904
- Nanaimo | Woodgrove Centre | 6631 Island Highway North | Call Melody at 1-855-713-4139
- Saanich | Saanich Plaza | 3560 Blanshard Street | Call Dale at 1-888-848-7717
- Sidney | Cannery Building | 201-2537 Beacon Avenue | Call Cheryl at 1-888-819-5361
- Victoria | Hillside Centre | 1644 Hillside Avenue | Call Karen at 1-888-885-3938

HEARING*Life* CANADA®

National Association of Federal Retirees PREFERRED PARTNER

RECOMMENDED CARP RECOMMENDED

Referred by Physicians more than 50,000 times!

Hearing tests are provided free of charge for adults ages 18 and older. Some conditions may apply. Please see clinic for details.

HLBC-CLRTY NSP-RTIR2-GLDS

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

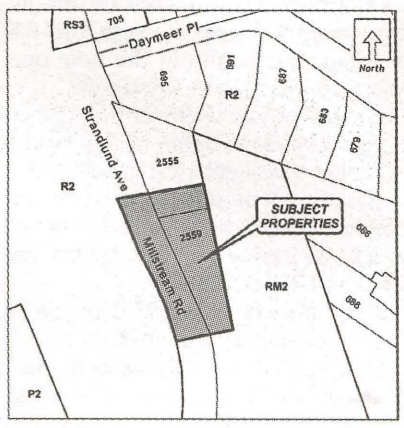
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1650. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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 Tuesday, 6 September 2016, at 5:30 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. 1650 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. 1650 from R2 (One- and Two-Family Residential) Zone and adding to the RS3 (Residential Small Lot 3) Zone to consolidate and subdivide the properties to create one additional lot.

Applicant: Green Corr Properties Inc.

Location: The lands that are the subject of Bylaw No. 1650 is 2555 & 2559 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator





(Left) Sue Ko of Oak Bay leads the Integra Super Women team over a pile of tires in the Women2Warrior run and obstacle course race at West Shore Parks and Recreation on Sunday.

(Right) Jennifer Midlane of Langford and mother-in-law Terry Richardson of Sidney proudly hold their medals after finishing the race.

The event saw more than 160 women participate and raise more than $56,000 for the B.C. Lions Society's Easter Seals program.

Photos by Don Descoteau /News Gazette staff

Warrior women raise big money for charity

With the hard work done, champion fundraisers have fun on the course

Don Descoteau
News Gazette staff

A spirit of teamwork, collaboration and good humour prevailed at the second annual Woman2Warrior race at West Shore Parks and Recreation on Sunday.

More than 160 women ran five kilometres then tackled an obstacle course that tested their climbing abilities and their willingness to crawl through ice cold water, all in the name of raising money for B.C. Lions Society and Easter Seals programs.

At the finish line, participants sounded thrilled to have completed the untimed event, but also happy to help raise money.

"We're proud to support the cause; it's important," said Tammi Fitch of Victoria, one of six members of the Integra Superwomen team, who were easy to spot in their superhero costumes.

Following the crunching of numbers in the back rooms by volunteers, the total raised of $56,875 was announced at the finish line to a throng of participants and supporters.

"This year's event was amazing. We had so many great teams, everybody dressed up in costumes and they enjoyed doing it," said Shannon Bernays, special event co-ordinator for Vancouver Island for the Lions Society and Easter Seals.

"They worked hard over a number of months for fundraising, and so this is a big celebration for them. And they get to go out with their teammates and support each other."

Participants ranged in age from 15 to 70 and participated on teams or as individuals. Some solo racers were even welcomed into other teams, Bernays said.

With a number of teams back for their second time, many of those groups grew their participation and their fundraising, she added.

With the fundraising aspect of the event over by the time they reached the start line, the women involved were able to focus on the course and have fun challenging themselves.

Asked if she had a favourite obstacle on the course, Integra team member Sari Ringma of Sooke didn't hesitate: "I loved the ice bath," she said, laughing. "I kept wondering whether I should stop but I didn't know if anyone was behind me."

Jennifer Midlane of Langford teamed up with her mother-in-law, Terry Richardson of Sidney, for the race and the two women finished together with big smiles on their faces after climbing up and down an elevated rope net.

"The ice pit, oh my God it was so cold," Midlane said.

Taking part for the first time, Richardson said, "I think we'll try to get more people involved next time."

That sentiment echoed what Bernays was hearing around the fields at Juan de Fuca. While the number of participants was down slightly from last year, the amount raised was up a modest amount, which shows the fledgling fundraiser is heading in the right direction.

"It's a great event. People love it and they are definitely excited for next year," she said.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 6 September 2016, at 5:30 pm.

File Temporary Use Permit No. TUP16-0002

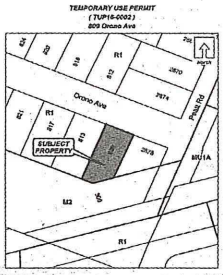
Purpose The purpose of the proposed Temporary Use Permit is to allow a group daycare for 25 children.

Applicant Brian Smith

Location The lands that are the subject of TEMPORARY USE PERMIT NO. TUP16-0002 are 809 Orono Ave.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator



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. 1650. 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 Tuesday, 6 September 2016, at 5:30 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.

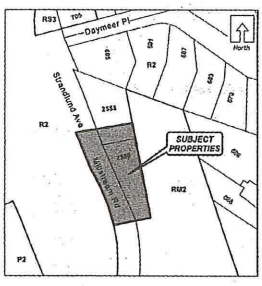
Proposal: The purpose of Bylaw No. 1650 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1650 from R2 (One- and Two-Family Residential) Zone and adding to the RS3 (Residential Small Lot 3) Zone to consolidate and subdivide the properties to create one additional lot.

Applicant: Green Corr Properties Inc.

Location: The lands that are the subject of Bylaw No. 1650 is 2555 & 2559 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



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.

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

MOVED BY: COUNCILLOR WADE
SECONDED: K. SHELDRAKE

That the Planning Zoning and Affordable Housing Committee recommend to 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:
   a) 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;

b) 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;
c) 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.

At 7:50 pm Councillor Wade left the meeting.

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

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

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

5. ADJOURNMENT

The Chair adjourned the meeting at 8:30 p.m.

CHAIR

CERTIFIED CORRECT
Administrator

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;

f) BYLAW NO. 1647
"Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1647 First Reading.

CARRIED.

g) BYLAW NO. 1648
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1648 First Reading.

CARRIED.

h) BYLAW NO. 1649
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1649 First Reading.

CARRIED.

i) BYLAW NO. 1650
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1650 First Reading.

CARRIED.

City of Langford
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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **July 11, 2016**

Department: **Planning**

Application No.: **Z16-0014**

Subject: **Application to Rezone 2559 Millstream Rd and a portion of 2555 Millstream Rd from R2 (One- and Two-Family Residential) to the RS3 (Residential Small Lot 3) Zone**

PURPOSE

Jesse Friest has applied on behalf of Green Corridor Properties Inc to rezone 2559 Millstream Rd and a portion of 2555 Millstream Rd from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow the subdivision of one new lot.

BACKGROUND

PREVIOUS APPLICATIONS

The applicant is currently in the process of a boundary adjustment subdivision that would reduce the size of 2555 Millstream Rd from the current 711 m2 to ~556 m2 and increase the size of 2559 Millstream Rd from the current 551 m2 to ~706 m2 (SUB16-0026). The applicant intends to retain the R2 Zoning for the new 2555 Millstream Rd property and rezone the new 2559 Millstream Rd property to the RS3 Zone to facilitate the proposed development.

Table 1: Site Data

Applicant	Jesse Friest	
Owner	Green Corridor Properties	
Civic Address	2555 and 2559 Millstream Rd	
Legal Description	LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLAN VIP62938 and LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 7061 EXCEPT PART IN PLANS VIP62949 AND VIP69760	
Size of Property	~1,262 m2 combined	
DP Areas	None	
Zoning	Existing: R2	Proposed: RS3
OCP Designation	Existing: Neighbourhood	Proposed: no change

SITE AND SURROUNDING AREA

The subject properties are located at the intersection of Millstream Rd, Strandlund Ave and Peatt Road, just east of the intersection of Veterans Memorial Parkway with Peatt Road. A one-family dwelling is currently under construction on 2555 Millstream Rd in accordance with the R2 Zone and the proposed boundary adjustment subdivision, and 2559 Millstream Road is currently vacant. There is an approximate 7m gain in elevation from Millstream Rd to the rear property line.

Figure 1 - Orthophoto Map



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2, RS3, RM7A	One-family residential, future townhouse development
East	R2, RM2	One-family residential, duplexes, townhouses
South	R2	One-family residential
West	R2, P2, RM7A	One-family residential, Langford Fire Hall #1, townhouses

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood', as defined by the following text:

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.

COMMENTS

DEVELOPMENT PROPOSAL

As noted above, the applicant is proposing to adjust the boundary between the two existing lots and subdivide one additional lot from the adjusted 2559 Millstream Rd property. The proposed lots as shown on the current site plan (attached to this report as Appendix A) are approximately 556 m2 (Lot A), 290 m2 (Lot B), and 416 m2 (Lot C) in area. 2555 Millstream will become proposed Lot A will retain the current R2 Zoning, and the increased 2559 Millstream Rd property will be subdivided into proposed Lots B and C.

The applicant is working with a geotechnical engineer to establish the proposed building envelopes, due to the 7m grade differential between the front and rear property lines and the existing retaining wall along the rear property line that supports the property of the adjoining townhouse development. In order to minimize the amount of blasting required per the engineer's recommendation, the applicant has

proposed to attach the dwellings along their shared interior side lot line, and vary the front and rear setbacks to create a compact and localized building envelope (see Appendix A). This proposal will necessitate a variance to the minimum interior side lot line setback of 1.2m, the minimum front lot line setback of 3m for the principal building and 5.5m for the garage face, and the minimum rear lot line setback of 5m, as outlined in Table 3 below.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS3 (Proposed Zoning)**	**Proposed by Rezoning Application**
Density (FAR and/or min. lot size)	550 m2	220 m2	Min. 290 m2
Height	9m	9m on lots with area 550m2 or greater, 8.5m on lots with areas less than 550 m2	Bylaw compliance
Site Coverage	35%	50%	Bylaw compliance
Front Yard Setback	6m	3m for the principal building and 5.5m for a garage	**Nil** for the principal building and **1.6m for the garage****
Interior Side Yard Setback	1.5m	1.2m	**Nil for the shared interior side lot line and bylaw compliance for others****
Exterior Side Yard Setback	4.5m and 5.5m for a garage	3.5m and 5.5m for a garage	n/a
Rear Yard Setback	6m	5.5m	**3m****
Parking Requirement	2 spaces per one-family dwelling	2 spaces per one-family dwelling	Bylaw compliance

****Variance required**

The boulevard within the road right-of-way is approximately 5m in width fronting the subject properties. So, while the applicant has proposed to essentially build right up to the front lot line for the principal building, there will still be an approximate 5m setback to the driving surface of the road, so adequate sight-lines for vehicles driving on the adjoining roads should be maintained. The Director of Engineering has confirmed that no sidewalk will be required on this side of the road, as a multi-use path is being constructed on the other side.

The garage face setback has been established as a mechanism to ensure that a driveway is long enough to prevent vehicles from overhanging and encroaching into the street, causing a hazard. The applicant has requested that Council consider a variance to reduce the front lot line setback to a garage to 1.6m. It is noted that the required off-street parking for the dwellings will be provided in a 2-car garage within the dwelling, so reducing the setback to the garage face would not result in pushing required off-street parking into the road right-of-way. Furthermore, due to the width of the boulevard, that portion of the driveway located within the road right-of-way measures ~5m in length. When combined with the off-street portion, the driveway will be approximately 6.8m in length, which is longer than the required 5.5m.

If supportive of this variance, Council may wish to secure the 2-car garage design in a Section 219 covenant, such that a variance to off-street parking is not triggered in the future.

It is noted that the proposed dwellings would not be permitted to have secondary suites, as per the RS3 Zone. If Council feels the proposed variances are appropriate, they may wish to direct the applicant to apply for the necessary DVP.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Frontage improvements to the standards of Subdivision and Development Servicing Bylaw No. 1000 will be required as a condition of subdivision. This is anticipated to include a bike lane and boulevard planting/irrigation, but will be further proven out as part of the subdivision process.

The proposed site plan indicates a shared driveway access for Lots B and C, which is preferred due to the location of these properties at the intersection of Millstream Rd, Strandlund Ave and Peatt Rd. The applicant has agreed to provide a turnaround area adjacent to the driveways (within the road right-of-way) in order to allow vehicles to turn around and enter the road front-first, as opposed to backing up and turning around within the road, which could be hazardous. In order to ensure this functions as desired, Council may wish to require the applicant to register a Section 219 Covenant on title, which requires the garages the be used for vehicle parking, and prohibits vehicle parking in the driveway, so it remains available for maneuvering in/out of the garage.

Council may wish to require that the applicant provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.

FORM AND CHARACTER

As the applicant is only creating two small lots, a Form and Character Development Permit is not required. However, the applicant has provided the elevation drawings for the proposed dwellings for Council's consideration. As the dwellings as attached, it takes on the appearance of a duplex, however would be considered as attached one-family dwellings. In considering both the duplex and single family small lot design guidelines, the proposed mirror image design for adjoining units/lots is discouraged, and a landscaped separation between driveways would be required. However, the architectural design is complementary to the dwelling currently under construction on proposed Lot A (2555 Millstream Rd), so Council may accept this design in this location. Due to the maneuvering constraints described above, Council may wish to allow the driveways to be directly connected, without a separating landscape strip, however an alternate pavement surface could be incorporated into the driveway design along the property line to provide a visual break to the hard surface.

Should Council approve of the proposed plans, they may wish to require the applicant to construct the dwellings in substantial accordance with the plans attached in a Section 219 Covenant prior to Bylaw Adoption. Conversely, if Council does not accept the proposed mirror image design, they may wish to direct the applicant to submit an alternate elevation plan for Council's approval prior to the Public Hearing.

INFRASTRUCTURE

The applicant will be required to connect all lots to the municipal sewer system, CRD Water, and other utilities 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. The Planning Department has not yet received any feedback stemming from this.

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

Amenity Item	**Per unit contribution**	**Total**
General Amenity Reserve Fund	$660	$660
Affordable Housing Reserve Fund	$2,772	$2,772
TOTAL POLICY CONTRIBUTIONS		**$3,432**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total**
Roads	$4,423	
Storm Drainage	n/a	
Park Improvement	$1,890	
Park Acquisition	$1,100	
Incremental Storage Improvement Fees	n/a	
Integrated Survey Area	$35	
Subtotal (DCCs paid to City of Langford)		**$7.448**
CRD Water	$2,655.34	
School Site Acquisition	$698	
TOTAL (estimate) DCCs		**$10,801.34**

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 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:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $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;
        OR
        ii. Provide revised plans for Council's consideration prior to the Public Hearing

    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:

    a) 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;

b) 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;
c) 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;

OR Option 2

3. Reject this application for rezoning.

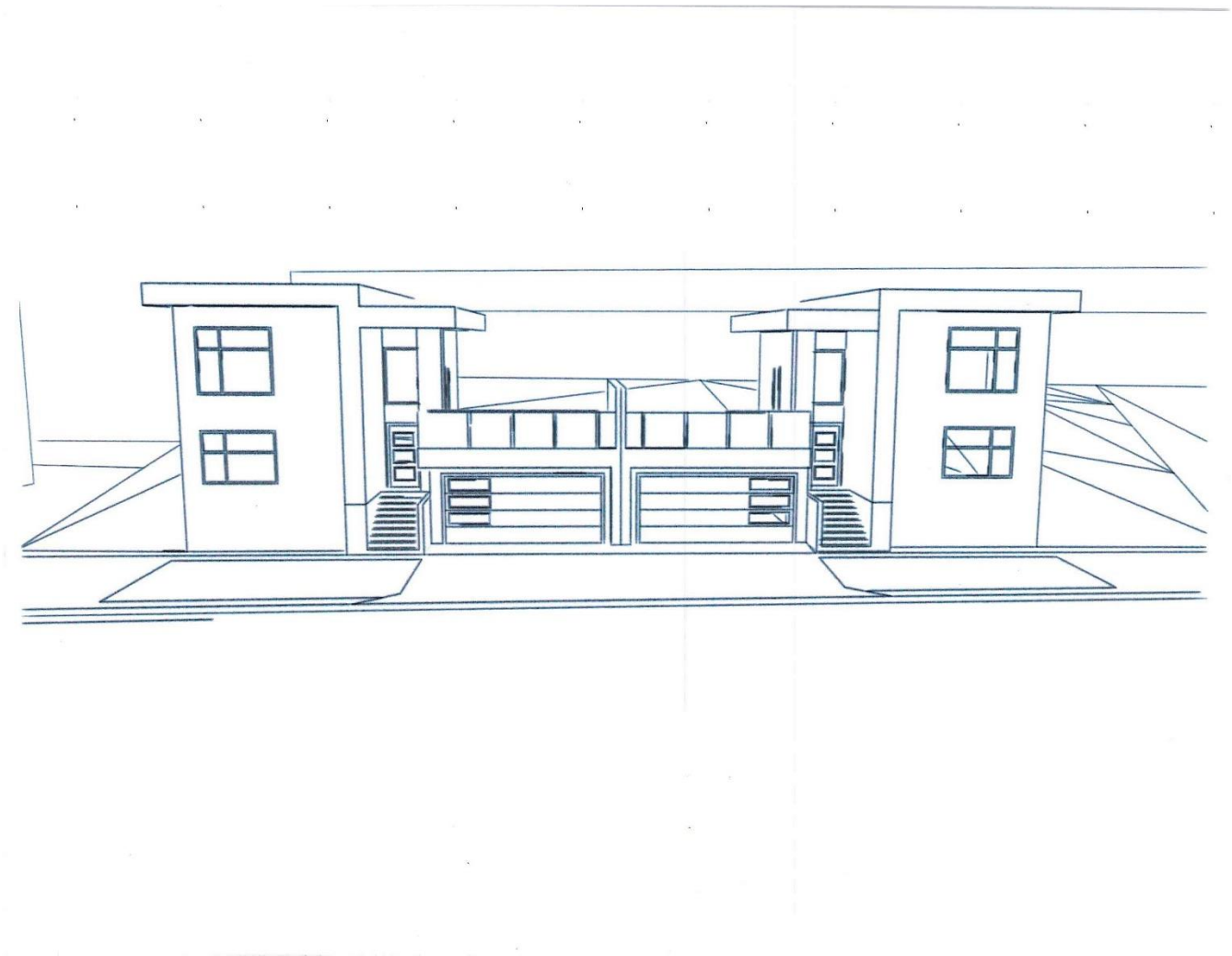
Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development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

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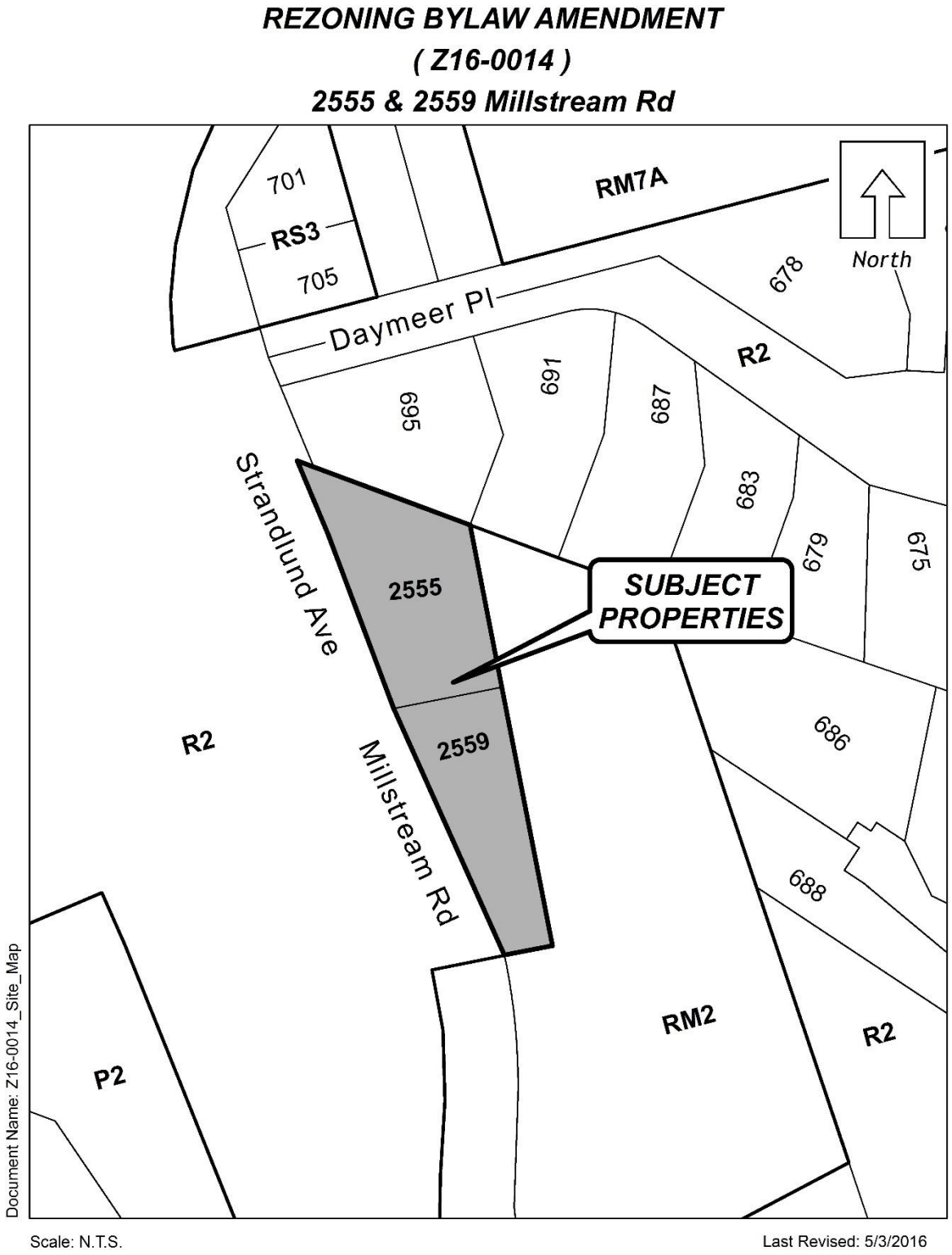
Appendix A – Proposed Site Plan



