

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, May 1st, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARINGS</u>	
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PUBLIC HEARING
Monday, 1 May 2017

Bylaw Nos. 1674 & 1675
File No. Z17-0005

A Bylaw to include lands commonly known as “Centre Mountain” into the Official Community Plan No. 1200 with Business or Light Industrial and Hillside or Shoreline designations and to zone the lands commonly known as “Centre Mountain” as CH5 (Cluster Housing), RR4 (Rural Residential 4) and BP8 (Business Park 8) to permit business park and residential uses.

CITY OF LANGFORD BYLAW NO. 1674

A BYLAW TO AMEND BYLAW NO. 1200, “LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”

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

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

1. By adding to the BUSINESS OR LIGHT INDUSTRIAL designation and the HILLSIDE OR SHORELINE designation the property as shown shaded Plan No. 1 attached to and forming part of this Bylaw;
2. By replacing “Map 1: Planning Area” with a new Map 1 as shown in Schedule A attached to and forming part of this Bylaw;
3. By replacing “Map 2: City of Langford – Growth Management & Land Use Strategy” with a new Map 2 as shown in Schedule B attached to and forming part of this Bylaw;
4. By replacing “Map 3: Sensitive Ecosystems & Habitat Areas” with a new Map 3 as shown in Schedule C attached to and forming part of this Bylaw;
5. By replacing “Map 4: Natural Features” with a new Map 4 as shown in Schedule D attached to and forming part of this Bylaw;
6. By replacing “Map 5: Natural Setting, Parks & Open Spaces Inventory” with a new Map 5 as shown in Schedule E attached to and forming part of this Bylaw;
7. By replacing “Map 6: Natural Setting, Parks & Open Spaces Integration Strategy” with a new Map 6 as shown in Schedule F attached to and forming part of this Bylaw;
8. By replacing “Map 7: Institutional Uses & Institutions Inventory” with a new Map 7 as shown in Schedule G attached to and forming part of this Bylaw;
9. By replacing “Map 8: Regional Transportation System Context” with a new Map 8 as shown in Schedule H attached to and forming part of this Bylaw;
10. By replacing “Map 9: Multi-Modal Transportation Strategy” with a new Map 9 as shown in Schedule I attached to and forming part of this Bylaw;
11. By replacing “Map 10: Agricultural Land Reserve (ALR) Inventory” with a new Map 10 as shown in Schedule J attached to and forming part of this Bylaw;
12. By replacing “Map 11: Water Infrastructure Inventory” with a new Map 11 as shown in Schedule K attached to and forming part of this Bylaw;
13. By replacing “Map 12: Sanitary Sewer Inventory” with a new Map 12 as shown in Schedule L attached to and forming part of this Bylaw;

14. By replacing "Map 13: Riparian Zones" with a new Map 13 as shown in Schedule M attached to and forming part of this Bylaw;
 15. By replacing "Map 14: Sensitive Ecosystems" with a new Map 14 as shown in Schedule N attached to and forming part of this Bylaw;
 16. By replacing "Map 15: Areas with Potential Habitat & Biodiversity Values" with a new Map 15 as shown in Schedule O attached to and forming part of this Bylaw;
 17. By replacing "Map 16: 200 Year Floodplain" with a new Map 16 as shown in Schedule P attached to and forming part of this Bylaw;
 18. By replacing "Map 17: Steep Slopes" with a new Map 17 as shown in Schedule Q attached to and forming part of this Bylaw;
 19. By replacing "Map 18: Drainage Concerns" with a new Map 18 as shown in Schedule R attached to and forming part of this Bylaw;
 20. By replacing "Map 19: Interface Fire Hazard Areas" with a new Map 19 as shown in Schedule S attached to and forming part of this Bylaw;
- B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".

READ A FIRST TIME this 3rd day of April, 2017.

PUBLIC HEARING held this day of , 2017.

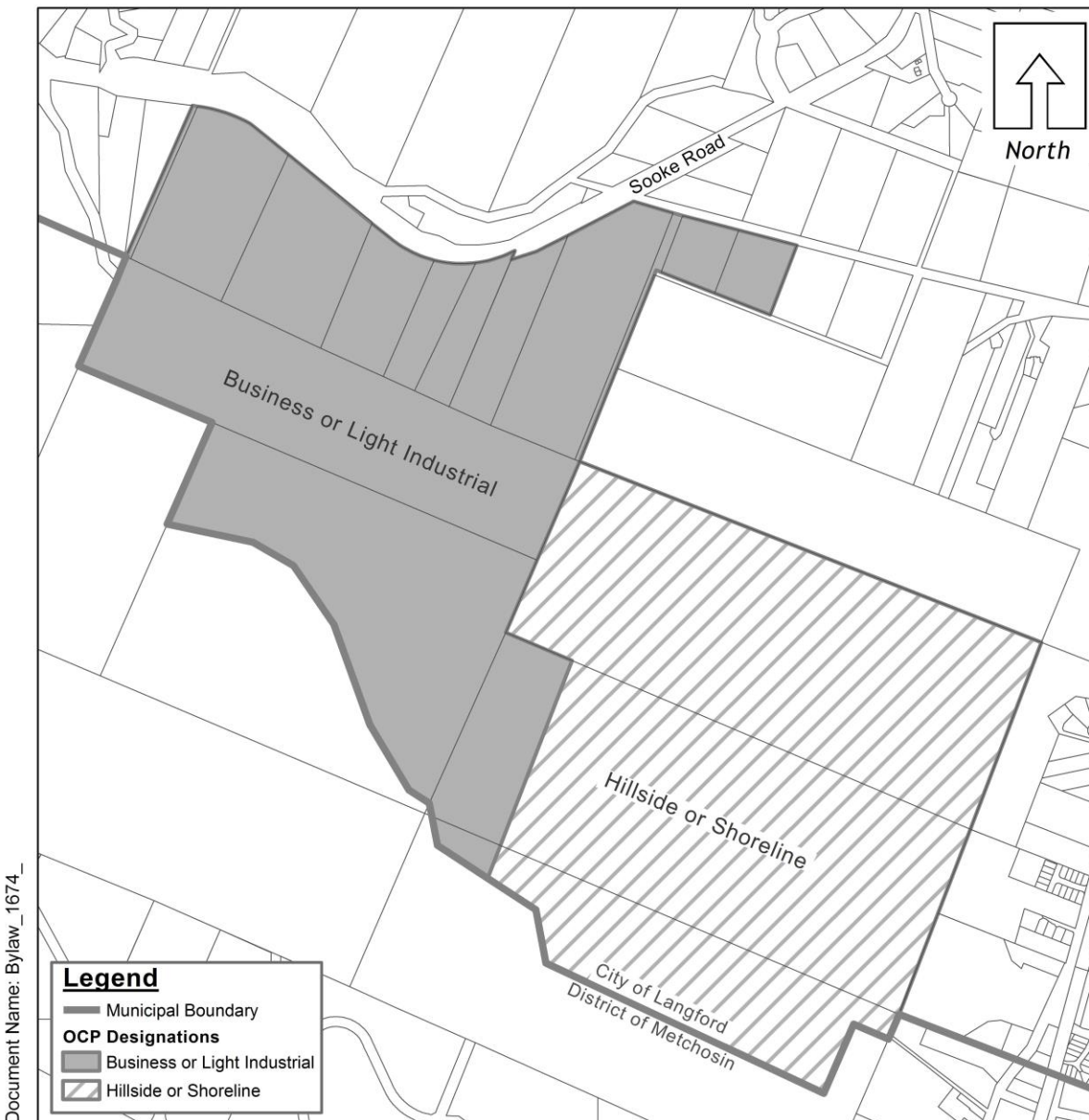
READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

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. 1674

MAYOR

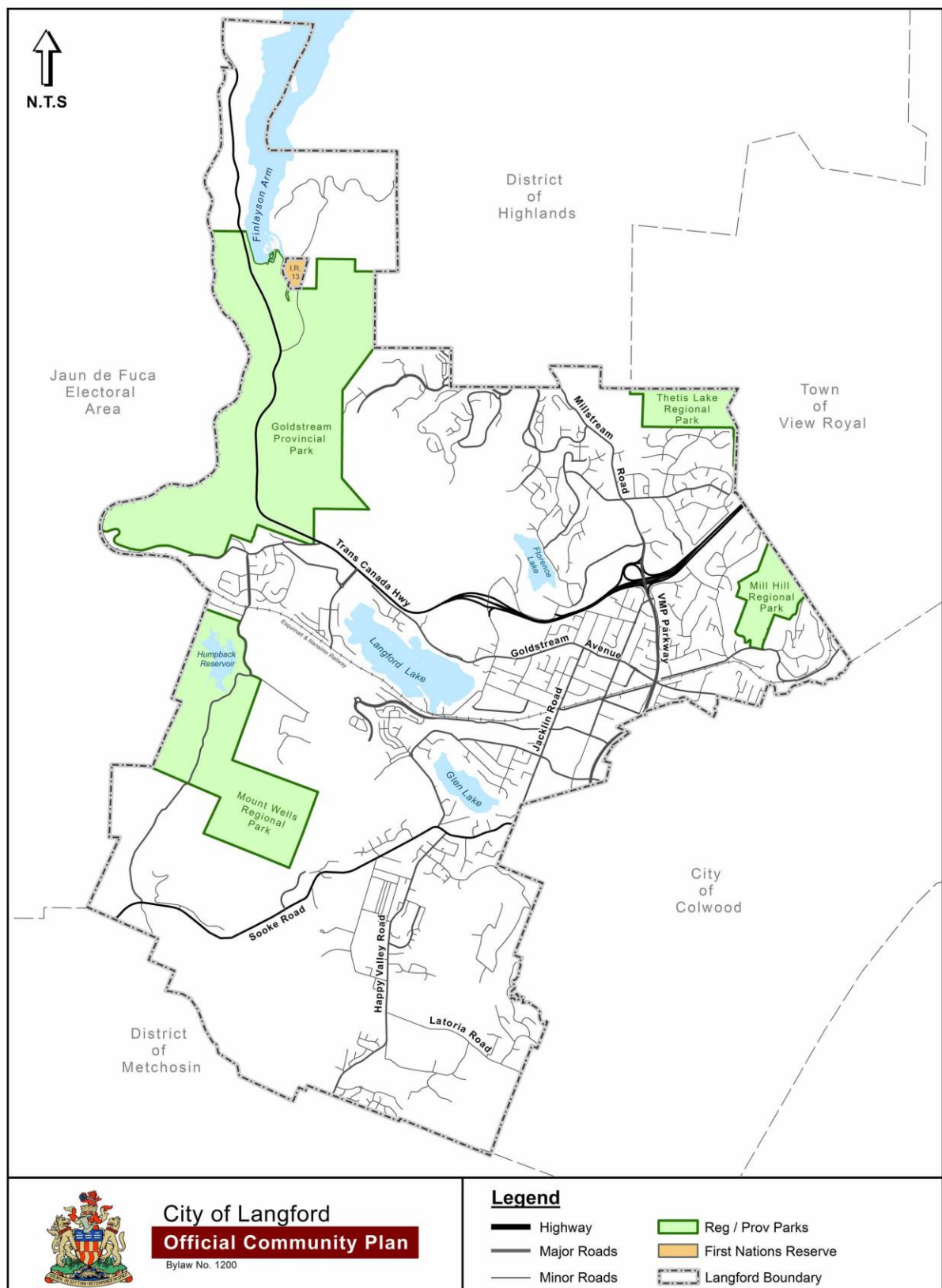
ADOPTION: _____

CORPORATE OFFICER

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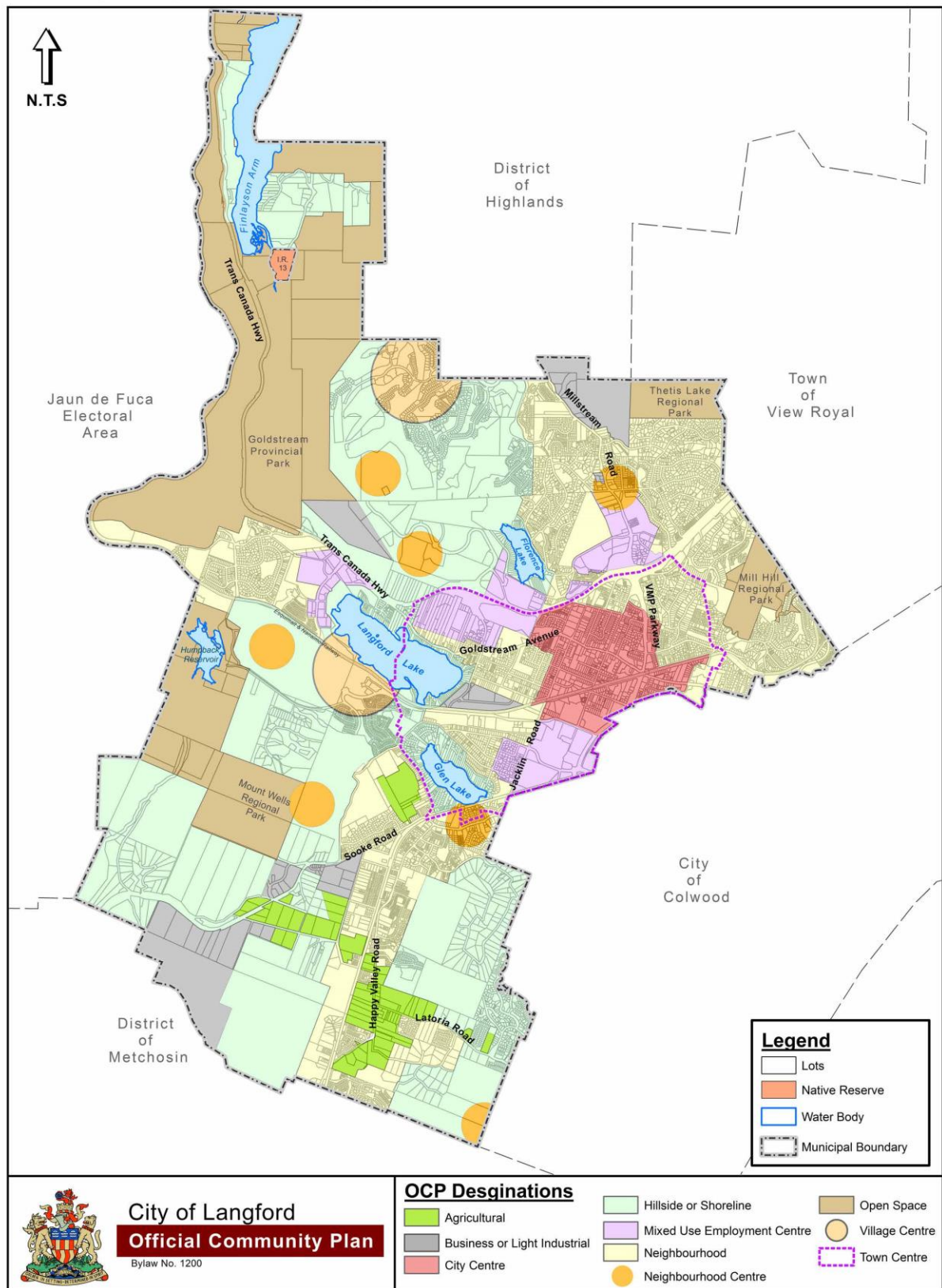
Last Revised: 2/21/2017

