

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, October 17th, 2016 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARING</u>	
a) Bylaw No. 1658 "Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".	3
4. <u>ADOPTION OF MINUTES</u>	
a) Minutes of the Regular Meeting of Council – October 3 rd , 2016	25
5. <u>PRESENTATION</u>	
a) Great Canadian Gaming Corporation <u>Re: Update to Council on View Royal Casino</u>	
6. <u>PUBLIC PARTICIPATION</u>	
7. <u>REPORTS</u>	
a) Quarterly (3 rd Quarter) Report – July 1, 2016 to September 30 th , 2016 - Staff Report (Land Development)	33
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8. <u>CORRESPONDENCE</u>	
a) Belmont Secondary School <u>Re: Letter of Appreciation – Mayor's Golf Donation</u>	49
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9. BYLAWS

- a) **BYLAW NO. 1531** **51**
"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".
(ADOPTION)
- b) **BYLAW NO. 1591** **55**
"Hordon Road Closure Bylaw No. 1591"
(FIRST, SECOND AND THIRD READING)
- c) **BYLAW NO. 1625** **58**
"City of Langford Development Procedures, Amendment Bylaw No. 16, 2016".
(FIRST, SECOND AND THIRD READING)
- d) **BYLAW NO. 1658** **63**
"Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".
(SECOND AND THIRD READING)
- e) **BYLAW NO. 1659** **67**
"Langford Speed Limit Bylaw, Amendment No. 5, Bylaw No. 1659, 2016".
(ADOPTION)

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11. ADJOURNMENT

PUBLIC HEARING
Monday, 17 October 2016

Bylaw No. 1658
File No. Z16-0013

*A Bylaw to Rezone 1128 Finlayson Arm Rd from the RR4
(Rural Residential 4) Zone to a new RAE1 (Rural
Agriculture and Eco-Tourism 1) Zone to permit
equestrian based therapy and riding activities on the
property*

**CITY OF LANGFORD
BYLAW NO. 1658**

**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 text attached in Schedule A as Section 6.18;
2. By deleting the from the **RR4 (Rural Residential 4)** Zone and adding to a new **RAE1 (Rural Agriculture and Eco-Tourism) Zone** the property legally described as LOT A, SECTION 41, HIGHLAND DISTRICT, PLAN 3622, EXCEPT PARTS IN PLANS 25640 AND 30287 PID No.: 006-187-773 (1128 Finlayson Arm Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".

READ A FIRST TIME this 19th day of September, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.18 – Rural Agriculture and Eco-Tourism (RAE1) Zone

The intent of the Rural Agriculture and Eco-Tourism zone is to provide for opportunities for a mix of residential, agricultural/agri-tourism, eco-tourism and educational uses.

6.18.01 Permitted Uses

The following uses and no others are permitted in the Rural Agriculture and Eco-Tourism (RAE1) Zone:

General Uses:

- (1) accessory buildings and uses;
- (2) temporary construction and real estate marketing offices;
- (3) uses permitted by Section 3.01 of this Bylaw;

Agricultural Uses:

- (4) agriculture;
- (5) intensive agriculture on lots of 4 ha (10 acres) or more in area;
- (6) nursery;
- (7) riding stables;

Educational Uses:

- (8) riding academies including riding rings;
- (9) schools and preschools;

Agri-Tourism and Eco-Tourism Uses:

The following uses are permitted as accessory uses to any agricultural or educational use:

- (10) single unit (cabin) or multi-unit (bunkhouse) dormitory;
- (11) campsite;
- (12) rental of recreational equipment including, but without limited the generality of the foregoing: bicycles, kayaks and canoes, horses, clothing and outdoor gear;
- (13) health centres;
- (14) assembly use;

Residential Uses:

- (15) home occupation in accordance with Section 3.09;
- (16) one-family dwelling; and
- (17) secondary suite in a one-family dwelling in accordance with Section 3.08.

6.18.02 Subdivision Lot Requirements

- (1) No lot having an area less than 0.4 ha (1 acre) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) zone; and
- (2) Notwithstanding Subsection 6.04.02(1), no lot having an area less than 40 ha (100 acres) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) Zone unless that lot is serviced by the municipal sanitary sewer system.

6.18.03 Density of Development and Lot Coverage

- (1) There may not be more than one one-family residential dwelling per lot; and
- (2) Lot coverage of all buildings and structures may not exceed 20% or 1000 m².

6.18.04 Height and Size of Principal Use Buildings

- (1) No building or structure may exceed a height of 10.5 m (34 ft); and
- (2) Despite article (1), the height of a building for agriculture or intensive agriculture use may not exceed 12 m (39 ft).

6.18.05 Setbacks

- (1) No building or structure may be located:
 - (a) within 10 m (33 ft) of any rear lot line;
 - (a) within 7.5 m (25 ft) of any other lot line; and
- (2) Despite article (1), the siting of any building or structure used for agriculture or intensive agriculture must comply with Section 3.05 of this Bylaw.

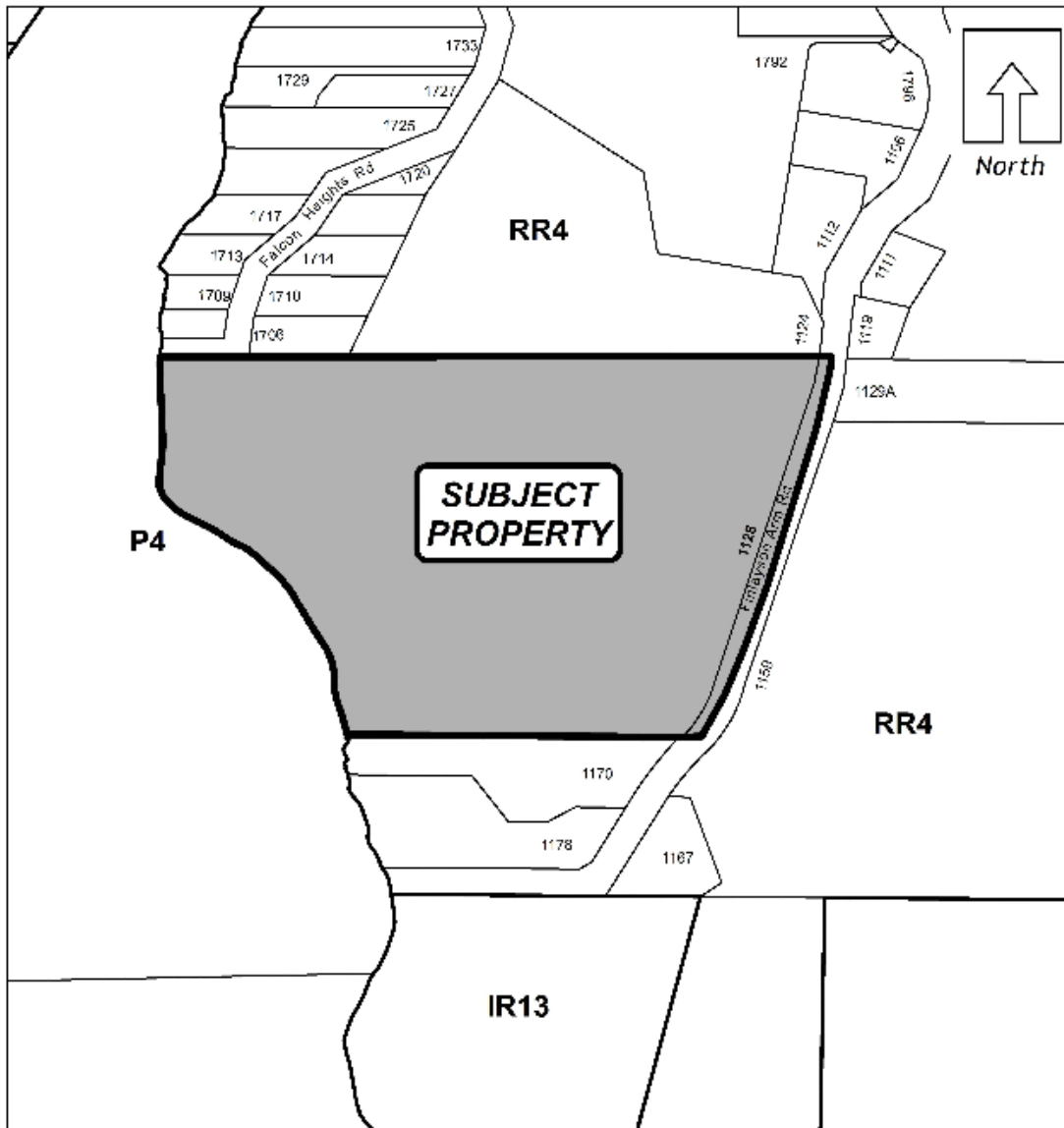
6.18.06 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw must apply.

6.18.07 General

The relevant regulations of Part 3 of this Bylaw must apply

Document Name: Bylaw_1658



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1658

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 8/26/2016



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. 1658. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

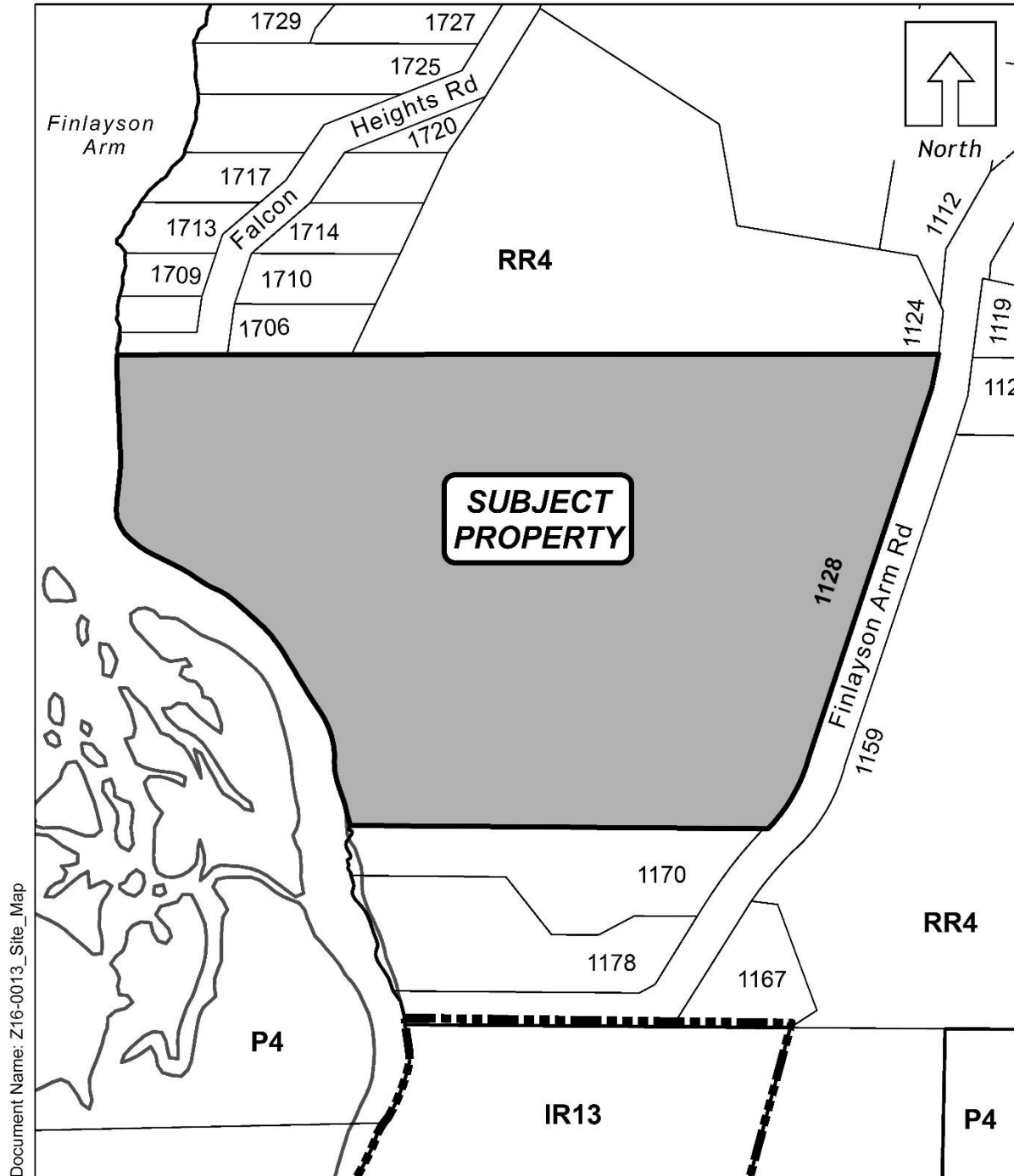
Meeting Date	Monday, 17 October 2016	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1128 Finlayson Arm Rd	
File	Z16-0013	Bylaw Number: 1658
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: RR4 (Rural Residential 4)	Proposed: RAE1 (Rural Agriculture and Eco-Tourism 1)
Proposal	To permit equestrian based therapy and riding activities on the property located at 1128 Finlayson Arm Rd.	

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, 3 October 2016 to Monday, 17 October 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

**REZONING BYLAW AMENDMENT
(Z16-0013)**

1128 Finlayson Arm Rd



Scale: N.T.S.

Last Revised: 4/18/2016



Joel Tansey/News Gazette staff

Overtaken truck snarls traffic

A Totem Towing crew member works to right an overturned crane truck on Happy Valley Road on Friday. The truck, carrying a large load, rolled onto its side across the roadway shortly after 4 p.m., causing a closure of Happy Valley Road for several hours just south of Latoria Road. A West Shore RCMP spokesperson said the boom of the crane struck Telus lines, causing it to tip over. No injuries were reported from the incident.

McKenzie interchange begins with Goose project

Travis Paterson
Black Press

Construction is now underway with a \$16.7-million contract to begin the new Admirals-McKenzie interchange on the Trans-Canada Highway.

Surrey's Jacob Bros. Construction are tasked with job one of the total \$85 million project, to relocate the Galloping Goose a few metres to the north and to build a new pedestrian bridge over McKenzie Avenue. Jacob Bros. will also install a temporary pedestrian overpass over the TCH and relocate a main waterline.

The next major construction tender will come up in 2017.

"The biggest question I get from people is 'how long will the construction delays affect my drive,'" said Transportation Minister Todd Stone. "Crews will work mostly outside busy traffic hours and the project team will do everything to keep the delays to a minimum."

While the province has said the new McKenzie Interchange will save commuters up to 22 minutes in peak traffic conditions, there will be delays which are inevitable. "I urge commuters to use vigilance, patience and safety, and to check

with DriveBC's social media updates on the project," Stone said. There will also be message boards along the road warning of major upcoming delays.

Saanich made a surprising announcement of its own last Thursday, stating it had accepted an extensive compensation package from the province that includes \$450,000 in funding. The package is part of Saanich's declaration to work closely with the province to 'mitigate' the damaging effects of the interchange. The buffer of the partial cloverleaf of the intersection will encroach on the federally recognized wildlife sanctuary that is Cuthbert Holmes Park and the Colquitz River. "Saanich heard concerns from the public about potential impacts to Cuthbert Holmes Park, and we took action to ensure these were addressed," said Saanich Mayor Richard Atwell. "Saanich has been working collaboratively with [MOTI] to ensure the park is protected and enhanced."

A Saanich news release listed the compensation package as follows: equal replacement of the parkland that is removed from Cuthbert Holmes Park as part of this project; \$450,000 to implement the Cuthbert Holmes management

plan, a pre-existing plan to include invasive species removal and restoration, tree upgrades and signage to minimize impacts to the Colquitz River; a landscape plan to enhance flora and fauna in the area; an offset and mitigation package, which will be developed by an independent professional biologist and a commitment to maintain public accessibility, including replacement of Cuthbert Holmes parking lot access from Admirals Road and a trail along the north section of the park.