Appendix B – Proposed Elevation Drawing

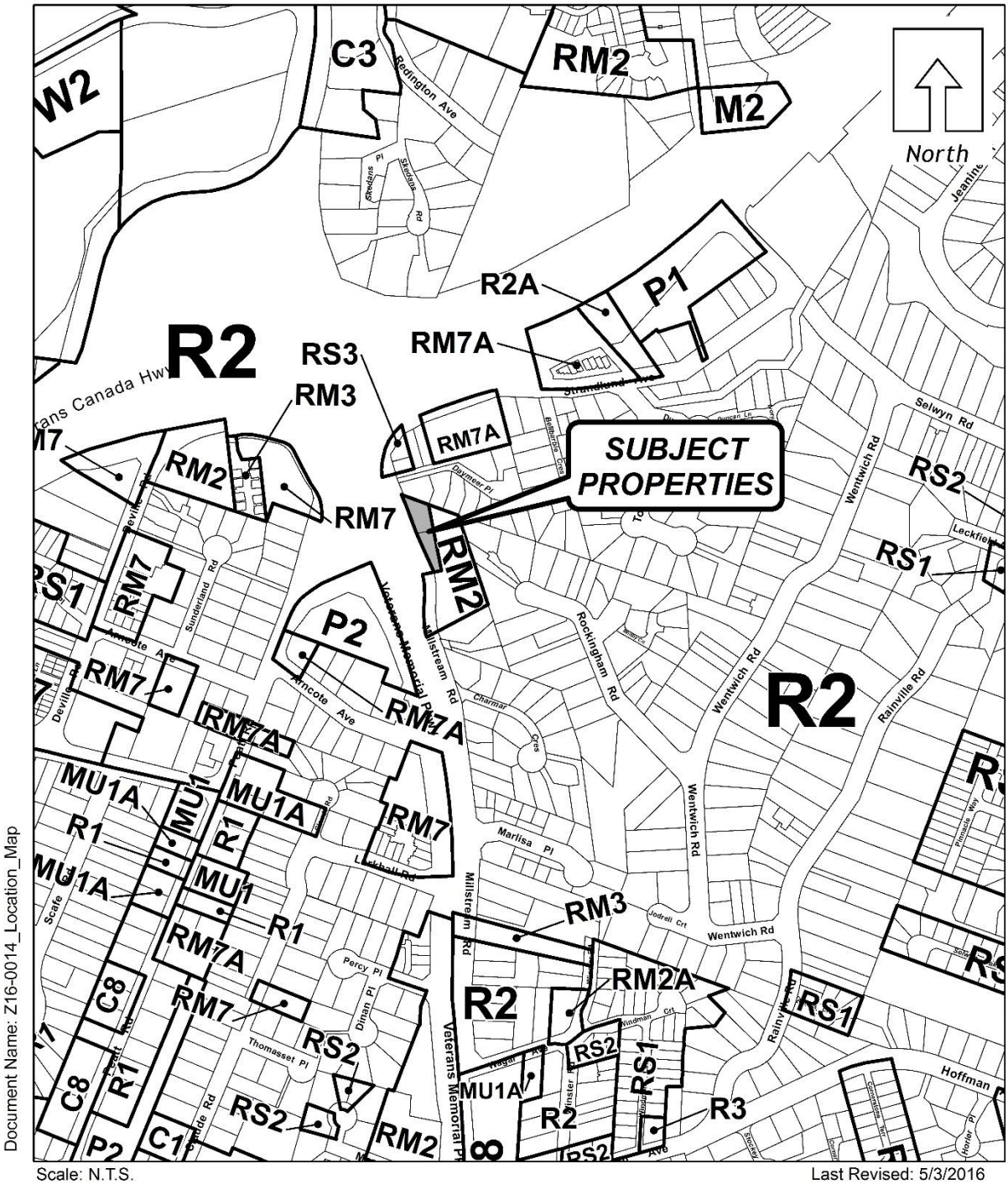


Appendix C – Site map



Appendix D – Location Map

REZONING BYLAW AMENDMENT
(Z16-0014)
2555 & 2559 Millstream Rd



From:	Sharon Martin on behalf of Langford Administration General Mailbox
To:	counciltreasurer@outlook.com; Langford Planning General Mailbox
Subject:	RE: Department Directory - Planning - File Z016-0014 Zoning Amendment
Date:	Wednesday, July 6, 2016 1:09:56 PM

Good Afternoon – This is to acknowledge receipt of your e-mail and to advise you that it has been forwarded to our Planning department for their review and response. Thank you

Christina Bell
Administration

From: counciltreasurer@outlook.com [mailto:counciltreasurer@outlook.com]
Sent: Wednesday, July 06, 2016 12:01 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - File Z016-0014 Zoning Amendment

You have received an email from The Outlook Strata via the Langford website:

Department: Planning

Name: The Outlook Strata
Phone: 250-658-6259
Address: 2563 Millstream Road, Victoria, BC V9B 6N2
Topic: File Z016-0014 Zoning Amendment

Message:
We the owners of units in the Outlook Strata are strongly opposed to this zoning amendment for the following reasons:
• The affect this will have on the green space that exists there now with those huge beautiful fir trees
• The design of the proposed unit does not follow our Strata so not very eye appealing which could affect our resale value.
• Depending on the height of these units, will we be looking onto the roofs or worse into someone's bedroom window.
• It appears to us they will need to do some serious blasting to get that lot level enough to build as they had to do for the unit already built adjacent to these lots so what impact will that have on our Strata.
• How will any blasting or rock hammering affect the structure of our retaining wall and fencing?
• We also are concerned it will make a terrible traffic situation worse at the stop signs on Millstream and Strandlund especially since the new house's driveway will most likely become part of the intersection. The intersection of Peatt and Veterans already has to be the worst intersection in Langford, this will not help the situation. People are constantly making U-turns from southbound Veteran's Memorial to northbound by spinning around in that intersection which will be directly in front of these proposed units.

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, August 15th, 2016 @ 5:00 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

CAO J. Bowden, Administrative Assistant, J. Coneybeer, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

ABSENT

Councillor R. Wade.

1. CALL TO ORDER

The Chair called the meeting to order at 5:00 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council Approve the Agenda as Amended: ADD as item 8(k) Report – Pre-approval of Site Preparation – Rugby Canada Training Facility.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1646
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".

The Mayor opened the Public Hearing for Bylaw No. 1646 at 5:00 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 Thomas J. Leahy has applied on behalf of Paul Kler and Kashmir Kler to amend the zoning of 967A Isabell Avenue from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone. This is being proposed in order to allow for the development of approximately five single family dwellings lots.

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

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

1. $3,960 towards the General Amenity Reserve Fund per new lot created;
2. $660 towards the Affordable Housing Reserve Fund per new lot created;
3. A Section 219 Covenant, registered in priority of all other charges on title, which:
    i. Agrees 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. Agrees 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. Agrees that a Construction Management Plan be provided prior to any alteration of the land.

The applicant has provided an FUS report to staff as required by Council.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

Mr. Ray Logan of 3248 Navy Court – submitted letters from some residents of Navy Court Strata and stated concerns regarding location of the proposed new road. Mayor Young requested that the City Planner discuss with the Approving Officer.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1646 closed at 5:08 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

5. PUBLIC PARTICIPATION

Mr. Ryan Phillion of 3011 Glen Lake Road – addressed Council regarding Agenda item 6(a) with concerns that the proposed setback variance to the easterly property boundary was too great, and that the building wold be too close to his property. The Mayor asked the CAO if the driveway on the west side of the building could be narrowed in order to move the building further away from the easterly property boundary.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0012 – 3019 Glen Lake Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council issue 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).

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – 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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

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)

That the exterior side lot line have a setback of 4.5m (or 5.5m for any portion facing a garage)

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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.

CARRIED.

8. REPORTS

a) Pre-Approval Contract Award Dunford and Bellamy Bikelanes
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

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;

CARRIED.

b) 2016 Langford Car Show and Shine – Goldstream Avenue Lane Closures
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the lane closures (as shown in the map attached to the staff report dated August 15th, 2016) on Goldstream Avenue on Sunday August 21th, 2016 between 7:00am and 5:00pm for the 6th Annual Langford Show and Shine.

CARRIED.

c) Truck Route Bylaw No. 1477 Amendment – Bylaw No. 1652, 2016
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council give first three readings to Bylaw No. 1652, a Bylaw to amend Truck Route Bylaw 1477, 2013.

CARRIED.

d) Procedure Bylaw No. 819 Amendment – Change Start Time of Council Meetings
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give First, Second and Third Readings to Bylaw No. 1654, a bylaw to amend the Procedure Bylaw No. 819, 2004 to change the start time of Council meetings from 7:00 pm to 5:30 pm.

CARRIED.

e) Road Closure and Disposition of Road South of the TCH, Bylaw 1651
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:
1. Give First, Second and Third Readings to the Road Closure Bylaw No. 1651, 2016 for the right of way south of the TCH; 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.

CARRIED.

f) Temporary Borrowing for Bear Mountain Parkway Extension – Bylaw No. 1655
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give First, Second and Third Readings to "City of Langford Bear Mountain Parkway Extension Local Area Service Temporary Borrowing Bylaw No. 1655, 2016".

CARRIED.

g) Lease Agreement with Limona Construction Ltd. For Property at 3010 Amy Road
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council:

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; AND
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; AND
3. Direct the Administrator to enter into a new three-year lease with Limona Construction Ltd. that replaces the existing lease.

CARRIED.

h) Approving Officer Appointment – Proposed Change to Deputy Approving Officer Assignment
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

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.

CARRIED.

i) Bylaw No. 1505 - Amendment to the City Centre Park Fees and Charges Bylaw 1203
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give First, Second and Third Readings to Bylaw No. 1505, a Bylaw to amend the City Centre Park Fees & Charges Bylaw No. 1203, 2008.

CARRIED.

j) South Skirt/Bear Mountain Water System
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR BLACKWELL

That Council advise the Juan de Fuca Water Distribution Commission that:
1. That the CRD has no liability associated with the McCallum Pipe; and
2. That the Walfred reservoir and pipe upgrades are not a priority for Langford; and
3. That priority for funding from the DCC reserve be given to developments that are proceeding, specifically the South Skirt Areas and Bear Mountain; and
4. 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.

CARRIED.

k) Pre-Approval of Site Preparation – Rugby Canada Training Facility
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council Pre-approve the Site Preparation Contract for the construction of the Rugby Canada Training Facility the week of August 22nd, 2016 based on the evaluation as laid out in the RFP as long as they are within the proposed budget for these contracts.

CARRIED.

9. CORRESPONDENCE

a) Jonathan Poppitt, Canadian Interuniversity Sports Organizing Committee (CIS)
Re: Support for Thunder Bowl Football Event at City Centre Park

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council approve the following for the Thunder Bowl Football Event taking place August 26th, 2016 at City Centre Park:
1. Waive the fee for Westhills turf rental;
2. Waive the fee for Westhills Stadium rental;
3. Vacant stadium suite fee waived; and
4. Revenue from the Big Screen advertising.

CARRIED.

b) Gregory Taylor, Public Health Agency of Canada
Re: Age Friendly BC Recognition Award

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive the letter dated July 22nd, 2016 from Public Health Agency of Canada congratulating the City of Langford on receiving the Age-Friendly British Columbia Recognition Award.

CARRIED.

c) Al Richmond, UBCM
Re: Gas Tax Agreement Community Works Fund Payment

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive with thanks the Gas Tax Agreement Community Works Fund payment of $642,736.21 for fiscal 2016/17.

CARRIED.

d) Larry West, Metchosin Farmers' Institute
Re: Luxton Annual Fall Fair Permission for Beer Gardens, September 17, 18, 2016

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council grant permission to the Metchosin Farmers' Institute to hold a beer garden in conjunction with the Annual Luxton Fall Fair on September 17 and 18th, 2016.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1505
"City Centre Park Fees and Charges Bylaw No. 1203, 2008, Amendment No. 1, 2016"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLTROM

That Council give Bylaw No. 1505 First, Second and Third Reading.

CARRIED.

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)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1624.

CARRIED.

c) BYLAW NO. 1623
"Langford Zoning Bylaw, Amendment No. 454, (Creates CD6A (Comprehensive Development – Bear Mountain 6A Zone), 2016
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No.1623.

CARRIED.

d) BYLAW NO. 1644
"Langford Development Cost Charges Bylaw, Amendment No. 13, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1644.

CARRIED.

e) BYLAW NO. 1646
"Langford Zoning Bylaw, Amendment No. 458, (967A Isabell Ave), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1646 Second and Third Reading.

CARRIED.

f) BYLAW NO. 1647
"Langford Zoning Bylaw, Amendment No. 459, (2789 Grainger Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1647 First Reading.

CARRIED.

g) BYLAW NO. 1648
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1648 First Reading.

CARRIED.

h) BYLAW NO. 1649
"Langford Zoning Bylaw, Amendment No. 461, (2285 Bellamy Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1649 First Reading.

CARRIED.

i) BYLAW NO. 1650
"Langford Zoning Bylaw, Amendment No. 462, (2555 and 2559 Millstream Rd), 2016".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1650 First Reading.

CARRIED.

j) BYLAW NO. 1651
"Road Closure Bylaw No. 1651, 2016"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1651 First, Second and Third Reading.

CARRIED.

k) BYLAW NO. 1652
"Truck Route Bylaw No. 1477 Amendment No. 1, 2016"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1652 First, Second and Third Reading.

CARRIED.

l) BYLAW NO. 1654
"Procedure Bylaw No. 819, Amendment No. 1, 2016"
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1654 First, Second and Third Reading.

CARRIED.

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)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1655 First, Second and Third Reading.

CARRIED.

At 5:25 pm Mayor Young and Councillor Blackwell left the meeting due to a conflict of interest.

n) BYLAW NO. 1638
"Langford Zoning Bylaw, Amendment No. 456, (720, 724 & 732 Meaford Ave; 2848 and 2852 Millstream Rd), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1638.

CARRIED.

At 5:26 pm Mayor Young and Councillor Blackwell returned to the meeting.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 5:27 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator

CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP16-0002– 809 Orono Ave

That Temporary Use Permit No. TUP16-0002 be issued by the Council for the City of Langford to Brian Smith on behalf of Jerry Oetting to allow for a Group Daycare for 25 children at 809 Orono Ave 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) 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
b) Direct staff to amend the Zoning Bylaw to allow for a group daycare for 25 children in the R1 zone at 809 Orono Avenue.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 6 September 2016, at 5:30 pm.

File	Temporary Use Permit No. TUP16-0002
Purpose	The purpose of the proposed Temporary Use Permit is to allow a group daycare for 25 children.
Applicant	Brian Smith
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP16-0002 is 809 Orono Ave.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham with any questions on this Temporary Use Permit.

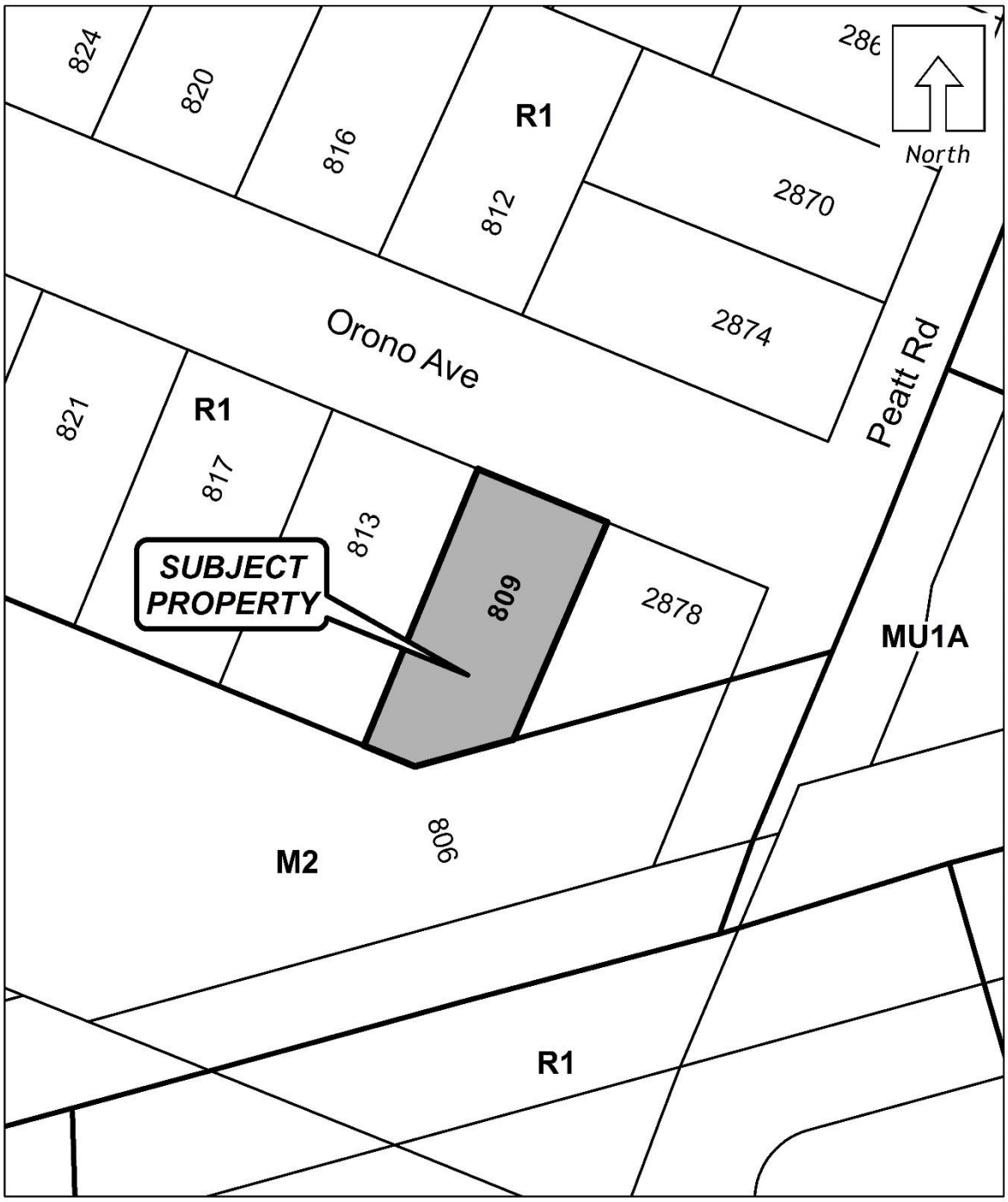
Jim Bowden
Administrator

2016-08-31

TEMPORARY USE PERMIT

(TUP16-0002)

809 Orono Ave



Document Name: TUP_16-002_Site_Map

Scale: N.T.S.

Last Revised: 6/3/2016





(Left) Sue Ko of Oak Bay leads the Integra Super Women team over a pile of tires in the Women2Warrior run and obstacle course race at West Shore Parks and Recreation on Sunday.

(Right) Jennifer Midlane of Langford and mother-in-law Terry Richardson of Sidney proudly hold their medals after finishing the race.

The event saw more than 160 women participate and raise more than $56,000 for the B.C. Lions Society's Easter Seals program.

Photos by Don Descoteau /News Gazette staff

Warrior women raise big money for charity

With the hard work done, champion fundraisers have fun on the course

Don Descoteau
News Gazette staff

A spirit of teamwork, collaboration and good humour prevailed at the second annual Woman2Warrior race at West Shore Parks and Recreation on Sunday.

More than 160 women ran five kilometres then tackled an obstacle course that tested their climbing abilities and their willingness to crawl through ice cold water, all in the name of raising money for B.C. Lions Society and Easter Seals programs.

At the finish line, participants sounded thrilled to have completed the untimed event, but also happy to help raise money.

"We're proud to support the cause; it's important," said Tammi Fitch of Victoria, one of six members of the Integra Superwomen team, who were easy to spot in their superhero costumes.

Following the crunching of numbers in the back rooms by volunteers, the total raised of $56,875 was announced at the finish line to a throng of participants and supporters.

"This year's event was amazing. We had so many great teams, everybody dressed up in costumes and they enjoyed doing it," said Shannon Bernays, special event co-ordinator for Vancouver Island for the Lions Society and Easter Seals.

"They worked hard over a number of months for fundraising, and so this is a big celebration for them. And they get to go out with their teammates and support each other."

Participants ranged in age from 15 to 70 and participated on teams or as individuals. Some solo racers were even welcomed into other teams, Bernays said.

With a number of teams back for their second time, many of those groups grew their participation and their fundraising, she added.

With the fundraising aspect of the event over by the time they reached the start line, the women involved were able to focus on the course and have fun challenging themselves.

Asked if she had a favourite obstacle on the course, Integra team member Sari Ringma of Sooke didn't hesitate: "I loved the ice bath," she said, laughing. "I kept wondering whether I should stop but I didn't know if anyone was behind me."

Jennifer Midlane of Langford teamed up with her mother-in-law, Terry Richardson of Sidney, for the race and the two women finished together with big smiles on their faces after climbing up and down an elevated rope net.

"The ice pit, oh my God it was so cold," Midlane said.

Taking part for the first time, Richardson said, "I think we'll try to get more people involved next time."

That sentiment echoed what Bernays was hearing around the fields at Juan de Fuca. While the number of participants was down slightly from last year, the amount raised was up a modest amount, which shows the fledgling fundraiser is heading in the right direction.

"It's a great event. People love it and they are definitely excited for next year," she said.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 6 September 2016, at 5:30 pm.

File Temporary Use Permit No. TUP16-0002

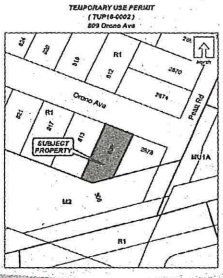
Purpose The purpose of the proposed Temporary Use Permit is to allow a group daycare for 25 children.

Applicant Brian Smith

Location The lands that are the subject of TEMPORARY USE PERMIT NO. TUP16-0002 are 809 Orono Ave.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator



City of Langford
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1650. 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 Tuesday, 6 September 2016, at 5:30 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.

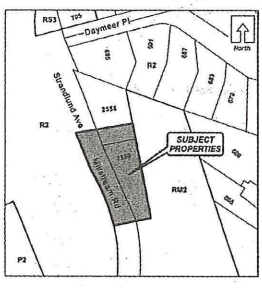
Proposal: The purpose of Bylaw No. 1650 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1650 from R2 (One- and Two-Family Residential) Zone and adding to the RS3 (Residential Small Lot 3) Zone to consolidate and subdivide the properties to create one additional lot.

Applicant: Green Corr Properties Inc.

Location: The lands that are the subject of Bylaw No. 1650 is 2555 & 2559 Millstream Rd as shown shaded on the plan.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP16-0003– 3010 Amy Rd

That Temporary Use Permit No. TUP16-0003 be issued by the Council for the City of Langford to the City of Langford to allow the uses of the BP3 (Business Park 3 – Amy Road) Zone for the property located at 3010 Amy Rd 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) Direct staff to prepare a Temporary Use Permit that reinstates BP3 (Business Park 3 – Amy Road) uses to the property at 3010 Amy Road; AND
b) 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; AND
c) Direct the Administrator to enter into a new three-year lease with Limona Construction Ltd. that replaces the existing lease.