Map 1: Planning Area

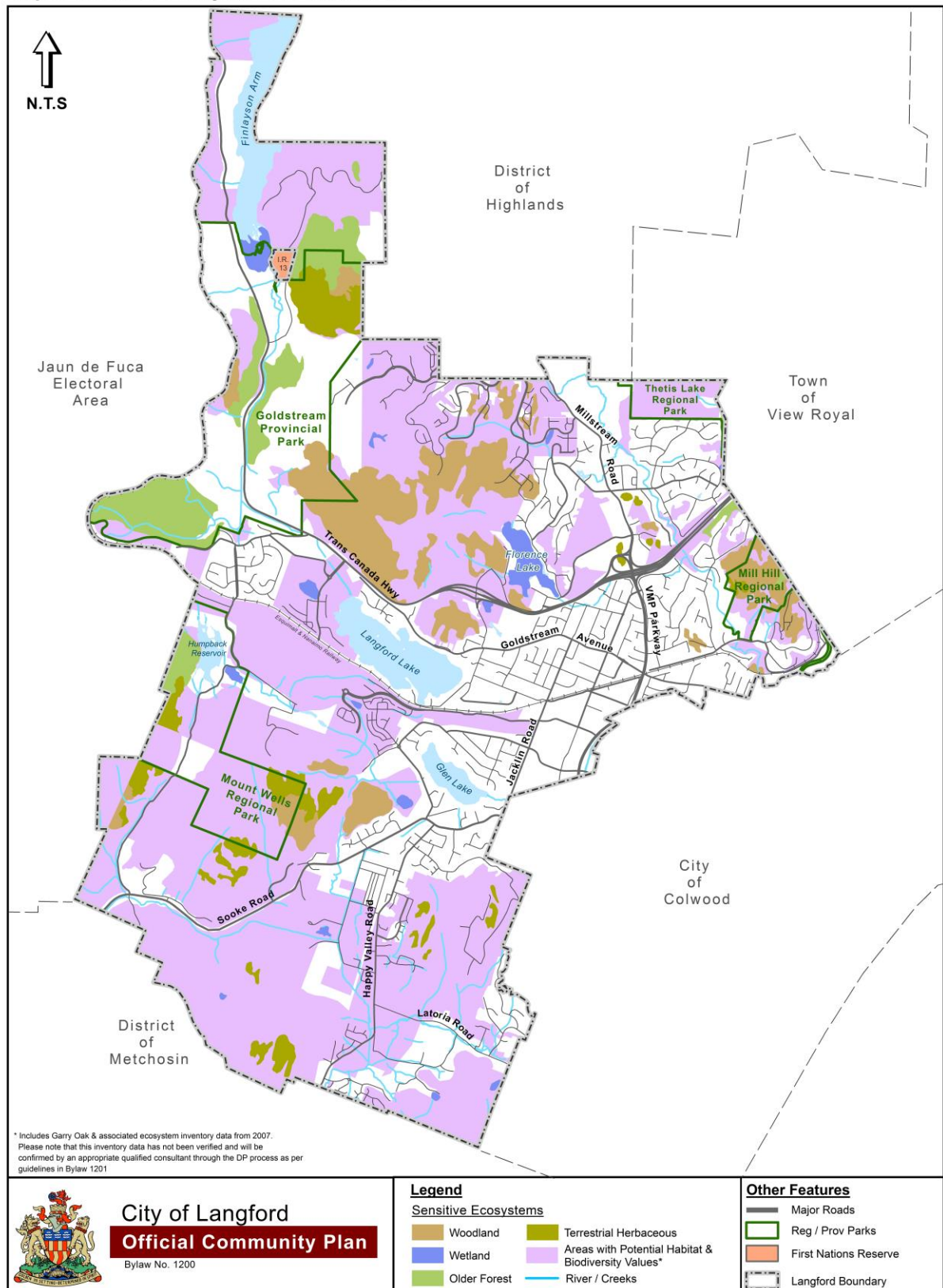


February, 2017

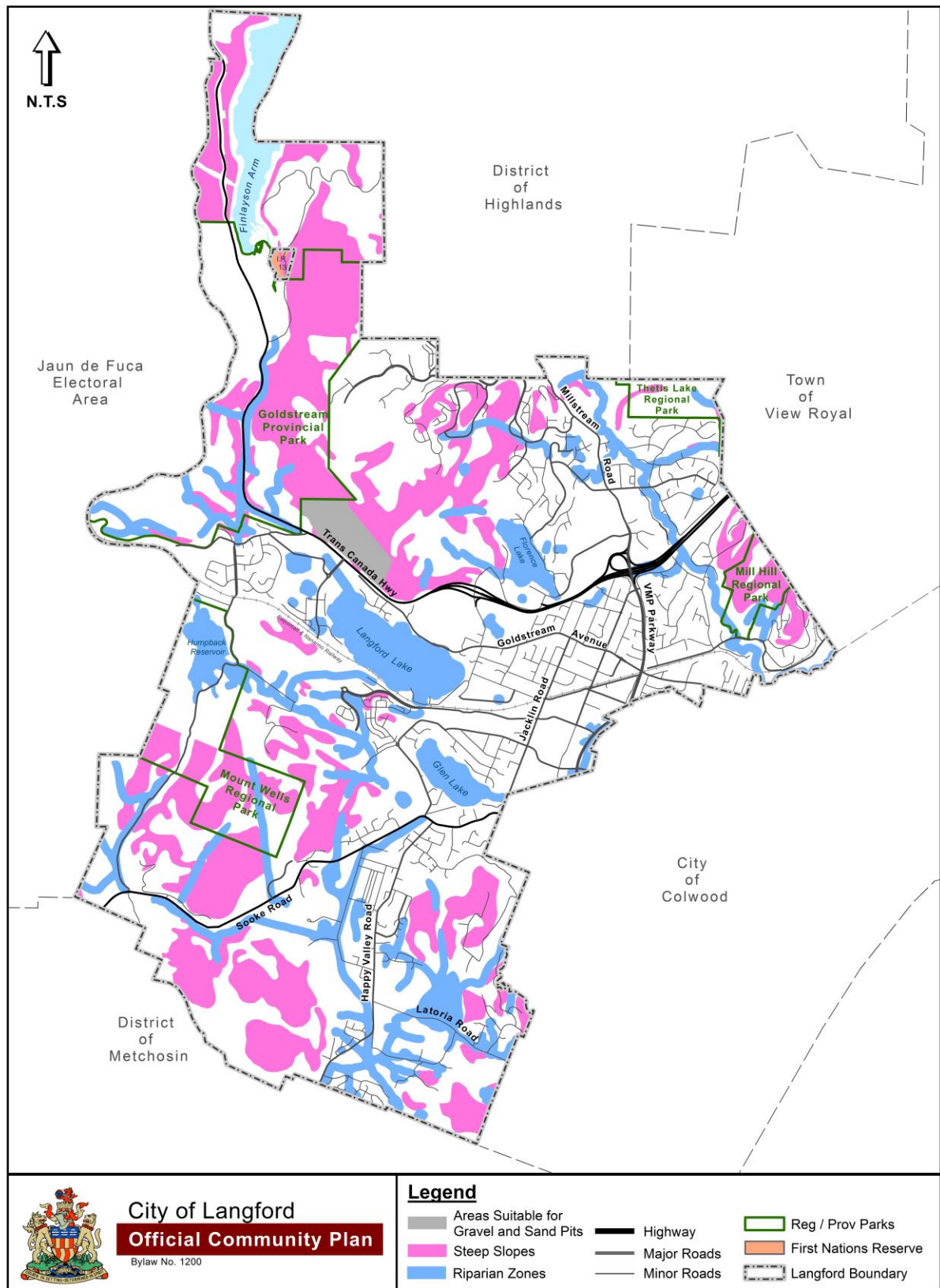
Map 2: City of Langford - Growth Management & Land Use Strategy



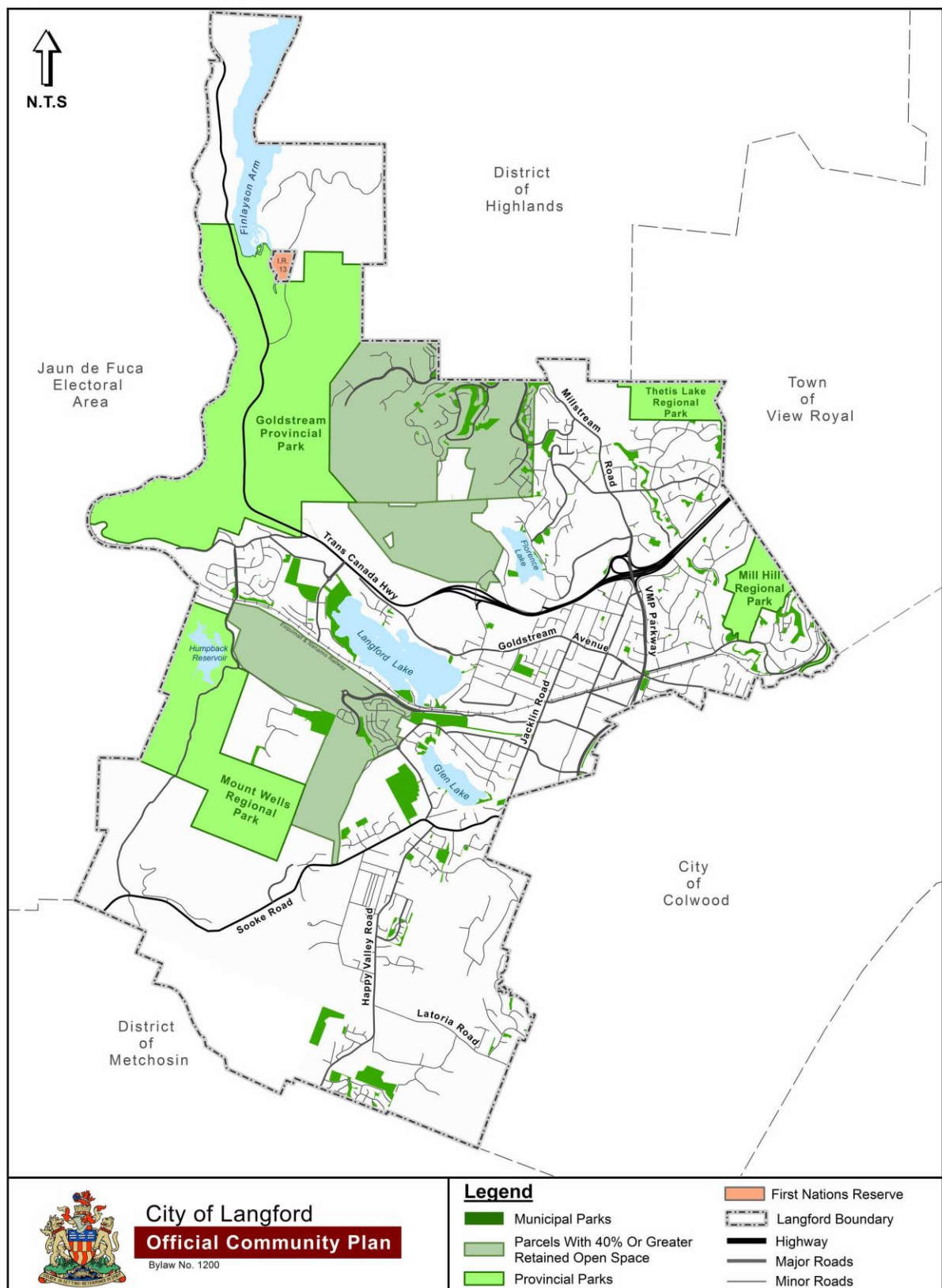
Map 3: Sensitive Ecosystems & Habitat Areas



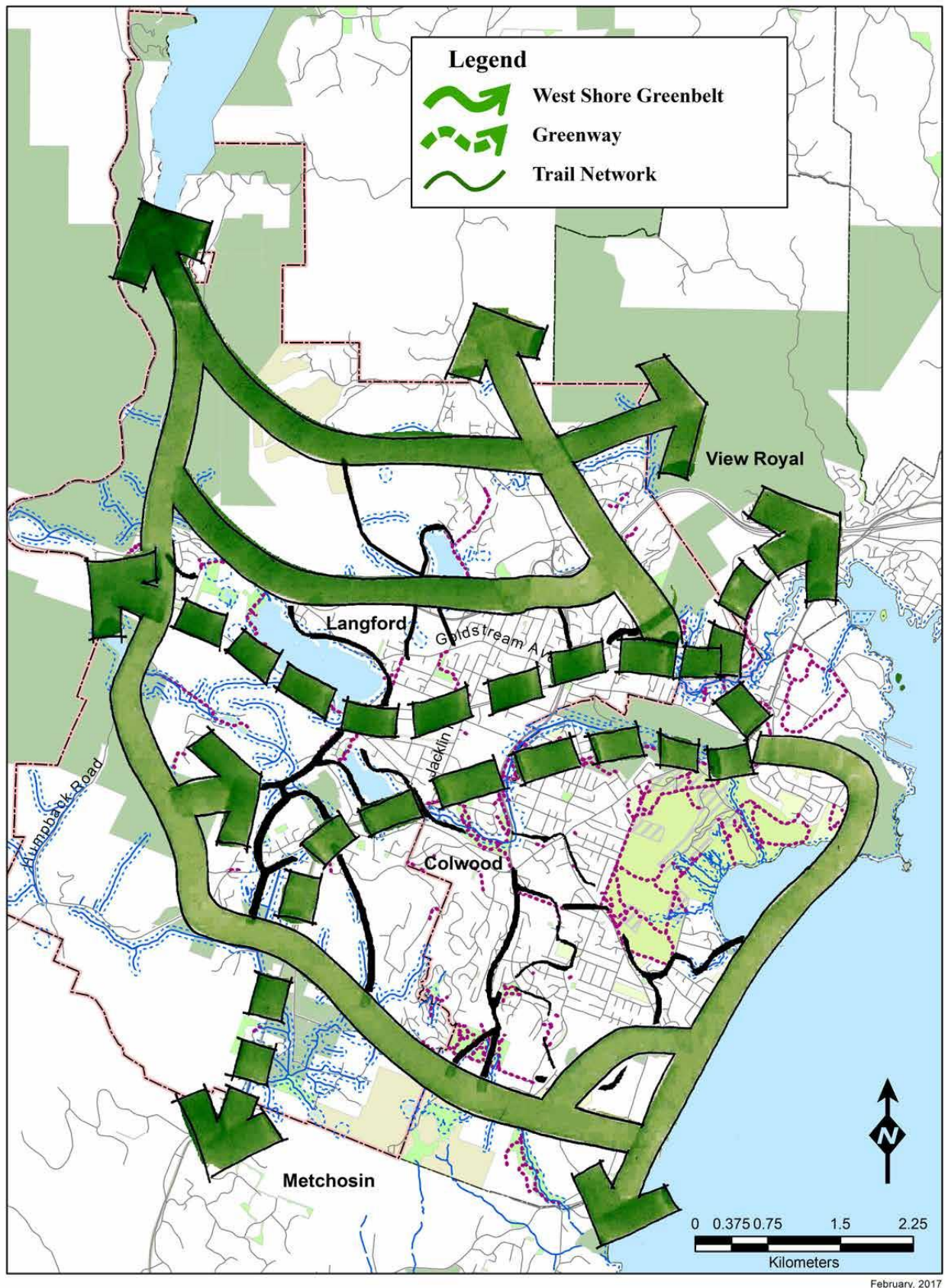
Map 4: Natural Features



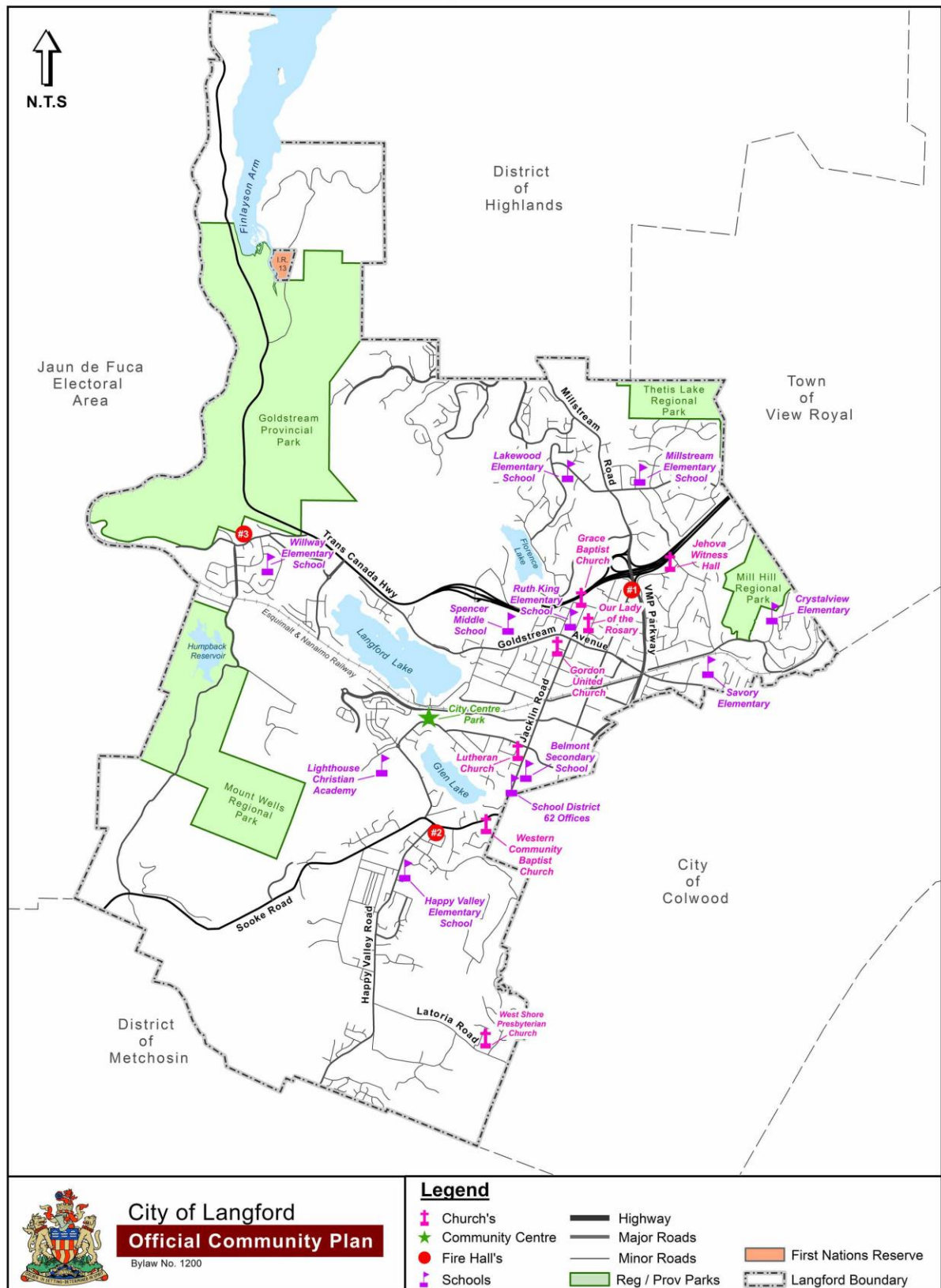
Map 5: Natural Setting, Parks & Open Spaces Inventory