News of the compensation and commitment to mitigation comes after Saanich council twice voted against recent proposals by Coun. Vic Iwan to request a different interchange design and to give the Ministry a list of recommendations. On May 9, Saanich council supported a pair of Derman-interested requests that questioned the partial cloverleaf design defeated Derman's motion that Saanich "express concern that the interchange project is single occupancy vehicle-oriented and ask the minister to explain how they intend to support a regional shift to transit, cycling and walking which is part of the regional growth strategy."

editor@goldstreamgazette.com



City of Langford

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NOTICE OF PUBLIC HEARING

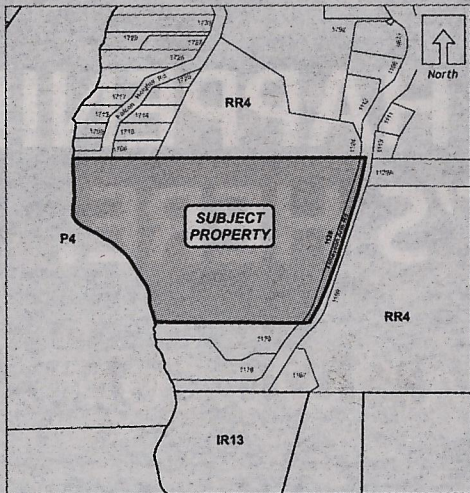
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1658. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 17 October 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. 1658 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. 1658 from RR4 (Rural Residential 4) Zone and adding to a new zone RAE1 (Rural Agriculture and Eco-Tourism 1) Zone to allow an equestrian based therapy and riding activities on the property located at 1128 Finlayson Arm Rd.

Applicant: Mary Rostad, Mary's Farm & Sanctuary

Location: The land that is the subject of Bylaw No. 1658 is 1128 Finlayson Arm 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, 3 October 2016 to Monday, 17 October 2016, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator



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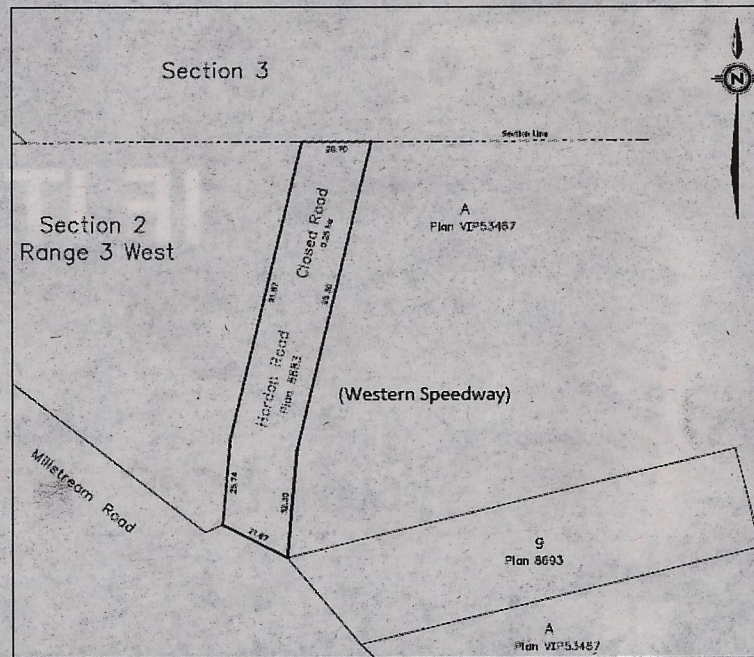
NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close and dispose of road, shown in heavy outline in Schedule 'A', known as Hordon Road, which was dedicated as highway by Plan 8883.

The approximate 0.25 hectares (0.61 acres) of Hordon Road intended to be removed as highway dedication and disposed of, will be considered by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, October 17th, 2016 at 5:30pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Chief Administrative Officer by 4:00 pm on that date.

The City of Langford intends to transfer the closed portion of road to Western Speedway, the owner of the abutting property (2207 Millstream Road) in exchange for approximately 0.33 hectares (0.82 acres) of land that Western Speedway owns along Millstream Road.

Schedule 'A'



Jim Bowden
Chief Administrative Officer

Langford questions business case for running trains

ICF report sparks council conversation

Katherine Engqvist
John Harding
News Gazette staff

Langford council members continue to push for a governance restructuring of the Island Corridor Foundation, and are questioning the viability of operating the line once again.

"I'm saying put the business case forward first," said Langford Mayor Stew Young.

He suggested dividing the Island corridor into three sections, with separate studies done on each. If running trains isn't viable in a section, he said, it could be converted for some other use. "Look at the business case before you go say

you're going to do it, because once you're in it, you're in it and you're in deep ... The train may not have been viable in the first place," he said.

Discussion surrounding the ICF was sparked at Monday's council meeting after members read a financial and governance review on the ICF. The report was prepared for the Association of Vancouver Island and Coastal Communities (AVICC) by aKd Resource's Kelly Daniels, former chief administrative officer of the Capital Regional District.

The document provides 18 recommendations for the foundation, raises questions and makes statements about the finances, governance and management of the ICF.

The report was prepared with input from 40 people, including regional district direc-



Black Press file photo

Langford council is continuing to push for a restructuring of the Island Corridor Foundation.

tors and CAOs, and the CEO and chair of the ICF.

The ICF's lack of transparency regarding the business case for re-starting rail service has resulted in a lack of trust and support from even the most staunch supporters of rail, according to the report. It was a sentiment echoed in Langford council chambers.

"This is an excellent report that [Daniels]

has done ... Unfortunately, as you will read in the report, the CAO of Island Corridor Foundation and the chair of the Corridor Foundation were not very forthcoming to him or it would have been somewhat better," said Coun. Denise Blackwell.

"He was trying to say to them, 'well, if you were more open with your partners along the line, you probably wouldn't be as criti-

cized as you are.'"

Young was also quick to point out flaws in the foundation's transparency.

"There's not enough communication ... We should be looking at a new governance model and changing the whole way this system works so that the taxpayers are better represented," he said.

The Regional District of Nanaimo rescinded last year on its commit-

ment to provide the ICF with almost \$1 million in funding. That was part of the \$20.9 million in funding from different levels of government, including funds from the CRD and Langford, that the ICF has said it could use to get passenger rail started again on Vancouver Island.

How funds are being spent is still being questioned. "This whole thing has just done things that should not happen, because there's no real accountability on the taxpayers' money right now," Young said.

Part of the problem, Blackwell noted, is the impression that trains are running up Island. "So the people up there see that there is some freight going up and down so they don't necessarily believe it is not working," she said. "There's a number of people that actually

think it is working, but they're primarily from up Island."

According to the report, "a recurring theme in the interviews with regional district board members was the lack of trust in, and credibility of, the Chief Executive Officer and by association the ICF board."

Former Liberal MLA Graham Bruce was hired as ICF executive director in June 2009. The ICF's contract with Granneke Management, Bruce's consulting business, expired in May but was renewed that month for a term that ends in November 2018.

The report continued, "much of this dissatisfaction was generated in the last couple of years when expectations were raised by overly optimistic predictions and public promises of funding expectations, contracts or agreements which then did not materialize ... while some of these perceptions may be grounded in reality, they are nonetheless by association damaging to the ICF. This is particularly true for many of those interviewed who saw the recent contract extension of the CEO to be an example of the level and quality of oversight by the board of directors."

The RDN also passed a motion in March saying the board "does not support the retention or continuation of Granneke Management by the ICF board."

The ICF issued a statement last month in response to the aKd Resource report, saying it has already initiated some of the recommendations in the report but remains confident in Bruce's abilities.

A resolution seeking a financial and governance review of the ICF, brought by the City of Langford to the Union of British Columbia Municipalities convention last week, was referred back to area associations. Passing and supporting the resolutions put forward in this report was a good start, Blackwell said.

With a governance review and a review of what services are actually viable, Young added, "I think we're on the right track."



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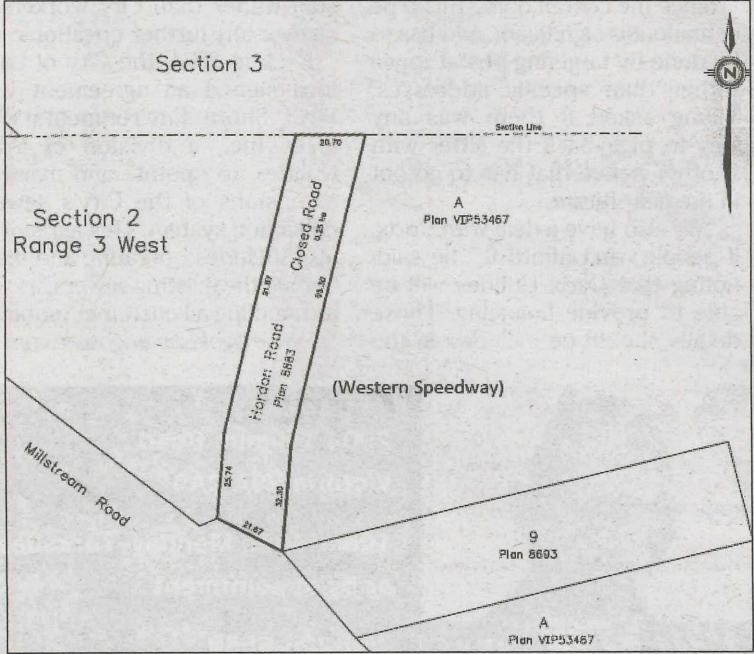
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Schedule 'A'



Jim Bowden
Chief Administrative Officer



City of Langford
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NOTICE OF PUBLIC HEARING

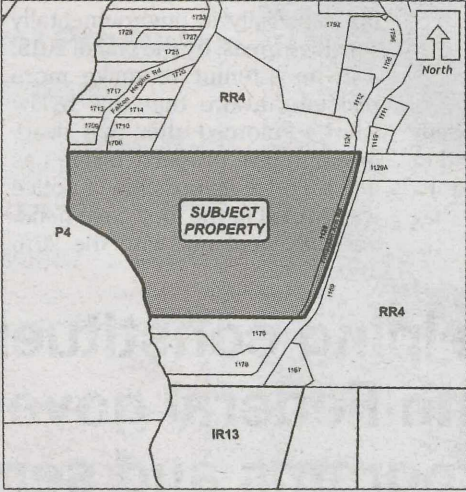
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Applicant: Mary Rostad, Mary's Farm & Sanctuary

Location: The land that is the subject of Bylaw No. 1658 is 1128 Finlayson Arm Rd as shown shaded on the plan.

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Jim Bowden
Administrator

Councillor Wade entered the meeting at 5:35pm.

4. REPORTS

- a) Application to Rezone 1128 Finlayson Arm Rd from RR4 (Rural Residential 4) Zone to RAE1 (Rural Agricultural and Eco-Tourism) Zone to allow for equestrian therapy and riding activities on the property
- Staff Report (Planning Z16-0013)**

MOVED BY: K. SHELDRAKE

SECONDED: N. STEWART

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

That Council:

1. Consider giving First Reading to Bylaw No. 1658 to amend the zoning designation of the property located at 1128 Finlayson Arm Road from RR4 (Rural Residential 4) to the new RAE1 (Rural Agriculture and Eco-Tourism 1) Zone subject to the following terms and conditions:
 - a) A site servicing feasibility review must be conducted, to the satisfaction of the Director of Engineering, for any development prior to issuance of a development permit.
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense.

CARRIED.

- b) Application to Rezone 2822 and 2824 Knotty Pine Road from R2 (One- and Two-Family Residential) to RM7A (Medium Density Apartment A) Zone to Permit a six-unit townhouse development
- Staff Report (Planning Z16-0018)**

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

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

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2822 and 2824 Knotty Pine from R2 (One- and Two-Family Residential 2) to RM7A (Medium Density Apartment 7A), subject to the following terms and conditions:
 - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per unit, prior to the issuance of a Building Permit:
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund;
 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

4. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks & Recreation – May 12th, 2016

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the West Shore Parks & Recreation Minutes for May 12th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – September 12th, 2016

- 1. Application to Rezone 1128 Finlayson Arm Rd from RR4 (Rural Residential 4) Zone to RAE1 (Rural Agricultural and Eco-Tourism) Zone to allow for equestrian therapy and riding activities on the property**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Consider giving First Reading to Bylaw No. 1658 to amend the zoning designation of the property located at 1128 Finlayson Arm Road from RR4 (Rural Residential 4) to the new RAE1 (Rural Agriculture and Eco-Tourism 1) Zone subject to the following terms and conditions:
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 - b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense.

CARRIED.

g) BYLAW NO. 1656

**"Tax Exemption Non-Profit Affordable Housing Bylaw No. 1656, 2016."
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1656.

CARRIED.

h) BYLAW NO. 1657

**"City of Langford Housing Agreement (798 Harrier Way) Bylaw No. 1657, 2016."
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1657.

CARRIED.

i) BYLAW NO. 1658

**"Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".
(FIRST READING)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1658 First Reading.

CARRIED.

9. ADJOURNMENT

The Chair adjourned the meeting at 5:50 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: September 12, 2016

Department: Planning

Application No.: Z16-0013

Subject: Application to Rezone 1128 Finlayson Arm Rd from RR4 (Rural Residential 4) Zone to RAE1 (Rural Agricultural and Eco-Tourism) Zone to allow for equestrian therapy and riding activities on the property

PURPOSE

Mary Rostad, owner of the property, has applied to rezone 1128 Finlayson from RR4 (Rural Residential 4) zone to the new RAE1 (Rural Residential and Eco-Tourism 1) zone to allow for equestrian based therapy (for humans) and riding activities to occur on the parcel.

BACKGROUND

PREVIOUS APPLICATIONS

City records show a building permit issued for an addition to an existing barn in 1997 and for an accessory building in 1998. Records do not show any other applications pertaining to development or rezoning on this site.

Table 1: Site Data

<i>Applicant</i>	Mary Rostad	
<i>Owner</i>	Mary Rostad	
<i>Civic Address</i>	1128 Finlayson Arm Road	
<i>Legal Description</i>	Lot A, Section 41, Highland District, Plan 3622, Except in Parts in Plans 25640 and 30287	
<i>Size of Property</i>	110,367.58 m ²	
<i>DP Areas</i>	Steep Slopes and Habitat and Biodiversity	
<i>Zoning</i>	Existing: RR4 (Rural Residential 4)	Proposed: RAE1 (Rural Agriculture and Eco- Tourism 1)
<i>OCP Designation</i>	Existing: Hillside or Shoreline	Proposed: No Change

SITE AND SURROUNDING AREA

The subject parcel is located on Finlayson Arm Road that is accessed via the TransCanada Highway. The 30 acre parcel includes a one-family dwelling, riding stable and an accessory building. The surrounding parcels are also accessed by Finlayson Arm Road and include one-family dwellings on large parcels. To the immediate West of the subject site is Goldstream Provincial Park. The park is 477 hectares of protected area, and part of the Nanaimo Lowlands Eco section of the Coastal Douglas Fir Biogeoclimatic Zone. The Goldstream River is the site of annual chum salmon spawning which takes place in mid to late October and November.

The immediate area has seen relatively little changes in terms of development and subdivision. The parcel to the immediate South of the subject parcel underwent a subdivision to create two lots but retained the RR4 zoning in 2012. The parcel to the East had been vacant until 2014 when a one family dwelling was constructed on the site. Other adjacent lands have remained undeveloped or unchanged.