City of Langford
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Notice of Intention to Consider Issuance of a Temporary Use Permit

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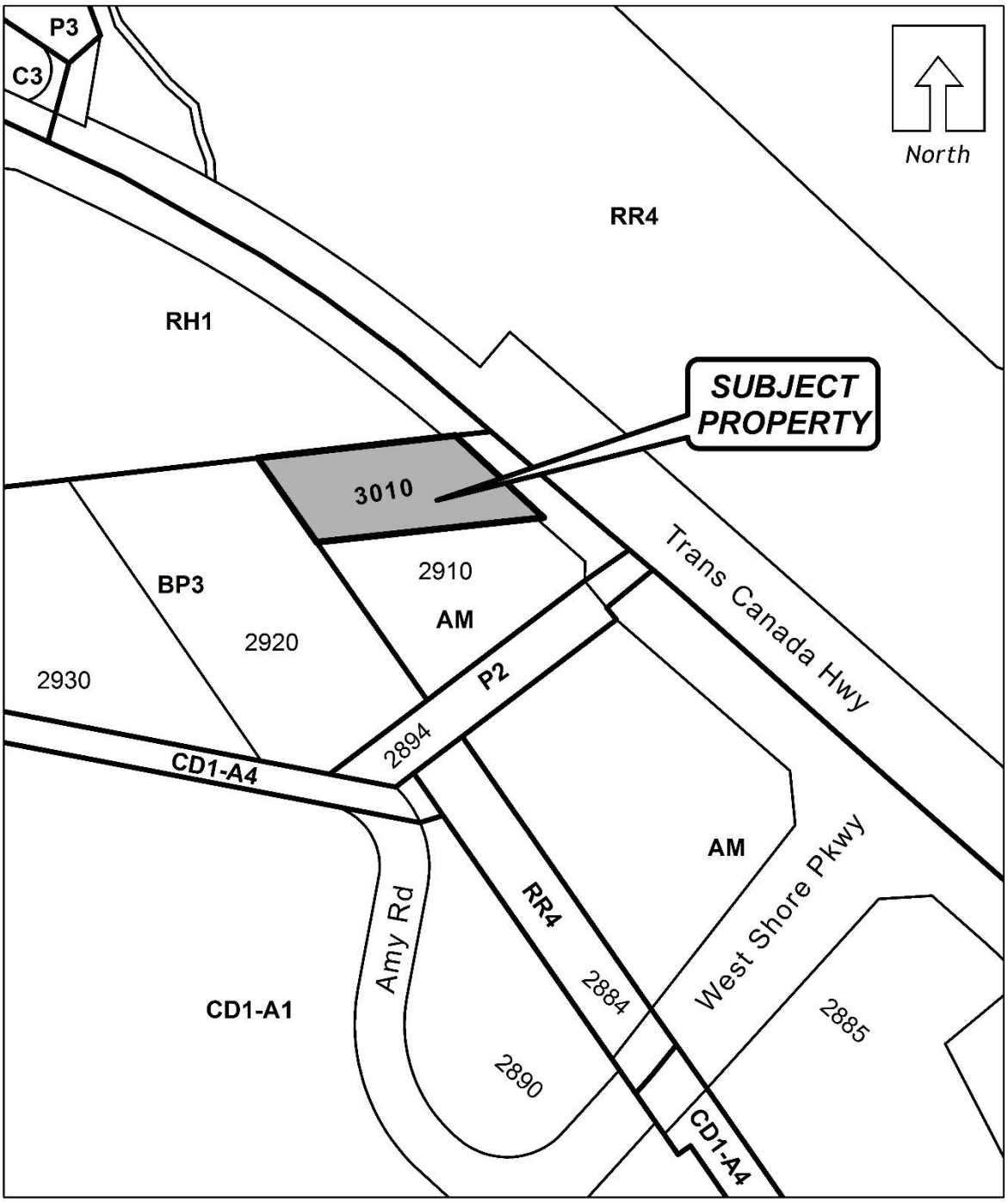
File	Temporary Use Permit No. TUP16-0003
Purpose	The purpose of the proposed Temporary Use Permit is to allow all of the uses of the BP3 (Business Park 3 – Amy Road) zone;
Applicant	City of Langford
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP16-0003 is 3010 Amy Rd.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator

2016-08-23

TEMPORARY USE PERMIT
(TUP16-0003)
3010 Amy Rd



Document Name: TUP_16-003_Site_Map

Scale: N.T.S.

Last Revised: 8/16/2016

OPINION

Market test needed for commuter rail

Re: Regional commuter rail system could pay for itself (Letters, Aug. 10)

Eric Neilson's verbose letter has three notable points. The E&N track only serves a limited market, primarily CFB Esquimalt and associated dockyards, as Victoria eliminated tracks on the Johnson Street Bridge and commuters don't want a long walk or another route transfer. It is worthwhile if the cost is low, but it seems late now to help the McKenzie interchange.

Neilson advocates user pay, a very good principle. But in competition with subsidized roads, the only attraction might be higher speed, which saves the one scarce resource – individual human time. It is, however, pie-in-the-sky at this point given the timing and the lack of a market test before Victoria abandoned the E&N on the new bridge.

What has been needed for decades is a modest market test of commuter rail using the E&N trackage. Recall that harbour ferries here were a dismal failure, but the airport leg of the Skytrain in Vancouver has been quite successful – all surprises. Without a test, advocates of rail transit are just theorizing.

Unfortunately Neilson throws in a gratuitous xenophobic scheme to force local manufacturing, a hypocritical approach given the trade of manufacturers here, and the amount of money coming here from taxpayers of B.C., tourists, and retirees. Manufacturers have to perform, government meddling instead results in failures like management of the E&N trackage.

Keith Sketchley
Saanich



Gazette file photo

The former E&N Railway station in Langford has been touted in the past as a potential stop or terminus of a commuter rail system to downtow Victoria.

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.

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File Temporary Use Permit No. TUP16-0003

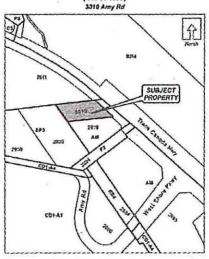
Purpose The purpose of the proposed Temporary Use Permit is to allow all of the uses of the BP3 (Business Park 3 – Amy Road) zone;

Applicant City of Langford

Location The land that is the subject of TEMPORARY USE PERMIT NO. TUP16-0003 is 3010 Amy Rd.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 22 August 2016 to Tuesday, 6 September 2016 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department with any questions on this Temporary Use Permit.

Jim Bowden
Administrator





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CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP16-0010 – 2758 Peatt Rd

That Development Variance Permit No. DVP16-0010 be issued by the Council for the City of Langford to Lori Lamanes on behalf of 0891256 BC Ltd. to reduce the amount of parking required for a dance studio at 2758 Peatt Road subject to the following terms and conditions:

1. Variances

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

a) That Section 4.01.02 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

2. Conditions

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

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

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Tuesday, 6 September 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP16-0010
Applicant	Lori Lamanes, 0891256 BC Ltd.
Location	2758 Peatt Rd
Proposal	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.
Purpose	To reduce the amount of parking required for a dance studio at 2758 Peatt Road.

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, 31 August 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 6 September 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 Julia Buckingham in the Planning Department.

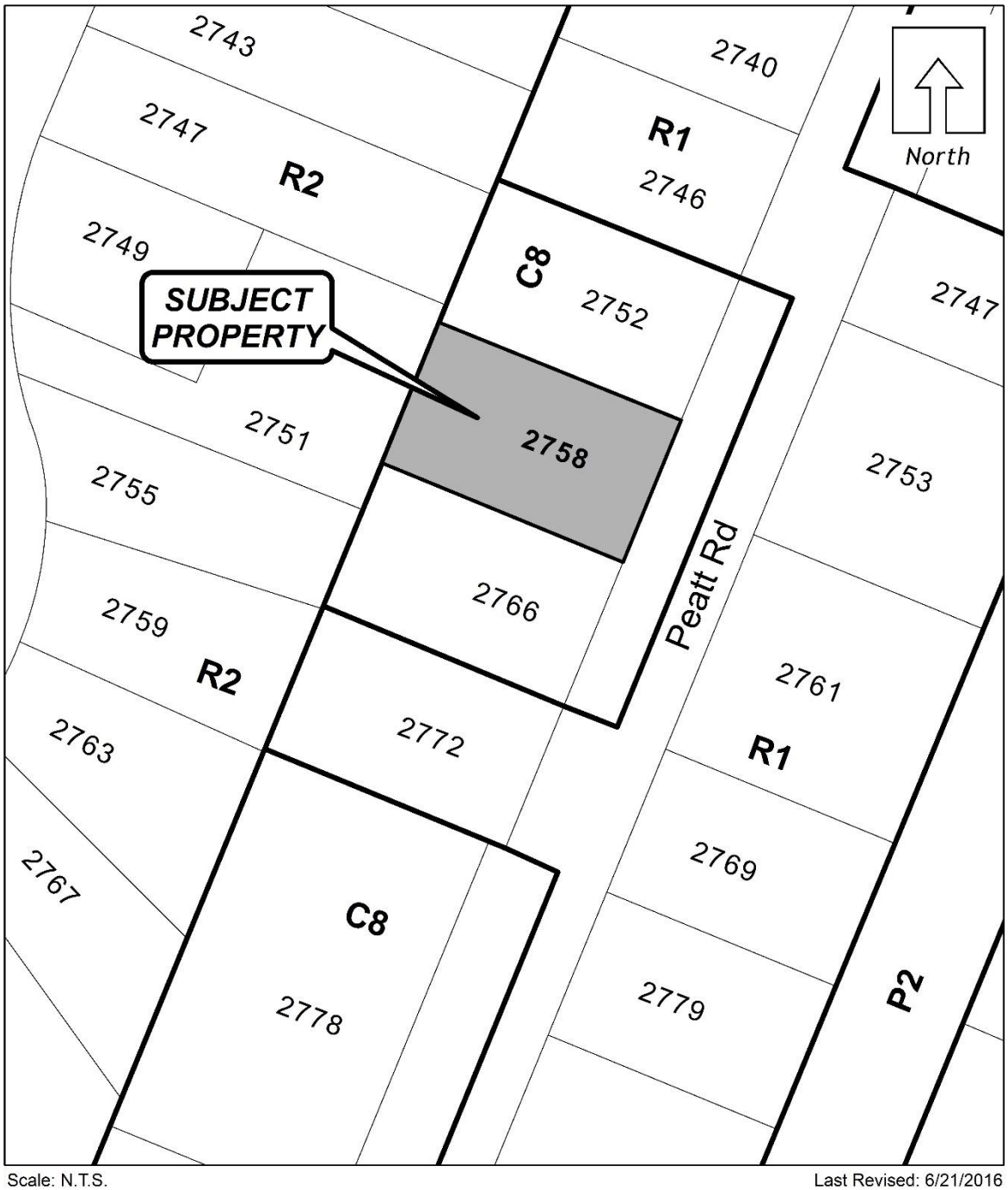
Jim Bowden
Administrator

2016-08-23

DEVELOPMENT VARIANCE PERMIT

(DVP16-0010)

2758 Peatt Rd



Document Name: DVP16-0010_Site_Map

Scale: N.T.S.

Last Revised: 6/21/2016

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP16-0011 – 913 Latoria Rd

That Development Variance Permit No. DVP16-0011 be issued by the Council for the City of Langford to Minda C. Riley on behalf of Pritchard Creek Estates Ltd. to vary the front yard setback from the required 5.5m to 1.5m for the property located at 913 Latoria Rd 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 6.15.06(2) of Zoning Bylaw No. 300 be varied to reduce the rear lot line setback from the required 5.5m to 1.5m;

3. Conditions

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

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)

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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 5:30 pm, Tuesday, 6 September 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP16-0011
Applicant	Minda C. Riley, Pritchard Creek Estates Ltd.
Location	913 Latoria Rd
Proposal	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.
Purpose	To permit a future home to face Pritchard Creek Rd instead of Latoria Rd.

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, 31 August 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 6 September 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 Julia Buckingham in the Planning Department.

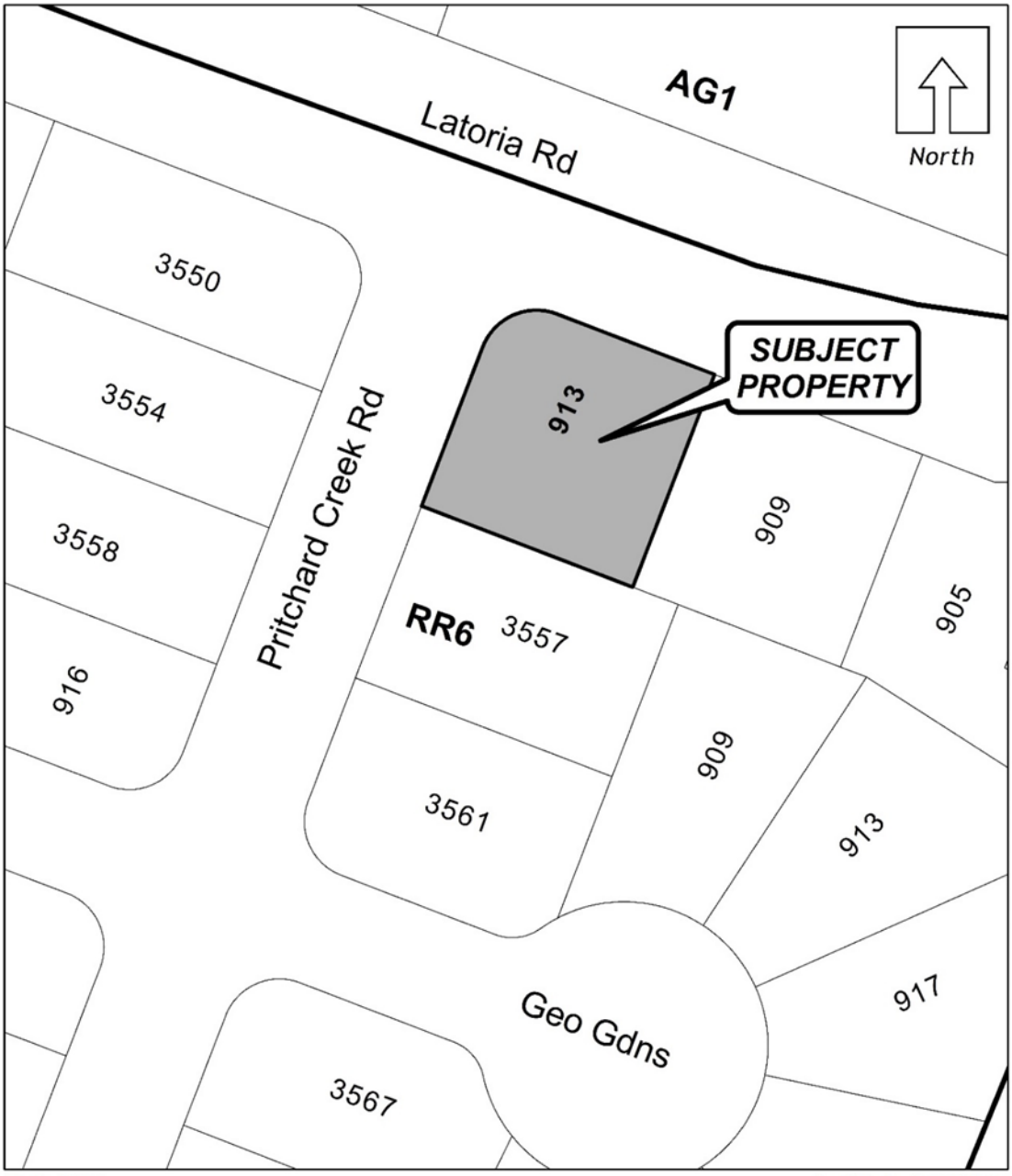
Jim Bowden
Administrator

2016-08-23

DEVELOPMENT VARIANCE PERMIT

(DVP16-0011)

913 Latoria Rd



Document Name: DVP16-0011_Site_Map

Scale: N.T.S.

Last Revised: 6/24/2016

City of Langford
Annual Report
2015

Table of Contents

EXECUTIVE SUMMARY 1
LANGFORD CORPORATE PHILOSOPHY STATEMENT 3
COUNCIL STANDING COMMITTEES 4
FUNCATION ORGANIZATIONAL CHART 5
Administration Department
Department Overview 6
Results from Past Year (2015) 6
Land Development/Approving Officer
Department Overview 7
Results from Past Year (2015) 8
Building Departments
Department Overview 10
Results from Past Year (2015) 10
Bylaw Enforcement
Department Overview 11
Results from Past Year (2015) 11
Objectives and Measures for Coming Year (2016) 12
CRD Animal Care Services
Department Overview 13
Engineering Department
Department Overview 14
Results from Past Year (2015) 14
Fire Department
Department Overview 17
Results from Past Year (2015) 18
Objectives and Measures for Coming Year (2016) 19
Parks and Recreation Department
Department Overview 20
Results from Past Year (2015) 20
Objectives and Measures for Coming Year (2016) 22
Planning Department
Results from Past Year (2015) 23
CONSOLIDATED FINANCIAL STATEMENTS 2014 ..... CFS-1
PERMISSIVE TAX EXEMPTIONS PTE-1
ANNUAL DEVELOPMENT COST CHARGES REPORT DCC-1

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Staff Report

to

Council

Date:	**September 6, 2016**
Department:	**Planning**
Application No.:	**Z14-0007**
Subject:	**Bylaw No. 1531; Various Omnibus Amendments to Zoning Bylaw No. 300**

Purpose
The purpose of this report is to introduce Bylaw No. 1531 which includes various amendments to Zoning Bylaw No. 300, which are proposed to fulfill previous Council resolutions as well as address issues that have been brought to staff's attention.

Background
At their regular meeting of June 20th, 2016, Council passed the following resolution with respect to a proposed Kumon Math and Reading Centre at #115 – 963 Langford Parkway:

- *Direct staff to amend the Zoning Bylaw to allow for a school in the CD2 – Area A (Hull's Field) zone*

Commentary
In addition to the aforementioned unfulfilled resolution, Bylaw No. 1531 has been drafted to include the following:

FOUR STOREY BUILDING HEIGHT: In order to keep pace with changes in the BC Building Code with respect to wood-frame construction, Council may wish to consider allowing all zones, where multi-family residential is a permitted use to reach a maximum building height of six storeys. This would include the following zones: RM3 (Apartment), RM3A (Apartment), RM4 (Apartment – Senior Citizens), RM7 (Medium Density Apartment), RM7A (Medium Density Apartment A), RM8 (Assisted Living Medium Density Apartment), RM9 (Medium-Density Apartment), C8 (Community Town Centre Pedestrian), C8A (Community Town Centre Pedestrian A), MU1 (Mixed Use Residential), MU1A (Mixed Use Residential A).

GROUND LEVEL PARKING IN THE C8 (COMMUNITY TOWN CENTRE PEDESTRIAN) ZONE: With the exception of access to underground parking, subsection 6.44.09(3) of Zoning Bylaw No. 300 prohibits parking on the ground level

of a building in the C8 (Community Town Centre Pedestrian) zone. This bylaw requirement is inconsistent with the following design guideline for Downtown Langford:

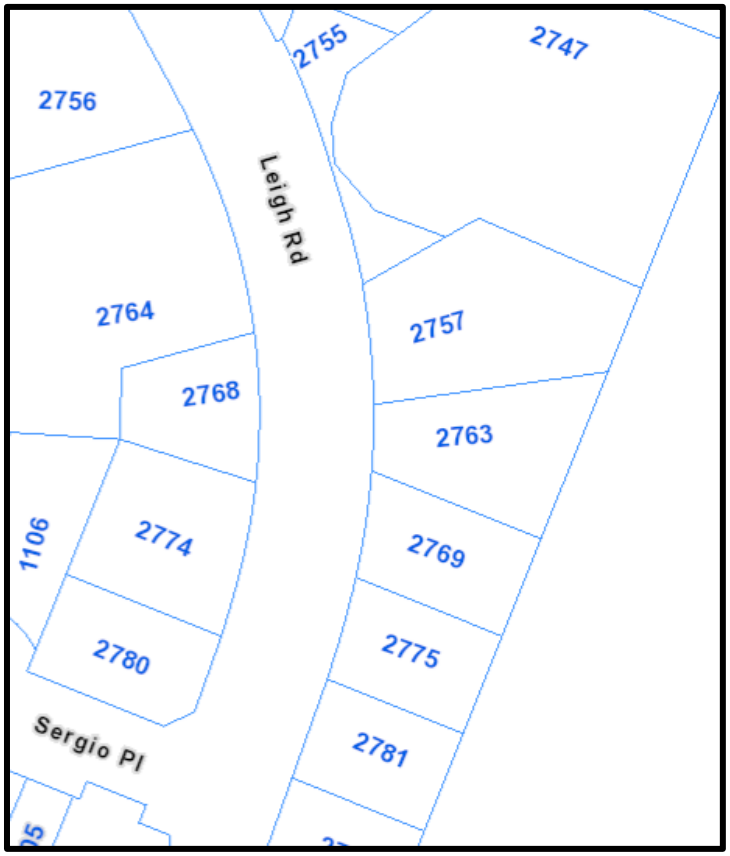
> *Other than access to a parking structure, parking is only permitted on the ground level or any building provided that building area extends along the length of the front and exterior side yard setbacks and the parking is set behind those portions of the building.*

Council may wish to eliminate the zoning bylaw regulation in the C8 zone, in favour of the Design Guideline in Sec. 1.3(l) of Appendix J (General Design Guidelines for Downtown Langford).

APARTMENT USE ON LEIGH ROAD: The City of Langford has entered into an agreement to sell the remaining parcels of land that were purchased along Leigh Road for the construction of that portion of Leigh Road between the interchange and Goldstream Avenue. The purchaser has suggested that two of these lots (2757 and 2763 Leigh Road - see map below) may be better suited to a residential apartment use, than the Business and Technology Park of the current zoning.

If Council is supportive of this request, they may wish to amend the BT1 Zone to allow apartments on these two properties only, and to require these apartments to be constructed in accordance with the regulations of the RM7A Zone and pay amenity contributions as required by Council Policy ($2,562 per dwelling unit towards the General Amenity Reserve Fund and $610 per dwelling unit towards the Affordable Housing Reserve Fund).