Map 6: Natural Settings Parks & Open Spaces Integration Strategy

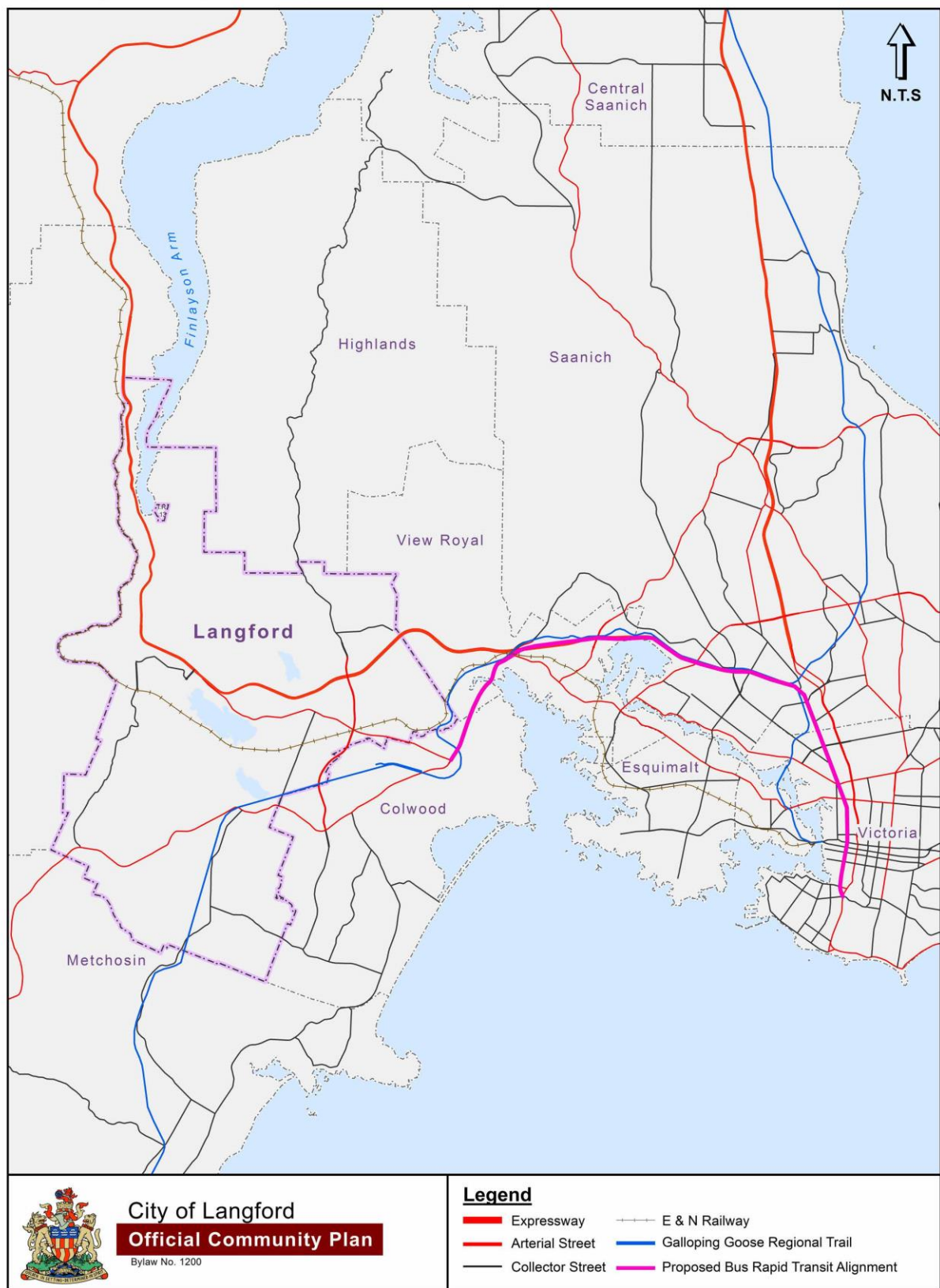


Map 7: Institutional Uses & Institutions Inventory

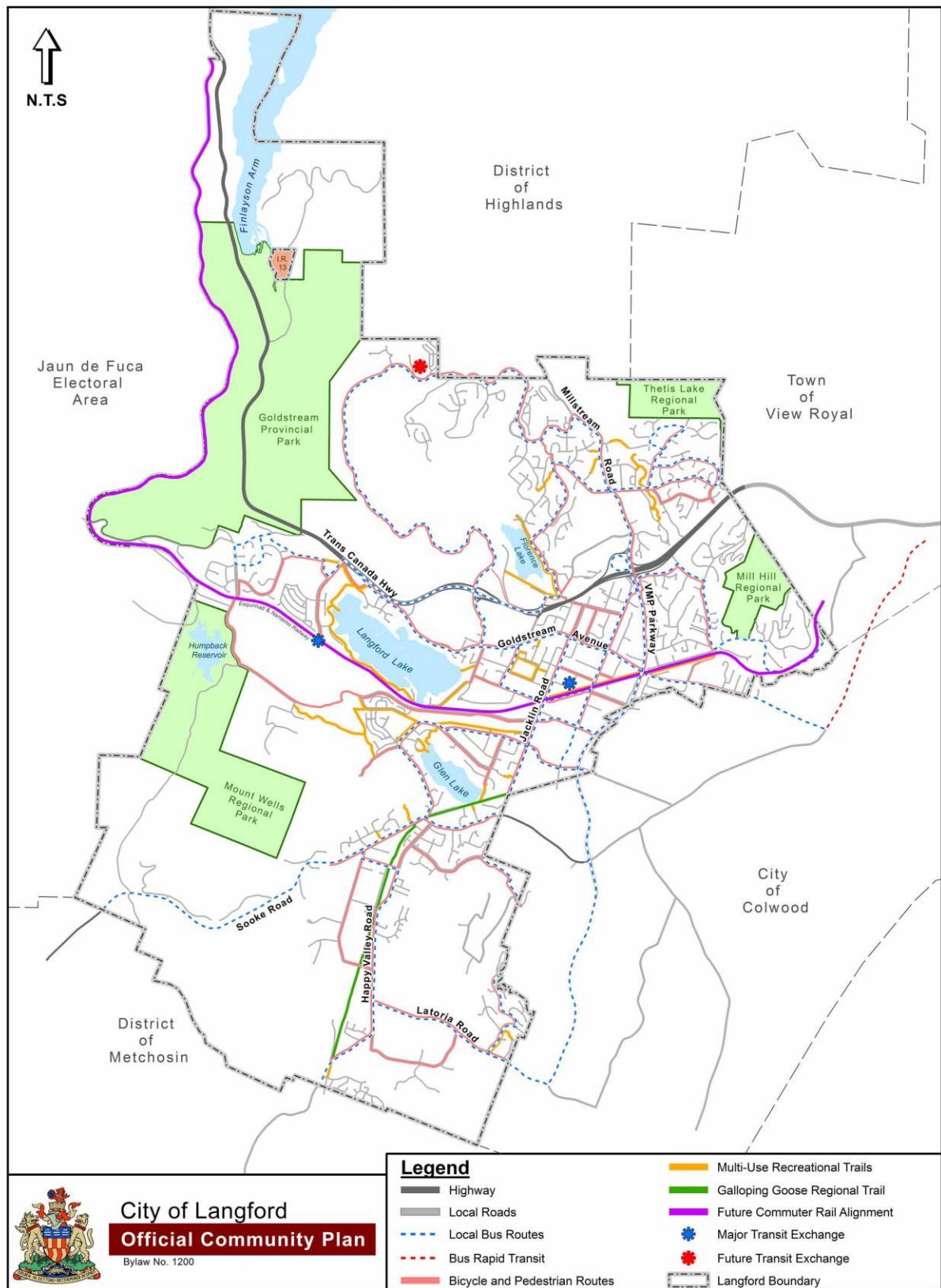


February, 2017

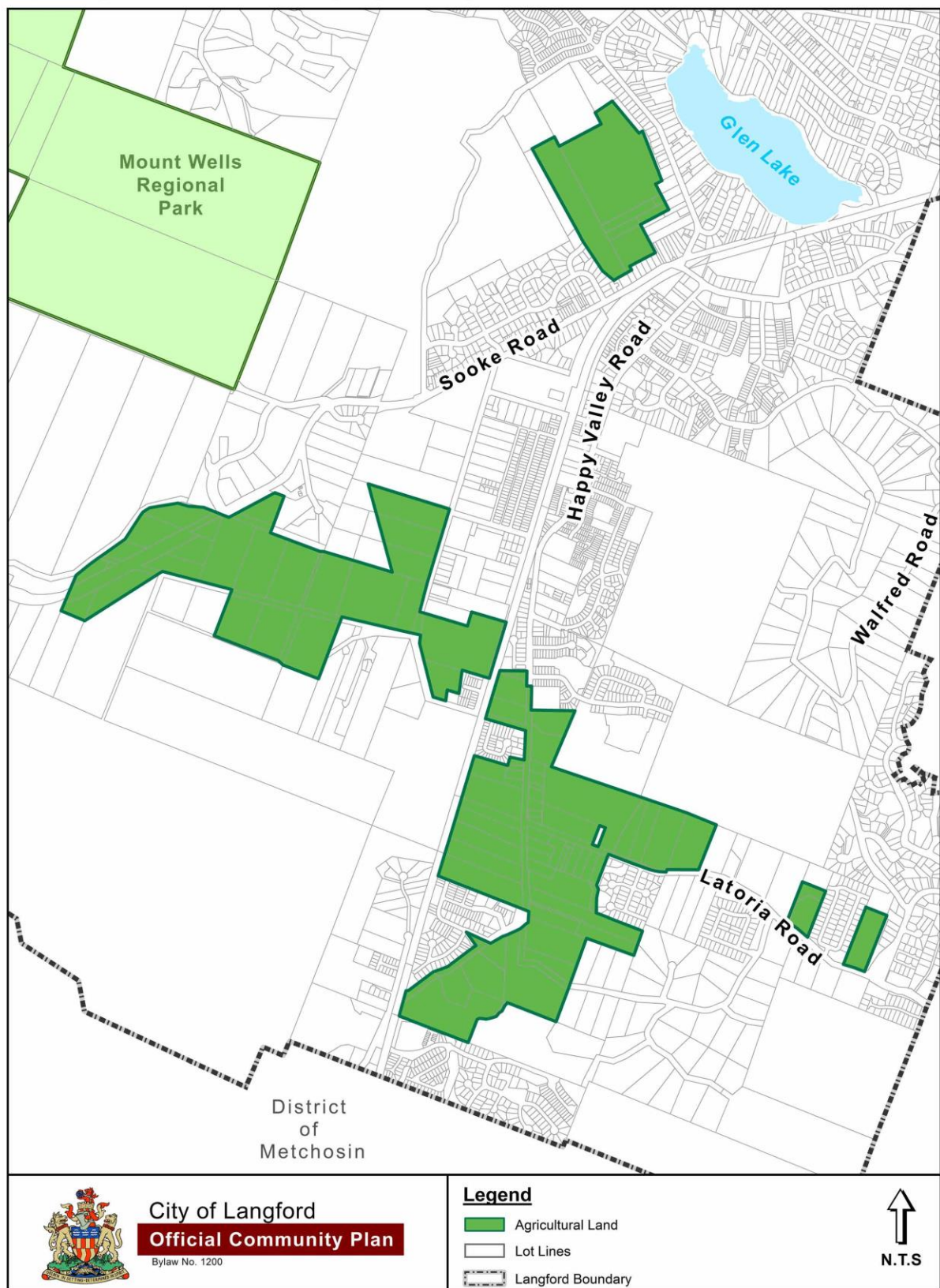
Map 8: Regional Transportation System Context



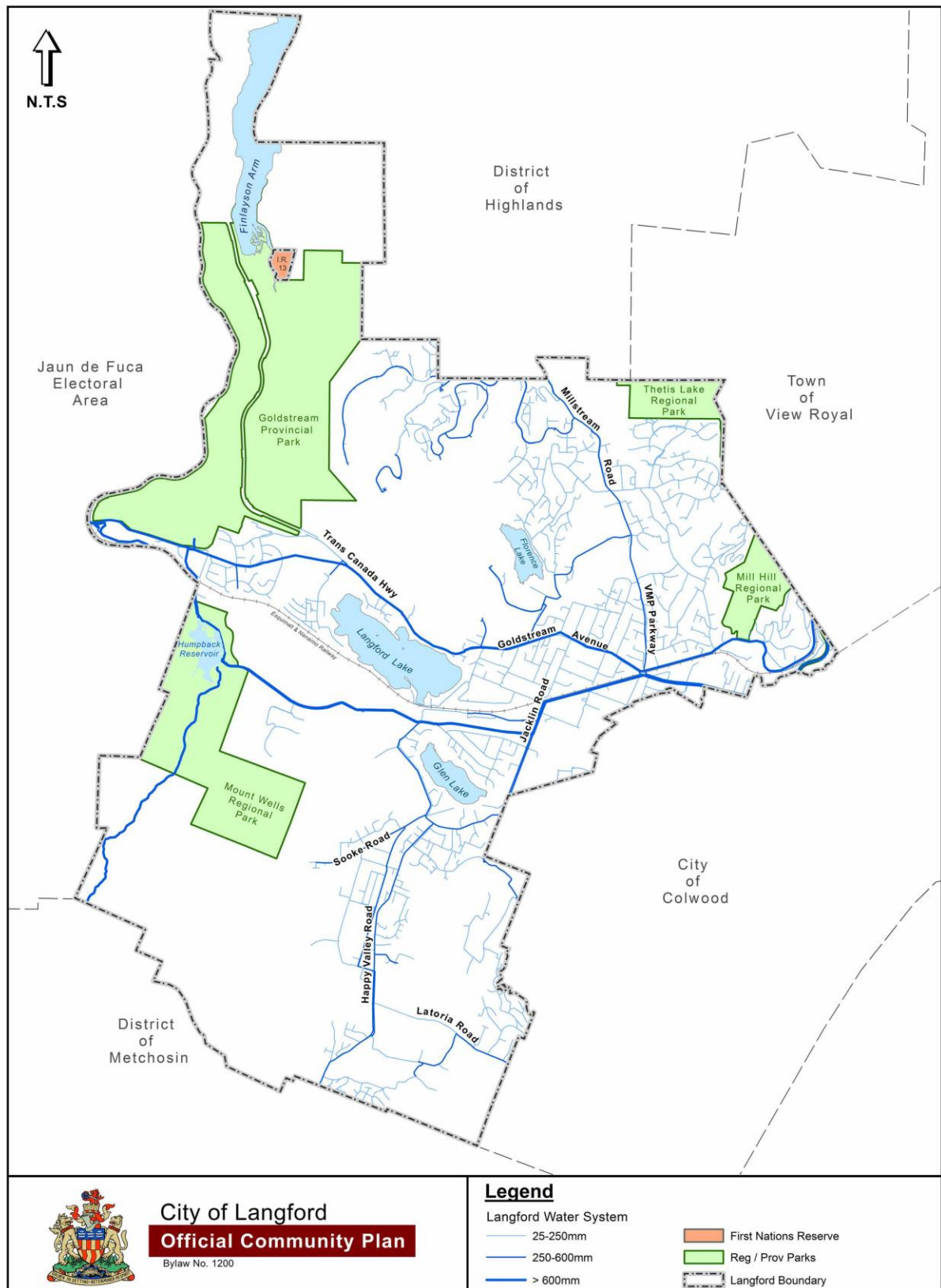
Map 9: Multi-Modal Transportation Strategy