Figure 1 – Orthophoto Map



Table 2: Surrounding Land Uses

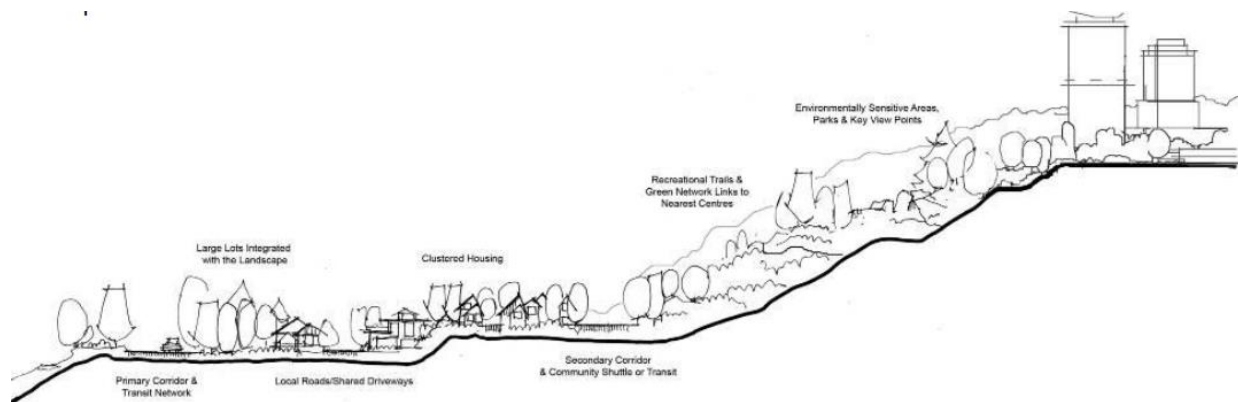
	Zoning	Use
<i>North (1124 Finlayson Arm Rd)</i>	RR4 (Rural Residential 4)	Agricultural/Residential
<i>North (1706 Falcon Heights Rd)</i>	RR4 (Rural Residential 4)	Residential
<i>East (1159 Finlayson Arm Rd)</i>	RR4 (Rural Residential 4)	Agricultural/Residential
<i>South (1170 Finlayson Arm Rd)</i>	RR4 (Rural Residential 4)	Agricultural/ Residential
<i>West (Goldstream Provincial Park)</i>	P4 (Park and Open Space)	Park

COUNCIL POLICY**OFFICIAL COMMUNITY PLAN (OCP)**

The subject property is designated as *Hillside Shoreline* within the Official Community Plan Bylaw No. 1200. The Hillside Shoreline designation is designated as:

Hillside Shoreline

- Predominantly residential area that supports a range of low, medium and high density housing choices including secondary suites
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home based businesses, live- work housing is encouraged; home-based accommodations (ex. Bed and breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails etc.) are integrated throughout the area.

A Concept of Hillside or Shoreline Areas**DEVELOPMENT PERMIT AREAS**

The subject property is within the Habitat and Biodiversity Development Permit Area as well as the Steep Slopes and Interface Fire Hazard Development Permit Areas. Rezoning the property will permit new accessory uses as well as the intensification of the current use on site. Council should be aware that a development permit will be required prior to any land clearing or construction.

COMMENTS

DEVELOPMENT PROPOSAL

As an equestrian based therapy centre, the current activities on the site are permitted under the “agriculture” use in the current RR4 zone. The purpose of the rezoning application is to expand the current activities to allow for groups of people to engage in agricultural based pursuits and education in a natural setting.

New uses under the proposed eco-tourism zoning include: conference and meeting facilities, campsites, group day cares, riding stables, nursery, health centre, recreational equipment rentals and assembly use.

Council should note that the site is not serviced by municipal water or sanitary sewer systems therefore there are limits to the kind of development that can occur on site. If Council is supportive of this application and the proposed new Zone, they may wish to require the applicant to enter into a servicing agreement prior to the issuance of a development permit or building permit. The proposed uses are outlined in Table 3 below for Council’s consideration.

Table 3: Proposal Data

Permitted by RR4	Permitted by RAE1 (Proposed Zoning)
• accessory buildings and uses; • agriculture; • boarding kennel; • breeding kennel; • group day care; • home occupation; • intensive agriculture on lots of 4 ha (10 acres) or more in area; • one-family dwelling or two-family dwelling; • secondary suite in a one-family dwelling; • temporary construction and real estate marketing offices; • the keeping of not more than four boarders in a one-family dwelling; and	• accessory buildings and uses; • temporary construction and real estate marketing offices; • agriculture; • intensive agriculture on lots of 4 ha (10 acres) or more in the area; • nursery; • riding stables; • siculture; • single unit (cabin) or multi-unit (bunkhouse) dormitory; • campsite; • rental of recreational equipment; • health centres; • assembly use; • riding academies, including riding rings; • schools and preschools; • home occupations; • one family dwelling; and • secondary suite in a one-family dwelling.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As no development is occurring, a site plan was not obtained as part of this application. The current use, an equestrian based therapy centre, must have parking on the site that adheres to Zoning Bylaw 300. Section 4.01.01, Table 1 regulations for a Riding Stable, which requires 1 parking stall per boarded and rental horse in addition to 1 space per employee. While the subject parcel has ample space to provide required parking, a parking review will be done with at time of business license application and again with any subsequent development or building permits.

The property is within a rural area and is not in close proximity to the BC transit stops or bicycle lanes. It can be assumed that patrons and visitors to the site are purposely accessing the site.

INFRASTRUCTURE

Due to the lack of servicing to the site (no sewer or water) Council should note that no development or subdivision may occur until the property is serviced or a variance to Bylaw 1000 is issued by Council.

WATER:

The subject property is serviced by a well system which limits the future development potential of the site due to capacity constraints.

SEWER:

The subject property is serviced by septic. Any construction taking place should outline a servicing agreement detailing how waste is to be dealt with. Council should note that Westshore Environmental has indicated that sewage generated by the property must be managed by an on-site sewer disposal system that is approved by Island Health or other governing authority.

FIRE SAFETY:

Fire access and fire services protection had no current issues but urged the applicant to take out a business license prior to starting up their eco-tourism business to ensure all fire and life safety requirements are met.

OPTIONS

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

Option 1

1. Consider giving First Reading to Bylaw No. 1658 to amend the zoning designation of the property located at 1128 Finlayson Arm Road from RR4 (Rural Residential 4) to the new RAE1 (Rural Agriculture and Eco-Tourism 1) Zone subject to the following terms and conditions:
 - a) A site servicing feasibility review must be conducted, to the satisfaction of the Director of Engineering, for any development prior to issuance of a development permit.
 - b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That any necessary underground or above ground servicing upgrades, extensions, or other requirements should be fulfilled at the applicant's expense.

Option 2

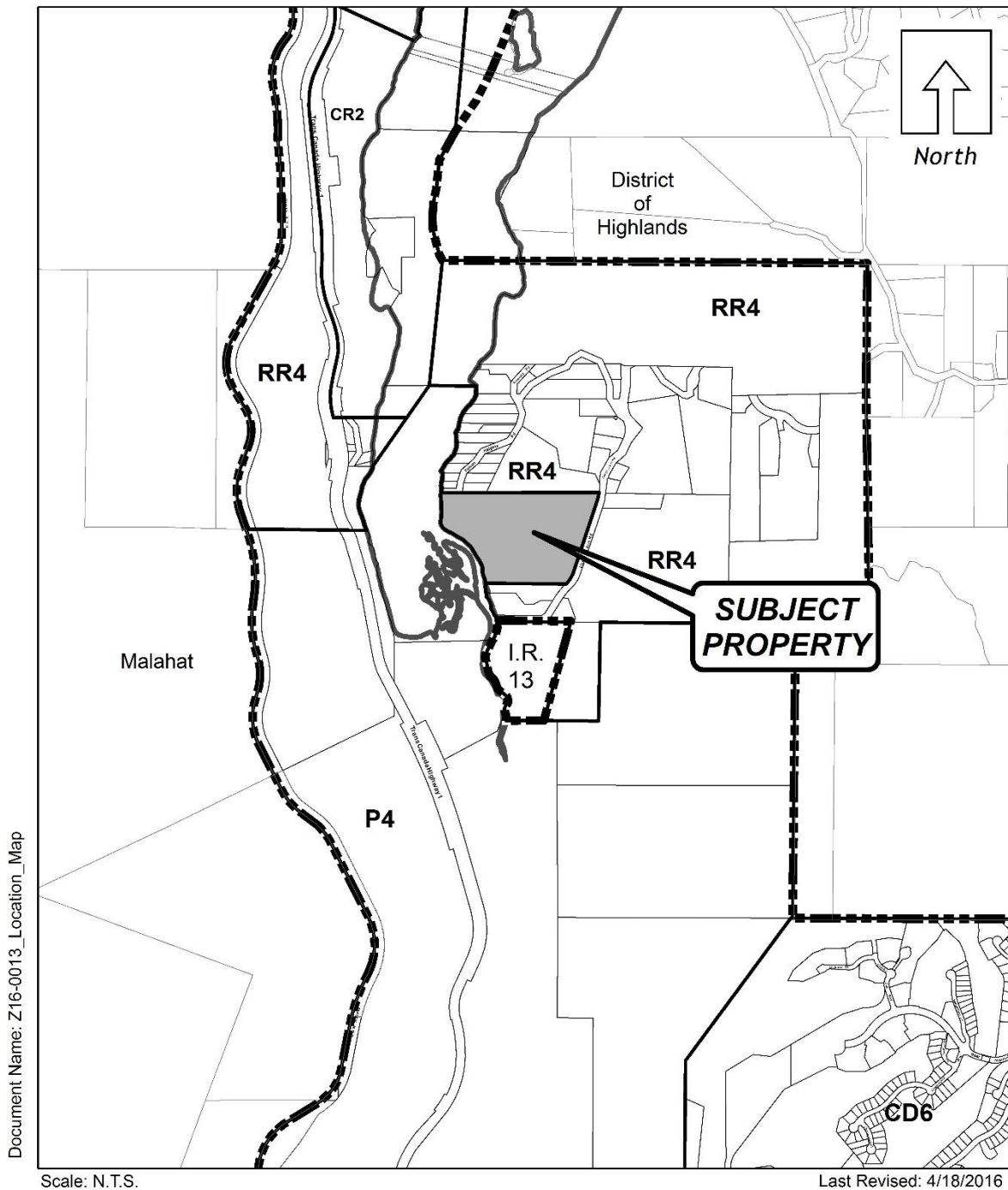
2. Take no action at this time with respect to rezoning 1128 Finlayson Arm Road
-

Submitted by:	Lauren Morhart, MCIP RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:lhm

Appendix A – Location Map

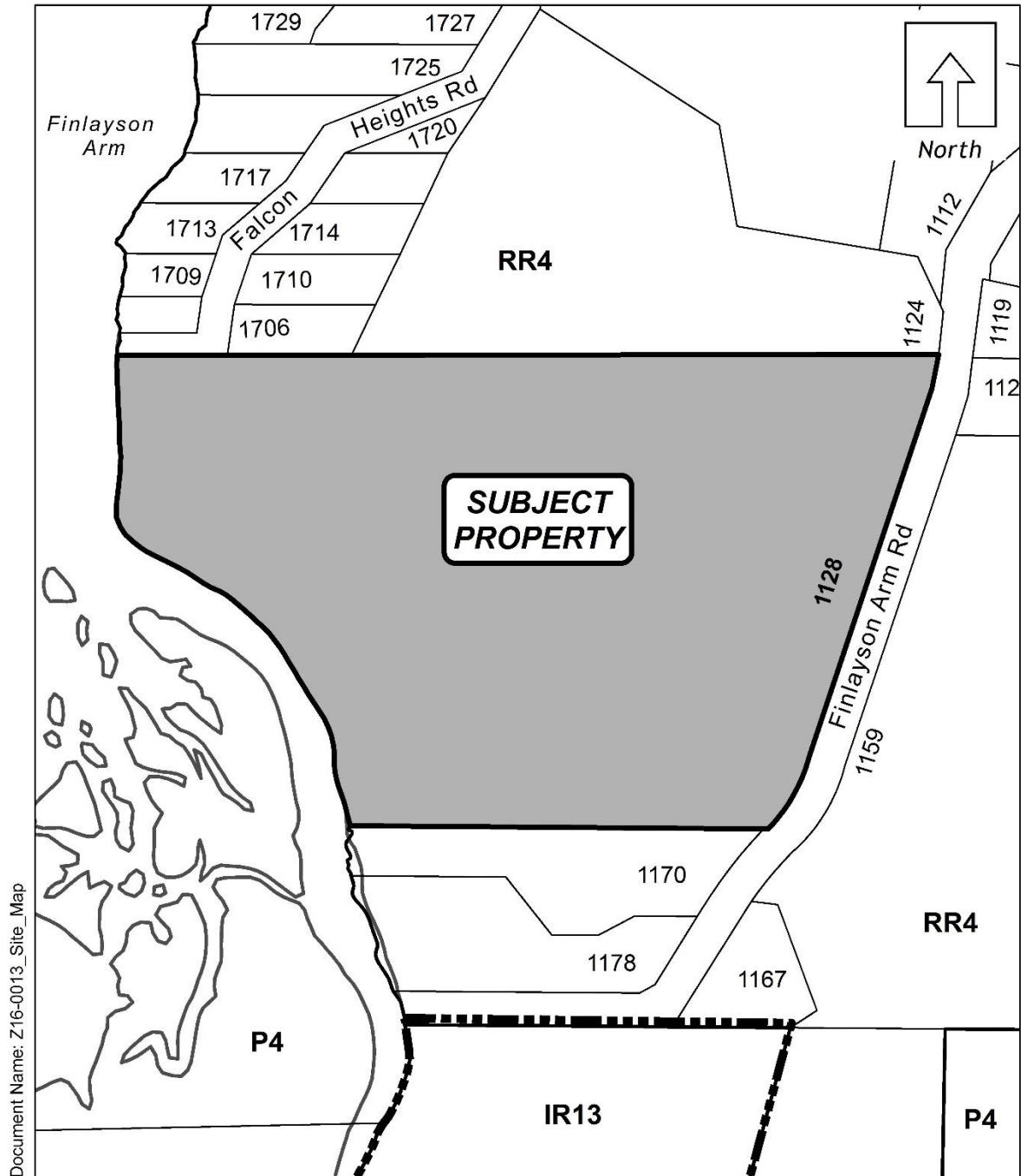
**REZONING BYLAW AMENDMENT
(Z16-0013)
1128 Finlayson Arm Rd**



Appendix B – Site Map

**REZONING BYLAW AMENDMENT
(Z16-0013)**

1128 Finlayson Arm Rd



Scale: N.T.S.

Last Revised: 4/18/2016

Appendix C – Bylaw 1658**Section 6.18 – Rural Agriculture and Eco-Tourism (RAE1) Zone**

The intent of the Rural Agriculture and Eco-Tourism zone is to provide for opportunities for a mix of residential, agricultural/agri-tourism, eco-tourism and educational uses.

6.18.01 Permitted Uses

The following uses and no others are permitted in the Rural Agriculture and Eco-Tourism (RAE1) Zone:

General Uses:

- (1) accessory buildings and uses;
- (2) temporary construction and real estate marketing offices;
- (3) uses permitted by Section 3.01 of this Bylaw;

Agricultural Uses:

- (4) agriculture;
- (5) intensive agriculture on lots of 4 ha (10 acres) or more in area;
- (6) nursery;
- (7) riding stables;
- (8) silviculture;

Educational Uses:

- (9) riding academies including riding rings;
- (10) schools and preschools;

Agri-Tourism and Eco-Tourism Uses:

The following uses are permitted as accessory uses to any agricultural or educational use:

- (11) single unit (cabin) or multi-unit (bunkhouse) dormitory;
- (12) campsite;
- (13) rental of recreational equipment including, but without limited the generality of the foregoing: bicycles, kayaks and canoes, horses, clothing and outdoor gear;
- (14) health centres;

-
- (15) assembly use;

Residential Uses:

- (16) home occupation in accordance with Section 3.09;
- (17) one-family dwelling; and
- (18) secondary suite in a one-family dwelling in accordance with Section 3.08.

6.18.02 Subdivision Lot Requirements

- (1) No lot having an area less than 0.4 ha (1 acre) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) zone; and
- (2) Notwithstanding Subsection 6.04.02(1), no lot having an area less than 40 ha (100 acres) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) Zone unless that lot is serviced by the municipal sanitary sewer system.