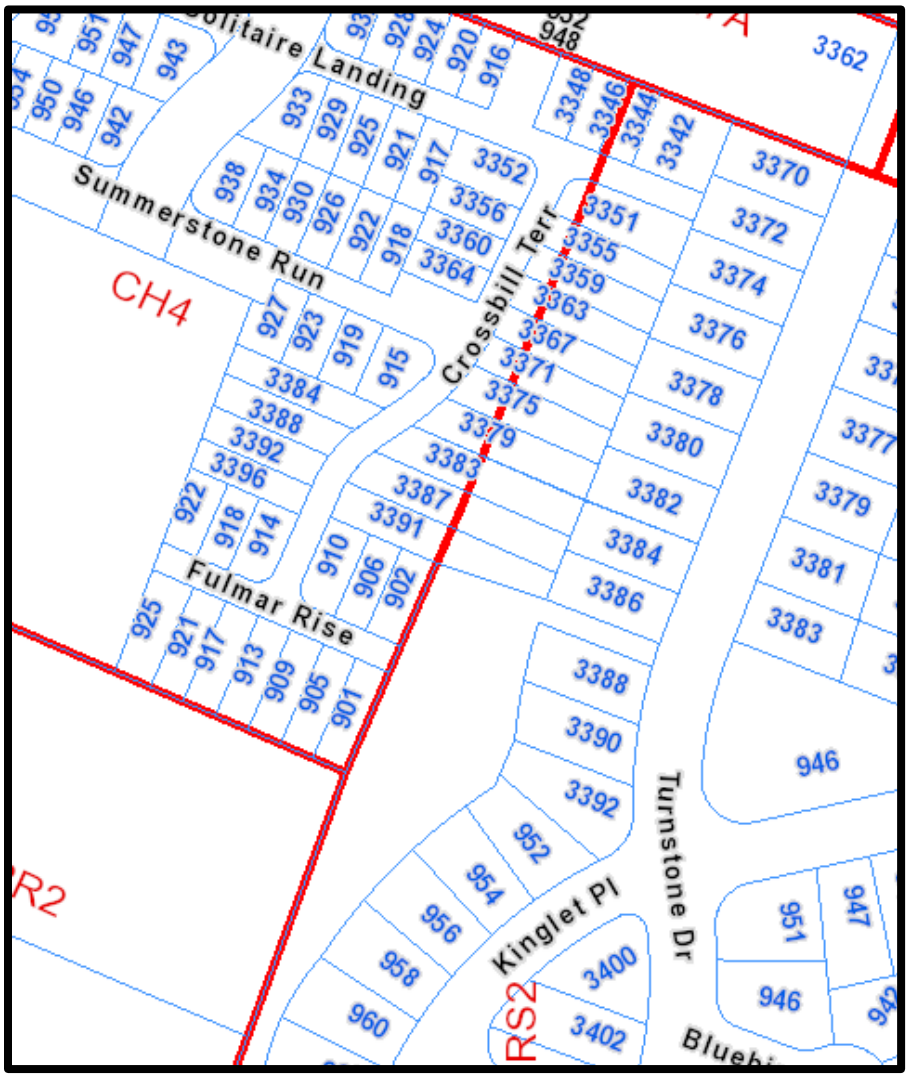
Map No. 1 – 2757 and 2763 Leigh Road



TOWING CONTRACTOR: The property at 1255 Parkdale Drive (Glenwood Meats) has been used as a storage facility for towing contractors for a number of years, however due to various operators and a lack of data from the years prior to incorporation, it is difficult to determine whether this use is, or is not, legally non-conforming. As this use has occurred, relatively peaceably, in this location, Council may wish to legalize this use. Bylaw No. 1531, as drafted, includes "automobile storage or yards for towing contractors" as a permitted use in the M1 (Light Industrial) zone and only on the property at 1255 Parkdale Drive.

SUMMERSTONE ZONING BOUNDARY ADJUSTMENT: In October, 2013, the City decided to dispose of a portion of greenspace that was acquired through the rezoning of the Turnstone Development (Limona Developments) and which was situated to the west of the lots at 3370-3386 Turnstone Drive, and sell this land to Limona Developments for the development of lots 3351-3391 Crossbill Terrace (in the Summerstone Development – see map below).

Map No. 2 – Crossbill Terrace and Turnstone Drive



When these lands were transferred, the City should have revised the zoning of the land so that the resulting lots on Crossbill Terrace would all be zoned CH4 (Cluster Housing 4) rather than the split zoning (as shown above). Therefore, Bylaw No. 1531 (as drafted) includes the remedy to this situation.

SHIPPING CONTAINERS AS AN ACCESSORY USE TO MINI-STORAGE

With the adoption of Bylaw No. 1642 (July 18th, 2016) Council permitted mini-storage as a permitted use on the southerly portion of the property at 667 Redington Avenue with the proviso that metal shipping containers be excluded from this use. As metal shipping containers are becoming fairly common in the storage industry, Council may wish to amend this section and allow the use of metal shipping containers as an accessory to a mini-storage use, and then add design guidelines to Appendices "F" and "G" of the Zoning Bylaw to limit where shipping containers can be placed, and to what height, particularly with respect to adjacent uses other than commercial, business park or industrial uses.

Financial Implications

Amending the list of permitted uses for the City-owned properties on Leigh Road would make them more developable in the current market. Multi-storey multi-family development would be a positive benefit to the City in terms of taxation revenue.

The other proposed amendments should have no negative financial impact on the City.

Legal Implications

None.

Options

That Council:

1. Give first reading to Bylaw No. 1531 as drafted;

2. Direct staff to amend Bylaw No. 1531, and bring the amended bylaw back to Council for first reading;

3. Take no action at this time with respect to Bylaw No. 1531;

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:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:mgsb

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Staff Report

to

Council

Date: **September 6, 2016**

Department: **Bylaw Enforcement**

Subject: **Nuisance Abatement Bylaw No. 1501, 2016**

Background

Previously, Council asked staff to explore mechanisms of implementing a regulatory Bylaw designed to deal with the abatement and cost recovery of nuisance situations at properties around Langford as they might emerge. Legal input was obtained and a draft Bylaw was presented to the Protective Services Committee for a review. Subsequently, Council resolved to support the Committee recommendation:

"That Council adopt City of Langford Nuisance Abatement Bylaw No.1501 as presented"

Commentary

There have been incidents in the past where Council, the Fire Department, the RCMP and our Bylaw Enforcement Officers have encountered a limited means of firmly dealing with problematic properties which will demand high incidents of Police, Fire or City Staff attention and calls for service. The Nuisance Bylaw 1501 creates a mechanism by which the City might apply a "user pay" process when faced with such demanding properties.

Financial Implications

This Bylaw will allow for certain costs, stemming from proven vexatious circumstances, to be charged to the property owner which in turn could foster better efforts toward compliance and a heighted respect for surrounding neighbourhood(s).

Legal Implications

None anticipated.

Options

That Council:

1. Give first three readings to Bylaw No. 1501 Nuisance Abatement Bylaw, 2016; OR

2. Take no action at this time with respect to Bylaw No. 1501.

Respectfully Submitted,

Submitted by:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:LF

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **September 6, 2016**

Department: **Land Development**

Subject: **Request for Licence to Occupy – Echo Valley Drive - 2309**

Background
The lands located at 2309 Echo Valley Drive are being considered for a residential development which is comprised of 47 townhouse units developed as a building strata (likely phased). See Attachment 1 for a property location.

The lands are presently zoned CD20 and have applied for a development permit to authorize clearing and grubbing of the site in preparation for development.

Sewer service has been enabled to the lands from Echo Valley Drive. As the land slopes away from Echo Valley drive (from a west to east direction), sewer to this point of sanitary connection would require a pump system; either individual or a strata pump station.

This report requests Council consideration in granting the developer (Ron Coutre) a "Licence to Occupy" a portion of the lands to the east for the purpose of strata sewer connection.

Commentary
The lands abutting 2309 Echo Valley Drive are (see Attachment 2):

North	#891 BMP = City owned Lot (Lot A, EPP39499)
South	Strata Development = Windship Place VIS3886
East	#891 BMP = City owned Lot (Lot A, EPP39499) #2320 Setchfield Ave = City owned Lots (Lot 47, VIP74179)
West	Road – Echo Valley Road

The developer has requested City consideration in permitting a L*icence to Occupy* a 3.0m width of land as shown in Attachment 3 & 4, which crosses through lands the City owns (891 Bear Mtn. Parkway, and 2320 Setchfield Ave) and the stream channel that has been "returned to crown".

The City has considered the ability to enable a licence to occupy for several projects, including development lands along Luxton (sewer licence to occupy) and Jenkins (storm drainage structures).

- Westshore Environmental Services has no objection to the service route.
- Engineering does not object to the service route.
- Planning does not object to the service route and note that prior to works occurring a Development Permit is to be applied for and issued and that the requirements of that Develoment Permit be met.
- Parks does not object to the service route, however as the route impacts lands that are City owned and forested, have asked for Council consideration in regards to the following conditions that Council may require to enabling the licence to occupy;
    1. That any / all trees within the service route (and adjacent to) be surveyed and assessed by an arborist prior to removal consideration
    2. That the developer replant trees (and shrubs) as per the replacement ratio recommended by the project biologist and to the Manager of Parks satisfaction
    3. That the developer irrigate any newly planted trees and shrubs (2 summer periods minimum) – install irrigation to the Parks Manager satisfaction and pay all costs
    4. That the developer (or eventual strata) be responsible for the maintenance of the works contained within the "licence to occupy" area to a point that has been mutually determined by Westshore Environmental Services and the Dir. Of Engineering as the demarcation point between private and public works
    5. The developer Install works as approved by the Director of Engineering under the supervision of a Civil Engineer
    6. The developer re-instate the pedestrian pathway located along Setchfield Ave from the intersection of Shaw Ave to the trail bollard (located to the intersection's north along Setchfield Ave) as asphalt to the satisfaction of the Parks Manager
    7. The developer remove invasive plants (broom and blackberry) along the trail frontage along Setchfield Ave (for approx. 30m)

The developer must cross a stream channel as part of these works. The Ministry of Environment will need to be engaged with and approve the creek crossing and may impose conditions that the City is not aware of at this time (or may reject the consideration). It is likely that all works will need to be supervised by a registered professional biologist (R.P. Bio).

Council may wish to note that the land areas for which this Licence to Occupy is proposed for are lands that were developed by the same developer (Ron Coutre) during the development of Eagle Ridge phase 1-4, and were given to the City by that developer concurrent with the development of the lands. He provided extensive trail works (which is heavily used) and was responsible for invasive species removal. Both formed part of that land requirement prior to initial acceptance by the City. Council may wish to consider this as being met by the developers past actions (item 8 on the above list).

Financial Implications
There are no financial implications to the City with this Licence to Occupy

Legal Implications
A licence to occupy is proposed to enable sewer connection to the lands for development purpose.
Sanitary service is a mandatory requirement to home occupancy, and once established, will not be able to be rescinded. The licence to occupy is therefore permanent in intent.

Options

That Council;

1. Direct staff to draft a "Licence to Occupy" agreement over portions of 891 Bear Mountain Parkway (Lot A, EPP39499; PID 029-321-832) and 2320 Setchfield Ave (Lot 47, VIP74179; No PID) as shown on Attachment 4 to this report for the purpose of sewer service to 2309 Echo Valley Drive (Lot 3, EPP36433; PID 029-221-714),

AND

2. Enter into a 3.0m Licence to Occupy over portions of 891 Bear Mountain Parkway (Lot A, EPP39499; PID 029-321-832) and 2320 Setchfield Ave (Lot 47, VIP74179; No PID) as shown on Attachment 4 to this report for the purpose of sewer service to 2309 Echo Valley Drive (Lot 3, EPP36433; PID 029-221-714), provided that
    a. A Development Permit has been considered and issued
    b. The developer obtain approval to cross the stream channel by the Ministry of Environment

AND

3. That as a condition of that Licence to Occupy portions of 891 Bear Mountain Parkway (Lot A, EPP39499; PID 029-321-832) and 2320 Setchfield Ave (Lot 47, VIP74179; No PID) as shown on Attachment 4 to this report for the purpose of sewer service to 2309 Echo Valley Drive (Lot 3, EPP36433; PID 029-221-714), that Council requires;
    a. That any / all trees within the service route (and adjacent to) be surveyed and assessed by an arborist prior to removal consideration,
    b. That the developer replant tree's (and shrubs) as per the replacement ratio recommended by the project biologist and to the Manager of Parks satisfaction,
    c. That the developer irrigate any newly planted trees and shrubs (2 summer periods minimum) – install irrigation to the Parks Manager satisfaction and pay all costs,
    d. That the developer (or eventual strata) be responsible for the maintenance of the works contained within the "licence to occupy" area to a point that has been mutually determined by Westshore Environmental Services and the Dir. Of Engineering as the demarcation point between private and public works,
    e. The developer Install works as approved by the Director of Engineering under the supervision of a Civil Engineer.

    AND

    f. The developer re-instate the pedestrian pathway located along Setchfield Ave from the intersection of Shaw Ave to the trail bollard (located to the intersection's north along Setchfield Ave) as asphalt to the satisfaction of the Parks Manager.

    AND

    g. The developer remove invasive plants (broom and blackberry) along the trail frontage along Setchfield Ave (for approx. 30m).

OR

4. That Council <u>not</u> agree to enter into a Licence to Occupy portions of 891 Bear Mountain Parkway (Lot A, EPP39499; PID 029-321-832) and 2320 Setchfield Ave (Lot 47, VIP74179; No PID) as shown on Attachment 4 to this report for the purpose of sewer service to 2309 Echo Valley Drive (Lot 3, EPP36433; PID 029-221-714).

Respectfully Submitted,

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

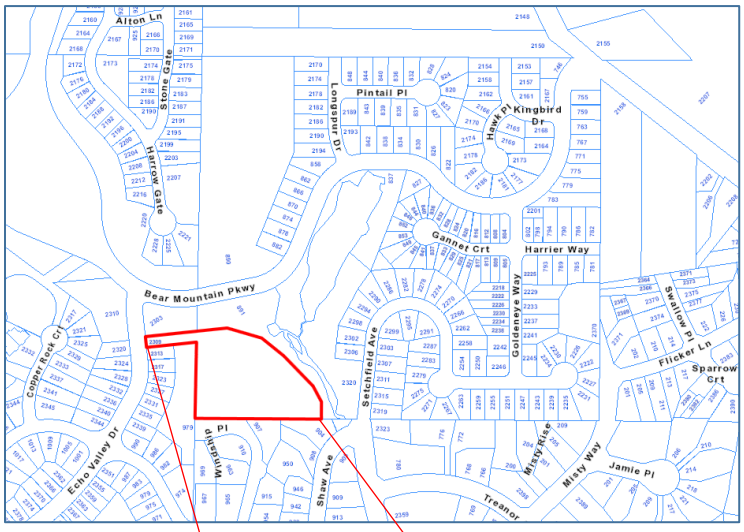
:BM

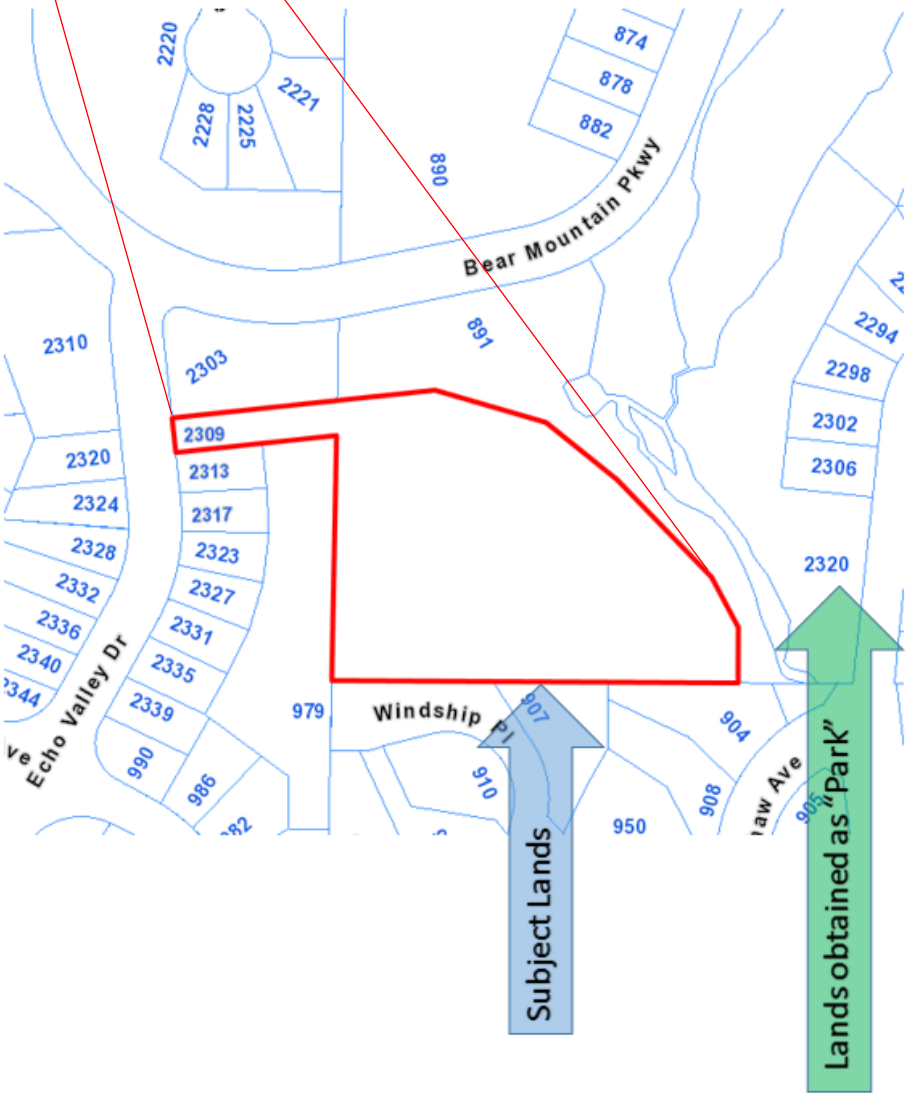
Attachment(s)

1 – Subject Lands
2 – Adjacent land use
3 – Plan of Intent to Occupy
4 – Land Requirements