Map 10: Agricultural Land Reserve (ALR) Inventory

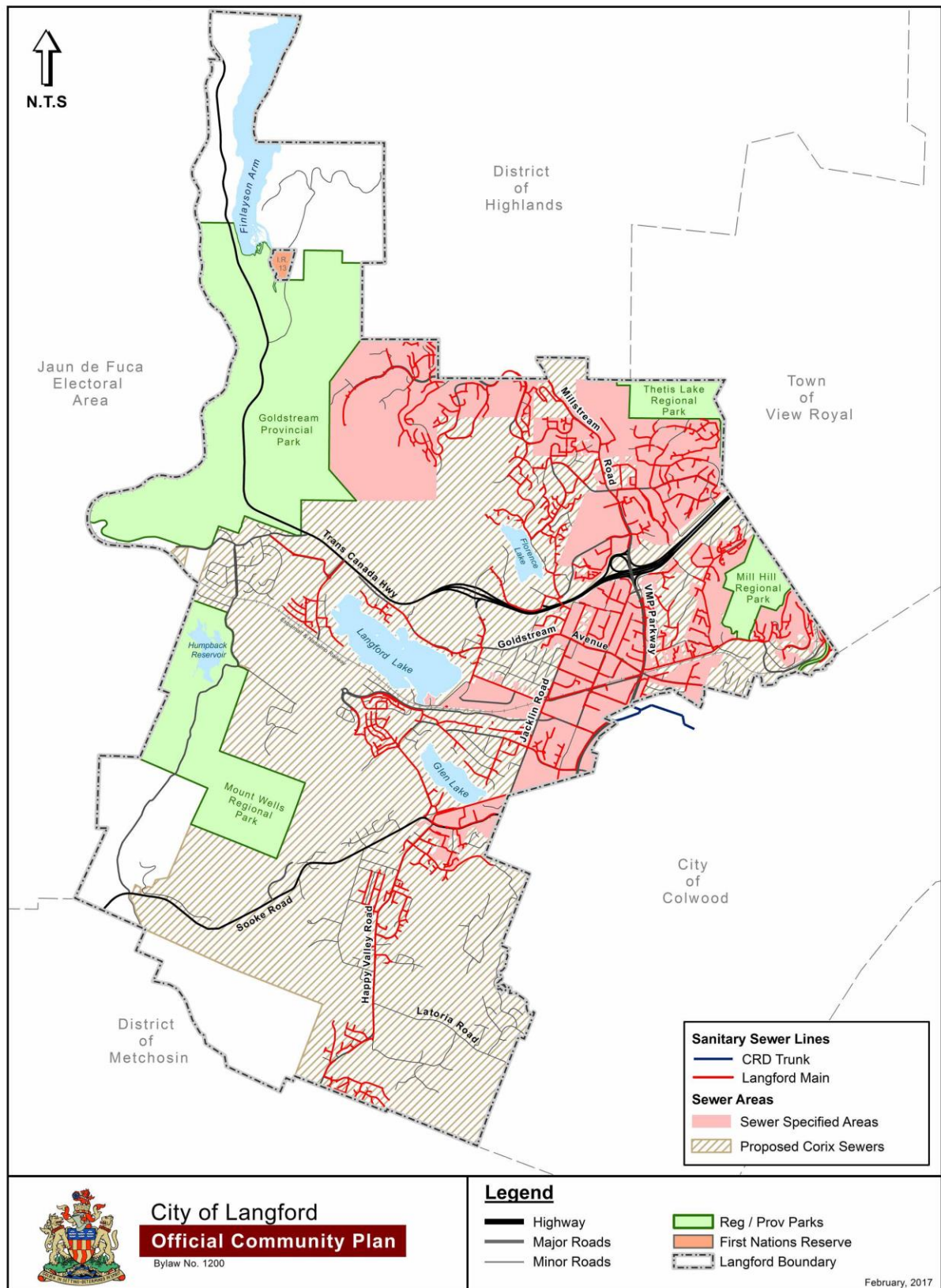


Map 11: Water Infrastructure Inventory

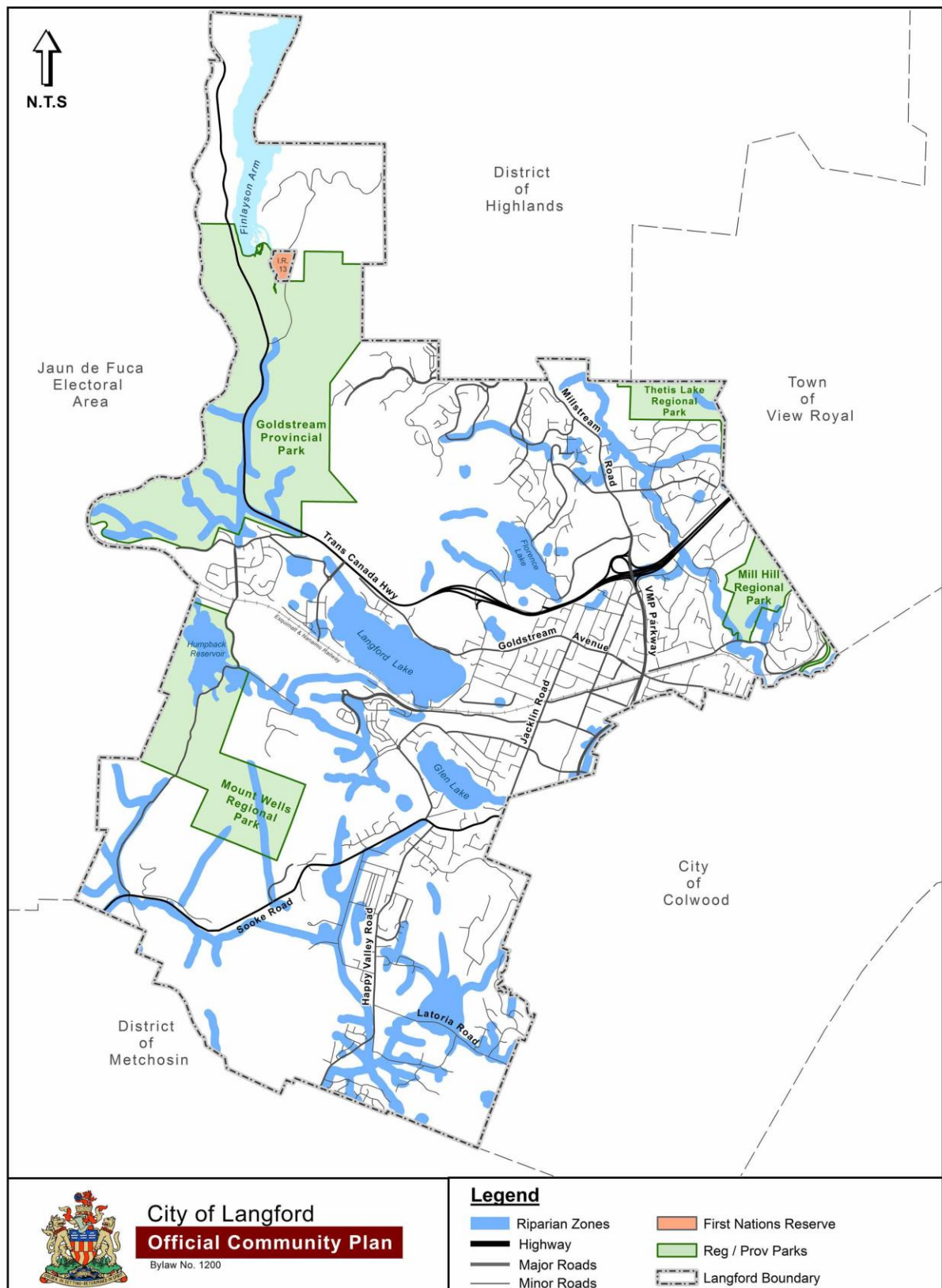


February, 2017

Map12: Sanitary Sewer Inventory

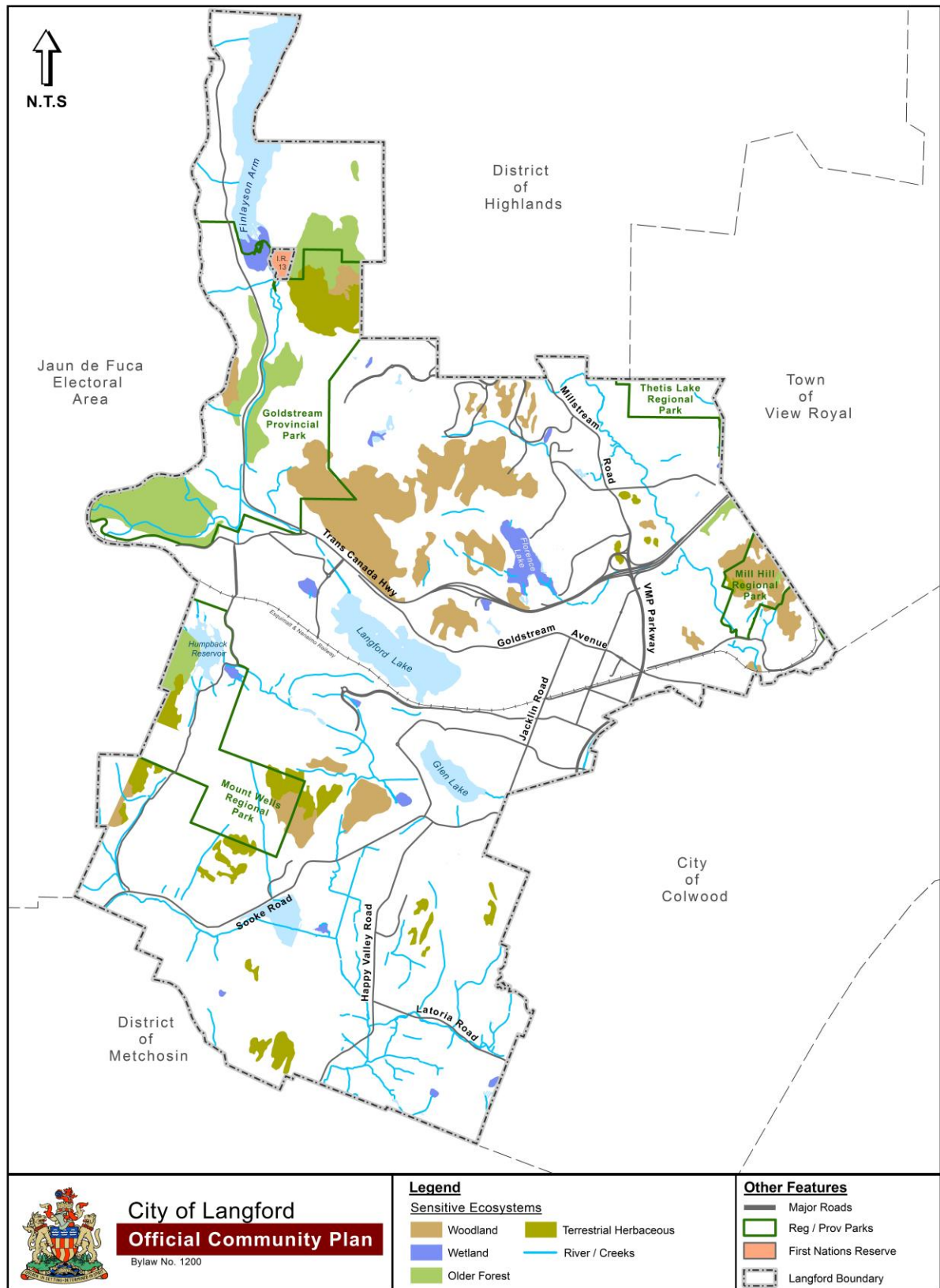


Map 13: Riparian Zones

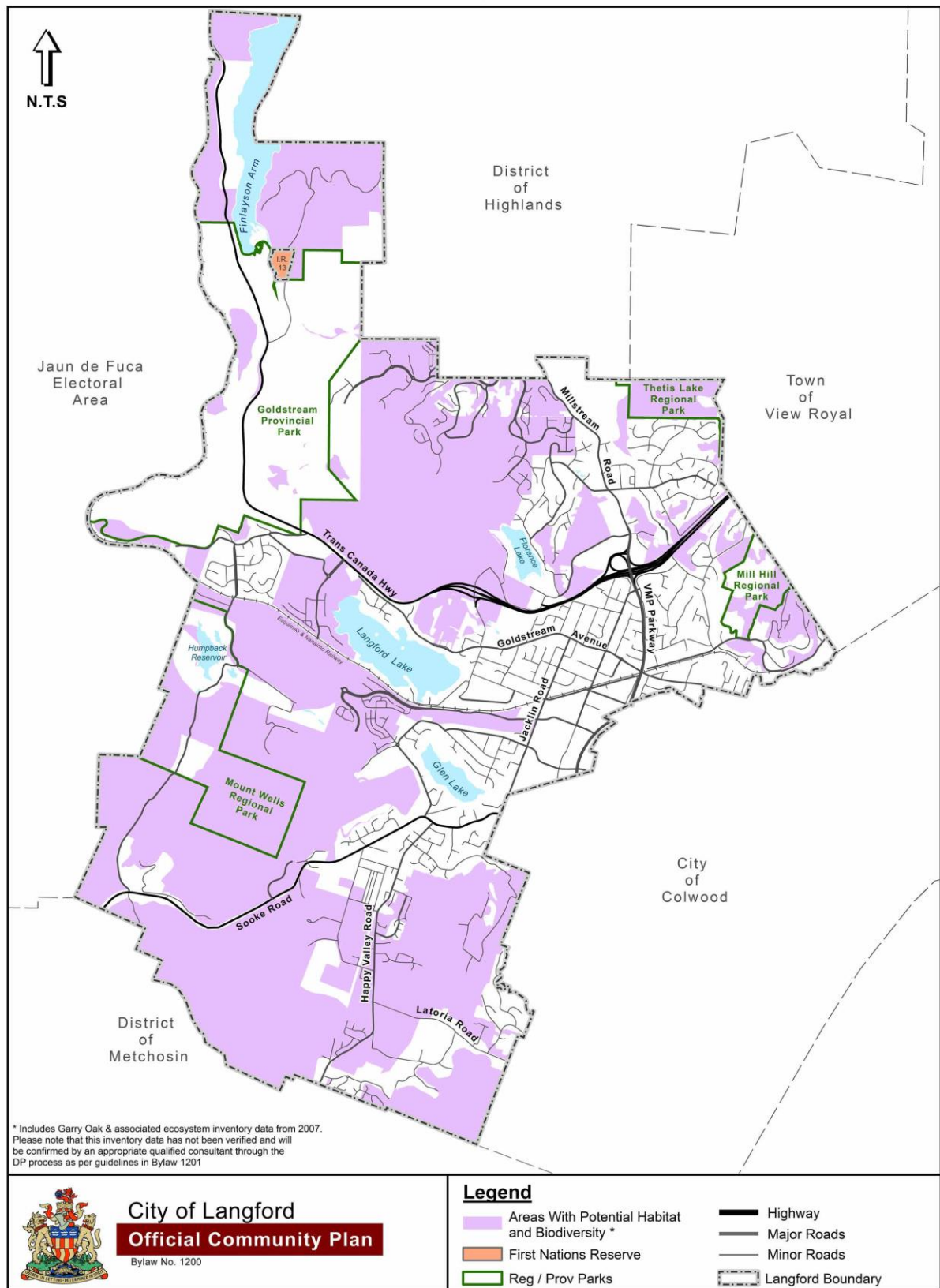


February, 2017

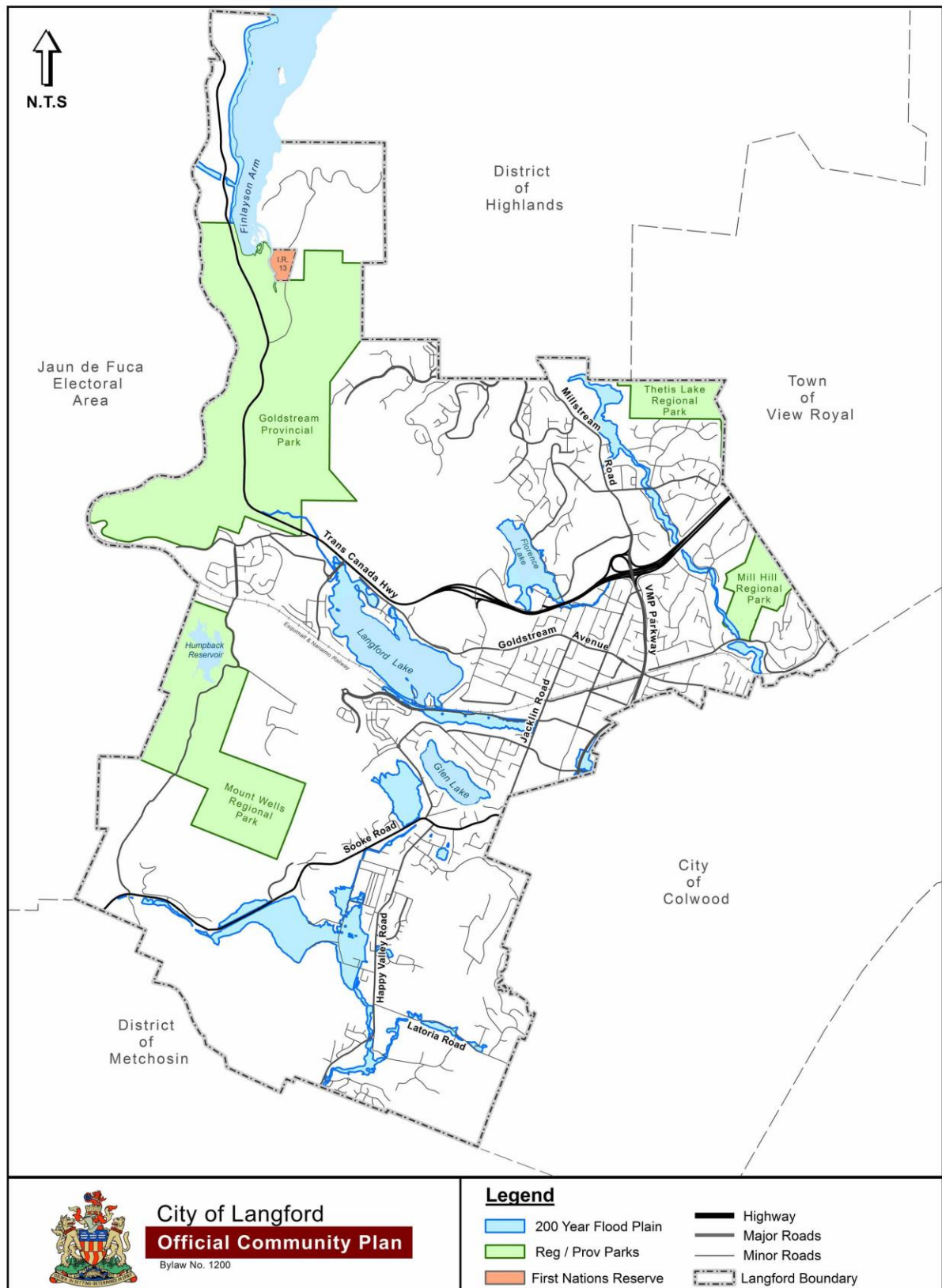
Map 14: Sensitive Ecosystems



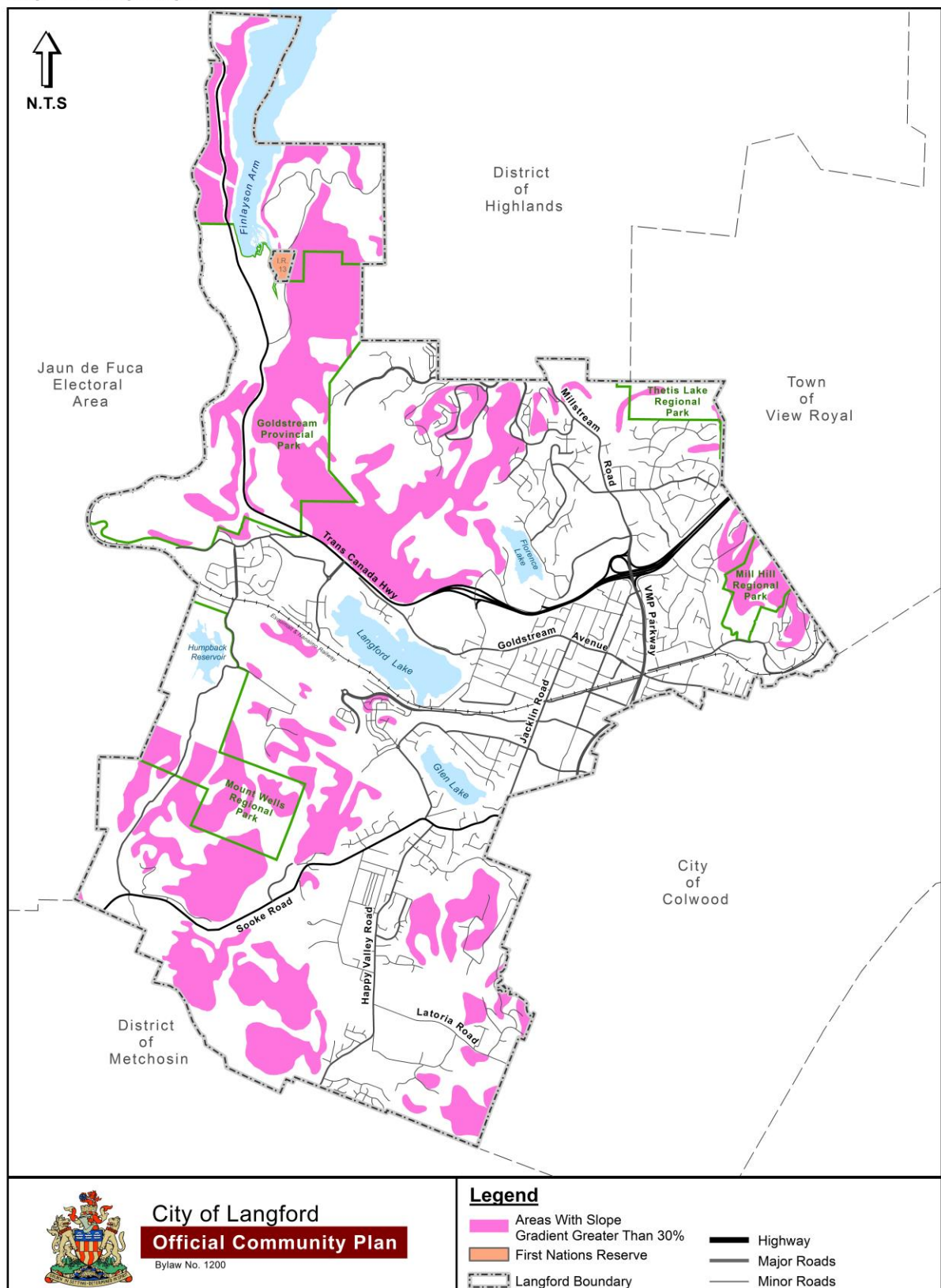
Map 15: Areas with Potential Habitat and Biodiversity Values