6.18.03 Density of Development and Lot Coverage

- (1) There may not be more than one one-family residential dwelling per lot; and
- (2) Lot coverage of all buildings and structures may not exceed 20% or 1000 m².

6.18.04 Height and Size of Principal Use Buildings

- (1) No building or structure may exceed a height of 10.5 m (34 ft); and
- (2) Despite article (1), the height of a building for agriculture or intensive agriculture use may not exceed 12 m (39 ft).

6.18.05 Setbacks

- (1) No building or structure may be located:
 - (a) within 10 m (33 ft) of any rear lot line;
 - (a) within 7.5 m (25 ft) of any other lot line; and
- (2) Despite article (1), the siting of any building or structure used for agriculture or intensive agriculture must comply with Section 3.05 of this Bylaw.

6.18.06 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw must apply.

6.18.07 General

The relevant regulations of Part 3 of this Bylaw must apply

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, October 3rd, 2016 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

CAO J. Bowden, Administrative Assistant, J. Coneybeer, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

1. CALL TO ORDER

The Chair called the meeting to order at 5:35 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council Approve the Agenda as Presented.

CARRIED.

3. PUBLIC HEARINGS

- a) **Bylaw No. 1531**
"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1531 at 5:35 p.m.

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

The City Planner advised that the City of Langford is proposing to make various omnibus amendments to the City of Langford's Zoning Bylaw No. 300. These amendments include:

- generally increasing the maximum height permitted for apartment buildings from four storeys to six storeys;
- changing the ground floor parking requirements in the C8 (Community Town Centre Pedestrian) zone;
- adding "apartment" as a permitted use on two properties in the Business and Technology 1 (BT1) zone;
- rectifying certain legal non-conforming uses;
- adjusting the boundary of the CH4 (Cluster Housing 4) zone to include lands that are straddling the zoning boundary; and
- allowing shipping containers as a permitted accessory use to mini-storage

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. This proposal is consistent with Official Community Plan Designations. Advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1531 closed at 5:36 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – September 19th, 2016

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council approve the Minutes of the Regular Meeting of Council held on September 19th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0013 – 890 Bear Mountain Parkway and 2309 Echo Valley Drive

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0013 for the City of Langford to Ron Coutre on behalf of Eagle Ridge Development Corp and Cora Venture Corp to vary the minimum required front, rear, and exterior side setbacks, the minimum lot area for one-family lots, and to allow a permanent two-point turnaround in lieu of a cul-de-sac at 890 Bear Mountain Parkway and to vary the minimum required rear and exterior side setbacks at 890 Bear Mountain Pkwy and 2309 Echo Valley Dr 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) With regards to 890 Bear Mountain Parkway:

- I. That Section 6.109.05(1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 5.5m to 1.0m for Lot 2;
- II. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 1.0m for Lots 3-19;
- III. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 3m for the principal dwelling for Lot 1;
- IV. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 2m for Lot 20;
- V. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.0m for Lot 19;
- VI. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 20;
- VII. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 1;
- VIII. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 1.5 m for Lot 1;
- IX. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 4.8m for Lot 3;
- X. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 5.5m for Lot 4;

- XI. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 3;
- XII. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 4;
- XIII. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 270 m² for Lot 5;
- XIV. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 279 m² for Lot 6;
- XV. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 289 m² for Lot 7;
- XVI. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 299 m² for Lot 8;
- XVII. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to nil for Lots 21-28;
- XVIII. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.1m for the principal dwelling for Lot 29;
- XIX. That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow a permanent two-point turnaround in lieu of a cul-de-sac;
- b) With regards to 2309 Echo Valley Dr:
 - I. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.5m;
 - II. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 3.0m;

3. Conditions

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

- a) That the applicant install “No Parking” signage in the two-point turnaround;
- b) That a 6m setback be provided from the intersection point of the front lot line and rear lot line of Lot 1;
- c) That the exterior side lot line variance provided to Lot 1 does not impede vehicular sight lines, as determined by the Director of Engineering.

CARRIED.

8. REPORTS

**a) Langford Triathlon Request for Long-term Agreement
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Grant permission for the Westshore Triathlon to host the Langford Triathlon on Sunday, July 9, 2017 between 6:00am and 12:00pm and with the condition all Bylaw 33 requirements are met; and
2. Contribute \$2,500 to sponsor participant race medals from the community funding budget for a period of three years to July 2019; and
3. Approve the Langford Triathlon Memorandum of Understanding.

CARRIED.

5:40 pm – Mayor Young arrived at the meeting.

**b) Bylaw No. 1659, Amendment No. 5 to Speed Limit Bylaw 1175, 2008
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Remove Leigh Road (South of Dunford) from the 30 km/hr zone in the current Speed Limit Bylaw; and
2. Replace the current reference of 30 km/hr on Leigh Road to become Leigh Place in the Speed Limit Bylaw; and
3. Give Bylaw 1659 first three readings.

CARRIED.

**c) Letter to Residents Re: 2019 Mandatory Sewer Hook Up
- Staff Report (Engineering)**

MOVED BY: COUNCILOR SZPAK
SECONDED: COUNCILOR SIFERT

That Council direct staff to draft a letter to all residents in the sewer service area advising of mandatory hookup date for sewer is not later than December 31, 2019.

CARRIED.

9. CORRESPONDENCE

a) Capital Regional District (CRD)

Re: 2016 Regional Growth Strategy (RGS) Bylaw 4017 Public Hearing

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILOR SZPAK

That Council receive the letter dated September 15th, 2016 from Barbara Desjardins, Chair, CRD Board with respect to the 2016 Regional Growth Strategy Bylaw 4017 Public Hearing date of Wednesday, October 19, 2016.

CARRIED.

b) Scouts Canada

Re: 2016 Apple Day Fund-Raising Drive

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter from Chris Fletcher, Area Commissioner, Scouts Canada and authorize the 2016 Scout Apple Day Fundraiser taking place in the community on Saturday, October 1st, 2016.

CARRIED.

c) Rugby Canada

Re: Letter of Appreciation - Canada Women's Sevens Rugby Team

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council receive the letter of appreciation dated September 12, 2016 from Rugby Canada with respect to the City of Langford's ongoing support of Rugby Canada's Sevens program.

CARRIED.

d) Association of Vancouver Island and Coastal Communities
Re: Island Corridor Foundation Financial and Governance Review Report

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

1. That Council support the recommendations in the report dated September 2nd, 2016 prepared by Kelly Daniels of aKd Resource and call on other municipalities and Regional Districts to do likewise with a request that the Island Corridor Foundation board implement them; AND
2. That Council forward a resolution to AVICC requesting that a new governance model be established to oversee the operation of the Island Corridor Foundation that better represents the interest of local tax payers living along the rail corridor.

CARRIED.

10. BYLAWS

- a) BYLAW NO. 1531**
"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1531 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council Adopt Bylaw No. 1648.

CARRIED.

c) BYLAW NO. 1653

**"City of Langford Permissive Tax Exemption Bylaw No. 1653, 2016."
(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1653.

CARRIED.

d) BYLAW NO. 1659

**"Langford Speed Limit Bylaw, Amendment No. 5, Bylaw No. 1659, 2016."
(FIRST, SECOND and THIRD READING)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1659 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1660

**"Langford Zoning Bylaw, Amendment No. 464, (2822 & 2824 Knotty Pine Rd), 2016"
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1660 First Reading.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
City Manager



Staff Report to Council

Date: October 17, 2016
Department: Planning, Land Development, and Building Departments
Subject: Quarterly (3rd Quarter) Report – July 1st, 2016 to September 30th, 2016

PLANNING DEPARTMENT

New Applications 2016					
Application	Received	Issued	Address	Proposal	
1	DP-16-01	8-Jan-16	26-Jan-16	233 & 235 Bellamy Link	Form & Character - Duplex
2	DP-16-02	13-Jan-16	3-Feb-16	239 & 241 Bellamy Link	Form & Character - Duplex
3	DP-16-03	18-Jan-16	22-Jan-16	257 & 259 Bellamy Link	Form & Character - Attached Duplex
4	DP-16-04	25-Feb-16	8-Apr-16	300 Phelps Ave	Form & Character - 2 Multi-Family Townhouses
5	DP-16-05	21-Jan-16		3348 Vision Way	Form & Character - 3 SFDs
6	DP-16-06	27-Jan-16	11-Feb-16	2435 Millstream Rd	Form & Character - Petro Canada Signage and Exterior Stucco Painted
7	DP-16-07	28-Jan-16	3-Mar-16	2666 and 2670 Secretariat Way	Form & Character - McCallum 5 Unit Townhouse Block 2
8	DP-16-08	12-Feb-16	24-Feb-16	855 Langford Pkwy	Form & Character - Canada Tire Pergola and Skid Cover
9	DP-16-09	17-Feb-16	17-May-16	3416 Hazelwood Rd	Form & Character - 10 SFDs and 4 Townhouses
10	DP-16-10	26-Feb-16	3-Mar-16	1053 Englewood Ave	Environmental - Soil Deposition
11	DP-16-11	3-Mar-16	21-Mar-16	251 & 253 Bellamy Link	Form & Character - Attached Duplex
12	DP-16-12	3-Mar-16	21-Mar-16	245 & 247 Bellamy Link	Form & Character - Attached Duplex
13	DP-16-13	9-Mar-16	29-Jun-16	687 Strandlund Ave	Form & Character - 24 Townhouse Development
14	DP-16-14	10-Mar-16	12-May-16	2662 & 2666 Secretariat Way	Form & Character - 8 unit Townhouse
15	DP-16-15	15-Mar-16	18-Apr-16	610 Atkins Ave	Detached Duplex
16	DP-16-16	16-Mar-16	12-Apr-16	PIDs: 026-228-203 & 026-228-211 (Bear Mountain unaddressed properties)	Environmental - 2.6ha clearing for future subdivision
17	DP-16-17	23-Mar-16	9-May-16	3220 West Shore Pkwy (1446 to 1498 Commander Crt (Phase 6 – Paradise Falls))	Form & Character - 27 Lot Subdivision (Commander Court)
18	DP-16-18	30-Mar-16		2781 Strathmore Rd	Form & Character - 3 Storey - 10 Unit Building
19	DP-16-19	30-Mar-16	14-Apr-16	892 Goldstream Ave	Form & Character - Garage Addition for the service and storage of automobiles
20	DP-16-20	31-Mar-16	2-Aug-16	881 Klahanie Dr	Environmental - Land Prep for an 11 Lot Subdivision

Application		Received	Issued	Address	Proposal
21	DP-16-21	4-Apr-16	12-May-16	4391 West Shore Pkwy	Form & Character - Warehouse with a 2 storey office
22	DP-16-22	4-Apr-16	2-Jun-16	2769, 2775, 2781, 2787 & portion of 2793 Leigh Rd	Form & Character - 14 Strata Units-commercial space with 2nd level offices/residential
23	DP-16-23	8-Apr-16	6-Jun-16	221 and 223 Bellamy Link	Form & Character - Attached Duplex
24	DP-16-24	14-Apr-16	6-Jun-16	679 Wagar Ave	Form & Character - 7 Townhouse Units
25	DP-16-25	20-Apr-16	10-May-16	777 Hockley Ave	Form & Character - 30 Rental Dwelling Unit Bldg
26	DP-16-26	3-May-16	4-May-16	850 Langford Pkwy	Form & Character - Tree Replacement
27	DP-16-27	3-May-16		892 Klahanie Dr	Environmental - portion of property
28	DP-16-28	12-May-16	30-Jun-16	3002 Irwin Rd	Amendment to DP-12-52 for residential subdivision
29	DP-16-29	17-May-16	15-Jun-16	2611 Savory Rd	Environmental - Build a SFD in Riparian and Fire Hazard Area
30	DP-16-30	20-May-16	20-Jun-16	3061 & 3067 Jacklin Rd	Form & Character - Belmont Market
31	DP-16-31	20-May-16	20-Jun-16	2930 Leigh Pl	Environmental - Site prep for new SFD with Suite
32	DP-16-32	20-May-16	30-May-16	2798 Lakehurst Dr	Form & Character - Attached Duplex
33	DP-16-33	24-May-16	29-Jul-16	1270, 1289, 1445, 1450 Bear Mountain Pkwy; 2030 Country Club Way; 2133 Champions Way; 009-853-081	Environmental - 28 Lots
34	DP-16-34	26-May-16	20-Jun-16	957 Loch Glen Pl	Form & Character - Detached Duplex
35	DP-16-35	3-Jun-16	4-Jul-16	3003 Irwin Rd	Form & Character - 28 Lot Subdivision
36	DP-16-36	3-Jun-16	19-Jul-16	1270 and 1445 Bear Mountain Pkwy	Form & Character - Cypress Mews and Cypress Gate
37	DP-16-37	3-Jun-16	23-Jun-16	2953 Jacklin Rd	Form & Character - Signage Esso Station
38	DP-16-38	6-Jun-16	21-Jun-16	227 & 229 Bellamy Link	Form & Character - Attached Duplex
39	DP-16-39	8-Jun-16	30-Jun-16	2662 Secretariat Way	Form & Character - 6 Unit Townhouse Development
40	DP-16-40	13-Jun-16	12-Aug-16	648 Strandlund Ave	Form & Character - Attached Duplex
41	DP-16-41	22-Jun-16	5-Aug-16	647 667 Redington Ave & 2478 2482 Selwyn Rd	Form & Character & Environmental - Self Storage and Townhouse Development
42	DP-16-42	30-Jun-16	22-Jul-16	3245 Puffin Pl	Form & Character - SFD Construction and variances
43	DP-16-43	5-Jul-16	15-Aug-16	2697 & 2701 Peatt Rd	Form & Character - 81 Unit Apartment Bldg
44	DP-16-44	5-Jul-16	23-Aug-16	2658 Secretariat Way	Form & Character - 4 Unit Townhouse
45	DP-16-45	6-Jul-16	20-Aug-16	2920 Amy Rd	Form & Character - Mobile Storage Warehouse
46	DP-16-46	13-Jul-16		2691 Peatt Rd	Form & Character - 6 Unit Rental Bldg
47	DP-16-47	15-Jul-16	24-Aug-16	3030 Jacklin Rd	Form & Character - 12 Unit Condo with underground parking and small commercial space
48	DP-16-48	20-Jul-16		2350 Bear Mountain Pkwy	Form & Character - 68 Unit Townhouse Development
49	DP-16-49	18-Jul-16	26-Sep-16	2309 Echo Valley Dr	Environmental - clearing, grubbing and grading
50	DP-16-50	19-Jul-16		1253 Goldstream Ave	Environmental - subdivide in a Riparian and Flood Plain area
51	DP-16-51	21-Jul-16	3-Oct-16	732 Meaford Ave	Form & Character - Warehouse with Offices Above
52	DP-16-52	22-Jul-16	11-Aug-16	2510 Florence Lake Rd	Environmental - Interface Fire Hazardous Area - SFD & Duplex
53	DP-16-53	26-Jul-16	20-Sep-16	3306, 3310, 3326 & 3328 Happy Valley Rd	Form & Character - 39 Townhouse Development
54	DP-16-54	28-Jul-16	26-Aug-16	4397 West Shore Pkwy	Form & Character - Co-Op Gas Station - Amends DP15-0052
55	DP-16-55	19-Aug-16	1-Sep-16	1021 & 1053 Englewood Ave	Environmental - Amends DP-16-10
56	DP-16-56	30-Aug-16	12-Sep-16	304 Selica Rd	Form & Character - Duplex
57	DP-16-57	31-Aug-16		3003 Irwin Rd	Environmental - land clearing
58	DP-16-58	6-Sep-16	22-Sep-16	2924 Jacklin Rd	Form & Character - Elevator Installation
59	DP-16-59	13-Sep-16		2169 Trans Canada Hwy	Environmental-RAR Area and Sewer Main construction
60	DP-16-60	19-Sep-16		683 Goldie Ave	Environmental - 3 lot bare land strata
61	DP-16-61	20-Sep-16		2854 Peatt Rd	Form & Character - 63 Apartment Units with Retail
62	DP-16-62	21-Sep-16	27-Sep-16	2920 Amy Rd	Environmental-Encroachment into the SPEA