ATTACHMENT 1

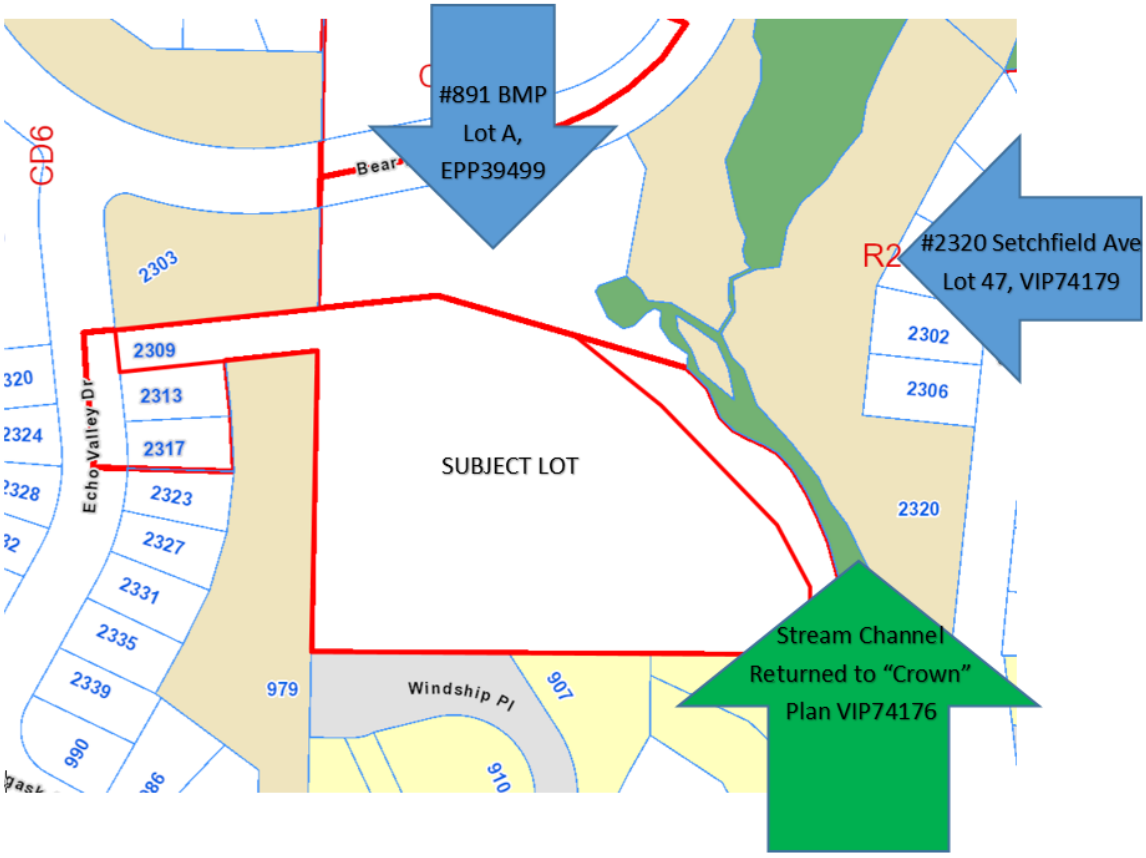
"Sketch of "the lands" and adjacent use





ATTACHMENT 2

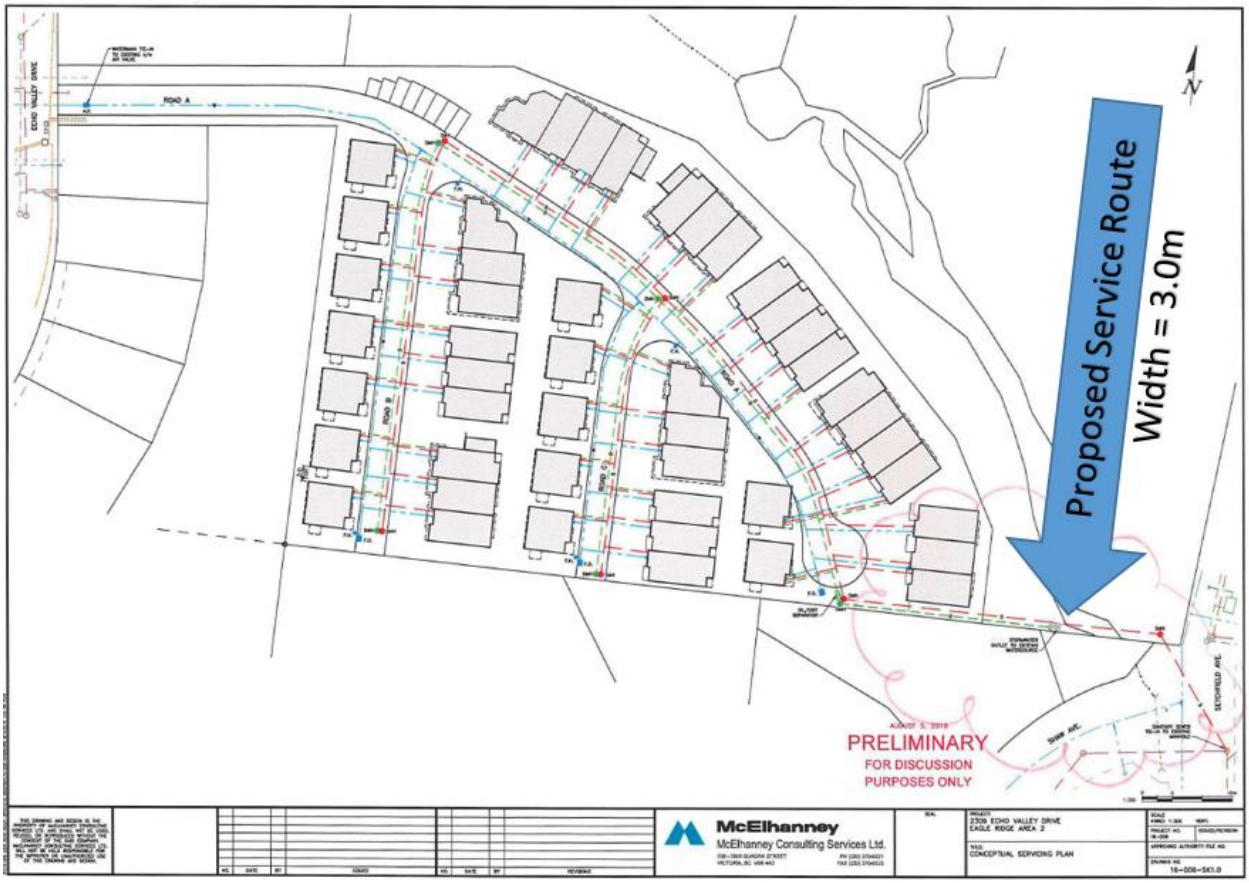
Adjacent Land Use



ATTACHMENT 3

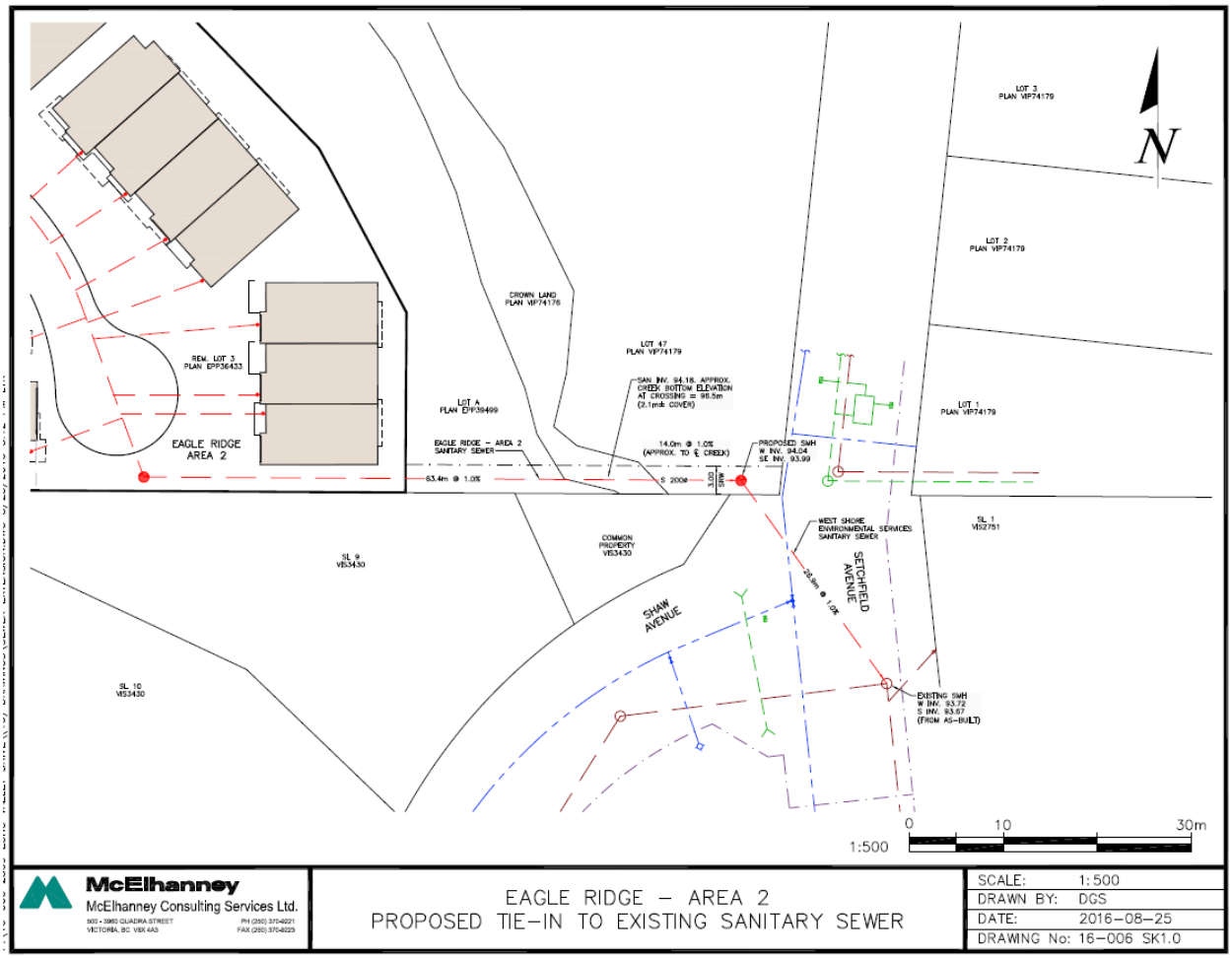
Request for “Licence to Occupy”

Sketch of Route



ATTACHMENT 4

Land Requirements



CITY OF LANGFORD
☐ RECEIVE & FILE ☐ COUNCIL AGENDA
AUG 17 2016
☐ _____ COMMITTEE
☐ DISTRIBUTE TO COUNCIL

Dear Major Young,

Many thanks for again providing all of the proceeds from the Major's golf tournament to Community Living Victoria's Brock Home.

The money will be used to buy two garden sheds; one for all the garden and outdoor things and the other to house all of the home's emergency equipment.

Thank you from all of us at CLV & Brock Home

Sincerely, Ell.

Community Living
VICTORIA

Different abilities. One community.

Community Living
VICTORIA

3861 CEDAR HILL CROSS RD
VICTORIA, BC V8P 2M7

250 477 7231
250 477 6944

info@clvic.ca
www.communitylivingvictoria.ca

Canadian Cancer Society / Société canadienne du cancer

CITY OF LANGFORD
☐ RECEIVE & FILE ☐ COUNCIL AGENDA
AUG 17 2016
☐ _____ COMMITTEE
☐ DISTRIBUTE TO COUNCIL

August 12, 2016

His Worship, Mayor Young of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8

Dear Mayor Young and Langford Council,

On behalf of the Canadian Cancer Society, BC and Yukon, we are writing to invite the City of Langford to endorse the Society's recommendation that the BC government expand the scope of BC's *Tobacco and Vapour Products Control Act* to prohibit use in outdoor public places province-wide. We recommend that the province prohibit smoking and vaping at patios, parks, playgrounds and beaches, and include guidelines for post-secondary campuses.

We know that many BC municipalities are in favour of amendments to provincial tobacco legislation, as evidenced by the 68 communities, such as yours, currently sheltered with municipal or regional district tobacco bylaws, along with Resolution B92, endorsed by UBCM in 2012. Presently, a report is underway to evaluate the successes, issues and costs associated with BC's tobacco bylaws.

Outside of your community's boundaries, more than 1 million British Columbians in 125 communities do not have bylaws that prohibit smoking in outdoor public places, and for those communities with bylaws, the level of protection varies. This patchwork contributes to tobacco-related health inequities; across the province, smoking rates in the various health service delivery areas vary from a low of 8.9% to a high of 33.6%. This exposure differential contributes to both health inequities and a larger provincial economic burden. In BC, the annual economic burden attributed to tobacco is $2 billion.

In addition to protecting citizens from second-hand smoke exposure, smoke and vape-free outdoor places support people who want to quit smoking and provide positive role modeling for children and youth. A comprehensive provincial policy would help change social norms about tobacco use and provide equitable protection from second-hand smoke and vapour. Effective tobacco control measures save lives, financial resources and are vital to protecting the integrity of BC's healthcare system.

The Society believes that preventing half of all cancers is within our grasp and together we can support the vision to stop cancer before it starts. We appreciate your commitment to your community's health, and ask that you send us your endorsement (found on the back side of this letter) to protect the health of all British Columbians by October 31, 2016.

Sincerely,

Megan Klitch
Tobacco Lead
Canadian Cancer Society, BC and Yukon

Jenny Byford
Advocacy Lead
Canadian Cancer Society, BC and Yukon

takeaction.cancer.ca

Megan Klitch
Canadian Cancer Society
1100 Alward Street
Prince George BC V2M 7B1
TF 1-800-811-566 F 250-563-0385
mklitch@bc.cancer.ca

Canadian Cancer Society / Société canadienne du cancer

Endorsement of Smoke and Vape-free Outdoor Public Places in BC

Smoke and vape-free outdoor public places legislation would prohibit smoking and vaping in BC's outdoor public places, including restaurant and bar patios, playgrounds, parks and beaches, with ministry guidelines legislated for post-secondary campuses. "Smoking" would include burning a cigarette or cigar, or burning any substance using a pipe, hookah pipe, lighted smoking device or electronic smoking device, with some exemptions for the ceremonial use of tobacco in relation to traditional aboriginal cultural activities.

☐ Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above.

Or

☐ Our community endorses a requirement in British Columbia for smoke and vape-free outdoor public places, as outlined above, but with the following modifications (please list):

Name of Community: _____

Name of Mayor (or representative): _____

Title: _____

Signature: _____

Date: _____

Name, phone and email for community contact: _____

_____

The names of communities that endorse this policy will be shared with the provincial government and may be used in communications with stakeholders and mass communications. Endorsement letters will be received by Megan Klitch, Tobacco Lead, Canadian Cancer Society, BC and Yukon Division, until October 31, 2016 via fax, email or mail.

Megan Klitch
Canadian Cancer Society
1100 Alward Street
Prince George BC V2M 7B1
TF 1-800-811-566 F 250-563-0385
mklitch@bc.cancer.ca

Canadian Cancer Society / Société canadienne du cancer

Positive role modelling

Tobacco use is started and established primarily during adolescence. Since most smokers start before the age of 18, it is important to model healthy behaviours. Youth who do not see adults smoking or vaping will be less likely to view these as normal social behaviors and, thereby, are less likely to start themselves.

Consistency can improve compliance

With universal provincial policy and broad awareness measures, BC residents and tourists will be more aware of smoking restrictions. Research tells us that when people understand what tobacco restrictions are in place and why they have been implemented, they are more likely to comply, and are also more likely to speak up, encouraging others to comply. Evaluations have found that the fear of compliance issues exceeds the actual number of compliance issues that occur.

Canadian precedent

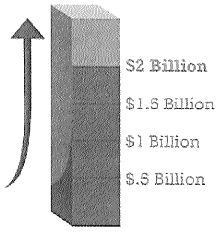
The majority of Canadian provinces and territories ban smoking on bar and restaurant patios and a growing number have recently expanded restrictions to other public outdoor places. Ontario, for example, banned smoking on restaurant/bar patios, playgrounds and sports fields, effective January 1, 2015. Smoking behaviour and exposure to secondhand smoke decreased within the first year of implementation at all affected venues, and compliance was perceived to be moderate to high with variations observed by the type of outdoor venue.

Public Support

A 2013 Angus Reid poll conducted on behalf of the Canadian Cancer Society revealed the following support for smoke-free places policy by British Columbians:

- **Bar and restaurant patios:** 66% of adults and 79% of youth
- **Children's playgrounds:** 91% of adults and 96% of youth
- **Parks and beaches:** 66% of adults and 80% of youth

Preventable risk factors such as **tobacco use and exposure** cost **$2 billion** per year in BC.



BC's tobacco bylaws: Non-Smokers' Rights Association Smoke-Free Laws Database
Society Contacts: mklitch@bc.cancer.ca and jbyford@bc.cancer.ca

Canadian Cancer Society / Société canadienne du cancer

Outdoor Smoke and Vape-Free Places

PREVENT CANCER THROUGH HEALTHY PUBLIC POLICY

Key Facts

- Tobacco is a major health issue that needs the attention of political leaders.
- Almost 70 BC communities and three-quarters of BC's population are sheltered from tobacco modeling and exposure in outdoor public places. More than one million British Columbians remain unprotected.
- The Union of BC Municipalities supports smoke-free outdoor public places.

Rationale for outdoor smoke and vape-free policy

Protection from second-hand smoke

Secondhand smoke is extremely toxic. Studies of particulate matter have shown that in an outdoor setting, second-hand smoke can be as concentrated as in an indoor setting. Children experience greater impacts from second-hand smoke due to their developing immune and respiratory systems. Every year, more than 800 Canadians who don't smoke die from second-hand smoke exposure.

Increase motivation to quit smoking

People who smoke tend to respond to restrictions by cutting back or quitting. The majority (85.7%) of British Columbians do not smoke. Of the minority who do smoke, two-thirds want to quit and are looking for tools to help them. Several studies have shown that when smoking bans have been implemented, smokers have chosen to quit or cut back and that smoke-free patio regulations may help former smokers avoid relapse.

Equitable access to clean air for all British Columbians

To date, 68 communities in BC are sheltered by tobacco bylaws with stronger protections than BC's *Tobacco Control Act*. Approximately three quarters of these communities fall within the Lower Mainland and Southern Vancouver Island. Outside of these boundaries, more than 1 million British Columbians in 125 communities, many of which are rural and remote, remain unprotected from tobacco related exposure and role-modelling.

Recommended bylaws prohibit smoking and vaping:

- on restaurant and bar patios
- on city-managed properties: parks, playgrounds, trails, plazas, beaches, playing fields, recreation facilities and venues
- within a buffer zone of 7.5 metres of the above mentioned, as well as the doors, windows and air intakes of public buildings

File: 5500-30-COL-19363

Date: August 18, 2016

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

Attention: Mayor and Council

Re: Core Area Waste Water Treatment

At the Special Meeting of Council held on August 16, 2016, Colwood Council was provided with a presentation by Mr. Patrick Lucey of Aqua-Tex Scientific Consulting on the Core Area Waste Water Treatment Project Board Presentation.

I would like to inform you that Colwood Council passed the following resolutions at the Special Meeting of Council:

"That the City of Colwood support the presentation on Core Area Waste Water Treatment be made to the Capital Regional District Sewage Treatment Project Board"; and

"That the City of Colwood commits to the timely selection and approval of a site in Colwood to accommodate a Westside Sewage Treatment Plant"

Yours truly,

Carol Hamilton
Mayor

cc. Aqua–Tex Scientific Consulting

COLWOOD CITY HALL
3300 Wishart Road
Colwood, BC V9C 1R1

CONTACT
Phone: 250 478 5999
Fax: 250 478 7516
mayor@colwood.ca

OFFICE HOURS
8:30 am – 4:30 pm
Monday – Friday
except stat holidays
www.colwood.ca

CITY OF LANGFORD

BYLAW NO. 1501

A BYLAW TO REGULATE, ABATE AND PROHIBIT NUISANCES AND PROVIDE FOR THE COST RECOVERY OF ABATEMENT OF NUISANCES

WHEREAS under sections 8 and 64 of the *Community Charter,* Council may, by bylaw, regulate, prohibit and impose requirements in relation to nuisances;

AND WHEREAS under sections 17 and 194 of the *Community Charter* Council may impose costs and recover the costs of taking action in the event of a default by a person who fails to take action as Council directs.

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

1. This Bylaw may be cited for all purposes as the "City of Langford Nuisance Abatement Bylaw No. 1501, 2016".

Interpretation

2. In this Bylaw, unless the context otherwise requires:

"City" means the City of Langford;

"Nuisance" means an activity which substantially and unreasonably interferes with a person's use and enjoyment of a public area or of land he or she occupies or which causes injury to the health, comfort or convenience of an occupier of land and, if it does so, without limiting the generality of the foregoing, may include, an activity such as a noisy party, a group of people making noise, loud music, car racing, revving engines, yelling, shouting, screaming, fighting, littering and trespassing.

Prohibition

3. No person shall cause a nuisance or permit the land he or she owns or occupies to be used so as to cause a nuisance.

Nuisance Abatement

4. (1) A person who causes a nuisance or permits the land he or she owns or occupies to be used so as to cause a nuisance, shall abate or cause to be abated an activity which causes a nuisance.

(2) The City may, by its employees, contractors and agents, abate or cause to be abated an activity which causes a nuisance if the person who caused the nuisance or permitted the land that he or she owned or occupied to be used so as to cause a nuisance failed to comply with a direction from Council to abate the nuisance.

Cost Imposition

5. The City may impose the costs of abating a nuisance on one or more of the following:

(1) a person causing the nuisance;

(2) the occupier of land from which the nuisance emanates; and

(3) the owner of land from which the nuisance emanates.

Collection

6. The City may recover the costs imposed under Section 5 in accordance with:

a) Section 231 of the *Community Charter* as a debt due and recoverable in a court of competent jurisdiction; or
b) Section 258 of the *Community Charter* as property taxes.

Costs

7. The costs recoverable for nuisance abatement shall be those set out in Schedules "A" and "B" to this Bylaw. Schedules "A" and "B" form a part of this Bylaw and are enforceable in the same manner as this Bylaw.

Offences

8. A person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails to do anything required by this Bylaw, commits an offence and shall be liable, upon conviction, to a fine of not more than $10,000.00 and not less than $200.00, the cost of prosecution and any other penalty or order imposed pursuant to the *Community Charter* or the *Offence Act* (British Columbia). Each day that an offence against this Bylaw continues or exists shall be deemed to be a separate and distinct offence.

Severability

9. Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a court of competent jurisdiction, the provision may be severed and the illegality or invalidity shall not affect the validity of the remainder of this Bylaw.

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A"

Nuisance Abatement Bylaw No. 1501, 2016

The costs referred to in Section 7 of this Bylaw are to be determined in part by multiplying the following hourly rates for any of the following individuals involved in the abatement of a nuisance by the time spent by those individuals in the abatement of the nuisance and if there is more than one individual the amounts for each individual are added together to determine the cost imposed under this Schedule "A".

The following hourly rates apply for every hour or 1/4 hour portion thereof which any of the following City employees, RCMP or Fire/Rescue Personnel use to deal with the abatement of a nuisance and depending upon the day of the week, the time of day or the holiday status of when such services are required, the hourly rate may be increased by one and a half or two times.

City Employees	Hourly Rate in Dollars
Bylaw -Manager	60.00
Bylaw Enforcement Officer	43.00
Building Supervisor	70.00
Building Inspector	54.00
Superintendent of Public Works	63.50
Foreman – Public Works	54.00
Tradesperson - Public Works	47.00
Labourer – Public Works	47.00

RCMP	Hourly Rate in Dollars
Staff Sergeant	69.23
Sergeant	63.50
Corporal	58.27
Constable	52.00

Fire/Rescue	Hourly Rate
Fire Chief	70.00
Deputy Fire Chief	60.00
Assistant Fire Chief	60.00
Captain – Inspection	54.00
Lieutenant – Inspection	54.00
Inspector	43.00
Captain – Suppression	54.00
Lieutenant - Suppression	54.00
Fire Fighter	43.00

SCHEDULE "B"

Nuisance Abatement Bylaw No. 1501, 2016

The costs referred to in Section 7 of this Bylaw are to be determined in part by multiplying the following hourly rates for any equipment or vehicles used by the City in abating a nuisance by the time spent using the equipment or vehicles. If there is more than one piece of equipment or vehicle used in the nuisance abatement then the amounts for each are added together to determine the cost imposed under this Schedule "B".

The following hourly rates apply for every hour or 1/4 hour portion thereof where any of the following equipment and vehicles are used by City employees, RCMP or Fire/Rescue personnel to deal with the abatement of a nuisance and depending upon the day of the week, the time of day or the holiday status of when such services are required, the hourly rate may be increased by one and a half or two times.

Equipment and Vehicles	Hourly Rate in Dollars
City Car	180.00
City Truck – Light	180.00
City Truck – Service	180.00
City Vehicle – Other	180.00
Fire Truck – Rescue	540.00
Fire Truck – Pumper	600.00
Fire Truck – Aerial	1315.00
Fire Truck – Other	600.00
Fire Vehicle, Inspector	180.00
RCMP Vehicles	180.00

For any work carried out by a contractor of the City to abate a nuisance on behalf of the City the costs imposed will be the actual cost of the contract plus 10% of the contract value.

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 15th day of August, 2016.

READ A SECOND TIME this 15th day of August, 2016.

READ A THIRD TIME this 15th day of August, 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	

CITY OF LANGFORD
BYLAW NO. 1531

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 **RS3 (Residential Small Lot 3)** Zone and adding to the **CH4 (Cluster Housing** the property shown shaded on plan no. 1 attached as appendix "A";

2. By replacing subsection 6.32.06(1) with the following: "No apartment building may exceed a height of six (6) storeys";

3. By replacing Section 6.32.06(1) with the following: "No apartment building may exceed a height of six (6) storeys";

4. By replacing subsection 6.32A.05(1) with the following: "No apartment building may exceed a height of six (6) storeys";

5. By replacing subsection 6.33.05 with the following: "**Height and Size of Principal Use Buildings** No building or structure may exceed a height of six (6) storeys";

6. By replacing subsection 6.36.05(1) with the following: "No apartment building may exceed a height of six (6) storeys";

7. By replacing subsection 6.36A.05(1) with the following: "No apartment building may exceed a height of six (6) storeys";

8. By replacing subsection 6.38.05(1) with the following: "**Height and Size of Principal Use Buildings** No building or structure may exceed a height of six (6) storeys";

9. By replacing subsection 6.39.05(1) with the following: "No apartment building may exceed a height of six (6) storeys";

10. By replacing Sec. 6.44.06(1), (2) and (3) with the following: "No building or structure may exceed a height of six (6) storeys";

11. By deleting subsection 6.44.09(3);

12. By replacing subsection 6.44A.06(1) with the following: "No building or structure may exceed a height of six (6) storeys";

13. By replacing subsection 6.51.06 with the following: "**Height and Size of Principal Use Buildings** No building or structure may exceed a height of six (6) storeys";

14. By replacing subsection 6.51A.06 with the following: "**Height and Size of Principal Use Buildings** No building or structure may exceed a height of six (6) storeys";

15. By replacing subsection 6.64.01(4) with the following: “mini storage on land that are not subject to Schedule “T”;

16. By adding the following as subsection 6.67.01(2) and renumbering subsequent subsections accordingly: “apartment on the lots legally described as LOT G SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282 (2757 Leigh Rd) and LOT F SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282 (2763 Leigh Rd)”;

17. By adding the following as section 6.67.02 and renumbering subsequent sections accordingly:

    “6.67.02 Regulations of Use for Apartment

    An apartment use, where permitted, will be subject to the regulations and density bonus provisions of the Medium Density Apartment A (RM7A) Zone and not the regulations of this Zone”

18. By adding the following as subsection 6.70.01(15), and renumbering subsequent subsections accordingly: “Towing companies and parking facilities for towing companies on land legally described as LOT 9, BLOCK F, SECTIONS 88 AND 90, ESQUIMALT DISTRICT, PLAN 1139 (1245 Parkdale Drive);

19. By adding the following as subsection 6.91.01(1)(bb), and renumbering subsequent subsections accordingly: “schools”;

1. 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)
BT1	1531	LOT G SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282 (2757 Leigh Rd) And LOT F SECTION 99 ESQUIMALT DISTRICT PLAN EPP20282 (2763 Leigh Rd)	a) $2562 per dwelling unit towards the General Amenity Reserve fund; b) $610 per dwelling unit towards the Affordable Housing Reserve fund;	N/A

20. By renaming Section IND4 of Appendix “F”: “**Storage: Enclosed and Unenclosed**”;

21. By adding the following as Subsection 4.4 of Section IND4 of Appendix “F”: “Where storage containers designed and constructed for shipping are permitted and used for on-site storage (whether permanent or temporary), the placement of the containers must comply with the setback requirements for accessory buildings, except when in proximity to a residential use. In those instances, storage containers are expected to be fully screened from the view of the residential use, and situated at least 6m (20 ft) from a property boundary common to a residential use, and preferably separated further by a permanent building or structure. Storage

containers should also not be stacked, unless the resulting stack is unobtrusive to adjacent properties and uses."