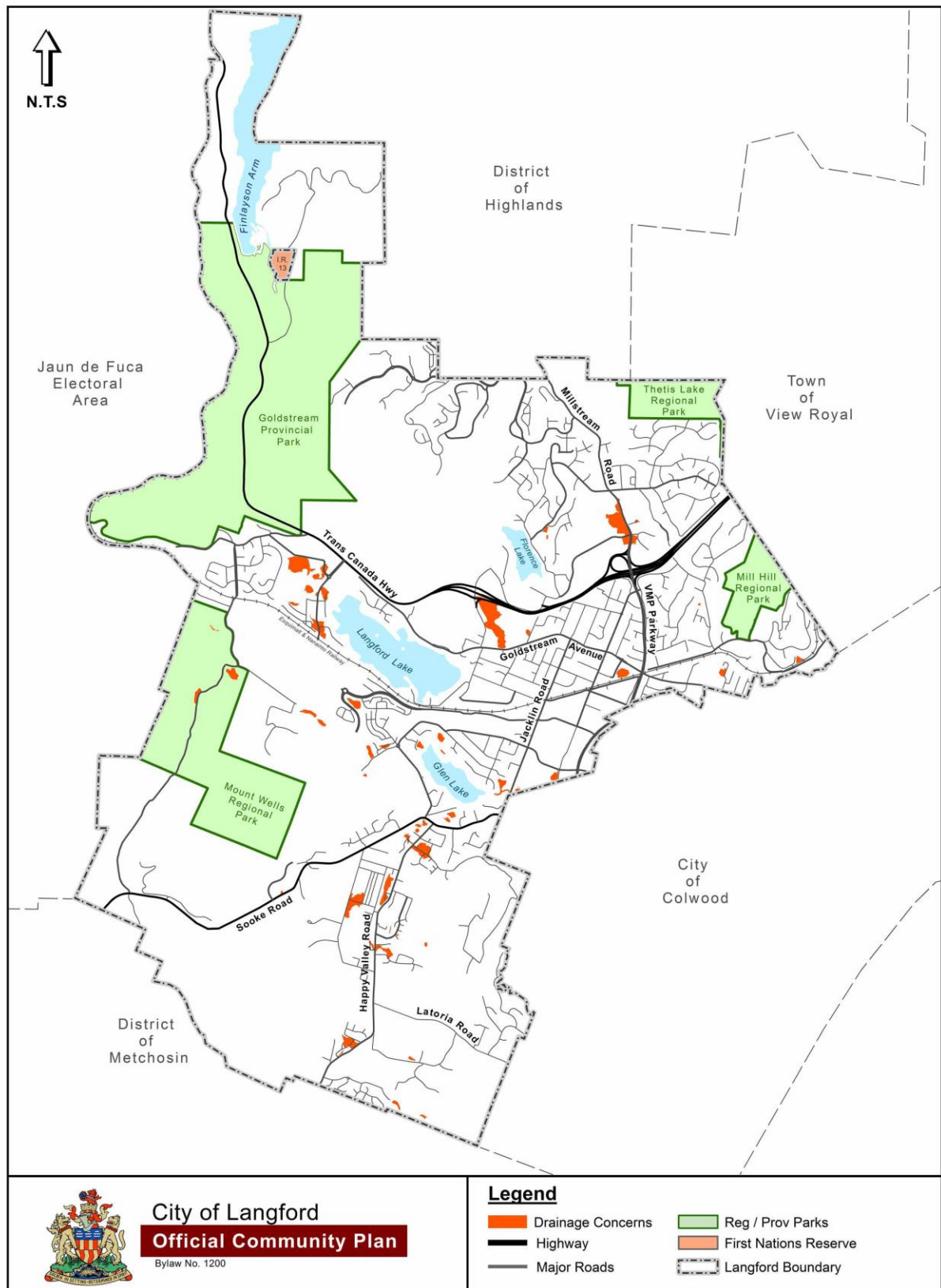
Map 16: 200 Year Flood Plain



Map 17: Steep Slopes

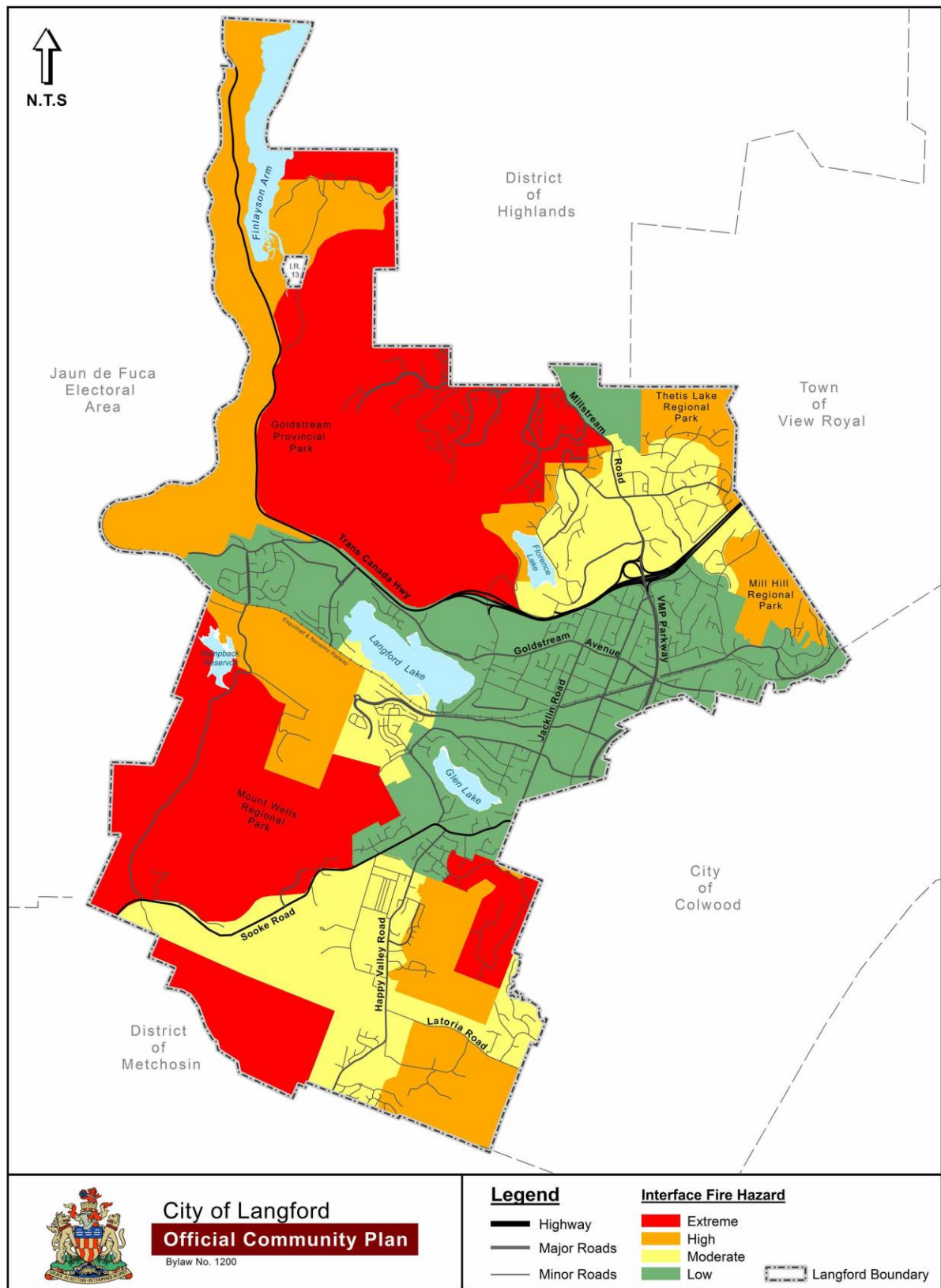


Map 18: Drainage Concerns



February, 2017

Map 19: Interface Fire Hazard Areas



February, 2017

**CITY OF LANGFORD
BYLAW NO. 1675**

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

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

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

1. By adding the following as Section 6.13.02(3): "Notwithstanding Subsections 6.13.02(1) and (2), a lot having an area not less than 2,000.0 m² (0.5 ac) may be created from land legally described as: Lot 3, Sections 98 AND 99, Metchosin District, Plan 20923 Except Part In Plan VIP51472; Lot 5, Sections 98, 99, AND 100, Metchosin District, Plan 20923 Except Part In Plan VIP52592 and Lot 5, Block 3, Sections 89, 97, 98, 99, 100, 100A, 101, AND 101A, Metchosin District, Plan 1817, Except Part In Plan VIP522;"
2. By adding as Section 6.37B the text found in Schedule "A" attached to and forming part of this bylaw;
3. By adding as Section as Section 6.69B the text found in Schedule "B" attached to and forming part of this bylaw;
4. By adding to the **CH5 (Cluster Housing 5)** and the **BP8 (Business Park 8)** zone the properties as shown on Plan No. 1 attached to and forming part of this bylaw;
5. By adding the property legally described as Section 92, Metchosin District (PID: 001-668-374) to the RR4 (Rural Residential 4) Zone 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. 471, (Centre Mountain Properties), 2017".

READ A FIRST TIME this 3rd day of April, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

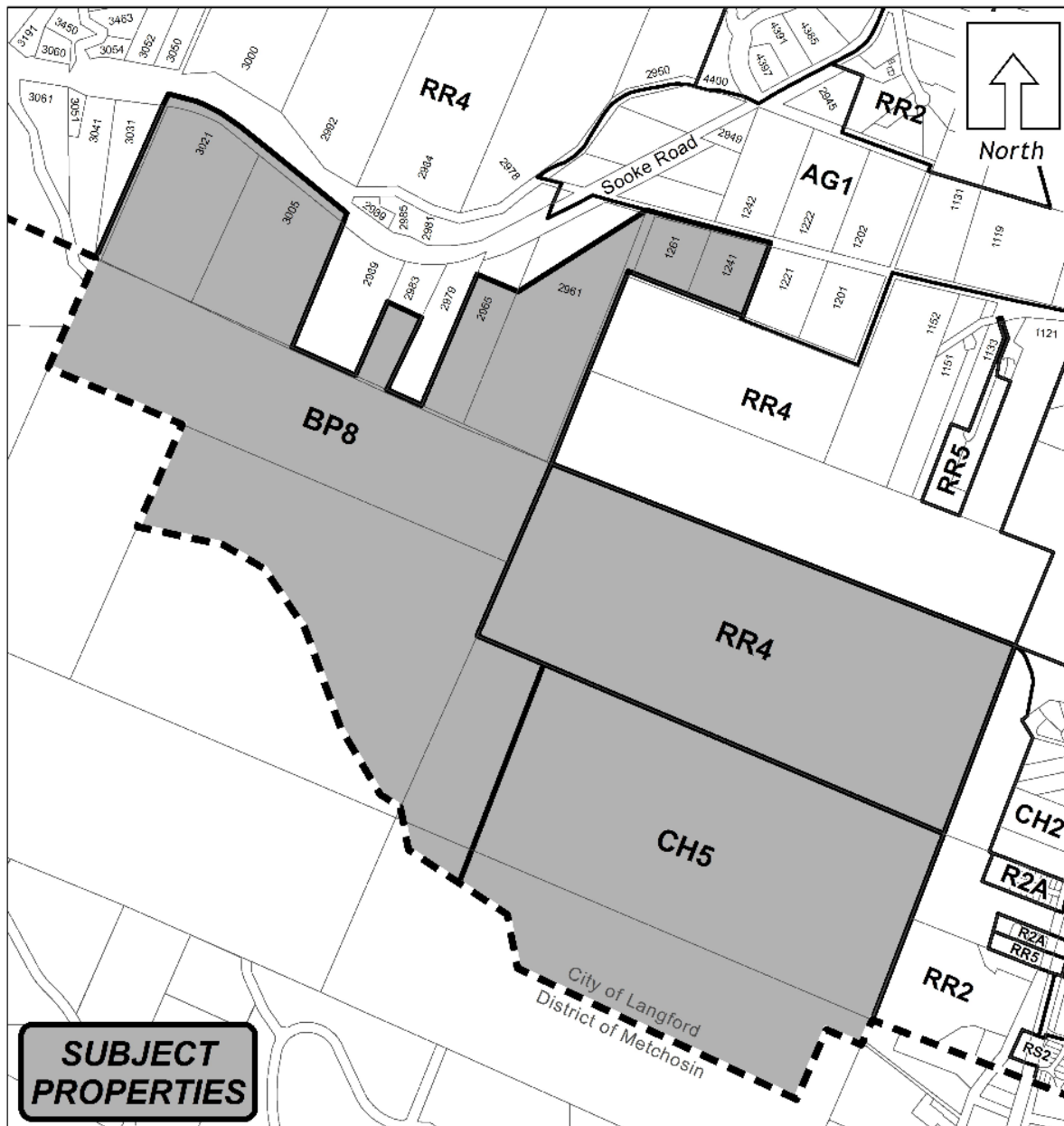
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

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. 1675

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/21/2017

Schedule A

Section 6.37B – Cluster Housing Residential 5 (CH5) Zone

6.37B.01 Permitted Uses

The following uses and no others are permitted in the CH5 Zone:

- (1) Accessory Buildings and Structures, subject to Section 3.05;
- (2) Home Occupation, subject to Section 3.09;
- (3) One-Family Dwelling;
- (4) Two-Family Dwelling;
- (5) Secondary Suite in a One-Family Dwelling, subject to Section 3.08;
- (6) Townhouse;
- (7) The keeping of not more than two Boarders in a One-Family Dwelling;
- (8) Uses Accessory to a Principal Use permitted in this Zone; and
- (9) Uses permitted by Section 3.01 of this Bylaw.

6.37B.02 Subdivision Lot Requirements in the CH5 Zone

One-Family Residential Lots

- (1) No lot having an area less than 700.0 m² (7,534.7 ft²) may be created by subdivision in the CH5 Zone for a One-Family Dwelling.
- (2) No lot for a One-Family Dwelling may have a lot width less than 15.0 m (49.2 ft).
- (3) No lot for a One-Family Dwelling may have a building envelope width or depth less than 7.0 m (23.0 ft).

Two-Family Residential Lots

- (4) No lot having an area less than 835.0 m² (8,987.9 ft²) may be created by subdivision in the CH5 Zone for a Two-Family Dwelling.
- (5) No lot for a Two-Family Dwelling may have a lot width less than 18.0 m (59.1 ft).
- (6) No lot for a Two-Family Dwelling may have a building envelope width less than 14.0 m (45.9 ft).

Townhouse Lots

- (7) No lot having an area less than 600.0 m² (6,458.3 ft²) may be created by subdivision in the CH5 Zone for a Townhouse.

- (8) No lot for a Townhouse may have a lot width less than 24.0 m (78.7 ft).

6.37B.03 Density of Development on Individual Lots

- (1) There may not be more than one residential building on a One- or Two-Family residential lot.
- (2) There may not be less than three dwelling units on a Townhouse lot.
- (3) The maximum density of development on a Townhouse lot is one dwelling unit per 200.0 m² (2,152.8 ft²) of lot area.

6.37B.04 Density of Development in the CH5 Zone

- (1) There may not be more than 10 dwelling units in the CH5 Zone.
- (2) Despite subsection 6.37B.04(1), there may be more than 10 dwelling units in the CH5 Zone if the owner of the land to be built upon has provided to the City, prior to the issuance of a Building Permit for a Two-Family Dwelling or Townhouse and prior to subdivision approval for a One-Family Dwelling:
 - (a) \$1,000 per one-family lot towards the General Amenity Reserve Fund;
 - (b) \$660 per dwelling unit for a Two-Family Dwelling towards the General Amenity Reserve Fund;
 - (c) \$610 per Townhouse dwelling unit towards the General Amenity Reserve Fund; and
 - (d) An area of land not less than 141,640 m² (35 acres) as open space.
- (3) Provided that all of the requirements of subsection 6.37B.04(2) have been met, the maximum density of development in the CH5 Zone shall be 312 dwelling units, exclusive of Secondary Suites.

6.37B.05 Regulations for Two-Family Dwelling Use

- (1) Two-Family Dwellings are prohibited on panhandle lots;

6.37B.06 Height and Size of Principal Use Buildings

- (1) No One-Family Dwelling may exceed a height of 10.0 m (32.8 ft).
- (2) No Two-Family Dwelling may exceed a height of 10.0 m (32.8 ft).
- (3) No Townhouse building may exceed a height of three storeys.

6.37B.07 Setbacks

- (1) No One-Family Dwelling may be located:

- (a) Within 6.0 m (19.8 ft) of any front lot line; or
 - (b) Within 6.0 m (19.8 ft) of any rear lot line; or
 - (c) Within 1.5 m (4.9 ft) of any interior side lot line; or
 - (d) Within 4.5 m (14.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line.
- (2) No Townhouse may be located:
- (a) Within 3.0 m (9.8 ft) of any front lot line, except that no garage or carport that faces a front lot line may be located within 5.5 m (18.0 ft) of the front line; or
 - (b) Within 5.5 m (18.0 ft) of any rear lot line; or
 - (c) Within 3.0 m (9.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line; or
 - (d) Within 1.2 m (3.9 ft) of any interior side lot line.

6.37B.08 Lot Coverage

- (1) The lot coverage of all buildings and structures where the principal use building is less than two storeys above finished grade may not exceed 40%.
- (2) The lot coverage of all buildings and structures where the principal use building is two storeys or greater may not exceed 35%.

6.37B.09 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw apply.

6.37B.10 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule "B"

6.69B - Business Park 8 (BP8) – Centre Mountain Zone

6.69B.01 Permitted Uses:

The following uses and no others are permitted in the Business Park 8 (BP8) Centre Mountain Zone:

- (1) Accessory Buildings and Structures, subject to Section 3.05;
- (2) Animal Hospital;
- (3) Asphalt Plant;
- (4) Auction;
- (5) Automobile and Recreational Vehicle Storage Facility;
- (6) Automobile Body and Paint Shop;
- (7) Automobile Parts and Accessories Sale, Installation and Repair;
- (8) Automobile Rental and Sale Facility, Major;
- (9) Automobile Rental and Sale Facility, Minor;
- (10) Automobile Repair and Service Facility, Major;
- (11) Automobile Repair and Service Facility, Minor;
- (12) Automobile Towing and Storage Facility;
- (13) Bakery;
- (14) Building and Lumber Supply Store;
- (15) Bulk oil plant;
- (16) Business Support Service;
- (17) Campsite;
- (18) Car Wash;
- (19) Carpentry Shop;
- (20) Catering;
- (21) Charitable Facility;

- (22) Commercial Composting;
- (23) Commercial Nursery and Greenhouse;
- (24) Community Garden;
- (25) Concrete Plant;
- (26) Conference and Meeting Facility;
- (27) Contractor Service;
- (28) Crematorium;
- (29) Cultural Facility;
- (30) Electronics Sale, Service and Manufacturing;
- (31) Equipment Sales, Service, Repair and Rental; Major;
- (32) Equipment Sales, Service, Repair and Rental, Minor;
- (33) Film Production Studios;
- (34) Financial Institution, including drive-through;
- (35) Fitness Centre;
- (36) Funeral Parlour;
- (37) Garden Centre and Feed Supply Store;
- (38) Gasoline Service Station, including cardlock;
- (39) Golf Course;
- (40) Golf Driving Range;
- (41) Golf Course, Miniature;
- (42) Group Daycare;
- (43) Gravel Processing Facility;
- (44) Hotel;
- (45) Household Equipment and Appliance Service and Repair;
- (46) Industrial Use, General;
- (47) Industrial Use, Light;

- (48) Licensed Premises;
- (49) Liquor Store;
- (50) Machine shop;
- (51) Mini-Storage Facility;
- (52) Office;
- (53) Office Supply Store;
- (54) One Caretaker Dwelling Unit, in conjunction with and in addition to any of the other principal uses permitted in this Zone;
- (55) Parking Facility;
- (56) Personal Service Establishment;
- (57) Pet Daycare;
- (58) Recreation Facility, both indoor and outdoor;
- (59) Recycling Depot;
- (60) Recycling Facility, subject to Section 3.14;
- (61) Rental of goods and equipment, excluding Automobiles, Large Automobiles or Recreational Vehicles;
- (62) Research and Development Facility;
- (63) Restaurant, including drive-through;
- (64) Retail Store;
- (65) School;
- (66) Shopping Centre;
- (67) Transportation Facility;
- (68) Training and Education Facility;
- (69) Unenclosed Storage, subject to Section 3.13;
- (70) Uses Accessory to a Principal Use permitted in this Zone;
- (71) Uses permitted by Subsection 3.01 of this Bylaw;
- (72) Veterinary Practice;

(73) Warehouse;

(74) Welding shop.