Application	Received	Issued	Address	Proposal
63	DP-16-63	22-Sep-16	3532 Grenadier Rd	Form & Character - 9 Lot Subdivision
64	DP-16-64	27-Sep-16	2824 Lakehurst Dr	Form & Character - Duplex
65	SDP-16-01	4-Jan-16	#101 - 891 Attree Ave	2 Façade - Pemberton Holmes
66	SDP-16-02	6-Jan-16	#111 - 866 Goldstream Ave	2 Façade - Langford Dental
67	SDP-16-03	15-Jan-16	#125 - 2401G Millstream Rd	1 Façade - Lifelabs
68	SDP-16-04	27-Jan-16	2435 Millstream Rd	1 Façade - Petro Canada
69	SDP-16-05	2-Feb-16	2885 Peatt Rd	1 Façade - West Shore Family Naturopathic Ltd
70	SDP-16-06	3-Feb-16	#129-735 Goldstream Ave	1 Façade - Win Resale Shop
71	SDP-16-07	8-Mar-16	#110 - 2944 Westshore Pkwy	2 Façade, 1 Freestanding - CREST, Emergency Communications
72	SDP-16-08	14-Mar-16	#117 - 777 Goldstream Ave	1 Façade - Kharma
73	SDP-16-09	23-Mar-16	1319 Rosewell Rd	1 Façade - YMCA/YWCA Childcare
74	SDP-16-10	29-Mar-16	963 Langford Pkwy	2 Façade - Raymond James Financial Planning
75	SDP-16-11	30-Mar-16	3061 Jacklin Rd	1 Temporary Development Sign - Belmont Market
76	SDP-16-12	8-Apr-16	#110 - 2298 Millstream Rd	1 Façade - Skillz Canada
77	SDP-16-13	13-Apr-16	#176 - 2945 Jacklin Rd	1 Façade - Tommy Gun's Original Barbershop
78	SDP-16-14	14-Apr-16	963 Langford Pkwy	1 Freestanding - Hendry Swinton McKenzie HSM Insurance
79	SDP-16-15	14-Apr-16	Unit 211G - 2401 Millstream Rd	1 Façade - Fido #225
80	SDP-16-16	20-Apr-16	2663 Sooke Rd	2 Façade, 1 Freestanding, 1 Directional - Boyd Auto Repair Shop
81	SDP-16-17	29-Apr-16	2792 Peatt Rd	1 Façade, 1 Freestanding - Waterwheel Liquor Store
82	SDP-16-18	3-May-16	300 Phelps Ave	1 Temporary Development - Park Land Townhomes Turner Lane Development
83	SDP-16-19	4-May-16	2885 Jacklin Rd	1 Freestanding - Denfor Investments
84	SDP-16-20	12-May-16	2095 Millstream Rd	1 Temporary - P & R Truck Centre
85	SDP-16-21	13-May-16	#117 - 2355 Millstream Rd	1 Façade, 1 Projected, 1 Sandwich Board - Domino's Pizza
86	SDP-16-22	27-May-16	2924 Jacklin Rd	1 Façade - Weavers Leather
87	SDP-16-23	1-Jun-16	2972 Jacklin Rd	2 Façade - Starbucks
88	SDP-16-24	8-Jun-16	#125 - 735 Goldstream Ave	1 Façade - Sleep Clinic
89	SDP-16-25	22-Jun-16	105 - 847 Goldstream Ave	1 Sandwich Board - Rhino Labour Employment Agency
90	SDP-16-26	27-Jun-16	687 Strandlund Ave	Banner Sign - Temporary Construction SunTerra Townhomes
91	SDP-16-27	30-Jun-16	#104 - 3212 Jacklin Rd	1 Façade - Wensley Architecture
92	SDP-16-28	5-Jul-16	1999 Country Club Way	2 Façade - Westin Bear Mountain Golf Resort & Spa
93	SDP-16-29	11-Jul-16	#115 - 963 Langford Pkwy	1 Façade - Kumon Math & Reading Centre
94	SDP-16-30	15-Jul-16	#102 - 2298 Millstream Rd	1 Façade - H & R Exteriors
95	SDP-16-31	18-Jul-16	2771 Jacklin Rd	1 Freestanding - Signart Studio
96	SDP-16-32	25-Aug-16	2945 Jacklin Rd	1 Façade - Bluenotes
97	SDP-16-33	6-Sep-16	2655 Sooke Rd	3 Other - Awning Graphic signs
98	SDP-16-34	21-Sep-16	#106 - 2298 Millstream Rd	1 Façade - Talon Signs Ltd.
99	SDP-16-35	23-Sep-16	2401 Millstream Rd	1 Façade - Telus/Koodo
100	DVP-16-01	4-Jan-16	2781 Strathmore Ave	Vary the Rear Yard Setback

Application		Received	Issued	Address	Proposal
101	DVP-16-02	26-Jan-16	18-Apr-16	899 McCallum Rd	Vary Visitor Parking
102	DVP-16-03	3-Mar-16		007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr	Parking Variances
103	DVP-16-04	7-Mar-16		2627 and 2639 Millstream Rd	Cul de Sac Variance
104	DVP-16-05	15Ma416	2-May-16	566 Treanor Ave	Rear yard setback for existing House
105	DVP-16-06	31-Mar-16	20-Jun-16	2176 Champions Way	Rear Yard Setback Reduction
106	DVP-16-07	1-Apr-16		967A Isabell Ave	Relax Road Structure - Bylaw 1000
107	DVP-16-08	8-Apr-16	18-Jul-16	1445 Bear Mountain Pkwy & 2030 Country Club Way	Vary Setbacks tor all 27 Lots
108	DVP-16-09	3-May-16		892 Klahanie Dr	Lot 5 Sideyard Setback for Existing House
109	DVP-16-10	15-Jun-16	6-Sep-16	2758 Peatt Rd	Parking Variance - to include a dance studio along with existing daycare
110	DVP-16-11	22-Jun-16	6-Sep-16	913 Latoria Rd	Rear Yard Setback Reduction on Lot 43
111	DVP-16-12	11-Jul-16		3017 & 3021 Glen Lake Rd	1.75 front, 0.60 side and 1.90 wall/0.90 roof at the rear
112	DVP-16-13	18-Jul-16	3-Oct-16	890 Bear Mountain Pkwy and 2309 Echo Valley Dr	Setback, lot area Variances; Hammerhead turnaround Bylaw 1000 Variance
113	DVP-16-14	13-Sep-16		2559 Millstream Rd	Setback Variances
114	DVP-16-15	15-Sep-16		2691 Peatt Rd	Parking Regulation Variance to 1 Stall Per Unit
115	TUP-16-01	11-May-16	20-Jun-16	#115 - 963 Langford Pkwy	Operate a Kumon Math & Reading Centre
116	TUP-16-02	30-May-16		809 Orono Ave	Licensed Group Childcare
117	LLP-16-01	22-Oct-15		Darcy's Pub	737 Goldstream
118	LLP-16-02	14-Jan-16		Axe & Barrel	2323 Millstream Rd
119	Z-16-01	28-Jan-16	18-Jul-16	2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6	Amend CD12 Zone - South Skirt

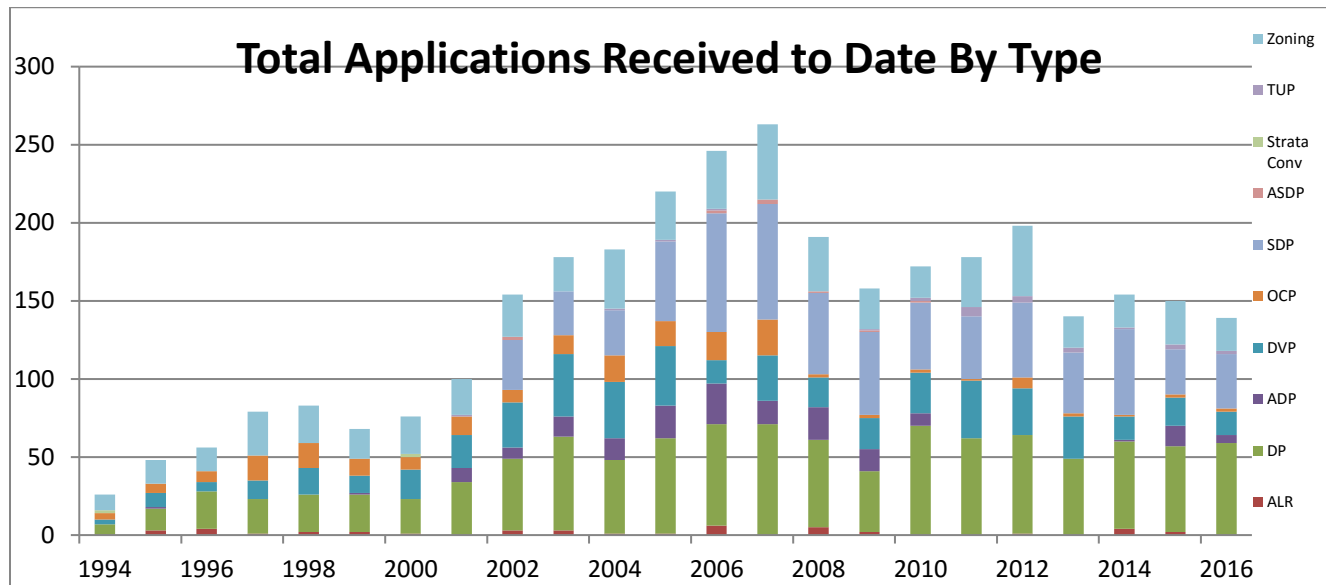
Application		Received	Issued	Address	Proposal
120	Z-16-02	29-Jan-16	15-Aug-16	1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella Dr; 2089 and 2133 Champions Way; 1175 Natures Gate;2182 Navigators Rise; 2235 Players Dr; 2079 Hedgestone;2310 Echo Valley Dr; 1000 Gade; 2190 and 2220 Spirit Ridge Dr	Create CD6A Zone - residential density, open space requirement, amenity contributions
121	Z-16-03	4-Feb-16	21-Mar-16	2793 Leigh Rd	Rezone a portion of Property (44ft) from BT1 to CS3
122	Z-16-04	12-Feb-16		967A Isabell Ave	R2 to RS3 for 6 Lot Subdivision
123	Z-16-05	16-Feb-16	18-Jul-16	1021 & 1053 Englewood Ave	RR2 to R2A for 29 Lot Subdivision
124	Z-16-06	16-Feb-16		817 Arcote Ave	R2 to RM7A - 5 New Townhomes
125	Z-16-07	18-Feb-16		2681 Claude Rd	R2 to ____ - 11 Unit 2 Townhouse Development
126	Z-16-08	18-Feb-16	3-Oct-16	1067/99; 1128/64 Braeburn Ave	CD15 Text Amendment
127	Z-16-09	19-Feb-16	18-Jul-16	647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd	Zone to accommodate storage facility, apartments, townhouses and/or SFDs as permitted uses
128	Z-16-10	14-Mar-16		592 Phelps Ave	Rezone to create 5 new lots
129	Z-16-11	31-Mar-16	15-Aug-16	720, 724 & 732 Meaford Ave	For Office and Commercial Warehouse Uses and new MU2 for Rental Apartment Use
130	Z-16-12	1-Apr-16		2285 Bellamy Rd	C1 Text Amendment to increase number of children in a daycare
131	Z-16-13	15-Apr-16		1128 Finlayson Arm Rd	RR4 to RAE1
132	Z-16-14	29-Apr-16		2555 & 2559 Millstream Rd	Lot Line Adj and a Residential Small Lot Rezoning
133	Z-16-15	18-May-16		694 Hoylake Ave	10 Unit Townhouse Development
134	Z-16-16	26-May-16	19-Sep-16	2789 Grainger Rd	Text Amendment for Cooking Facilities in C8 Zone
135	Z-16-17	10-Aug-16		2762 and 2768 Claude Rd	To MU2 - 6 Storey Apartment Bldg
136	Z-16-18	18-Jul-16		2822 and 2824 Knotty Pine Rd	To RM7A - 2 blocks of 3 Townhouses
137	Z-16-19	10-Aug-16		2845, 2847 & 2850 Bryn Maur Rd	To MU2 - 6 Storey Apartment Bldg
138	Z-16-20	6-Sep-16		2780 Veterans Memorial Pkwy	C3 Group Day Care permitted use
139	Z-16-21	20-Sep-16		2326 & 2350 Millstream Rd	C6B Text Amendment - remove requirement of above ground residential units only and height to 6-7 storeys for residential buildings
140	OCP-16-01	29-Jan-16		1270/89/96/1328/60/1425/45/50 Bear Mountain Pkwy; 2343 Nicklaus Dr; 2000 Hannington; 2030 Country Club Way; 976/77/81/84/85/88/89/92/96/1000/04 Capella	Amendment Map 2 - Remove Openspace Mapping

Application	Received	Issued	Address	Proposal
141	OCP-16-02	24-Mar-16	647 and 667 Redington Ave & 2478 and 2482 Selwyn Rd	Portion of 647 & 667 Redington from Neighbourhood to Mixed Use Employment Centre

Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	3	0
Development Permits*	37	23
Sign Development Permits	15	9
Development Variance Permits	12	3
OCP Amendments	4	3
Temporary Use Permits	2	2
Zoning Amendments	30	7
TOTAL	103	47

Applications Received to Date											
	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	2	0	10	26
1995	3	14	1	9	6	0	0	0	0	15	48
1996	4	24	0	6	7	0	0	0	0	15	56
1997	1	22	0	12	16	0	0	0	0	28	79
1998	2	24	0	17	16	0	0	0	0	24	83
1999	2	24	1	11	11	0	0	0	0	19	68
2000	1	22	0	19	8	0	0	2	0	24	76
2001	0	34	9	21	12	0	0	0	1	23	100
2002	3	46	7	29	8	32	2	0	0	27	154
2003	3	60	13	40	12	28	0	0	0	22	178
2004	1	47	14	36	17	29	0	0	1	38	183
2005	1	61	21	38	16	51	0	0	1	31	220
2006	6	65	26	15	18	76	2	0	1	37	246
2007	0	71	15	29	23	74	3	0	0	48	263
2008	5	56	21	19	2	52	1	0	0	35	191
2009	2	39	14	20	2	53	1	0	1	26	158
2010	0	70	8	26	2	43	1	0	2	20	172
2011	0	62	0	37	1	40	0	0	6	32	178
2012	1	63	0	30	7	48	0	0	4	45	198
2013	0	49	0	27	2	39	0	0	3	20	140
2014	4	56	1	15	1	55	0	0	1	21	154
2015	2	55	13	18	2	29	0	0	3	28	150
2016	0	59	5	15	2	35	0	0	2	21	139
Total	41	1030	169	492	195	684	10	4	26	609	3260