22. By renaming Section COM5 of Appendix "G": "**Storage: Enclosed and Unenclosed**"

23. By adding the following as Subsection 1.2 of Section COM5 of Appendix "G": "Where storage containers designed and constructed for shipping are permitted and used for on-site storage (whether permanent or temporary), the placement of the containers must comply with the setback requirements for accessory buildings, except when in proximity to a residential use. In those instances, storage containers are expected to be fully screened from the view of the residential use, and situated at least 6m (20 ft) from a property boundary common to a residential use, and preferably separated further by a permanent building or structure. Storage containers should also not be stacked, unless the resulting stack is unobtrusive to adjacent properties and uses."

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

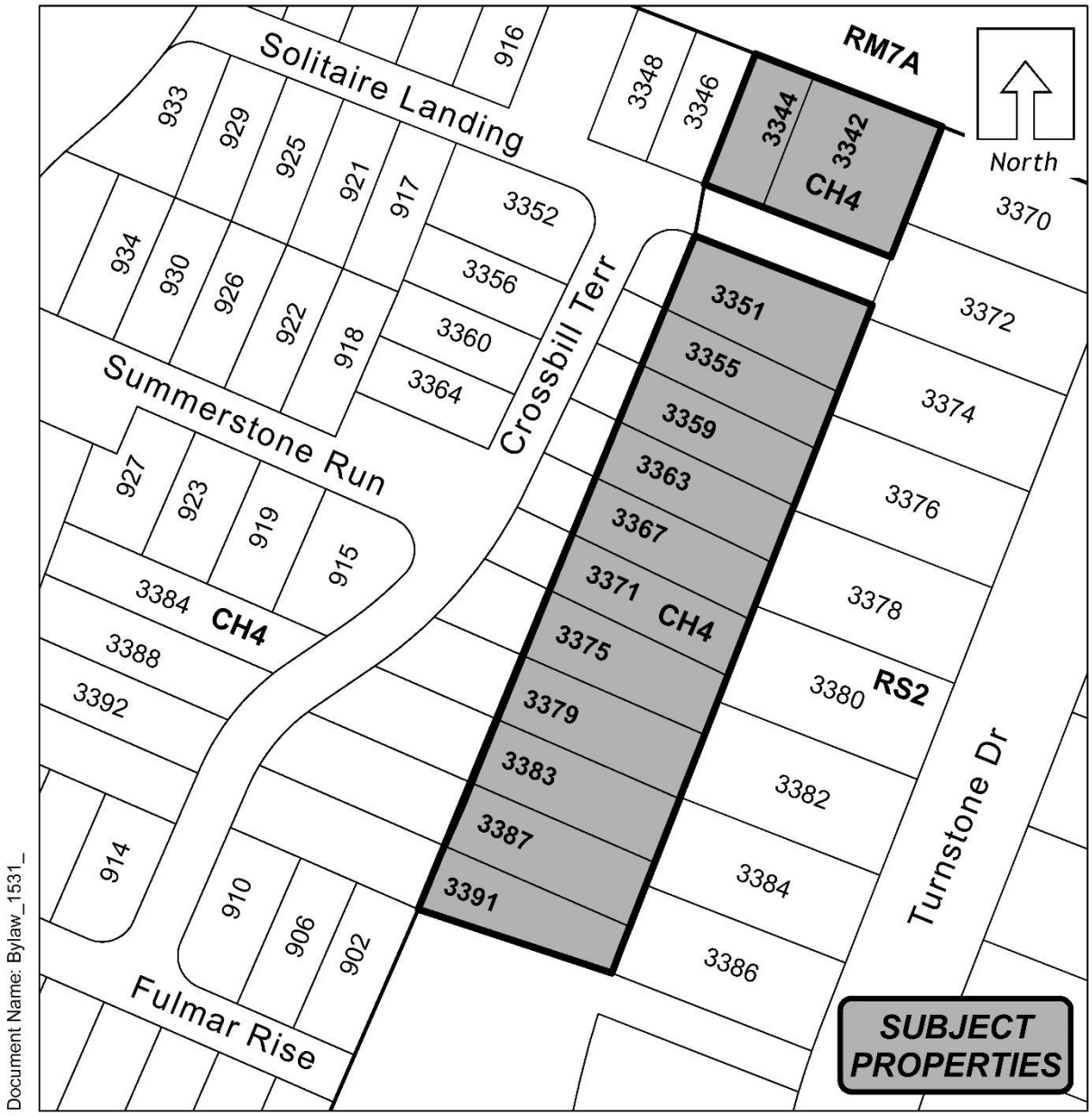
READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix "A" to Bylaw No. 1531



Document Name: Bylaw_1531_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1531

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/19/2016

CITY OF LANGFORD

BYLAW NO. 1564

A BYLAW TO AMEND THE DISTRICT OF LANGFORD BUSINESS LICENCE AND REGULATION BYLAW NO. 216, 1997.

WHEREAS, the Council of the City of Langford considers it appropriate to amend the business licencing regime;

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

1. Business Licence and Business Regulation Bylaw No. 216, 1997 is amended by:

   (a) Deleting from section 12 the words “13, 14 and 15” and inserting the words “13 and 14” in their place.

   (b) Deleting the heading “Licence Renewal” after section 18.

   (c) Deleting sections 19, 20 and 21 and appropriately renumbering subsequent sections.

   (d) Deleting re-numbered section 49 and replacing it with the following:

      49. Schedules “A” and “B” are attached to and form part of this bylaw

   (e) Adding as section 44 and 45 within Division III the following and renumbering the subsequent sections accordingly:

      44. Licenses granted pursuant to the Liquor Control and Licensing Branch may only be permitted to operate until 12:00am from Sunday to Thursday;

      45. Notwithstanding section 44, license holders may have the opportunity to apply for a 1:00am closing time for special event purposes a maximum of six (6) times a year which shall be considered by the License Inspector;

2. If any portion of this bylaw is found to be invalid it shall be severed from the bylaw and the remaining provisions shall not be affected, but shall remain in full force and effect as if the bylaw had been enacted without the invalid portion.

3. This bylaw may be cited for all purposes as "City of Langford Business Licence and Business Regulation Bylaw, No. 1564, Amendment No. 6, 2016.

READ A FIRST time on this day of , 2016.

READ A SECOND time on this day of , 2016.

READ A THIRD time on this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1595

A BYLAW TO AUTHORIZE A REVITALIZATION TAX EXEMPTION PROGRAM

WHEREAS under the provisions of Section 226 of the *Community Charter*, the Municipal Council of the City of Langford may, by bylaw, establish a revitalization tax exemption program;

WHEREAS Council wishes to establish a revitalization tax exemption program in the City, shown in bold outline on Schedule 'A';

WHEREAS Council's objectives for the revitalization tax exemption program in the City are to support and encourage the construction of rental housing in the community;

WHEREAS the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and Council has given this notice;

The Council of the City of Langford, in open meeting assembled, enacts as a bylaw under s. 226 of the *Community Charter* as follows:

1.0 In this Bylaw:

"Agreement" means a revitalization tax exemption agreement between the owner of a parcel and the City, substantially in the form attached to, and forming part of, this bylaw as Schedule 'B;'

"City" means the City of Langford;

"Housing Agreement" includes terms and conditions agreed to by the City and the owner regarding the timing of construction, density of development and the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions respecting the form of tenure of the housing units;

"Parcel" has the same meaning as in the *Community Charter* and, for the purposes of this bylaw, means a parcel situated within the Revitalization Area;

"Project" means the construction of a new rental housing development in the form of multi-family apartment housing, with a minimum density of 1.0 Floor Space Ratio (FSR) and a minimum number of units per building of 10, and the units must be rented to members of the general public;

"Revitalization Area" means the area within the bold outline on the drawing which is attached as Schedule 'A' to this bylaw;

"Schedule" means a schedule attached to this bylaw;

"Tax Exemption" means a revitalization tax exemption for which a Tax Exemption Certificate has been issued; and

"Tax Exemption Certificate" or "Certificate" means a revitalization tax exemption certificate issued by the City pursuant to this bylaw and pursuant to the provisions of Section 226 of the *Community Charter*, substantially in the form attached to, and forming part of, this Bylaw as Schedule 'C.'

2.0 There is hereby established a revitalization tax exemption program under Section 226 of the *Community Charter* for the granting of Tax Exemptions and the issuance of Tax Exemption Certificates for Parcels in accordance with the terms and conditions prescribed in this bylaw.

3.0 The terms and conditions upon which a Tax Exemption Certificate may be issued are prescribed in sections 6.0 and 7.0 of the Bylaw, and the specific terms and conditions applicable to a specific Parcel must be included in the Agreement and in the Tax Exemption Certificate for that Parcel.

4.0 The amount of the annual Tax Exemption over the period for which the Tax Exemption Certificate is issued shall be equal to the tax on the 100% of the assessed value of improvements on the Parcel.

5.0 The City of Langford is committed to delivering newer forms of housing and increasing the rental housing stock in the community. The goals of the revitalization tax exemption program established by this Bylaw are to:

(a) Build inclusive neighbourhoods and encourage residential investment and increase density in the City;
(b) Provide affordable housing options that meet the needs of a diversity of income groups by supporting a mix of housing types and tenures; and
(c) Increase the rental housing stock and encourage the construction of new purpose-built rental housing in the City.

The tax revitalization tax exemption program established by this bylaw is intended to be an incentive to encourage the construction of higher density rental housing in the form of infill development in the City.

6.0 In order for a Project to be considered by Council for an Agreement the following terms and conditions must be met:

(a) all conditions of a valid Development Permit and/or Building Permit for the Project must have been completed;

(b) the Project must be rental housing in the form of multi-family apartment, and the units must be rented to members of the general public for a period of not less than ten (10) years;

(c) the owner must enter into a Housing Agreement with the City requiring that the housing that the rental housing will be in the form of multi-family apartment housing, and the units will be rented to members of the general public for a period of not less than ten (10) years; and

(d) the Project shall comply with all eligibility criteria specified within the Revitalization Tax Exemption Agreement Schedule 'B' attached to, and forming part of, this bylaw.

7.0 The maximum term of a Tax Exemption is dependent upon when the Tax Exemption Certificate for the Parcel is issued by the Director of Finance pursuant to the Bylaw and applicable Agreement according to the following requirements and, in any case must not exceed 10 years:

(a) if the Certificate is issued by the City and entered on the assessment roll on or before October 31, 2016, then the Tax Exemption will be available for the 2017 calendar year and for the 4 subsequent calendar years; and

(b) if the Certificate is issued by the City and entered on the assessment roll on or before October 31, 2017, then the Tax Exemption will be available for the 2018 calendar year and for the 4 subsequent calendar years.

8.0 Application for a Tax Exemption and confirmation of Project completion must be submitted in a form acceptable to the Financial Officer no later than July 31 of the year indicated in Section 7.0 in order for the Certificate to be entered on the assessment roll for the period of time indicated in Section 7.0.

9.0 If an owner of a parcel wishes Council to consider entering into an Agreement with the owner, the owner must apply to the City in writing and must submit the following:

(a) a completed application form as provided by the City and available at the Planning Department;

(b) a certificate that all taxes assessed and rates, charges and fees imposed on the parcel have been paid, and where taxes, rates or assessments are payable by instalments, that all instalments owing at the date of application have been paid; and

(c) a description of the Project and confirmation that all conditions of Development Permit and/or Building Permit have been completed.

10.0 If, pursuant to the terms and conditions specified in the Agreement or the Tax Exemption Certificate, the Certificate is cancelled, the owner of the property for which the Certificate was issued will remit to the City, no later than 30 days after the date of the cancellation of the Certificate, an amount equal to the amount of the Tax Exemption received after the date of the cancellation of the Certificate.

11.0 The Director of Finance for the City of Langford, or the Director's designate, is the designated municipal officer for the purpose of Section 226 of the *Community Charter.*

12.0 The Schedules to this bylaw form a part of, and are enforceable in the same manner as, this bylaw.

13.0 This Bylaw may be cited, for all purposes, as “City of Langford Revitalization Tax Exemption Bylaw No. 1595.”

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

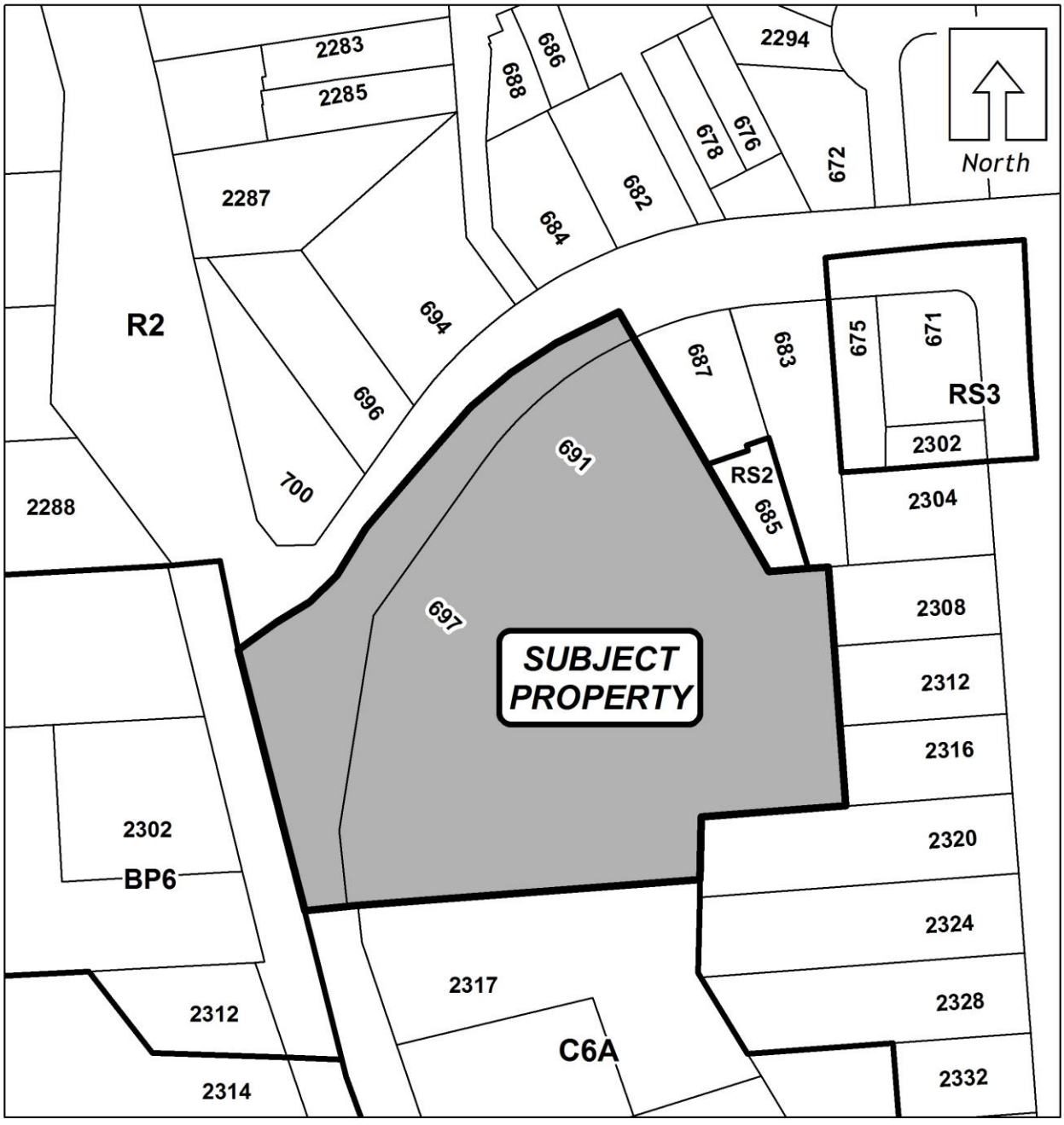
READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule “A”



Document Name: Bylaw_1595

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1595

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/29/2016

Schedule "B"

REVITALIZATION TAX EXEMPTION AGREEMENT

THIS REVITALIZATION TAX EXEMPTION AGREEMENT dated as of the ___ day of _____, 2011

BETWEEN:

CITY OF LANGFORD, 2nd Floor – 877 Goldstream Avenue, Langford, B.C. V9B 2X8

(the "City")

AND:

[insert owner name and mailing address]

(the "Owner")

WHEREAS:

A. The City has established, by "City of Langford Revitalization Tax Exemption Bylaw No. 1595" (the "Bylaw"), a revitalization tax exemption program pursuant to section 226 of the *Community Charter* to provide an incentive for the construction of higher density rental housing in the City;

B. The Owner has constructed a multi-family development on the properties legally described as:

[insert PID and legal description of property]

(the "Project");

C. The Owner has registered a housing agreement in the form of a section 219 covenant in favour of the City to designate the dwelling units in the Project for rental use only;

D. The Owner has applied to the City to partake in the revitalization tax exemption program in respect of this Project and the City has agreed to accept the Project under the program;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the premises and of the mutual covenants and agreements herein contained (the receipt and sufficiency of which are hereby acknowledged), the parties covenant and agree with each other as follows:

1. OWNER'S COVENANTS – The Owner will use its best efforts to ensure that:

(a) The Project will be in the form of multi-family apartment housing;

(b) The units contained within the Project will be rented to members of the general public for a period of not less than ten (10) years;

(c) Throughout the term of the Tax Exemption, the Owner must operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do; and

(d) In the event that any unit within the Project ceases to be available for rent to members of the general public before the expiry of the ten (10) year period in 1(b), the exempted taxes for the current year will be payable by the Owner to the City.

2. REVITALIZATION TAX EXEMPTION –

(a) Subject to fulfillment of the conditions set out in this Agreement and in the Bylaw, the City will issue a revitalization tax exemption certificate (the "Certificate") to the Owner entitling the Owner to a property tax exemption in respect of the Project (the "Tax Exemption") in an amount and for the calendar years set out in this Agreement. The Certificate will be in the form attached as Schedule "C" to the Bylaw.

3. TERM OF REVITALIZATION TAX EXEMPTION – Subject early cancellation of the Certificate under section 6:

(a) if the Certificate is issued by the City and entered on the assessment roll on or before October 31, 2016, then the Tax Exemption will be available for the 2017 calendar year and for the 4 subsequent calendar years; and

(b) if the Certificate is issued by the City and entered on the assessment roll on or before October 31, 2017, then the Tax Exemption will be available for the 2018 calendar year and for the 4 subsequent calendar years.

4. COMPLIANCE WITH LAWS – The Owner will construct the Project and, at all times during the term of the Tax Exemption, use and occupy the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules, regulations, policies, guidelines, criteria or the like made under or pursuant to any such laws.

5. EFFECT OF STRATIFICATION **–** If the Owner stratifies the Project under the *Strata Property Act* the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

(a) the current and each subsequent tax year during the currency of this Agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

(b) for the next calendar year and each subsequent tax year during the currency of this Agreement if the strata plan is accepted for registration at the Land Title Office after May 1.

6. CANCELLATION – The City may in its discretion cancel the Certificate at any time:

(a) on the written request of the Owner; or

(b) effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Certificate or this Agreement and are not met.

7. NO REFUND – For greater certainty, under no circumstances will the Owner be entitled under or pursuant to this Agreement or under or pursuant to the revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

8. NOTICES – Any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Project personally, or if sent by prepaid registered mail (Express Post) or prepaid courier or if transmitted by facsimile to such party:

(a) in the case of a notice to the City, at:

CITY OF LANGFORD
877 Goldstream Avenue, 2nd floor
Victoria, BC V9B 2X8
Attention: Administrator
Facsimile: (250) 478-7864

(b) in the case of a notice to the Owner, at:

Attention:
Facsimile:

or at such other address or addresses as the party to whom such notice or other writing is to be given shall have last notified the party giving the same in the manner provided in this section.

Any notice or other writing sent in compliance with this section shall be deemed to have been given and received on the day it is so delivered given unless that day is not a Business Day, in which case the notice shall be deemed to have been given and received on the next day that is a Business Day. In this section, "Business Day" means any day other than Saturday, Sunday, any statutory holiday in the Province of British Columbia or any day on which banks generally are not open for business in Vancouver, British Columbia.

9. NO ASSIGNMENT– The Owner may not assign its interest in this Agreement except to a subsequent owner in fee simple of the Project.

10. SEVERANCE- If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

11. INTERPRETATION - Wherever the singular or masculine is used in this Agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so required.

12. FURTHER ASSURANCES - The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.

13. WAIVER - Waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

14. POWERS PRESERVED - This Agreement does not:

    (a) affect or limit the discretion, rights or powers of the City under any enactment (as defined in the *Interpretation Act* (British Columbia) on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Project;

    (b) affect or limit any enactment relating to the use or subdivision of the Project, or

    (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Project, and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges application fees, user fees or other rates, levies and charges payable under any bylaw of the City.