6.69B.02 Subdivision Lot Requirements

- (1) No lot having an area less than 1,000.0 m² (0.25 acres) may be created by subdivision in the BP8 Zone.
- (2) No lot having a lot width less than 7.0 m (23.0 ft) may be created by subdivision in the BP8 Zone.

6.69B.03 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 60%.

6.69B.04 Height and Size of Principal Use Buildings

- (1) No building may exceed a height of four storeys.
- (2) No structure may exceed a height of 15.0 m (49.2 ft).

6.69B.05 Setbacks

- (1) No building or structure may be located within 4.5 m (14.8 ft) of any lot line that abuts a highway.
- (2) No building or structure may be located within 6.0 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

6.69B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to development in the BP8 Zone:

- (1) A continuous landscape and screening area not less than 2.0 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in height, at the time of installation or planting, shall be provided along the developed portion of any lot that abuts a Highway.
- (2) A continuous landscape and screening area not less than 3.0 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) high and decorative planting shall be provided along the developed portion of any lot that does not abut a lot in a Business Park or Industrial Zone.

6.69B.07 General

The relevant regulations of Part 3 of this Bylaw apply to development in the BP8 Zone.



NOTICE OF PUBLIC HEARING

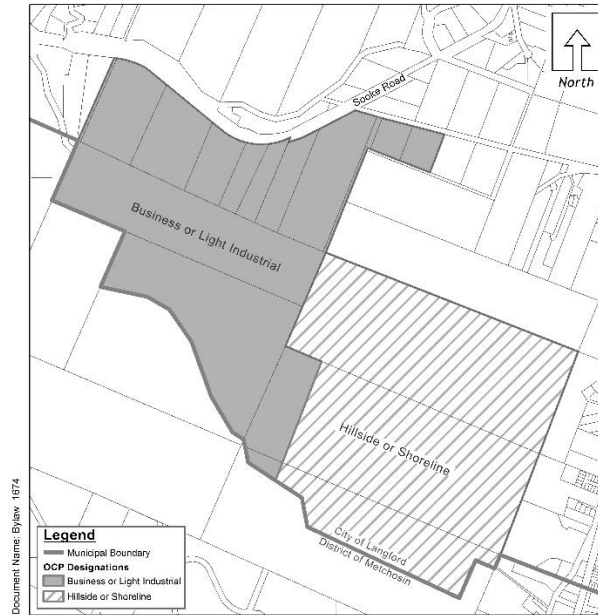
The City of Langford has received an application to amend the Official Community Plan No. 1200 and the Zoning Bylaw No. 300 by means of proposed Bylaws No. 1674 and 1675. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws 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, 1 May 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Properties	As shown on the plan attached	
File	OCP17-0001 and Z17-0005	Bylaw Numbers: 1674 and 1675
Official Community Plan	Proposed: Business or Light Industrial and Hillside or Shoreline	
Zoning	Proposed: CH5 (Cluster Housing), RR4 (Rural Residential 4) and BP8 (Business Park 8) Zone	
Proposal	To permit the rezoning of these lands for business park and residential uses.	

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 18 April 2017 to Monday, 1 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Matthew Baldwin, Director of Planning in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator

OCP17-0001 – Bylaw 1674 Map



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1674

MAYOR

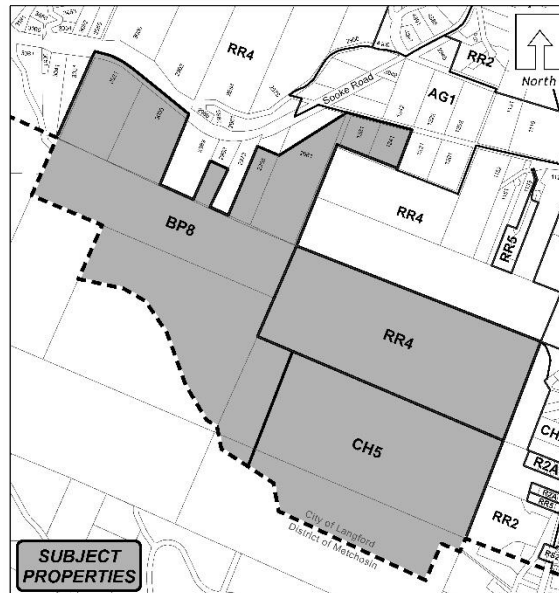
ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/21/2017

Z17-0005 – Bylaw 1675 Map



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1675

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/21/2017

Teacher's words led Laumann on Olympic path

Readers invited to nominate teachers who make a difference

Rick Stiebel
Black Press

A teacher's kind gesture gift-wrapped in encouraging words put Silken Laumann on a path that led to an Olympic medal.

"I had learning challenges growing up, particularly around reading," said Laumann, who overcame a horrific injury to win a bronze medal in the women's single sculls at the 1992 Summer Olympics in Barcelona. "There didn't seem to be a plan in place at the time for kids like me."

Mrs. Finlayson, her teacher at Lorne Park public school in Mississauga, Ont., came to Laumann's house to deliver the news that she had failed.

"It was one of those moments. She brought a box of Laura Secord chocolates and I remember her saying that everyone was good at something and I would find what I was good at for me," Laumann



said. "It really had an impact."

Speaking about the work teachers do is a "super big subject for me," Laumann underlined.

Two of her four children have dealt with learning issues, including a stepdaughter with autism.

Another daughter who has dyslexia, has just been accepted to Harvard University, where she plans to study science and humanities.

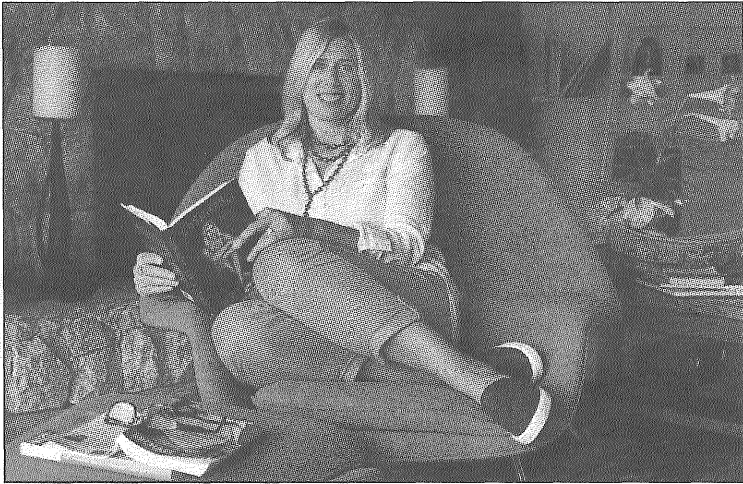
"I have relied heavily on the passion and dedication of teachers in the public and private systems championing my kids through school," she noted.

The experiences of having four children in four different schools has significantly broadened Laumann's perspective for the work teachers do.

"More importantly, it's given me an appreciation for the range of different learning styles teachers employ."

"Kids aren't one size fits all," Laumann said. "Teachers are always adapting to the different learning needs of their students."

Two elements of what teachers do derived from her own challenges in school



Former Olympic medallist Silken Laumann sits with book in a chair in Sannichton home.

have left lasting impressions on Laumann.

"Because I struggled, I had to work really hard. I was in remedial everything and had to put in a lot extra time," Laumann recalled. "The teachers cared that much to be there for me before and after school. The realization that I got through school because of the extra time teachers put in outside of the classroom is one of the reasons why I try to be so generous with my time."

Her work as a strategic life coach and motivational speaker has taken Laumann all over the world.

"I often get to speak to teachers at con-

ferences," she said. "I love them and a audience because of the big impact had on my life."

Laumann is a regular contributor to magazines, newspapers and other media. She also wrote a book, *Unsinkable*, which was published in 2014. For more on Laumann, row over to silkenlaumann.com.

The deadline to share your story about a teacher that has left a lasting impression on you or someone you know is May 1. To nominate a teacher who has made a difference, go to goldstreamgazette.com.

editor@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and the Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1674 and 1675. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 1 May 2017, 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.

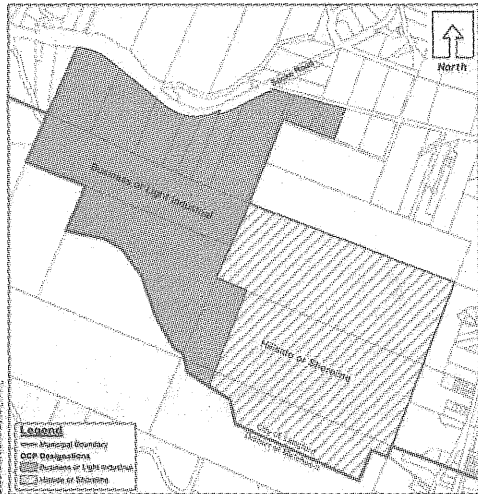
Proposal: The purpose of Bylaw No. 1674 is to amend the Official Community Plan Bylaw No. 1200 by adding the land that is the subject of Bylaw No. 1674 to the **BUSINESS OR LIGHT INDUSTRIAL** and the **HILLSIDE OR SHORELINE** designations and the purpose of Bylaw No. 1675 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1675 to the **CH5 (CLUSTER HOUSING 5)**, **RR4 (RURAL RESIDENTIAL 4)** and **BP8 (BUSINESS PARK 8)** Zones for the purpose of rezoning these lands for business park and residential uses.

Applicant: Seamus Brennan, Keycorp Consulting Ltd.

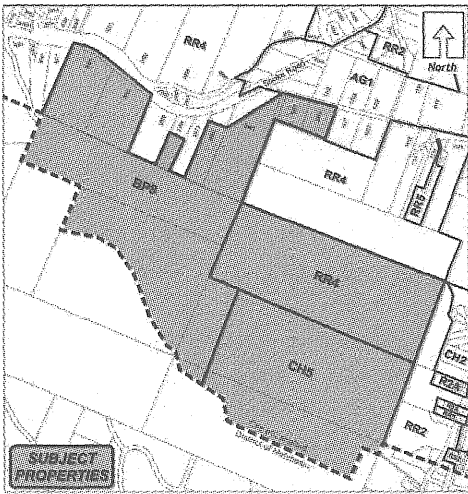
Location: The land that is the subject of Bylaw Nos. 1674 and 1675 is as shown shaded on the plan.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 18 April 2017 to Monday, 1 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Matthew Baldwin, Director of Planning in the Planning and Subdivision Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator



OCP17-0001 - Bylaw 1674 OCP Map



Z17-0005 - Bylaw 1675 Rezoning Map

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Service at 9:30 am on Sundays
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Sprinklers help fire from spreading

Continued from A1

and get up and running as fast as possible,” he said. Coming in to find smoke billowing out of the store, but little in the way of flames, was “shocking,” he added.

The store has five employees. As part of the investigation, Langford Fire Rescue inspectors obtained a statement from two individuals were on shift at the end of business Sunday, but Asst. Chief Chris Aubrey said the fire is not being deemed as suspicious at this point. Unable to see flames when they arrived due to the smoke covering the windows, firefighters forced open the front door and determined the source of the blaze. “We found the fire was in the counter area and we were able to quickly knock that down,” Aubrey said. “The sprinklers did a good job in containing it to that area and not letting

“Obviously it was a concern of ours that it was a paint store with flammable liquids.”

– Langford Fire Rescue Asst. Chief Chris Aubrey

it spread. Obviously it was a concern of ours that it was a paint store with flammable liquids.”

The possibility of the fire being electrical in nature would be investigated, along with other potential causes, he added. Adjacent businesses were ventilated to remove smoke, but Aubrey expected them to be able to open Monday. Rough initial damage estimates were between \$70,000 and \$80,000 for Cloverdale, but it was unknown at the time whether neighbouring suites would claim for smoke damage.

editor@goldstreamgazette.com

Superstore liquor selling will be test: mayor

Continued from A1

“The Superstore’s a test, we’ll see how it goes,” Young noted.

The Real Canadian Superstore recently obtained approvals from the Liquor Control and Licensing Branch (LCLB) to sell B.C. wines in Langford. According to a staff report to council, this was done through a “specialty wine license”

obtained at an auction hosted by the province. The license allows the sale of B.C. wine in addition to the sale of food and other goods in retail stores larger than 10,000 square feet.

When staff inquired about the City’s involvement in this process, they were told the LCLB confirms that the location of the licensee complies with municipal zoning regulations.

There are three types of licenses that allow for the sale of liquor for consumption off site that do not require any formal involvement from council. They include the specialty wine license, wine stores and licensee retail stores.

This bylaw amendment, Young said, is the first step in preparing for the legalization of marijuana.

katie@goldstreamgazette.com



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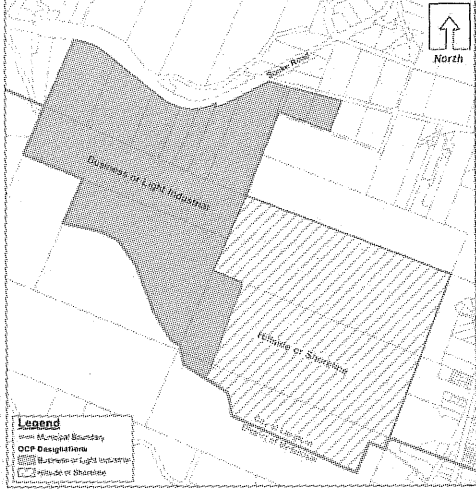
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Applicant: Seamus Brennan, Keycorp Consulting Ltd.

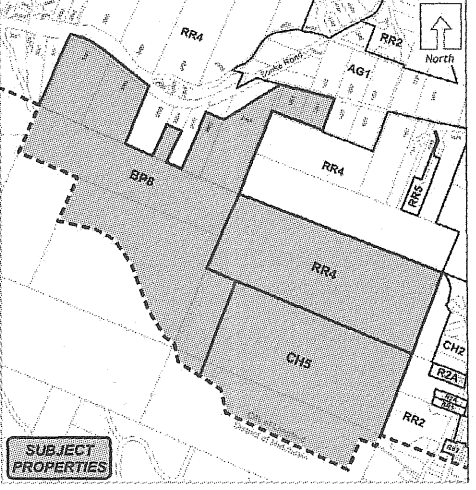
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Jim Bowden
Administrator



OCP17-0001 – Bylaw 1674 OCP Map



Z17-0005 – Bylaw 1675 Rezoning Map

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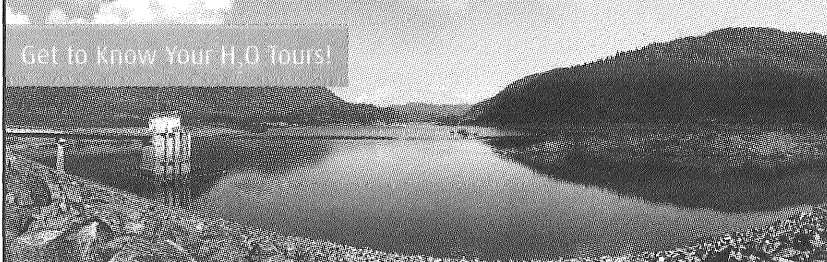
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There are several tour options running from May to June 2017. For the detailed schedule and online registration, visit www.crd.bc.ca/watertours and book your spot on the bus today! For more information call 250.474.9627

Visit www.crd.bc.ca/watertours for more information.

Page 38 of 168

b) Centre Mountain.
- Staff Report (Planning Z17-0005)

MOVED BY: COUNCILLOR WADE

SECONDED: D. Horner

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

1. That Council give first reading to Bylaw No. 1674 and 1675 as presented;

CARRIED.

c) Omnibus Amendment to Zoning Bylaw No. 300 to Allow Community Care Facilities in the M1 (Light Industrial) Zone.
- Staff Report (Planning Z17-0008)

MOVED BY: COUNCILLOR WADE

SECONDED: K. Sheldrake

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

1. Direct staff to prepare a bylaw to amend the Zoning Bylaw No. 300 to add “community care facility” to the list of uses in the M1 (Light Industrial) zone with the following conditions:
 - i. That the care provided be restricted to adult individuals only; and
 - ii. That those in care are not residing in a building within the M1 zone.

CARRIED.

- c) To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;
 - d) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; and
 - e) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A.
4. Maintain the requirement for a minimum lot area of 550.0 m² (5,920.2 ft²) for a secondary suite in a one-family dwelling in the Small Lot Residential (RS2) Zone.

CARRIED.

2. Centre Mountain (Zoning Bylaw Amendment)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give first reading to Bylaw No. 1674 and 1675 as presented.

CARRIED.

3. Omnibus Amendment to Zoning Bylaw No. 300 to Allow Community Care Facilities in the M1 (Light Industrial) Zone

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the Zoning Bylaw No. 300 to add “community care facility” to the list of uses in the M1 (Light Industrial) zone with the following conditions:

- i. That the care provided be restricted to adult individuals only; and
- ii. That those in care are not residing in a building within the M1 zone.

CARRIED.

4. Application for Development Variance Permit to allow for the reduction of the interior side lot line setbacks, front lot line setback, rear setback, and allowable projections at 1189 Goldstream Avenue

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1671.

CARRIED.

c) BYLAW NO. 1672
"Road Closure Bylaw No. 1672 (Hartsdale Drive), 2017".
(FIRST, SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1672 First, Second and Third Reading.

CARRIED.

d) BYLAW NO. 1673
"Langford Zoning Bylaw, Amendment No. 470, (616 Goldstream Ave), 2017".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1673 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1674
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1674 First Reading.

CARRIED.

f) BYLAW NO. 1675
"Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1675 First Reading.

CARRIED.



Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: March 27, 2017
Department: Planning Department
Application No.: Z17-0005
Subject: Centre Mountain

Background

Seamus Brennan of Keycorp Consulting Ltd. has applied on behalf of the following property owners with respect to the following properties to rezone these lands for industrial/business park uses and for residential uses in accordance with the plan attached to this report as Appendix "A".