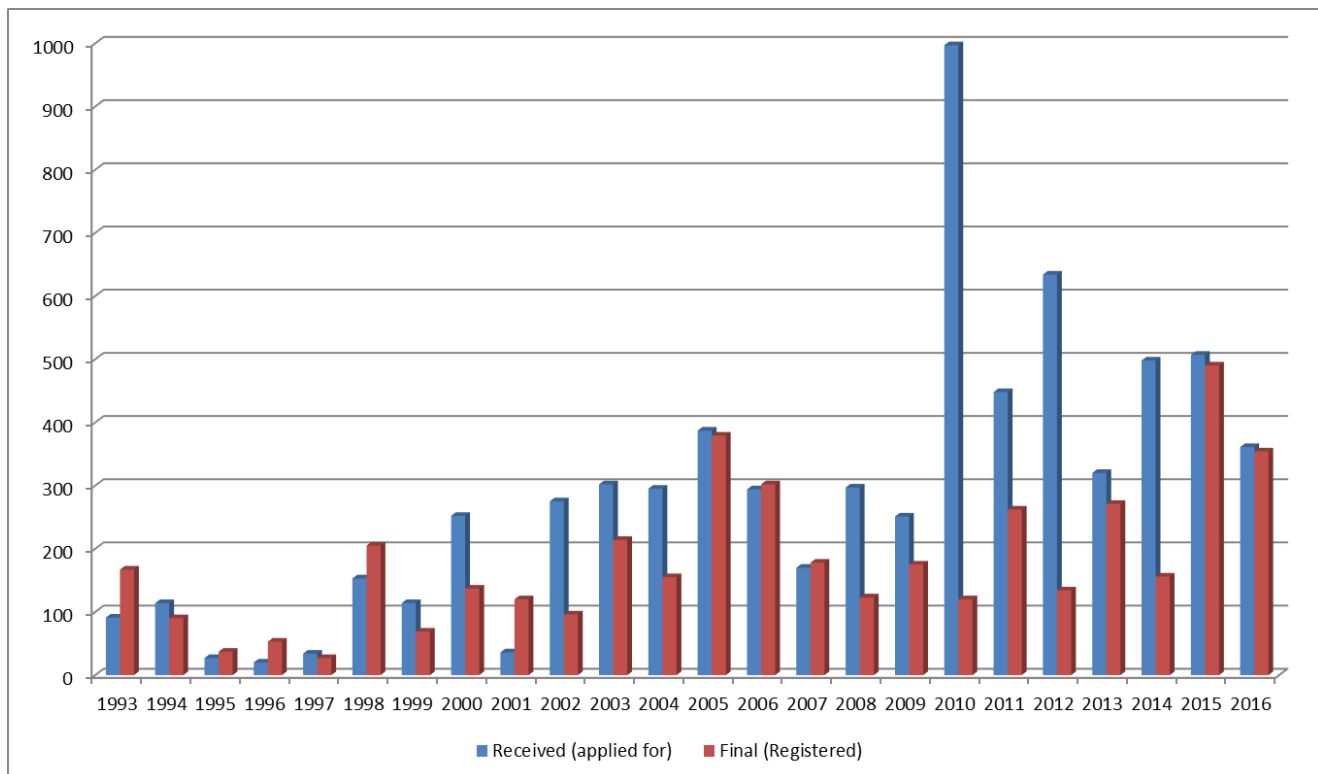
Fees Collected By Type of Application by Month and By Year									
	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	\$ -	\$ 8,200	\$ 1,250	\$ 12,300	\$ 2,200	\$ 400	\$ -	\$ 24,350	\$ 24,350
Feb	\$ -	\$ 11,900	\$ 1,250	\$ 34,800	\$ 13,200	\$ 600	\$ -	\$ 61,750	\$ 86,100
Mar	\$ -	\$ 42,800	\$ 5,000	\$ 24,100	\$ 2,200	\$ 950	\$ -	\$ 75,050	\$ 161,150
Apr	\$ -	\$ 17,650	\$ 2,500	\$ 17,900	\$ 6,600	\$ 1,050	\$ -	\$ 45,700	\$ 206,850
May	\$ -	\$ 29,100	\$ 1,250	\$ 7,600	\$ 6,600	\$ 1,100	\$ 3,400	\$ 49,050	\$ 255,900
Jun	\$ -	\$ 30,711	\$ 1,500	\$ -	\$ -	\$ 700	\$ -	\$ 32,911	\$ 288,811
Jul	\$ -	\$ 49,800	\$ 2,500	\$ 5,000	\$ -	\$ 500	\$ -	\$ 57,800	\$ 346,611
Aug	\$ -	\$ 12,040	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ 12,340	\$ 358,951
Sep	\$ -	\$ 7,779	\$ 2,500	\$ 4,700	\$ 6,600	\$ 550	\$ -	\$ 22,129	\$ 381,080
Oct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,080
Nov	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,080
Dec	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,080
Total	\$ -	\$ 209,980	\$ 17,750	\$ 106,400	\$ 37,400	\$ 6,150	\$ 3,400	\$ 381,080	\$ 381,080
2016	\$ -	\$ 209,980	\$ 17,750	\$ 106,400	\$ 37,400	\$ 6,150	\$ 3,400		\$ 381,080
2015	\$ 1,500	\$ 231,603	\$ 17,500	\$ 79,270	\$ 44,000	\$ 4,535	\$ 1,700		\$ 380,108
2014	\$ 1,800	\$ 169,859	\$ 20,750	\$ 121,400	\$ 35,200	\$ 9,025	\$ 1,700		\$ 359,734
2013	\$ -	\$ 143,608	\$ 25,450	\$ 62,800	\$ 28,600	\$ 6,725	\$ 3,400		\$ 270,583
2012	\$ 300	\$ 190,621	\$ 20,475	\$ 192,752	\$ 76,630	\$ 8,050	\$ 4,825		\$ 493,653
2011	\$ -	\$ 242,039	\$ 34,450	\$ 91,120	\$ 44,100	\$ 7,625	\$ 3,525		\$ 422,859
2010	\$ 3,600	\$ 339,882	\$ 29,055	\$ 50,075	\$ 24,300	\$ 6,600	\$ 2,350		\$ 455,862
2009	\$ 600	\$ 177,908	\$ 24,330	\$ 133,750	\$ 26,400	\$ 10,800	\$ -		\$ 373,788
2008	\$ 3,600	\$ 286,539	\$ 19,990	\$ 149,982	\$ 55,311	\$ 11,445	\$ -		\$ 526,867
2007	\$ -	\$ 277,015	\$ 31,577	\$ 130,696	\$ 91,473	\$ 14,405	\$ -		\$ 545,167
2006	\$ 3,150	\$ 372,655	\$ 15,425	\$ 139,796	\$ 40,600	\$ 14,800	\$ -		\$ 586,426
2005	\$ 300	\$ 412,137	\$ 34,195	\$ 178,171	\$ 36,400	\$ 10,270	\$ -		\$ 671,474
2004	\$ -	\$ 261,296	\$ 30,920	\$ 167,845	\$ 45,766	\$ -	\$ -		\$ 505,828
2003	\$ 1,200	\$ 178,048	\$ 39,965	\$ 182,920	\$ 24,850	\$ -	\$ -		\$ 426,983
2002	\$ -	\$ 97,072	\$ 37,851	\$ 61,082	\$ 20,262	\$ -	\$ -		\$ 216,266

* 2016 fees calculated to September 30, 2016

LAND DEVELOPMENT

Subdivision Applications Received this Year (non-shaded are this quarter)					
Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB16-0047	2566 and 2570 Wentwich Rd	Subdivision	2016-09-30		2
SUB16-0046	757 Latoria Rd	Subdivision	2016-09-29		9
SUB16-0045	300 Phelps Ave	Form P Strata	2016-09-26		
SUB16-0044	2030 Pebble Dr	Form P Strata	2016-09-19		
SUB16-0043	1454 and 1464 Bear Mountain Pky	Form P Strata	2016-09-19		
SUB16-0042	1067 Braeburn Ave (McCormick Meadows)	Subdivision	2016-09-12		35
SUB16-0041	3439 Ambrosia Cres and 1164 Braeburn Ave	Boundary Adjustment – Final	2016-09-01	2016-09-15	0
SUB16-0040	1021 and 1053 Englewood Ave	Subdivision	2016-08-24		30
SUB16-0039	2300, 2350 Bear Mountain Pky	Boundary Adjustment/ Road Dedication	2016-08-23	2016-09-06 Received as Final	0
SUB16-0038	1067 Braeburn Ave, Phase 3, McCormick Meadows	Subdivision	2016-08-22	2016-09-12	1
SUB16-0037	2840 Sooke Lake Rd	Subdivision	2016-07-29	2016-09-08	3
SUB16-0036	734 Latoria Rd	Subdivision	2016-07-22		6
SUB16-0035	951 Whirlaway Cres	Subdivision	2016-07-21	2016-08-23	4
SUB16-0034	2490 Jeanine Dr	Subdivision	2016-07-21	2016-09-08	1
SUB16-0033	890 Bear Mountain Pky	Subdivision	2016-07-21	2016-09-15	29
SUB16-0032	2510 Florence Lake Rd	Subdivision	2016-07-12	2016-08-04	1
SUB16-0031	2769, 2775, 2781, 2787, 2793 Leigh Rd	Subdivision	2016-07-11	2016-07-11 Received as Final	0
SUB16-0030	1253 Goldstream Ave	Subdivision	2016-07-11	2016-08-23	4
SUB16-0029	3017, 3021 Glen Lake Ave (Rugby Canada)	Subdivision	2016-07-11	2016-07-11 Received as Final	0
SUB16-0028	3067, 3139 Jacklin Rd (Sobeys)	Subdivision	2016-07-06	Pending Info from applicant	0
SUB16-0027	683 Goldie Ave	Subdivision	2016-06-30	2016-08-23	2
SUB16-0026	2555, 2559 Millstream Rd	Boundary Adjustment	2016-06-08	2016-06-08 Received as Final	0
SUB16-0025	1019 Fashoda Pl	Application	2016-06-08	2016-06-30	2
SUB16-0024	2182 Navigators Rise, 2235 Players Dr	Subdivision	2016-05-25	On Hold Rqst from appl	29
SUB16-0023	757 Latoria Rd	Subdivision	2016-05-24	WITHDRAWN	9
SUB16-0022	3003 Irwin Rd, Westhills Ph 6	Subdivision	2016-05-24	PENDING	42
SUB16-0021	3483 Happy Valley Rd	Subdivision	2016-05-17	2016-07-06	12
SUB16-0020	1311 Lakepoint Way	Subdivision	2016-05-13	2016-05-13 Received as Final	1
SUB16-0019	4373 West Shore Pky	Subdivision	2016-05-06	Waiting for Info Received as Final	1
SUB16-0018	892 Klahanie Dr	Subdivision	2016-05-04	2016-07-29	6
SUB16-0017	1067 Braeburn Ave	Subdivision	2016-05-02	2016-05-23	34
SUB16-0016	732 Meaford Ave, 2840 Millstream Rd	Final Application and Boundary Adjustment	2016-04-12	2016-04-12 Received as Final	2
SUB16-0015	2323 Millstream Rd, 2332 Belair Rd	Boundary Adjustment	2016-04-08	2016-04-08 Received as Final	0

SUB16-0014	903 Tayberry Terr	Subdivision	2016-04-08	2016-05-04	26
SUB16-0013	1270 Bear Mountain Pky, 2030 Country Club Way	Subdivision	2016-04-07	2016-05-26	28
SUB16-0012	3306-3328 Happy Valley Rd	Subdivision	2016-04-06	2016-05-30	1
SUB16-0011	566 Treanor Ave	Subdivision	2016-04-05	2016-05-04	1
SUB16-0010	2930 Amy Road	Final Application	2016-04-04	2016-04-04 Received as Final	1
SUB16-0009	967A and B Isabelle Ave	Subdivision	2016-03-31	2016-05-09	6
SUB16-0008	3416 Hazelwood Road	Subdivision	2016-02-29	2016-04-18	14
SUB16-0007	209 Cottier Place	Subdivision	2016-02-19	2016-04-13	1
SUB16-0006	881 Klahanie Drive	Subdivision	2016-02-16	2016-04-08	10
SUB16-0005	917 Avrill Road (Hayworth Building – Airspace Subdivision)	Subdivision	2016-02-05	2016-02-05 Received as Final	3
SUB16-0004	2639 Millstream Road	Subdivision	2016-01-20	2016-02-25	2
SUB16-0003	3275 Walfred Road	Subdivision	2016-01-19	2016-03-15	1
SUB16-0002	1306 Westhills Drive – Road Dedication	Subdivision	2016-01-06	2016-01-06 Received as Final	
SUB16-0001	2798 Lakehurst Drive	Subdivision	2016-01-05	2016-02-23	2
Total Lots Under Consideration 3rd Quarter					125
Total Lots Under Consideration 2nd Quarter					197
Total Lots Under Consideration 1st Quarter					39
Year To Date					361



Average Processing Time in Number of Days					
Year	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	
2012	29.6	77.6	72.8	79.9	
2013	60.2	36.6	57.1	42.5	
2014	51.0	57.5	33.8	43.0	
2015	78.6	63.8	45.8	48.7	
2016	57.6	42.4	35.75		
Subdivision Revenue					
Account			Budget	2016	Variance
10-02-115-472-0000-0078—Subdivision Application Fees			\$182,700	\$187,832	\$5,132
10-02-115-472-0000-0079—Subdivision Final Approval			\$71,100	\$68,827	\$2,273
10-02-115-472-0000-0080—Strata Conversion Applications			\$2,000	\$0	\$0
10-02-115-472-0000-0081—Subdivision Onsite Eng Approval			\$71,100	\$72,562	\$1,462
10-02-150-472-0000-0548—Latecomer Processing Charges			\$1,000	\$0	\$0

Land Development Administration Synopsis

In North Langford;

- Ecoasis has worked with BC Hydro and invested stake-holders to resolve the hydro restriction on the lands. This resolution is a measure to enable several years of development until such a time as the Hydro supply is provided via the Skirt Mountain development. Ecoasis is developing several multi-family sites as well as realizing some single family lot creation.
- Bear Mountain – Several areas of land that were part of the bank disposition have recently changed hands, and we anticipate development start-up within 2016.
- PCC Lands – largely built-out (Bellamy Link) excepting the lands between Selwyn and Redington Road.
- Skirt Mountain – Statement of Conditions have been issued for the first residential portion, and development consideration has been applied to the first multi-family site (both located off Road A; the first road located off Bear Mountain Parkway).

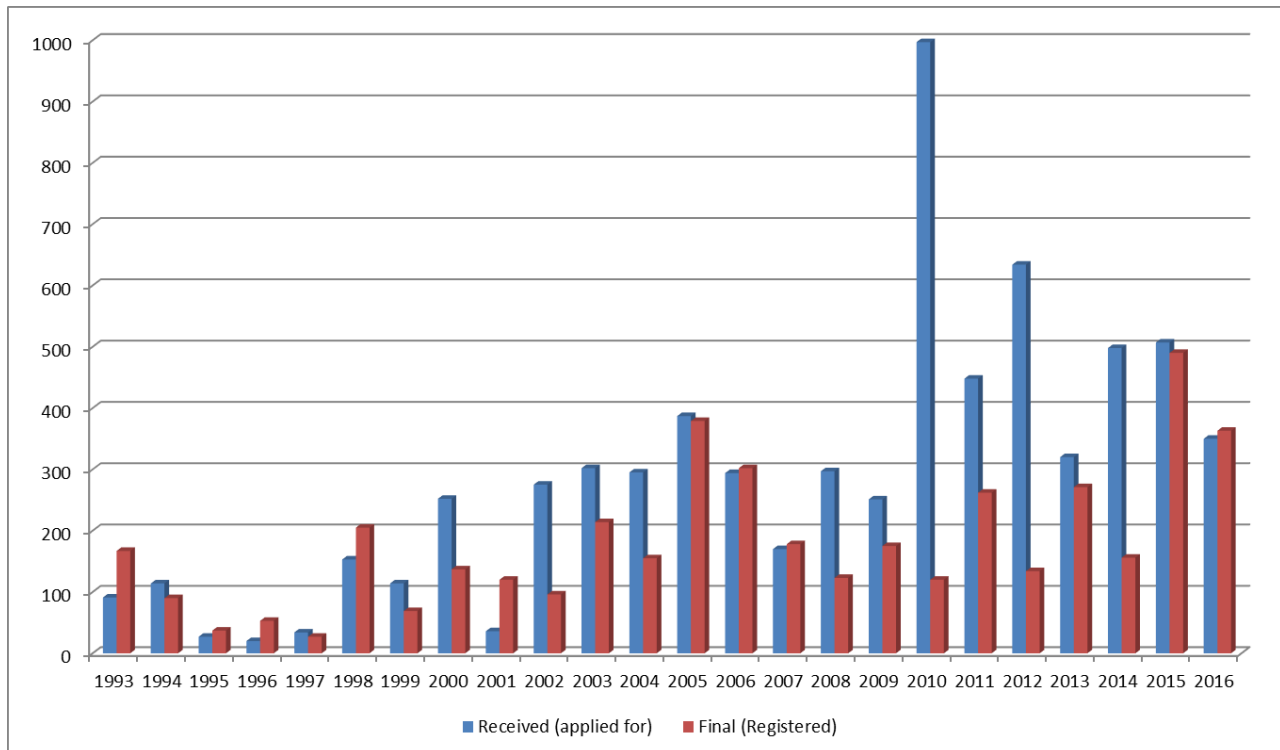
In South Langford;

- McCormick lands continue development, however the lands require a storm drainage route that at present cannot be enabled due to the agricultural lands and necessary ALC involvement.
- Latoria Road continues to be an area of development activity.
- Klahanie (at Latoria) – developments are starting to proceed, Statement of Conditions have been issued.