15. REFERENCES - Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

16. ENUREMENT - This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Signed, Sealed and Delivered by the CITY OF
LANGFORD by its authorized signatories:

_____

Mayor:

_____

Administrator:

Signed, Sealed and Delivered by

by its authorized signatories:

Name:

Name:

Schedule "C"

REVITALIZATION TAX EXEMPTION CERTIFICATE

Section 226 of the *Community Charter*

In accordance with the City of Langford Revitalization Tax Exemption Bylaw No. 1595, 2016, and in accordance with a Revitalization Tax Exemption Agreement dated for reference the ___ day of ___, 20__ (the "Agreement") entered into between the City of Langford (the "City") and (the "Owner"), the registered owner(s) of the property described below, this certificate certifies that the Property (as defined below) is subject to a revitalization tax exemption in an amount equal to the tax or 100% of the assessed value of improvements on the Property.

The Property to which the Tax Exemption applies is in the City of Langford and is legally described as: PID_____,*[insert legal description]* (the "Property").

The Tax Exemption is for the 5 calendar years commencing with the year 2017 and ending with the year 2021.

The Tax Exemption is provided on the following conditions:

1. the Owner does not breach any covenant or condition in the Agreement and performs all obligations to be performed by the Owner set out in the Agreement;

2. the Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Property without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;

3. the Owner, or a successor in title to the Owner, has not allowed the property taxes for the Property to go into arrears or to become delinquent;

4. the Owner, or a successor in title to the Owner, does not apply to amend the Zoning Bylaw No. 300 to rezone the Property from its C6A zoning to any other zone;

5. the Property is not put to any use that is not permitted in the C6A zone; or

6. the use of the Project for rental housing is not discontinued.

If any of these conditions are not met then the Council of the City may cancel this Revitalization Tax Exemption Certificate.

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 deleing 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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

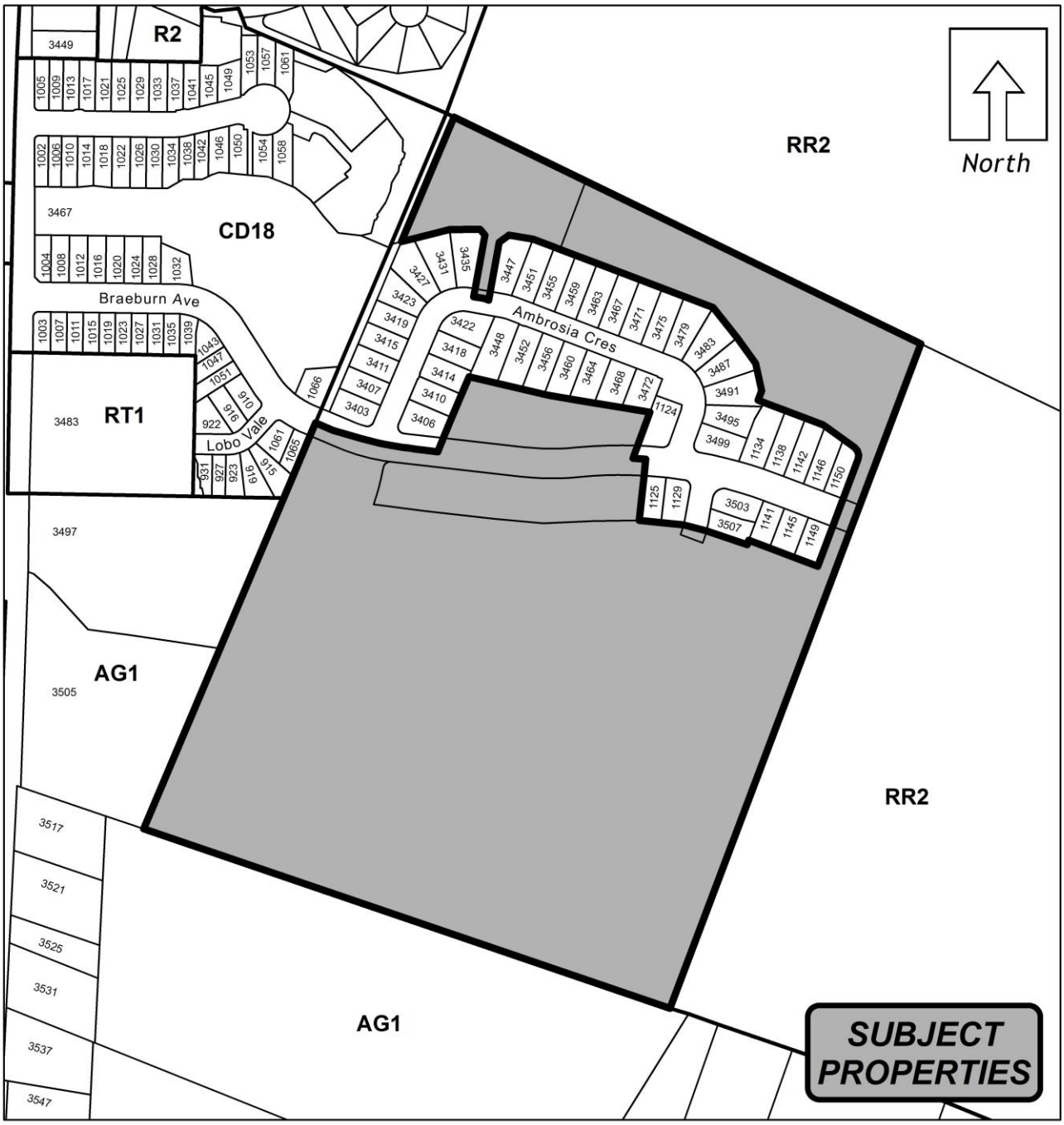
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1648_

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1648

_____
MAYOR

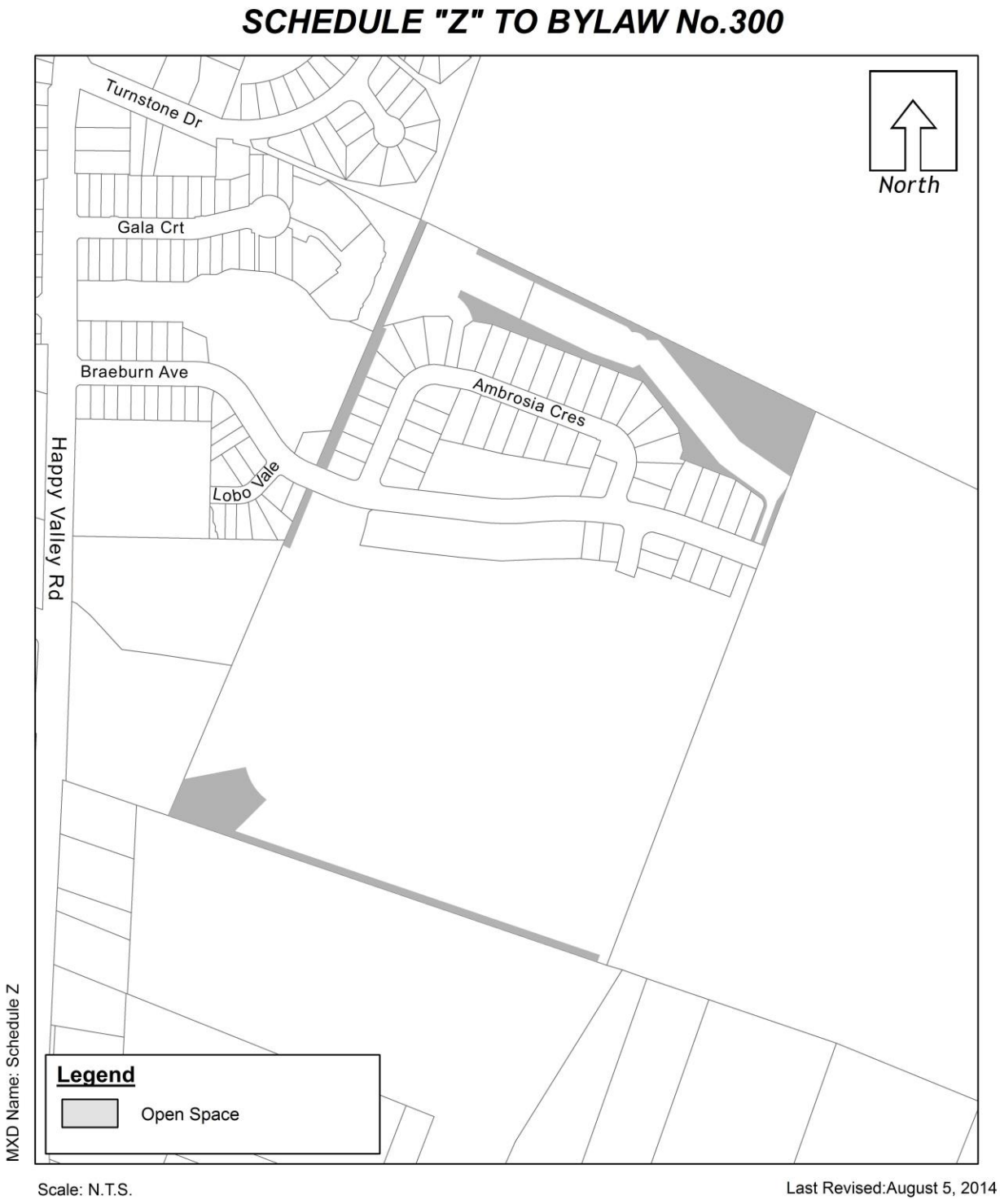
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/22/2016

Schedule A


SCHEDULE "Z" TO BYLAW No.300
Turnstone Dr
Gala Crt
Braeburn Ave
Ambrosia Cres
Lobo Vale
Happy Valley Rd
North
Legend
Open Space
MXD Name: Schedule Z
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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

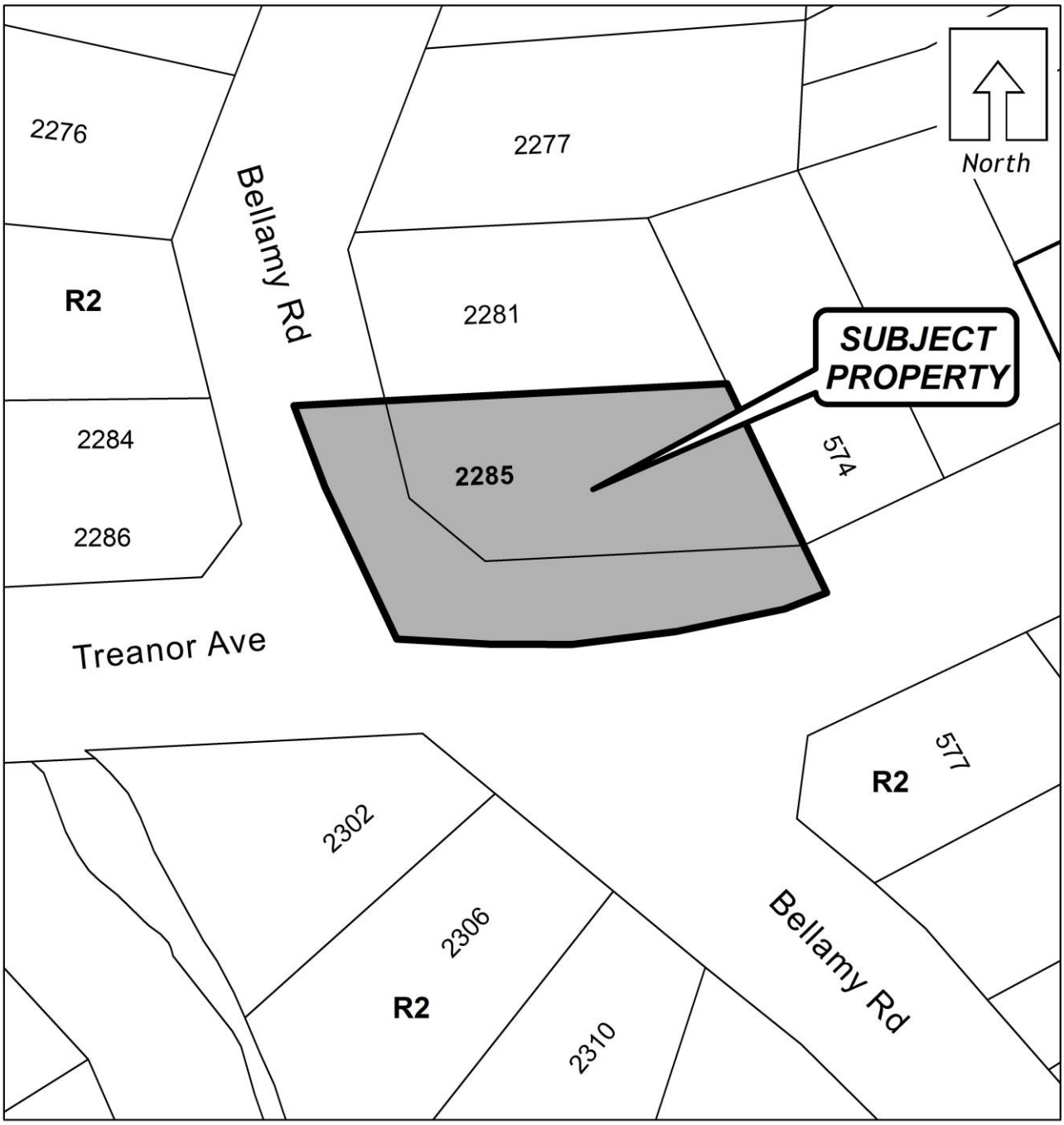
READ A THIRD TIME this day of, 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1649_

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 15th day of August, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

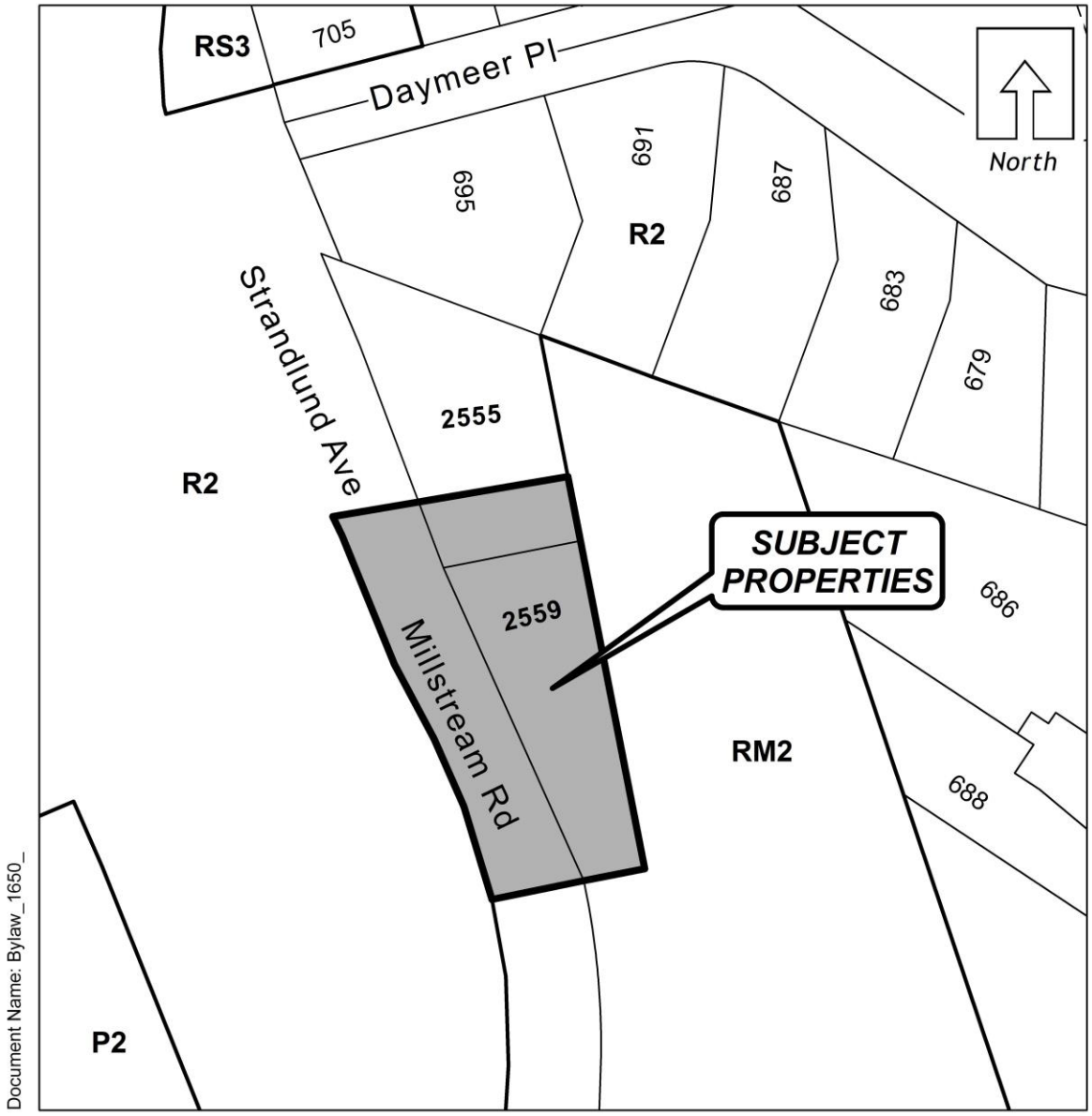
READ A THIRD TIME this day of, 2016.

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/4/2016

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 15th day of August, 2016.

READ A SECOND TIME this 15th day of August, 2016.

READ A THIRD TIME this 15th day of August, 2016

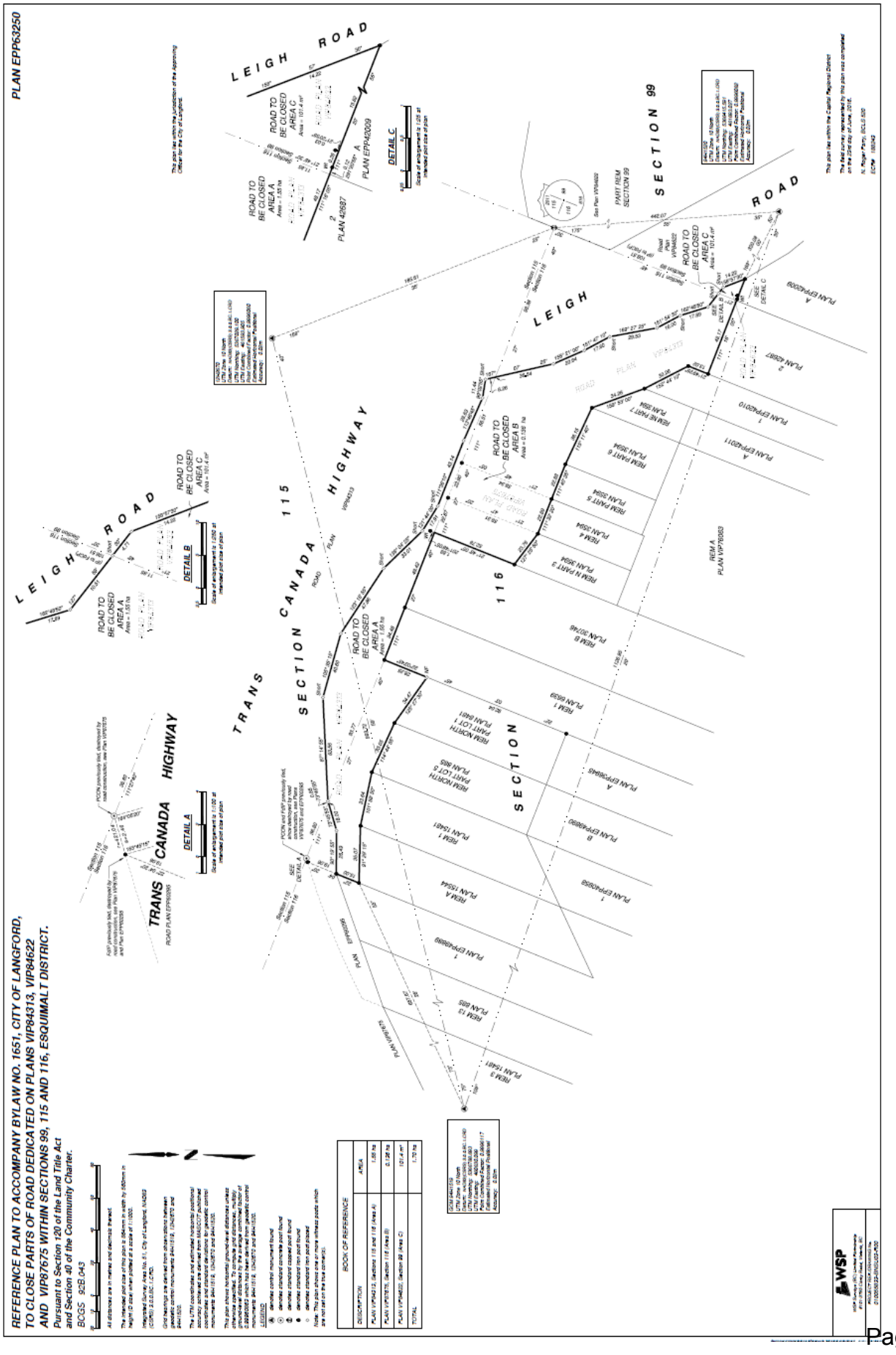
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 24th day of August, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



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 15th day of August, 2016.