Table 1: Site Data

Owner	Civic Address	Legal Description
Oakcrest Park Estates Ltd	No Civic Address PID: 001-703-374	LOT 10, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817
Oakcrest Park Estates Ltd	3021 Sooke Rd	LOT 1, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817, EXCEPT PART IN PLAN VIP522
Oakcrest Park Estates Ltd	3005 Sooke Rd	LOT 2, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817, EXCEPT PART IN PLAN VIP52253
Raymond Mew, Gilbert Chew, Wai Yuen;	2961 Sooke Rd	LOT 5, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817, EXCEPT PART IN PLAN VIP522
Ronald Kenneth Westwood	2983 Sooke Rd	LOT 3, SECTIONS 98 AND 99, METCHOSIN DISTRICT, PLAN 20923 EXCEPT PART IN PLAN VIP51472
Mew Properties	1261 Cogan Rd	LOT 6, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817
Mew Properties	1241 Cogan Rd	LOT 7, BLOCK 3, SECTIONS 89, 97, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817

429176 B.C. Ltd	No Civic Address PID: 018-034-187	LOT 6, SECTION 94, METCHOSIN DISTRICT, PLAN VIP54839
429176 B.C. Ltd	No Civic Address PID: 018-034-195	LOT 7, SECTION 93, METCHOSIN DISTRICT, PLAN VIP54839
429176 B.C. Ltd	No Civic Address PID: 018-034-209	LOT 8, SECTIONS 96 AND 97, METCHOSIN DISTRICT, PLAN VIP54839
Roberta Hilda Young	2965 Sooke Rd	LOT 5, SECTIONS 98, 99, AND 100, METCHOSIN DISTRICT, PLAN 20923 EXCEPT PART IN PLAN VIP52592
Ridley Bros Development Co. Ltd.	No Civic Address PID: 001-668-374	SECTION 92, METCHOSIN DISTRICT

<i>Size of Property</i>	Approximately 154 ha (380 acres)	
<i>DP Areas</i>	<i>Proposed: Potential Wildlife Habitat and Biodiversity; Interface Fire Hazard</i>	
<i>Zoning</i>	Existing (District of Metchosin): Commercial Recreation 2 (CR2) and Upland (UP);	Proposed: NEW Business Park 8 (BP8 – Centre Mountain); Cluster Housing 5 (CH5) and Rural Residential 4 (RR4);
<i>OCP Designation</i>	Existing: (District of Metchosin): Rural	Proposed: Business or Light Industrial and Hillside and Shoreline;

SITE AND SURROUNDING AREA

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	Rural Residential 4 and 5 (RR4 and RR5); AG1 (Agricultural)	Residential and vacant agricultural;
<i>East</i>	Rural Residential 2 (RR2), Cluster Housing 2 (CH2)	Residential
<i>South</i>	N/A	To be designated as Park (District of Metchosin)
<i>West</i>	Upland (District of Metchosin)	Rural Residential

Commentary

The Province of British Columbia has amended the City of Langford's Letters Patent to increase the size of the municipality by approximately 154 ha (380 acres) (as shown on the map attached as Appendix "A". The applicant now wishes to rezone a portion of these lands to a business park zone, and rezone a portion of these lands to a cluster housing zone, and rezone a portion of these lands to a rural residential zone. The applicant intends to develop the cluster housing and business park portions of these lands. The

owners of the portion of the land proposed as rural residential zoning has not indicated development plans at this time.

OFFICIAL COMMUNITY PLAN

As the subject property is new land to the municipality, an amendment to the City's Official Community Plan is required. This can occur concurrently with zoning. Staff have prepared a draft OCP amendment which includes revisions/updates to all of the mapping in the OCP so that it reflects the new municipal boundaries.

ZONING – BUSINESS PARK/INDUSTRIAL

The BP8 (Business Park 8 – Centre Mountain) zone which has been drafted and is attached to this report is a broad-ranging business park/industrial zone based on the two other Business Park zones on Sooke Road (Slegg Lumber and Glenshire). It allows for a broad range of industrial uses. The actual uses for this property are yet to be determined, and will be dependent on site servicing (sewer and water) as well as market conditions.

ZONING – CLUSTER HOUSING

The applicant also wishes to develop a portion of the lands for one-and two-family residential uses as well as townhouse uses. The Cluster Housing 5 zone which has been drafted and is attached to this report outlines these uses.

Council may wish to note that the applicant has, through a covenant agreement with the District of Metchosin, agreed to park, open space and buffer areas that exceed 50% of the total area to be zoned for residential development. The applicant would like to have these green spaces, where provided to the City as Park, count as an off-set to Park Acquisition DCCs.

The proposed lot dimensions in the Cluster Housing zone is as follows:

Type	Minimum Lot Size	Minimum Lot Width
One-Family Dwelling	700 m ² (7535 ft ²)	15 m (49 ft)
Two Family Dwelling	835 m ² (8990 ft ²)	18 m (59 ft)
Townhouses*	600 m ² (6459 ft ²)	24 m (79 ft)

*minimum of 3 townhouses per lot.

Overall, this should provide the look and feel of larger, estate-type lots, while allowing some townhousing on challenging terrain where clusters of townhouses would result in less clearing and blasting. Overall, development in the CH5 zone would be limited to 312 dwelling units (all types).

ZONING – RURAL RESIDENTIAL

A portion of the lands that have been added to Langford are owned by Ridley Brothers Development Corporation. These lands do not form part of Keycorp's rezoning application, but are sandwiched between the lands that Keycorp does wish to rezone, and lands that were previously within Langford's boundary, that are also owned by Ridley. Council may wish to rezone these lands to the same RR4 (Rural Residential 4) zone as the adjacent lands owned by the same landowner, rather than adopting the existing Upland zoning of the lands from the District of Metchosin (a zoning designation that is not directly comparable to anything currently in use in Langford).

The applicant has also acquired a right to purchase parts of three properties that are in Langford and were not part of the Centre Mountain properties that were recently added into Langford from the District of Metchosin. These properties are:

Ronald Kenneth Westwood	2983 Sooke Rd	LOT 3, SECTIONS 98 AND 99, METCHOSIN DISTRICT, PLAN 20923 EXCEPT PART IN PLAN VIP51472
Roberta Hilda Young	2965 Sooke Rd	LOT 5, SECTIONS 98, 99, AND 100, METCHOSIN DISTRICT, PLAN 20923 EXCEPT PART IN PLAN VIP52592
Raymond Mew, Gilbert Chew, Wai Yuen;	2961 Sooke Rd	LOT 5, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817, EXCEPT PART IN PLAN VIP522

The applicant wishes to subdivide the residential development that exists on these properties (directly adjacent to Sooke Road) and rezone the undeveloped, remaining, southerly portion of these parcels for business park/industrial uses. The existing residential land would continue to have Rural Residential 4 (RR4) zoning. At the present time, the minimum lot size that may be created by subdivision in the RR4 zone is 40 ha (100 acres) unless the property is served by municipal sewers (which these lots are not). In order to allow for the subdivision, as proposed, Council may wish to write an exception into the RR4 zone to allow for the creation of lots that are a minimum 2000 m² (0.49 acres).

AMENITY

It is Council's policy that development in South Langford should contribute \$1000 per single-family equivalent (SFE) towards the City's Affordable Housing Reserve Fund, and \$6000 per SFE towards the City's General Amenity Reserve fund. Council has, on occasion, diverted from this policy under certain circumstances. As an example, the amenity contribution for both Bear Mountain and South Skirt Mountain were recently amended to \$2500 and \$2000 per SFE respectively, and that this contribution would go to the General Amenity reserve fund (which could also be used to fund affordable housing initiatives). In both cases the fact that the development would preserve and dedicate 40% of the land as an amenity was presented as an alternate form of amenity.

The applicant is proposing a per SFE contribution of \$1000 towards the City's General Amenity Reserve fund. Council may wish to consider this as adequate, considering that the applicant is obligated through a pre-existing covenant agreement preserve over 50% of the land as park or greenspace and given that these lands never previously existed in Langford's tax base, and will contribute to municipal taxes far in excess of the one-time amenity contribution.

Industrial/Business Park development is not required to make an amenity contribution per Council's policy.

Financial Implications

None.

Legal Implications

None.

Options**Option 1:**

That the Planning and Zoning Committee recommend:

1. That Council give first reading to Bylaw No. 1674 and 1675 as presented;

Option 2:

That the Planning and Zoning Committee recommend:

1. That Council give first reading to Bylaw No. 1674 and 1675 as amended;

Option 3:

That the Planning and Zoning Committee recommend:

1. That Council take no action at this time with respect to Bylaw No. 1674 and 1675;

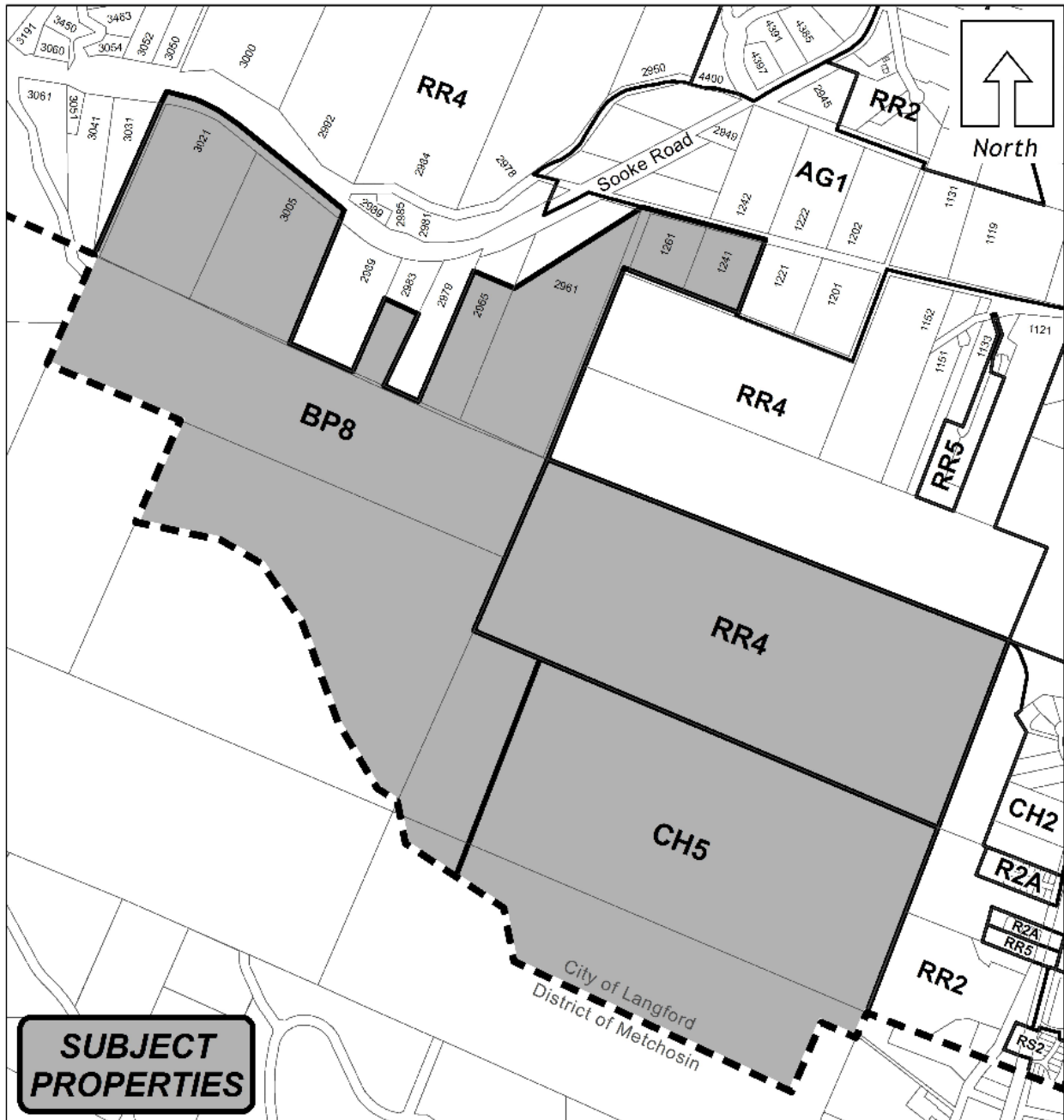
Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

:mgsb

Appendix "A"

Location and Proposed Zoning



CITY OF LANGFORD

BYLAW NO. 1674

A BYLAW TO AMEND BYLAW NO. 1200, “LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”

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

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

1. By adding to the BUSINESS OR LIGHT INDUSTRIAL designation and the HILLSIDE OR SHORELINE designation the property as shown shaded Plan No. 1 attached to and forming part of this Bylaw;
2. By replacing “Map 1: Planning Area” with a new Map 1 as shown in Schedule A attached to and forming part of this Bylaw;
3. By replacing “Map 2: City of Langford – Growth Management & Land Use Strategy” with a new Map 2 as shown in Schedule B attached to and forming part of this Bylaw;
4. By replacing “Map 3: Sensitive Ecosystems & Habitat Areas” with a new Map 3 as shown in Schedule C attached to and forming part of this Bylaw;
5. By replacing “Map 4: Natural Features” with a new Map 4 as shown in Schedule D attached to and forming part of this Bylaw;
6. By replacing “Map 5: Natural Setting, Parks & Open Spaces Inventory” with a new Map 5 as shown in Schedule E attached to and forming part of this Bylaw;
7. By replacing “Map 6: Natural Setting, Parks & Open Spaces Integration Strategy” with a new Map 6 as shown in Schedule F attached to and forming part of this Bylaw;
8. By replacing “Map 7: Institutional Uses & Institutions Inventory” with a new Map 7 as shown in Schedule G attached to and forming part of this Bylaw;
9. By replacing “Map 8: Regional Transportation System Context” with a new Map 8 as shown in Schedule H attached to and forming part of this Bylaw;
10. By replacing “Map 9: Multi-Modal Transportation Strategy” with a new Map 9 as shown in Schedule I attached to and forming part of this Bylaw;
11. By replacing “Map 10: Agricultural Land Reserve (ALR) Inventory” with a new Map 10 as shown in Schedule J attached to and forming part of this Bylaw;
12. By replacing “Map 11: Water Infrastructure Inventory” with a new Map 11 as shown in Schedule K attached to and forming part of this Bylaw;
13. By replacing “Map 12: Sanitary Sewer Inventory” with a new Map 12 as shown in Schedule L attached to and forming part of this Bylaw;

14. By replacing "Map 13: Riparian Zones" with a new Map 13 as shown in Schedule M attached to and forming part of this Bylaw;
 15. By replacing "Map 14: Sensitive Ecosystems" with a new Map 14 as shown in Schedule N attached to and forming part of this Bylaw;
 16. By replacing "Map 15: Areas with Potential Habitat & Biodiversity Values" with a new Map 15 as shown in Schedule O attached to and forming part of this Bylaw;
 17. By replacing "Map 16: 200 Year Floodplain" with a new Map 16 as shown in Schedule P attached to and forming part of this Bylaw;
 18. By replacing "Map 17: Steep Slopes" with a new Map 17 as shown in Schedule Q attached to and forming part of this Bylaw;
 19. By replacing "Map 18: Drainage Concerns" with a new Map 18 as shown in Schedule R attached to and forming part of this Bylaw;
 20. By replacing "Map 19: Interface Fire Hazard Areas" with a new Map 19 as shown in Schedule S attached to and forming part of this Bylaw;
- B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

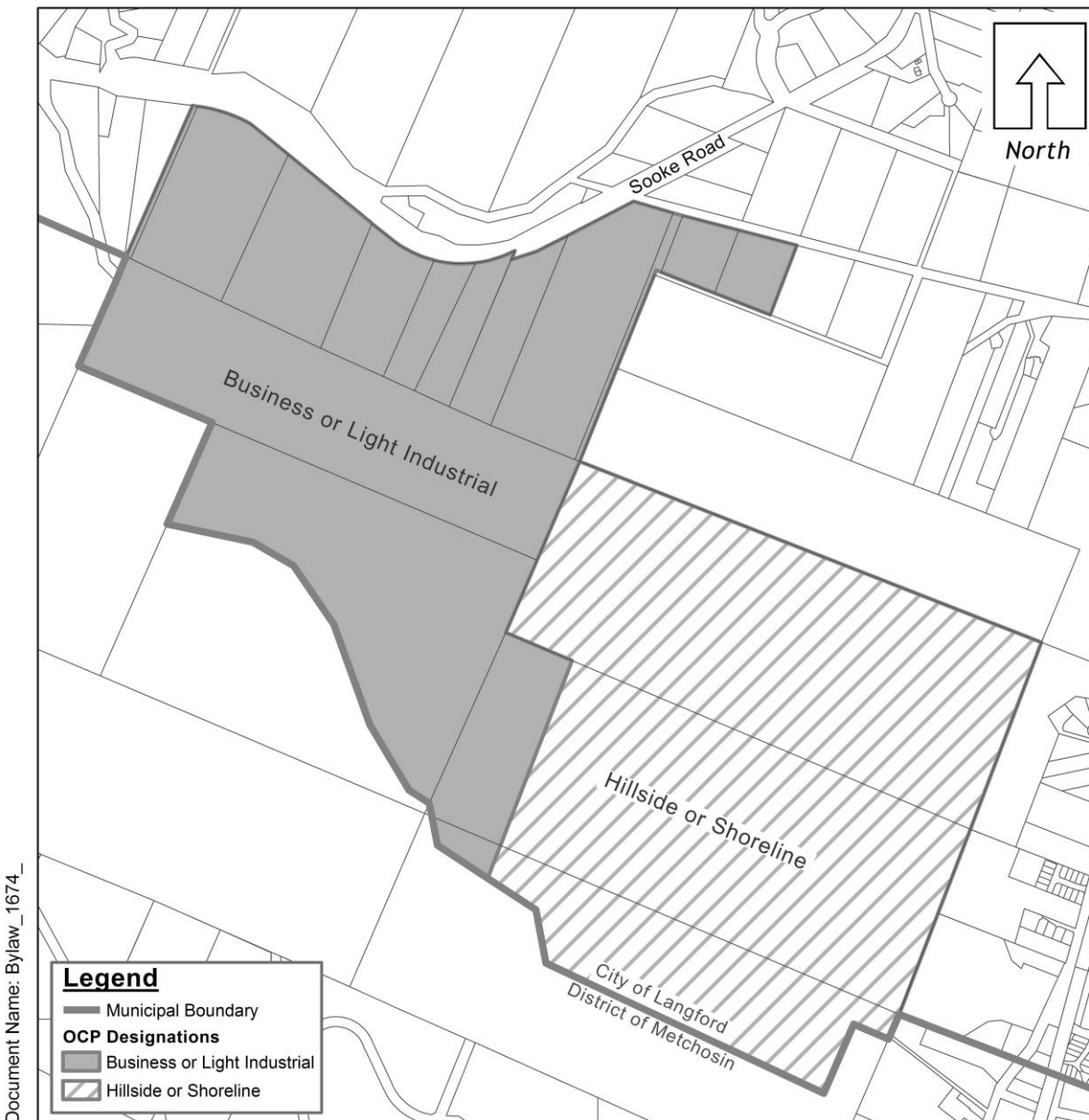
READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