General;

- Water supply for emergency response (FUS) continues to be a factor of discussion.
 - Developers are aware due to the notice provided at various points during the development process, and problems are lessening. An area of concern continues to be the down-town core (north of Goldstream and bound by Matson on the west and Peatt to the east) and one other significant hurdles (that we are aware of);
 - 925, 927, 931 Walfred – CRD has notified us that FUS cannot be met at present. There is a lack of water available at the reservoir
 - The CRD is reviewing past work from the committee appointed by the WSDA (and incl. Langford) presently.

Subdivision Activity (Number of Lots)





City of Langford
 www.cityoflangford.ca

Building Inspection Department

Quarterly Report for the 3rd quarter of 2016

	3rd qtr 2016	3rd qtr 2015
Single Family Dwelling	60	119
# of Units Created	82	150
Construction Cost	\$26,944,942.00	\$38,375,739.00
Permit Fees	\$225,412.27	\$323,208.80
Duplex	5	4
# of Units Created	8	5
Construction Cost	\$2,277,042.00	\$1,382,368.00
Permit Fees	\$19,046.79	\$11,686.00
Multifamily	18	6
# of Units Created	301	8
Construction Cost	\$48,381,796.00	\$1,783,348.00
Permit Fees	\$215,932.38	\$14,508.40
Residential Additions/Alterations	12	21
# of Units Created	1	2
Construction Cost	\$371,300.00	\$438,900.00
Permit Fees	\$4,063.59	\$5,191.50
Commercial/Industrial	14	16
# of Units Created	0	1
Construction Cost	\$2,868,900.00	\$5,313,491.00
Permit Fees	\$24,054.49	\$36,011.80
Institutional	1	1
# of Units Created	0	0
Construction Cost	\$120,000.00	\$1,369,053.00
Permit Fees	\$1,174.39	\$9,234.00
Plumbing	135	144
Permit Fees	\$64,900.75	\$43,631.50
Chimney	8	15
Permit Fees	\$232.50	\$445.00
Suites	24	34
Quarterly Totals	253	326
# of Units Created	392	166
Construction Cost	\$80,963,980.00	\$48,662,899.00
Permit Fees	\$554,817.16	\$443,917.00

Respectfully submitted,

Submitted by:	Trina Cruikshank, Assistant, Land Development Department
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Jerry Worobec, Acting Chief Building Inspector

:tlc/sc



Staff Report to Council

Date: 17/10/2016
Department: Land Development
Application No.: Bylaw No. 1591
Subject: Hordon Road Closure and Disposition

Background

Hordon Road is located on the north side of Millstream Avenue, just south of Bear Mountain Parkway. On the ground, it's the entry point to Western Speedway, and for all intents and purposes it appears to be part of Western Speedway's property as Figure 1 illustrates. The proposal is to close the entire road and transfer it to Western Speedway.



Commentary

Through the rezoning process of Western Speedway land (Z15-0005), it was noted that Western Speedway still owned parcels of land that Millstream Avenue occupied. These parcels of land and the areas of Millstream Road that occupy Western Speedway's land are illustrated in Figures 2 and 3.

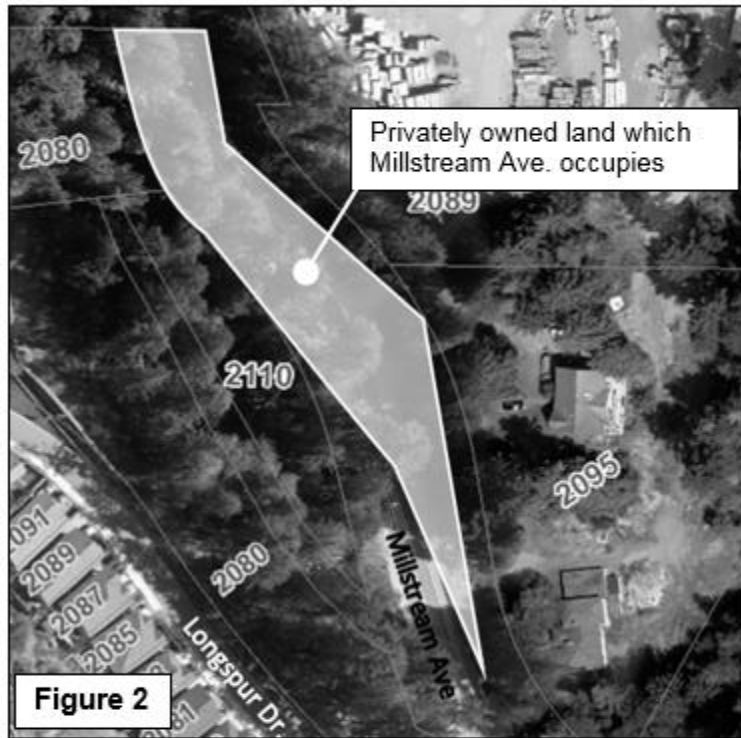
At the September 8, 2015 Council meeting, staff were directed to commence the closure of Hordon Road and enter into a land exchange agreement with Western Speedway. The exchange would see the privately owned land that occupies Millstream Avenue dedicated to the City and in exchange Hordon Road would be closed and transferred to Western Speedway.

Financial Implications

The costs associated with the closure, transfer, and exchange will be the responsibility of the City. The City does not normally pay for these costs, but the construction of Millstream Avenue on top of privately owned land is considered to have been an error by a previous government body, and it would be in everyone's best interest to clean up the property lines and not financially burden Western Speedway who will be dedicating large portions of land to the City.

Legal Implications

There are no known legal implications for the City associated with this road closure and transfer of land. Securing the portions of land that Millstream Avenue occupies will be positive change for the City and for Western Speedway.



Options

That Council;

1. Give Hordon Road Closure Bylaw No. 1591 first, second, and third readings.

OR

2. Do nothing at this time, and not close Hordon Road as outlined in this report.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Jim Bowden, Chief Administrative Officer

:rd



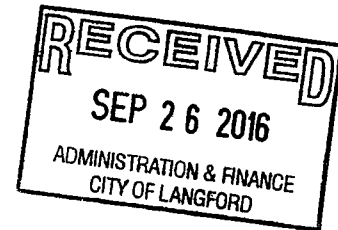
ÉCOLE SECONDAIRE BELMONT SECONDARY SCHOOL

3041 Langford Lake Road Victoria, BC V9B 0L9 Canada

Tel (250) 478-5501 Fax (250) 478-2879

September 20, 2016

Mayor Stewart Young
2nd floor, 877 Goldstream Avenue
Langford, BC
V9B 2X8



Dear Mayor Young,

On behalf of Belmont Secondary School, I would like to thank you and Langford Municipality for your generous donation. Our registration and association fees go up every year with this year totaling over \$5500. Team budgets this year will total over \$100,000 so anything helps towards relieving the cost to our students.

Our extracurricular teams had a fantastic past year sending 5 teams to provincials culminating in a BC Championship for our Junior Girls Volleyball team. It took 50 years to get our first championship at the old Belmont and 3 months in our new building. We also had numerous top three finishes at Islands and look forward to representing Belmont and the community of Langford proudly each and every year.

Sincerely,

Ken Lowe
Belmont Secondary School
Athletic Director
PE Head



Royal Canadian Legion
Prince Edward Branch #091
761 Station Avenue
Victoria, BC V9B 2S1
Tel: 250 478-1828
Fax: 250 478-1870
e-mail: secretary@rci91.ca
website: www.rci91.ca
A Non-Profit Organization

CITY OF LANGFORD	
☐ RECEIVE & FILE	☐ COUNCIL AGENDA
OCT 11 2016	
☐ Council	COMMITTEE
☐ DISTRIBUTE TO COUNCIL	

- Approx \$500.00

October 11, 2016

City of Langford
2nd floor – 877 Goldstream Avenue
Victoria, BC V9B 5V9

Dear Mayor and Council:

Re: Remembrance Day Tents

As you are aware, the Prince Edward Branch of the Royal Canadian Legion is well into preparations for the Remembrance Day service at Veterans Memorial Park on November 11th.

As the City has grown over the last few years, so has our Remembrance Day Service and this year we are adding a choir and an orchestra to compliment the service. In order to protect them and their instruments from the rain, we are looking to the City to help us with two 20 x 20 tents and two 10 x 10 tents. I understand the City owns the two 10 x 10 tents required, and is already providing one 20 x 20 tent so to rent a further 20 x 20 tent would be an additional expense needing Council approval. We are hoping Council will look favourably on this added expense.

We thank you for your consideration of this request and we look forward to hearing from you.

Lest we forget,

Norm Scott
President

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 6th day of September, 2016.

PUBLIC HEARING held this 3rd day of October, 2016.

READ A SECOND TIME this 3rd day of October, 2016.

READ A THIRD TIME this 3rd day of October, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

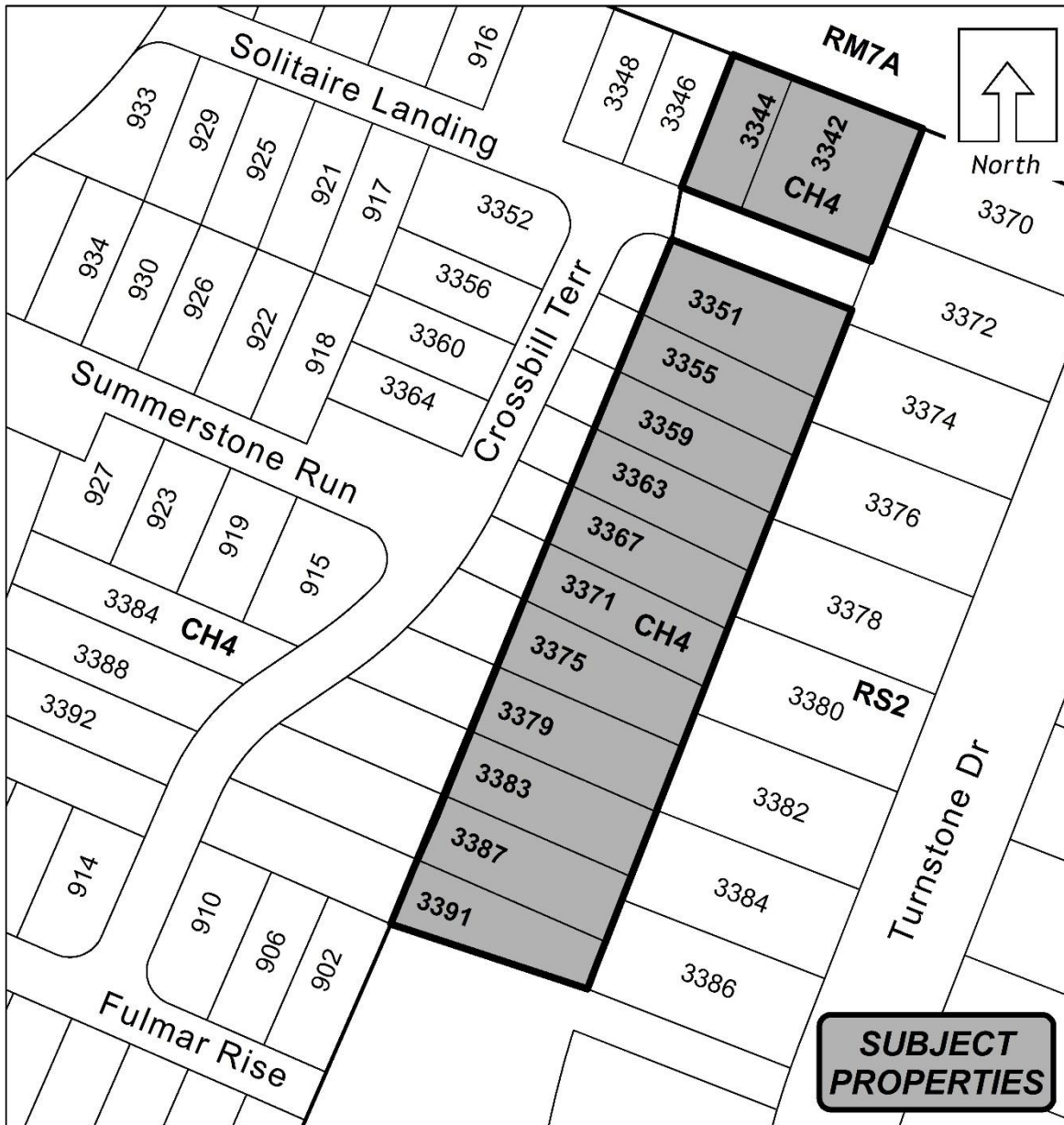
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1531

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Last Revised: 8/19/2016



CITY OF LANGFORD
HORDON ROAD CLOSURE BYLAW NO. 1591, 2016
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of those portions of highway comprising a total of approximately 0.247 hectares (0.162 acres) known as Hordon Road, dedicated as highway by Plan 8883, which is shown outlined in bold black on the reference plan prepared by Colin W. Grover, BCLS 827 on the 20th day of July, 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 and disposition to make representations to Council;

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

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

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

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

the 0.247 hectares (0.61 acres) of highway (which was dedicated as highway at the Victoria Land Title Office by Plan 8883), labelled "Closed Road" on the Road Closure Plan

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Corporate 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 “Hordon Road Closure Bylaw No. 1591”.