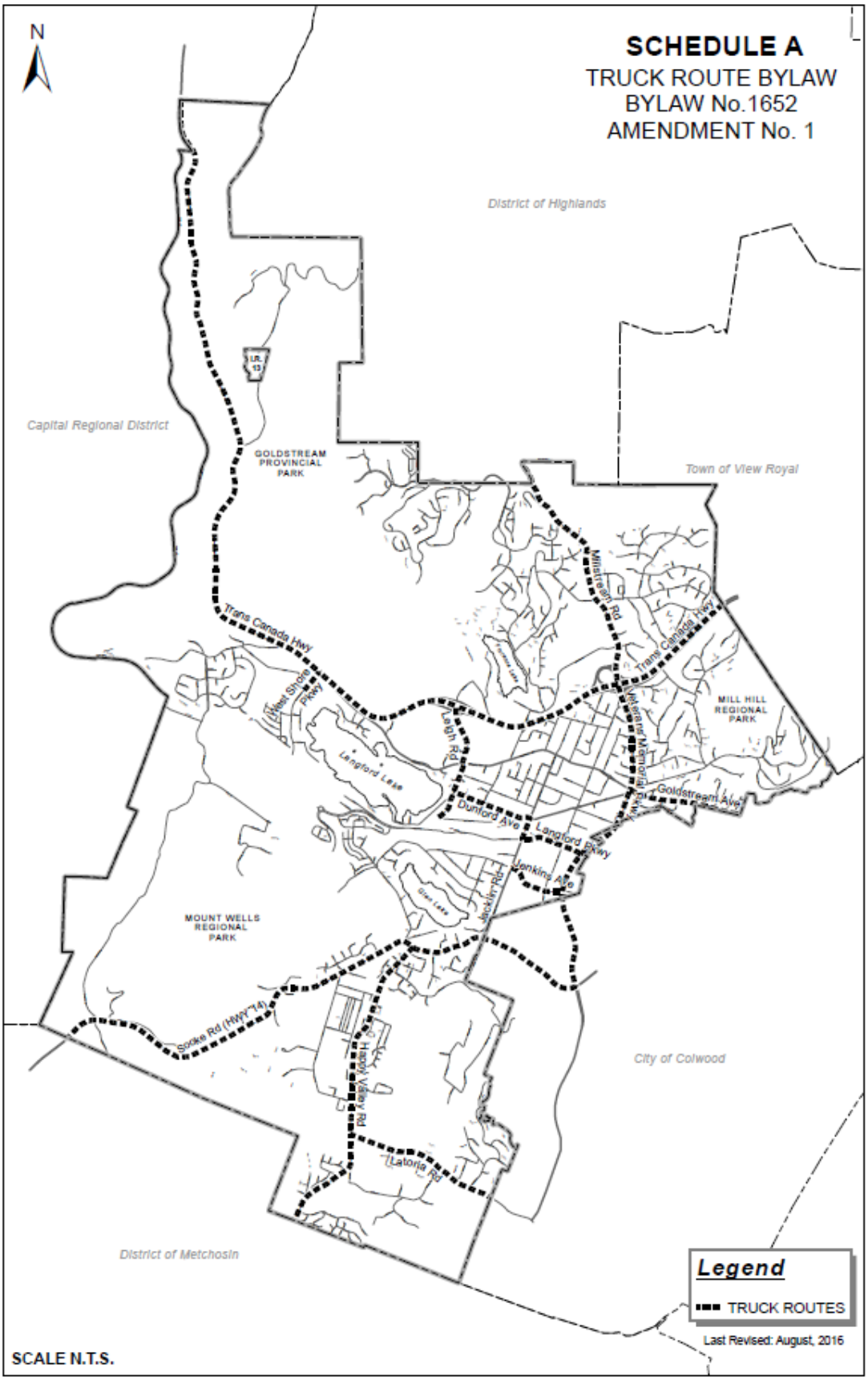
READ A SECOND TIME this 15th day of August, 2016.

READ A THIRD TIME this 15th day of August, 2016

ADOPTED this day of , 2016

MAYOR

(Certified Correct)
CORPORATE OFFICER


N
SCHEDULE A
TRUCK ROUTE BYLAW
BYLAW No.1652
AMENDMENT No. 1
District of Highlands
Capital Regional District
Town of View Royal
City of Colwood
District of Metchosin
GOLDSTREAM PROVINCIAL PARK
MILL HILL REGIONAL PARK
MOUNT WELLS REGIONAL PARK
Trans Canada Hwy
West Shore Pkwy
Millstream Rd
Veterans Memorial Pkwy
Goldstream Ave
Dunford Ave
Langford Pkwy
Jenkins Ave
Jacklin Rd
Leigh Rd
Langford Lake
Glen Lake
Happy Valley Rd
Latoria Rd
Sooke Rd (HWY 14)
Legend
TRUCK ROUTES
Last Revised: August, 2016
SCALE N.T.S.

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 15th day of August, 2016.

READ A SECOND TIME this 15th day of August, 2016.

READ A THIRD TIME this 15th 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 15th day of August, 2016.

READ A SECOND TIME this 15th day of August, 2016.

READ A THIRD TIME this 15th day of August, 2016.

ADOPTED this day of.

_____ _____

MAYOR (Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1656

A BYLAW TO EXEMPT NON-PROFIT AFFORDABLE HOUSING AT 550 GOLDSTREAM AVENUE FROM TAXATION FOR TEN YEARS

WHEREAS under the provisions of Section 224 of the *Community Charter*, the Municipal Council of the City of Langford may, by bylaw, exempt land and improvements from taxation;

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

1. The land and improvements particularly described as:
   Roll No. 01-62-327-03584.006
   Lot: A, Plan EPP28662, Section 1, Esquimalt District
   PID: 029-895-715
   M'Akola Housing Society
   550 Goldstream Avenue
   Shall subject to section 2, hereby be exempt from taxation for the ten years 2017 through 2026, inclusive.

2. The exemption from taxation is subject to the property being used exclusively for non-profit affordable housing, including uses ancillary to the delivery of affordable housing, during the ten year term of the exemption.

3. If during the term of the tax exemption the property ceases to be used for the purposes specified in section 2, this bylaw will cease to apply to the property and the property will be liable to taxation.

4. This Bylaw may be cited as the "Tax Exemption Non-Profit Affordable Housing Bylaw No. 1656, 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.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	September 6, 2016
Department:	**Planning**
Application No.:	**6710-30 Affordable Housing Program**
Subject:	**Bylaw No. 1657 -Amendments to Housing Agreement**

Background
At their Regular Meeting on December 16th, 2013, Council passed the following resolution with respect to amendments to the standard Housing Agreement:

1. *Direct staff to proceed with amending the Affordable Housing Agreement template and modifying at the time of resale the affordable housing agreements currently registered on title by adding the following items:*

    a) *Allow co-signers on mortgages provided that the co-signer signs a Statutory Declaration drafted by a lawyer stating that the co-signer has a 1% undivided interest only for the purposes of obtaining financing from the Lender to complete the purchase, not living at the residences and waive any future claim and equity to the property;*

    b) *Give the city the following options when an affordable house comes up for resale in the 20th year, or thereafter:*
        i. *A first right of refusal to purchase an affordable house and rent it out 30% below market rate, or a percentage determined by Council, for the remainder of the time in which the housing agreement is on title (25 years) and use the revenues towards other affordable housing projects In the community; or*
        ii. *Extend the expiration of the housing agreement by 10 years, or by a given amount of time determined by Council (5,10,15 or 20 years);*

Commentary
Staff have worked with City solicitors to revise the Housing Agreement template and create a new Option to Purchase template to address these items. The templates will then be finalized and registered on the title of homes within the Affordable Housing Program during the sale or resale process.

Pursuant to the *Local Government Act*, any new, or modified, housing agreement to be registered on title must be authorized by Council via bylaw. Staff have received direction from the owner of a home within the Affordable Housing Program to commence the resale process, and as such have brought forward Bylaw No. 1657 to authorize the replacement of the existing housing agreement with the updated version.

Options

1. Consider giving first, second and third readings to Bylaw No. 1657;

Or

2. Take no action at this time with respect to Bylaw No. 1657

Respectfully Submitted,

Submitted by:	Leah Stohmann, MCIP, RPP Deputy Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:ls

CITY OF LANGFORD
BYLAW NO. 1657

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS the City has entered into a housing agreement under s. 483 of the *Local Government Act* and registered against title as FB38003 pursuant to s. 219 of the *Land Title Act* to the property legally described as PID: 026-339-820, Lot 35 Section 2 Range 3 West Highland District Plan VIP79183 (the "Property");

WHEREAS the City and the owner of the Property have agreed to replace the prior housing agreement with a new housing agreement; and

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as a bylaw under s. 483 of the *Local Government Act* as follows:

1. Council hereby authorizes the City to discharge the housing agreement registered as FB38003 against the Lands.

2. Council hereby authorizes the City to enter into a new housing agreement, attached as Appendix "A", with the owner of the Property to be registered as a covenant against the Property.

3. The Mayor and Corporate Officer of the City are authorized to execute the Form C - Release and Form C – Housing Agreement, and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the housing agreement, as required by the *Local Government Act*.

4. The appendix attached to this Bylaw is incorporated into and forms a part of this Bylaw.

5. This Bylaw may be cited as "City of Langford Housing Agreement (798 Harrier Way) Bylaw No. 1657, 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.

ADOPTED this day of , 2016.

_____ _____

MAYOR (CERTIFIED CORRECT)
CORPORATE OFFICER

Appendix "A" – Housing Agreement

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT AND HOUSING AGREEMENT

THIS COVENANT is dated for reference the day of , 2016.

WHEREAS:

A. The Owner (hereinafter defined) is the registered owner of the Lands (hereinafter defined);

B. The City of Langford (the "City") may, pursuant to section 483 of the *Local Government Act,* enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the lands of the owner;

C. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of land or construction on land;

D. The Owner and the City wish to enter into this Agreement to provide for the construction and occupation of Affordable Housing Units for low-income families, and agree that this Agreement is both a section 219 covenant under the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*; and

E. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement.

THIS AGREEMENT is evidence that in consideration of $2.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the City and the Owner agree, as covenants granted by the Owner to the City under s. 219 of the *Land Title Act*, and as a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

1. **Definitions** – In this Agreement:

"Affordable Housing Committee" means the City of Langford's Affordable Housing Committee, which will oversee the purchase and sale of all Affordable Housing Units on behalf of the City, without expectation of any fee or charge;

"Affordable Housing Unit" means several rooms in a building that are used, or constructed so as to be capable of being used, for the residential use of a single household by a Qualified Purchaser and that person's immediate family, and containing a common access, one kitchen, and eating, sleeping and living areas, with a gross floor area between

83 square metres and 91 square metres exclusive of garages, carports and decks, on a lot not larger than 300 square metres;

"Lands" means the lands in the City of Langford legally described in Item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement;

"Lender" means a mortgagee or holder of a financial charge that is registered against the title to the Affordable Housing Unit;

"Mortgage Co-signer" means a person who signs a mortgage for the purpose of facilitating a Qualified Purchaser to obtain financing from a Lender sufficient to purchase an Affordable Housing Unit;

"Owner" means the Transferor described in the Form C to which this Agreement is attached, and any subsequent owner of the Lands; and

"Qualified Purchaser" means a low-income individual or family, as determined by the criteria of the Affordable Housing Committee, who wishes to purchase an Affordable Housing Unit, and has been approved by the Affordable Housing Committee,

2. **Construction –** The Owner covenants and agrees:

(a) that the Lands must be used only in accordance with this Agreement;

(b) that the Lands must be used only for the construction, use and occupation of Affordable Housing Units; and

(c) that each Affordable Housing Unit on the Lands must meet the following accessibility standards on the ground floor level:

(i) At least one zero-step entrance at the front, back or side entrance of the Affordable Housing Unit (located on an accessible route from an adjoining street);

(ii) Wide doorways on all main floor doors, being at least 813 mm (32 inch) clear doorway opening; and

(iii) One half-bathroom on the main floor, being at least one sink, one toilet and a wide doorway as described in clause (ii) above.

3. **Occupation –** Each Affordable Housing Unit:

(a) may only be used as a permanent residence;

(b) must be occupied as a permanent residence by at least one Qualified Purchaser; and

(c) may only be occupied by a Qualified Purchaser, except that the immediate family, which includes a spouse, children, grandparents, and siblings, of the Qualified Purchaser who occupies the Affordable Housing Unit as a permanent residence may also occupy the Affordable Housing Unit.

4. **Mortgage Co-signers** – Co-signers are permitted provided that the Mortgage Co-signer signs a Statutory Declaration, in the form attached as Schedule "B" whereby the Mortgage Co-signer declares that the Mortgage Co-signer:

(a) has a maximum 1% undivided interest in the Affordable Housing Unit and Lands,

(b) will not reside in the Affordable Housing Unit, and

(c) waives any future claim and equity to the Affordable Housing Unit and Lands.

5. **Subagreements –** The Owner shall not rent or lease the Lands or any Affordable Housing Unit on the Lands.

6. **Maximum Sale Price** –

(1) The Owner covenants and agrees that the Owner may only sell an Affordable Housing Unit and the land upon which it is located to a Qualified Purchaser for up to the greater of $168,000, plus GST if applicable, or the purchase price the Owner paid for the Affordable Housing Unit, excluding GST if applicable (the "Maximum Sale Price"). Any resale of an Affordable Housing Unit must be to a Qualified Purchaser, as approved by the Affordable Housing Committee.

(2) Despite subsection 6(1) above, if the Owner of an Affordable Housing Unit bought the Affordable Housing Unit as a Qualified Purchaser, the Owner may sell the Affordable Housing Unit and the land upon which it is located to another Qualified Purchaser for:

(a) The Maximum Sale Price if the Owner has owned the Affordable Housing Unit for less than five years; or

(b) The Maximum Sale Price plus $2,000.00 for every full year of the Owner's ownership of the Affordable Housing Unit after the first five years of ownership.

(3) The Owner must disclose in every purchase and sale agreement for the Affordable Housing Unit the existence of this Agreement and the occupancy and resale price restrictions applicable to the Affordable Housing Unit, and provide each Qualified Purchaser with a copy of this Agreement.

7. **Order to Comply –** If the Owner is in default of the performance or observance of this Agreement, the City may give the Owner a notice of default requiring the Owner to comply with this Agreement within the time stated in the notice.

8. **Specific Performance of Agreement** – The Owner agrees that the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. Further, the Owner agrees that the foregoing provision is reasonable given the public interest in restricting the occupancy and disposition of each Affordable Housing Unit on the Lands in accordance with this Agreement.

9. **Mortgages and Mortgage Insurers –** If required by the Qualified Purchaser and his/her mortgagee and mortgage insurer (if any), the City will enter into an agreement regarding a mortgage of the Affordable Housing Unit on the terms set out in Schedule "A", including that if for whatever reason, an Affordable Housing Unit is sold for fair market value, the Owner agrees to assign the excess revenue from the sale, being the fair market price less the maximum sale price in this Agreement, to the City for its affordable housing fund.

10. **Bylaw Infraction –** The Owner acknowledges that a breach of the occupancy restriction in paragraph 3 of this Agreement may be a breach of the City's Zoning Bylaw which is punishable by fine and imprisonment under the *Offence Act.*

11. **No Public Law Duty –** Wherever in this Agreement an act, determination, consent, approval or agreement of the City is provided for, such act, determination, consent, approval or agreement may be done or made in accordance with the terms of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, shall have any application.

12. **No Waiver –** No condoning, excusing or overlooking by the City of any default under this Agreement, nor any consent, approval, or agreement whether written or otherwise shall be taken to operate as a waiver by the City of any subsequent default or of the necessity for further consent, approval or agreement in respect of a subsequent matter requiring it under this Agreement, or in any way to defeat or affect the rights or remedies of the City.

13. **Arbitration –** Any matter in dispute between the parties under this Agreement must be referred to a single arbitrator if the parties can agree on one, and otherwise to three arbitrators, one to be appointed by each of the parties and the third by those two so appointed, and the matter must be resolved in accordance with the provisions of the *Commercial Arbitration Act* of British Columbia.

14. **Notice on Title –** The Owner acknowledges and agrees that this Agreement constitutes both a covenant under section 219 of the *Local Government Act* and a housing agreement under Section 483 of the *Local Government Act,* and agrees that the City must file in the Land Title Office a notice that the Lands are subject to this Agreement, and that, once the

notice is filed, this Agreement is binding on all persons who acquire an interest in the Lands.

15. **Covenant Runs with the Land** – Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in accordance with section 219 of the *Land Title Act* in respect of the Lands and this Agreement burdens the Lands and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including, by subdivision or by strata plan.

16. **Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

17. **Amendment and Termination** – This Agreement may not be modified or amended except by bylaw of the City, upon an agreement in writing between City and the Owner. This Agreement may be terminated or discharged by the City without the consent or agreement of the Owner.

18. **Notices** – Any notice required to be given pursuant to this Agreement shall be in writing and shall be given to the Owner or the City, as the case may be, at the address first above written, or to any other address of which either the Owner or the City may advise the others in writing in accordance with this paragraph. Notice to the City must be addressed to the Affordable Housing Committee. If given in person or by facsimile transmission, such notice will be deemed to be received when delivered and, if mailed, such notice will be deemed to have been received on the tenth business day after the date of mailing except in the event of an interruption in mail service, when such notice will be deemed to be received only when actually received by the party to whom it is addressed.

19. **Enurement -** This Agreement shall enure to the benefit of and be binding on the City and its successors and on the Owner and its heirs, successors, personal representatives, administrators, assignees, and successors in title.

20. **Remedies Cumulative –** The remedies of the City specified in this Agreement are cumulative and are in addition to any remedies of the City at law or in equity. No remedy shall be deemed to be exclusive, and the City may from time to time have recourse to one or more or all of the available remedies specified herein or at law or in equity.

21. **Severability –** Each covenant and agreement contained in this Agreement is, and shall be construed to be, a separate and independent covenant or agreement and the breach of any such covenant or agreement by the Owner shall not discharge or relieve the Owner from its obligations to perform. If any term or provision of this Agreement, or its application to any person or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or

unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

22. **Joint and Several –** In the case of more than one Owner, the grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities of the Owner shall be construed and held to be several as well as joint.

23. **Included Words –** Wherever the singular or the masculine is used in this Agreement, it shall be deemed to include the plural or the feminine, or the body politic or corporate, where the context or the parties so require.

24. **Governing Law –** This Agreement shall be governed by and construed in accordance with the laws of the province of British Columbia.

25. **Joint Venture** – Nothing in this Agreement shall constitute the Owner as an agent, joint venturer or partner of the City or give the Owner any authority or power to bind the City in any way.

26. **Time of Essence –** Time is of the essence in this Agreement.

27. **Further Assurances** – The parties shall execute and do all such further deeds, acts, things and assurances as they reasonably require to carry out the intent of this Agreement.

28. **No Fettering of Statutory Discretion –** No consent or approval given by the City under this Agreement shall derogate from or bind the City in the exercise of any statutory duty, power or discretion.

29. **Priority –** The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement, except those specifically approved in writing by the City or in favour of the City.

30. **Deed and Contract** – By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

31. **Expiration -** This Agreement expires and is of no future force and effect on or after June 19, 2032.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C, which is attached hereto and forms part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS **Scotia Mortgage Corporation** (the "Chargeholder") is the holder of a Mortgage (the "Charge") encumbering the lands (the "Lands") described in item 2 of the *Land Title Act* Form C attached hereto, which was registered in the Victoria Land Title Office under number **FB55415**.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF $1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Agreement attached hereto (the "Agreement") and the Chargeholder hereby agrees that the Agreement shall be binding upon its interest in and to the Lands.

2. The Chargeholder hereby grants to the transferee described in item 6 of the *Land Title Act* Form C attached hereto priority for the Agreement over the Chargeholder's right, title and interest in and to the Lands, and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Agreement as if the Agreement had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form D above which is attached hereto and forms part of this Agreement.

SCHEDULE A –

MORTGAGE and MORTGAGE INSURER AGREEMENT TERMS

In the event that an Owner, who is a Qualified Purchaser, enters into a mortgage in respect of an Affordable Housing Unit, the Owner, the Lender, the Insurer, and the City agree to the following terms:

1. In this agreement:

   (a) "Lender" means a mortgagee or holder of a financial charge that is registered against the title to the Affordable Housing Unit;

   (b) "Insurer" means a company or organization that has entered into a mortgage default insurance agreement or mortgage loan insurance arrangement with a Lender and an Owner; and

   (c) "Owner" means the current Qualified Purchaser in possession of the Affordable Housing Unit;

   (d) "Property" means the Affordable Housing Unit and real property upon which it is located.

2. In the event of default by the Owner under the mortgage:

   (a) the Lender must advise the Insurer and the City that an event of default has occurred no later than 90 days after the default; failure to deliver the notice within this period postpones the Lender's ability to enforce its rights under the mortgage until such notice has been delivered;

   (b) following the notice of mortgage default, the City will have an exclusive right, until that day that is sixty days after the Lender delivers notice as set out in section 2(a) to the City to locate a new Qualified Purchaser who will buy the Property from the Owner. If the City is able to find a new Qualified Purchaser in this time period, the City will make arrangements between the Owner and the new Qualified Purchaser to purchase the Property for the maximum sale price in the Housing Agreement, close the transaction within a reasonable time (not more than two months), and pay the Lender the outstanding mortgage amount, and upon receipt of such funds the Lender will agree to discharge the mortgage so that the sale can take place;

   (c) if the City is not able to arrange a sale under (b) above, the Lender and/or Insurer may take the usual steps to enforce the rights under the mortgage and sell the property for fair market value for the Property. During this time, the City may bring forward to the Lender and/or the Insurer a purchaser who does not meet all the Affordable Housing Committee guidelines to purchase the Property for the maximum sale price in the Housing Agreement. The Lender and/or Insurer will

agree to sell the Property to this purchaser after the order absolute, and if this purchaser purchases the Property, the Housing Agreement will continue to be a charge against title to the Property;

(d) if the City is unable to bring to the Lender and/or the Insurer a purchaser for the Property under (c) above by the time the Lender and/or the Insurer has signed a sale agreement with an arm's length purchaser for fair market value for the Property, then the Lender and/or the Insurer will sell the Property at fair market value and the City will discharge the Housing Agreement and Section 219 Covenant from title to the Property; and

(e) if the Property is sold for fair market value under paragraph (d) of the Schedule A, the Owner will agree to assign the excess amount from the fair market value sale, being the fair market price less the maximum sale price in the Housing Agreement, to the City for its affordable housing fund. Upon receipt of the appropriate documents of assignment from the Owner, the Lender agrees to pay that excess amount to the City. The parties agree that this is provision is fair having regard to the City discharging the Housing Agreement from title to the Property and having foregone the community benefit of making the Property available as part of the affordable housing program.

SCHEDULE B –

STATUTORY DECLARATION

WHEREAS _____(the "Mortgagor") has applied to _____ (the "Lender") for mortgage financing to complete the purchase of 798 Harrier Way Langford, BC (the "Property") and the Lender has agreed to provide such financing on the terms and conditions contained in the mortgage instructions dated [INSERT DATE HERE] and the City of Langford (the "City"), through the City's Affordable Housing Program has agreed to allow [INSERT NAME OF CO-SIGNER HERE] to be added to the title of the Property on the condition that [NAME OF CO-SIGNOR] provide this Statutory Declaration:

AND WHEREAS it is a condition precedent to the financing and the purchase of the Property that the undersigned give this Statutory Declaration:

I. [INSERT NAME OF CO-SIGNER HERE] of Victoria, BC, DO SOLEMNLY DECLARE that:
   1. I am [INSERT STATE THE RELATIONSHIP (e.g. friend, father, mother, etc.) HERE] of the Mortgagor and I will be registered on title to the Property as owner in fee simple of a 1% undivided interest to the Property only for the purpose of assisting the Mortgagor to obtain financing from the Lender in order to purchase the Property.
   2. I will not live, either part time or full time at the Property
   3. I waive any future claim to the Property and any future claim on the equity in the Property.

DECLARED before me at _____, Province)
of British Columbia, this __ day of)
_____, 20__)
) _____
) PRINT NAME OF CO-SIGNER
_____)
A Commissioner for Taking Affidavits) _____
within British Columbia) SIGNATURE

END OF DOCUMENT