READ A FIRST TIME this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

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

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1625**

**A BYLAW TO AMEND BYLAW NO. 209, "DISTRICT OF LANGFORD
DEVELOPMENT PROCEDURES, 1997"**

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

1. Bylaw No. 209, cited as "District of Langford Development Procedures, 1997" is amended by:
 - a) By replacing Schedule "D" with the text set out in Appendix A to this bylaw;
 - b) By replacing Schedule "E" with the text set out in Appendix B to this bylaw;
2. This Bylaw may be cited for all purposes as "City of Langford Development Procedures, Amendment Bylaw No. 16, 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 to Bylaw No. 1625

SCHEDULE 'D' TO BYLAW NO. 209
Amendment No. 14 to Bylaw No. 209
(Replaced by Bylaw Nos. 342, 429, 662, 1081, 1152, 1417, 1558, 1625)

Official Community Plan Amendment			
Application Type	Base Fee	Public Hearing	Combined Fee
Application concurrent with Application to Rezone	\$2,122	nil	\$2,122
All Land Uses <1000m ² of site area	\$2,970	\$2,334	\$5,304
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,154	\$2,334	\$8,488
All Land Uses >8094m ² – 40,467m ² (10ac)	\$8,806	\$2,334	\$11,140
All Land Uses >40,467m ² (10ac)	\$10,928	\$2,334	\$13,262
Rezoning Fees			
Application Type	Base Fee	Public Hearing	Combined Fee
Text amendment only, under existing zoning for changes to Density Bonus provisions	\$955	\$2,334	\$3,289
Text Amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonus provisions	\$1,909	\$2,334*	\$4,243
All Land Uses <1000m ² of site area	\$2,970	\$2,334*	\$5,304**
All Land Uses 1001m ² – 8094m ² (2ac) of site area	\$6,154	\$2,334*	\$8,488**
All Land Uses >8094m ² – 40,467m ² (10ac)	\$8,806	\$2,334*	\$11,140**
All Land Uses >40,467m ² (10ac)	\$10,928	\$2,334*	\$13,262**

*Fee reduced to \$1,941 if public hearing waived

**Add \$2,122 for the creation of a new zone designation

Appendix B to Bylaw 1625

SCHEDULE 'E' TO BYLAW NO. 209

Amendment No. 14 to Bylaw No. 209

(Replaced by Bylaw Nos. 342, 429, 456, 580, 626, 662, 799, 969, 1081, 152, 1417, 1625)

Development Permit Fees If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.		
Interface Fire Hazard Development Permit Area (ONLY) – standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$265
Minor: a) Riparian Development Permit Area where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional; b) Agricultural Development Permit Area where no work is occurring within an agricultural buffer as defined by a qualified professional; c) Either a) and/or b) (above) combined with an standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.		\$530
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may/may not include standard form for interface fire hazard;*		\$849
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include standard form for interface fire hazard and may or may not include variances;**		\$2,175
For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)		
Column A	Column B	Fee
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	Form & Character	
Less than 150m ² of site area within a defined development permit area	- less than 100m² of new commercial/industrial/business park GFA; - exterior renovation of existing intensive residential (including duplex) and multi-family residential buildings that represents a change to the form and character of a building or buildings;	\$530
150-1000m ² of site area within a defined development permit area	- Up to and including 4 residential units; and/or - up to 100m² of new Com/Ind/Bus Park GFA; and/or - exterior renovation of existing Com/Ind/Bus Park buildings up to 200m² of GFA that represents a change to the form and character of a building or buildings;	\$1,909
1001-4500m ² of site area within a defined development permit area	5- 12 residential units; and/or 100m² – 200m² of new Com/Ind/Bus Park GFA and/or - exterior renovation of existing Com/Ind/Bus Park buildings up 2000m² of GFA that represents a change to the form and character of a building or buildings;	\$4,032

4,501-25,000m ² of site area within a defined development permit area	13-49 residential units; and/or 201 m² – 4500 m² of new Com/Ind/Bus Park GFA and/or - exterior renovation of existing Com/Ind/Bus Park buildings over 2000m² of GFA that represents a change to the form and character of a building or buildings;	\$6,154
>25,000m ² of DP site area	50+ residential units; and/or 4501 m²+ of new Com/Ind/Bus Park GFA	\$10,080

*A duplex development permit issued by Council's delegate

**A duplex development permit issued by Council

Development Permit Amendment Fees	
Amendment of Development Permit after Issuance <u>Minor amendment</u> for changes that are eligible for a Development Permit Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	No Fee, unless a Letter of Exemption is requested or required
<u>Minor amendment</u> for changes that: - Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; - Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; - Require the issuance of a Development Permit Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	\$212
<u>Moderate amendment</u> for changes that: - Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; - Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; - Require the issuance of a Development Permit Amendment for one of the following reasons: - A proposed increase to floor space comprises more than 10% of the GFA originally approved, but less than 20%; - An additional variance is requested to reduce a bylaw requirement by more than 10%; - A streamside protection and enhancement area is proposed to be adjusted per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and such adjustment is supported by the project biologist	16% of the original fee
<u>Major amendment</u> for changes that are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300 and that require the issuance of a Development Permit Amendment for changes that are considered to be a Minor or Moderate amendment	26% of the original fee
Appeal Fee (if Development Permit cannot be issued by Council's delegate)	\$1,326 in addition to above fees

Development Permit Issued by Council with Variances (other than duplex)	\$1,326 in addition to the above fees
Letter of Exemption from the Requirements of a Development Permit	\$106
	Fee
Board of Variance	\$69
Counter Petition: If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan Amendment, Rezoning, Development Permit, Development Variance Permit, and Temporary Use Permit).	\$594

Development Variance Permit Fees	
Application Fee	\$1,326

Temporary Use Permit Fees	
Application Fee	\$1,857
Renewal Fee	\$265

**CITY OF LANGFORD
BYLAW NO. 1658**

**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 text attached in Schedule A as Section 6.18;
2. By deleting the from the **RR4 (Rural Residential 4)** Zone and adding to a new **RAE1 (Rural Agriculture and Eco-Tourism) Zone** the property legally described as LOT A, SECTION 41, HIGHLAND DISTRICT, PLAN 3622, EXCEPT PARTS IN PLANS 25640 AND 30287 PID No.: 006-187-773 (1128 Finlayson Arm Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 463, (1128 Finlayson Arm Rd), 2016".

READ A FIRST TIME this 19th day of September, 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.18 – Rural Agriculture and Eco-Tourism (RAE1) Zone

The intent of the Rural Agriculture and Eco-Tourism zone is to provide for opportunities for a mix of residential, agricultural/agri-tourism, eco-tourism and educational uses.

6.18.01 Permitted Uses

The following uses and no others are permitted in the Rural Agriculture and Eco-Tourism (RAE1) Zone:

General Uses:

- (1) accessory buildings and uses;
- (2) temporary construction and real estate marketing offices;
- (3) uses permitted by Section 3.01 of this Bylaw;

Agricultural Uses:

- (4) agriculture;
- (5) intensive agriculture on lots of 4 ha (10 acres) or more in area;
- (6) nursery;
- (7) riding stables;

Educational Uses:

- (8) riding academies including riding rings;
- (9) schools and preschools;

Agri-Tourism and Eco-Tourism Uses:

The following uses are permitted as accessory uses to any agricultural or educational use:

- (10) single unit (cabin) or multi-unit (bunkhouse) dormitory;
- (11) campsite;
- (12) rental of recreational equipment including, but without limited the generality of the foregoing: bicycles, kayaks and canoes, horses, clothing and outdoor gear;
- (13) health centres;
- (14) assembly use;

Residential Uses:

- (15) home occupation in accordance with Section 3.09;
- (16) one-family dwelling; and
- (17) secondary suite in a one-family dwelling in accordance with Section 3.08.

6.18.02 Subdivision Lot Requirements

- (1) No lot having an area less than 0.4 ha (1 acre) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) zone; and
- (2) Notwithstanding Subsection 6.04.02(1), no lot having an area less than 40 ha (100 acres) may be created by subdivision in the Rural Agriculture and Eco-Tourism (RAE1) Zone unless that lot is serviced by the municipal sanitary sewer system.

6.18.03 Density of Development and Lot Coverage

- (1) There may not be more than one one-family residential dwelling per lot; and
- (2) Lot coverage of all buildings and structures may not exceed 20% or 1000 m².

6.18.04 Height and Size of Principal Use Buildings

- (1) No building or structure may exceed a height of 10.5 m (34 ft); and
- (2) Despite article (1), the height of a building for agriculture or intensive agriculture use may not exceed 12 m (39 ft).

6.18.05 Setbacks

- (1) No building or structure may be located:
 - (a) within 10 m (33 ft) of any rear lot line;
 - (a) within 7.5 m (25 ft) of any other lot line; and
- (2) Despite article (1), the siting of any building or structure used for agriculture or intensive agriculture must comply with Section 3.05 of this Bylaw.

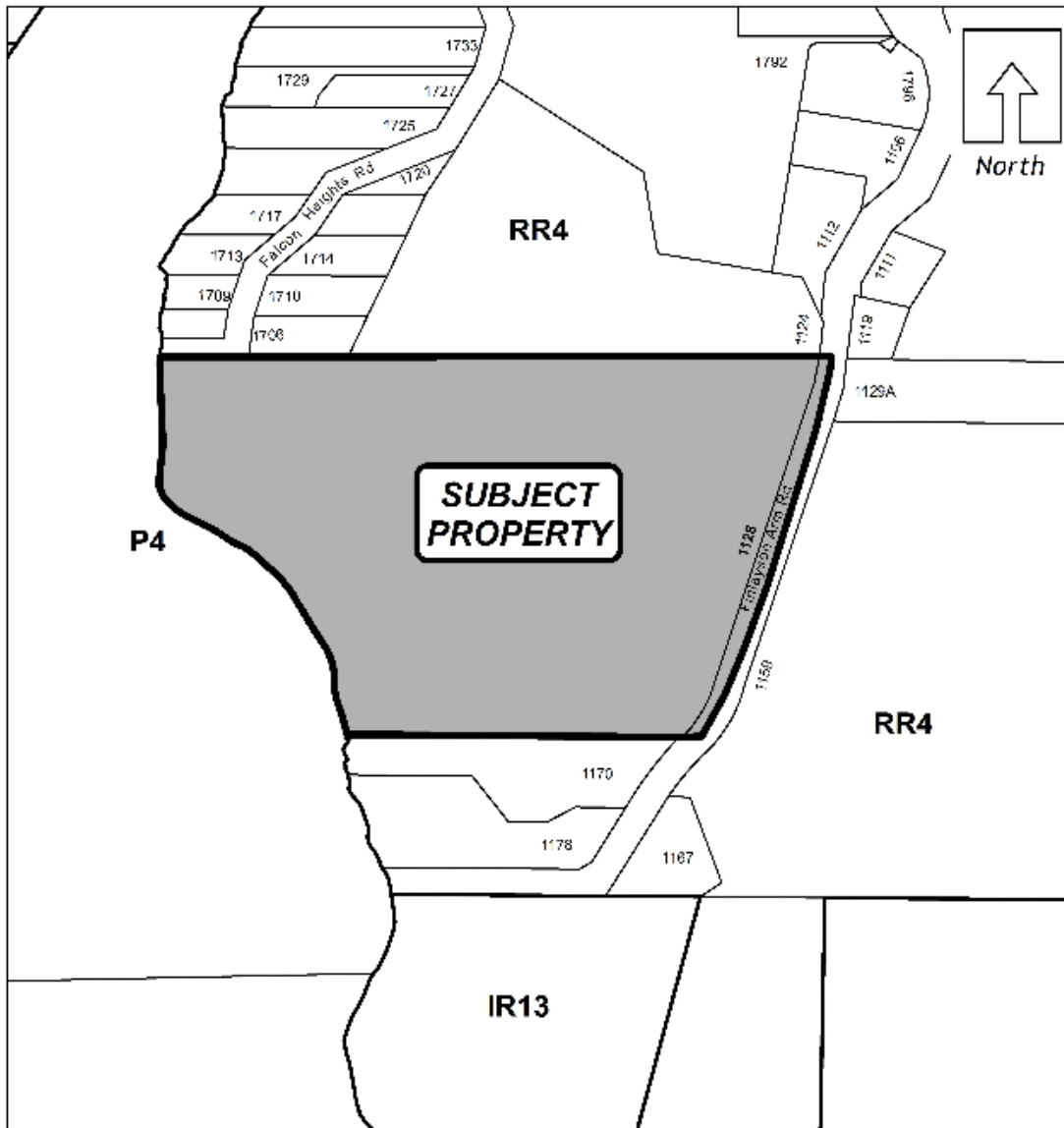
6.18.06 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw must apply.

6.18.07 General

The relevant regulations of Part 3 of this Bylaw must apply

Document Name: Bylaw_1658



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1658

ADOPTION: _____

Scale: N.T.S.

MAYOR

CORPORATE OFFICER

Last Revised: 8/26/2016

**CITY OF LANGFORD
BYLAW NO. 1659**

A BYLAW TO AMEND BYLAW NO. 1175

“A BYLAW TO REGULATE VEHICULAR SPEED IN THE CITY OF LANGFORD”

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

1. Bylaw No. 1175 “A Bylaw to Regulate Vehicular Speed in the City of Langford” is amended as follows:
 - i. **REMOVE FROM SECTION 1:**
 - Leigh Road (South of Dunford Avenue)
 - ii. **ADD TO SECTION 1:**
 - Leigh Place
 - iii. **REPLACE** Schedule “A” with the attached Schedule “A”
2. This Bylaw may be cited as “Langford Speed Limit Bylaw, Amendment No. 5, Bylaw No. 1659, 2016”.

READ A FIRST TIME this 3rd day of October, 2016.

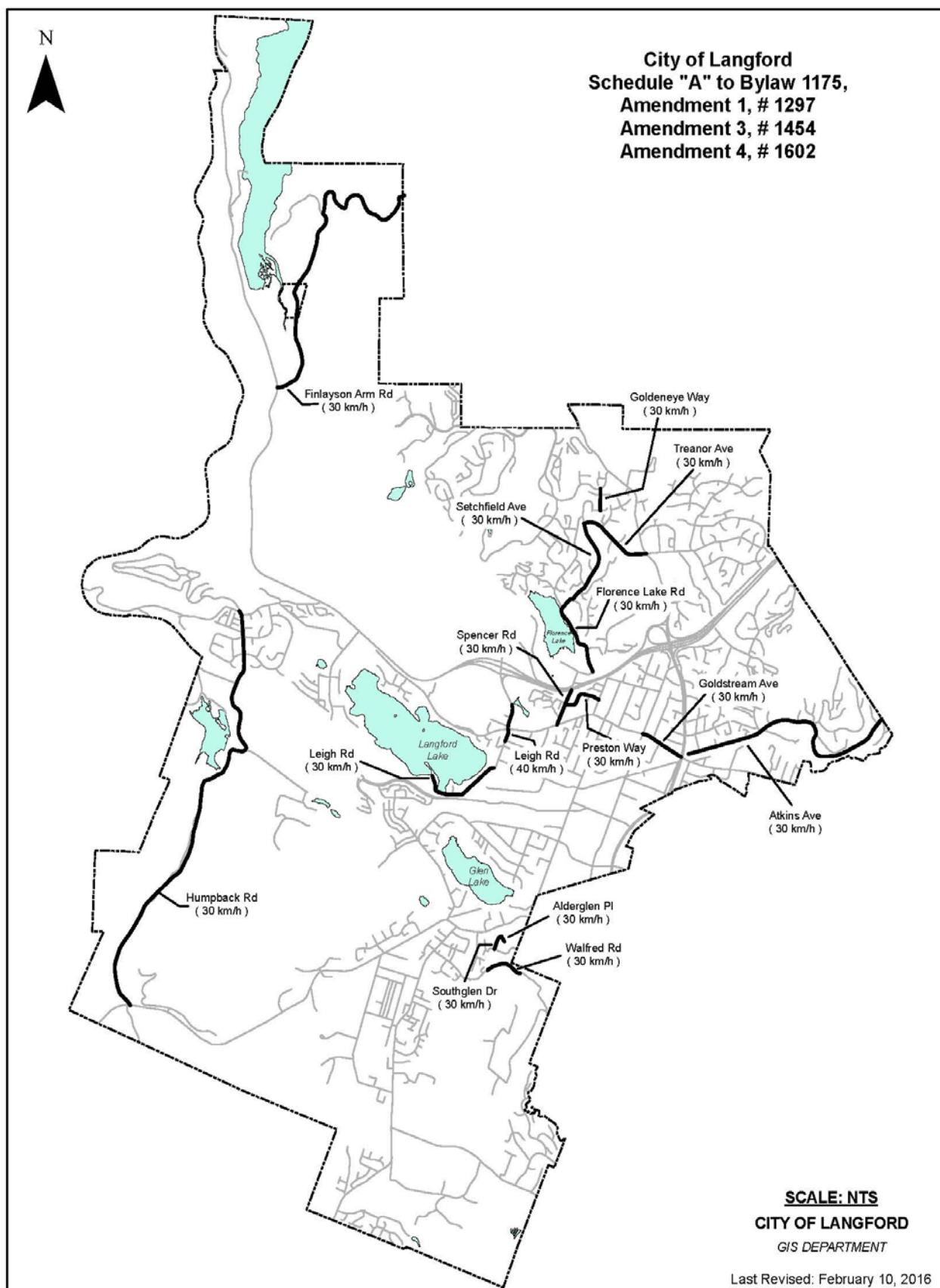
READ A SECOND TIME this 3rd day of October, 2016.

READ A THIRD TIME this 3rd day of October, 2016.

ADOPTED this 17th day of October, 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



October 17th, 2016

In-Camera Resolution

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