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. 1674

MAYOR

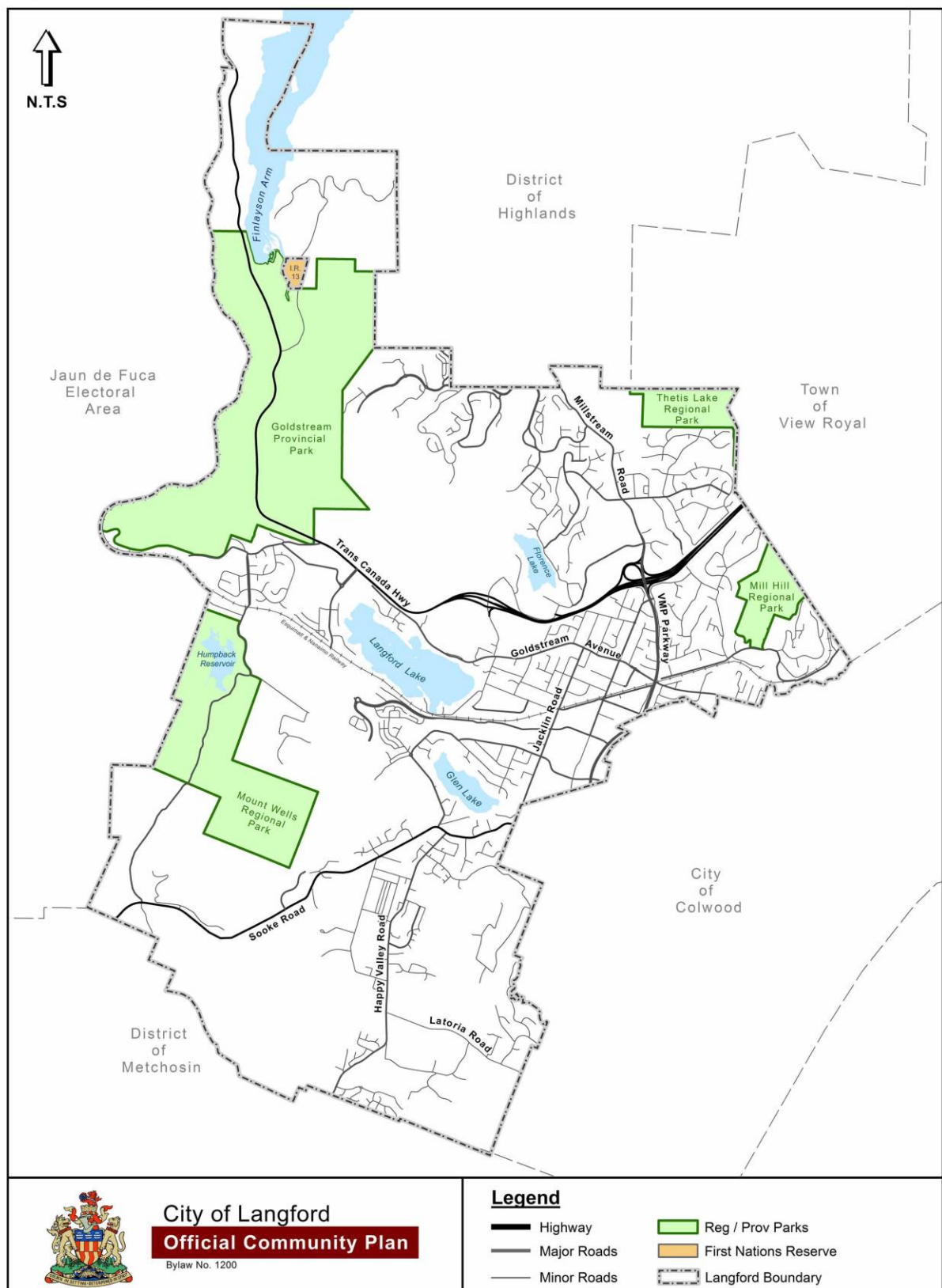
ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

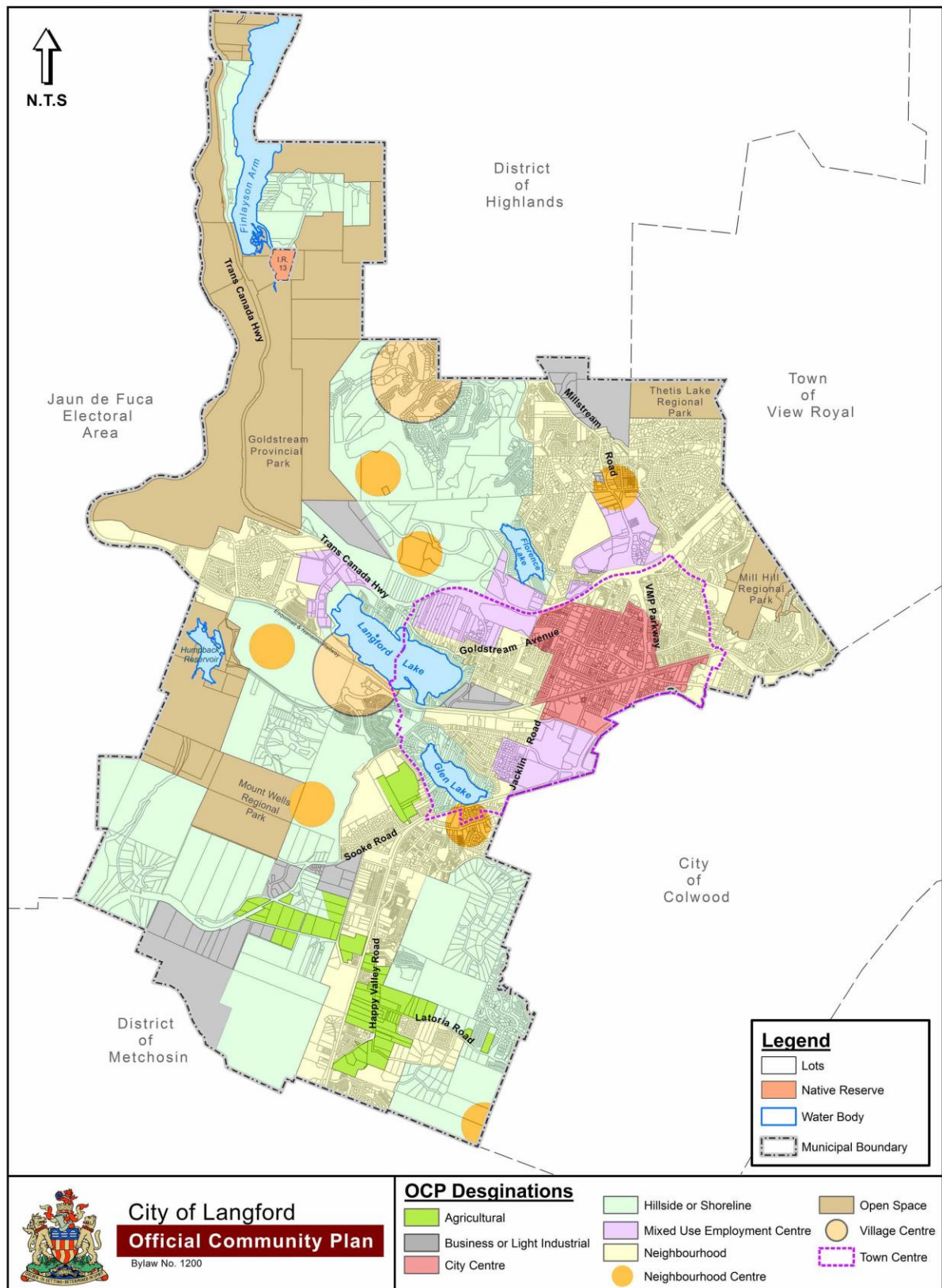
Last Revised: 2/21/2017

Map 1: Planning Area

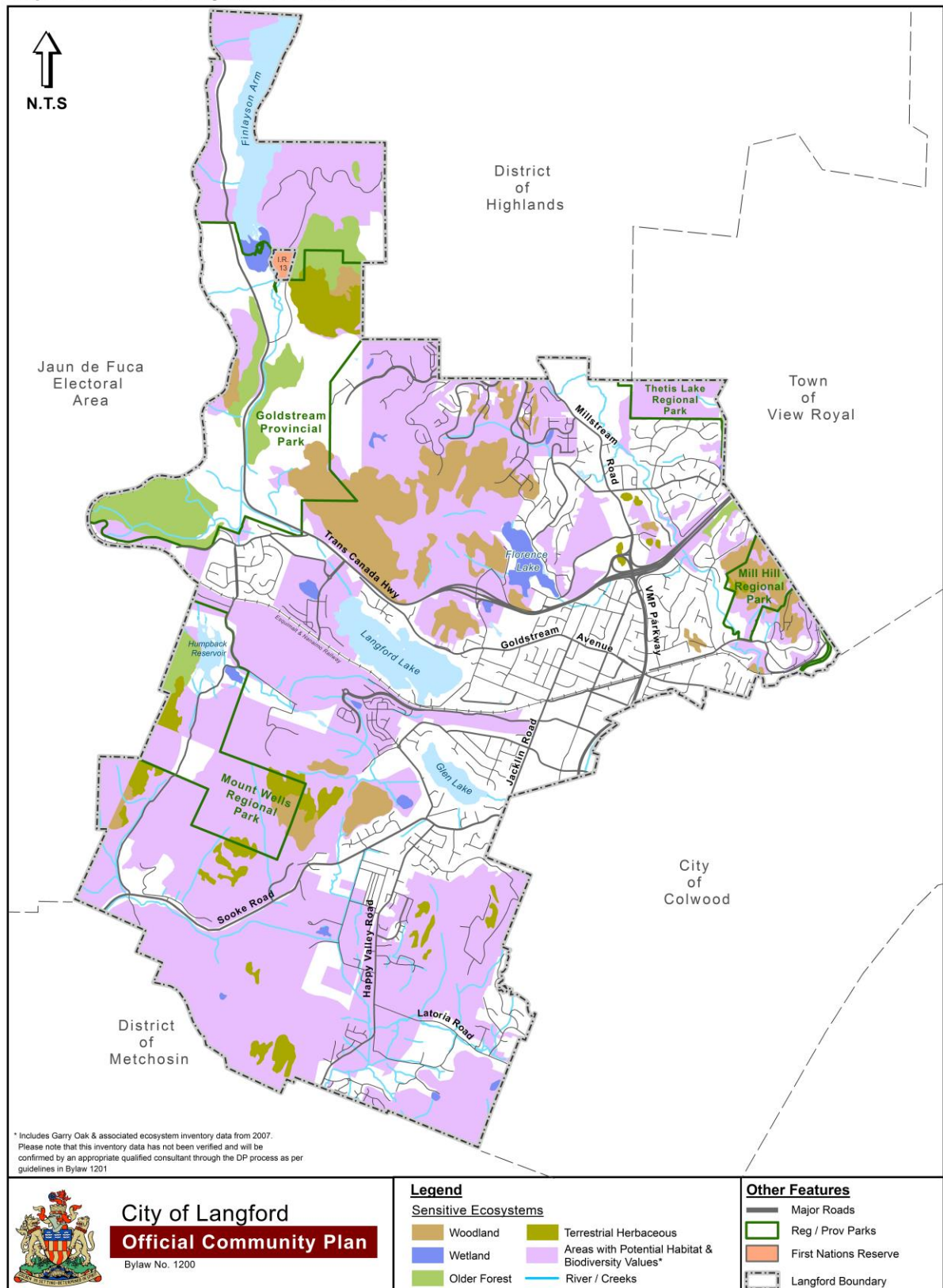


February, 2017

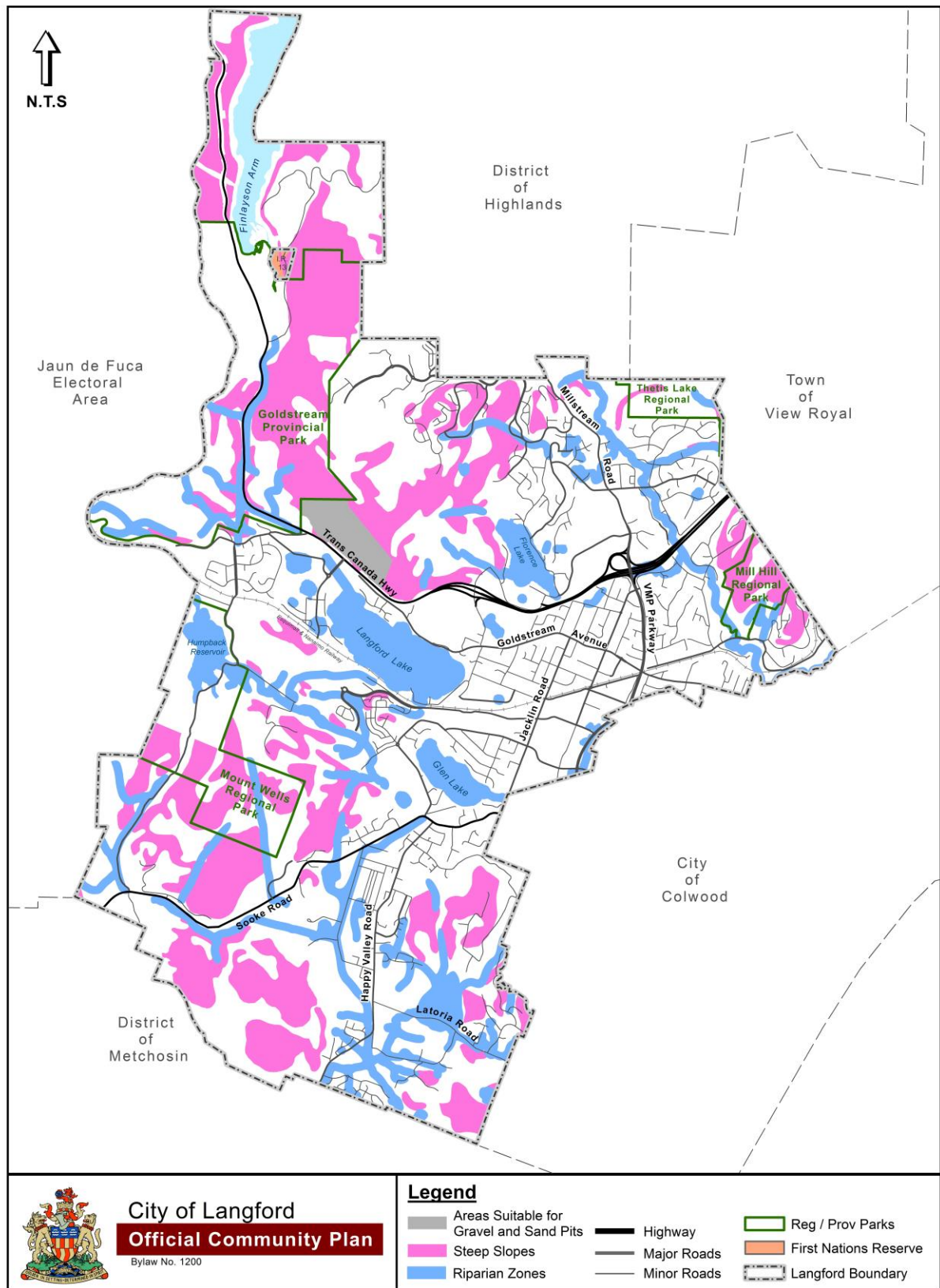
Map 2: City of Langford - Growth Management & Land Use Strategy



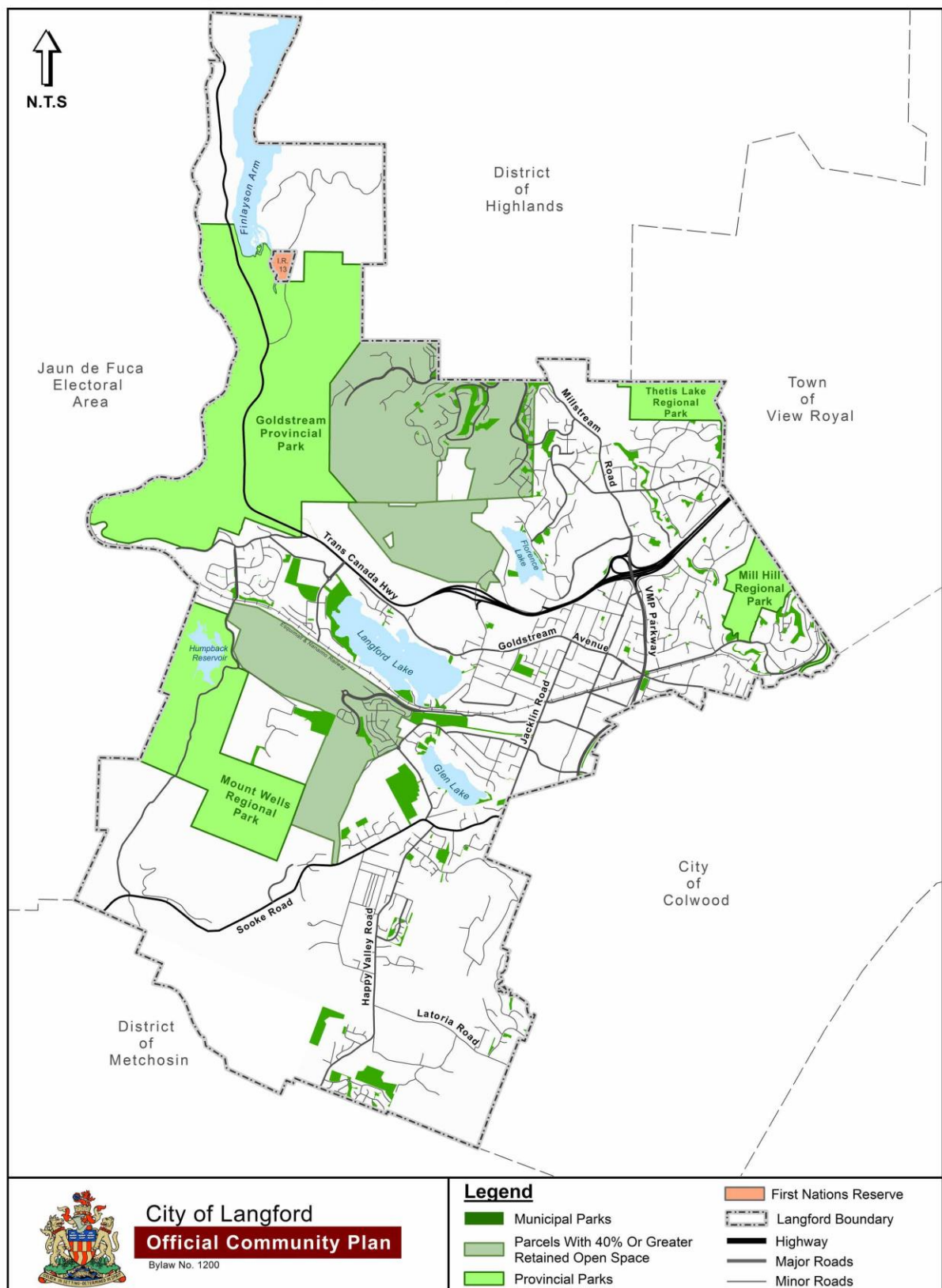
Map 3: Sensitive Ecosystems & Habitat Areas



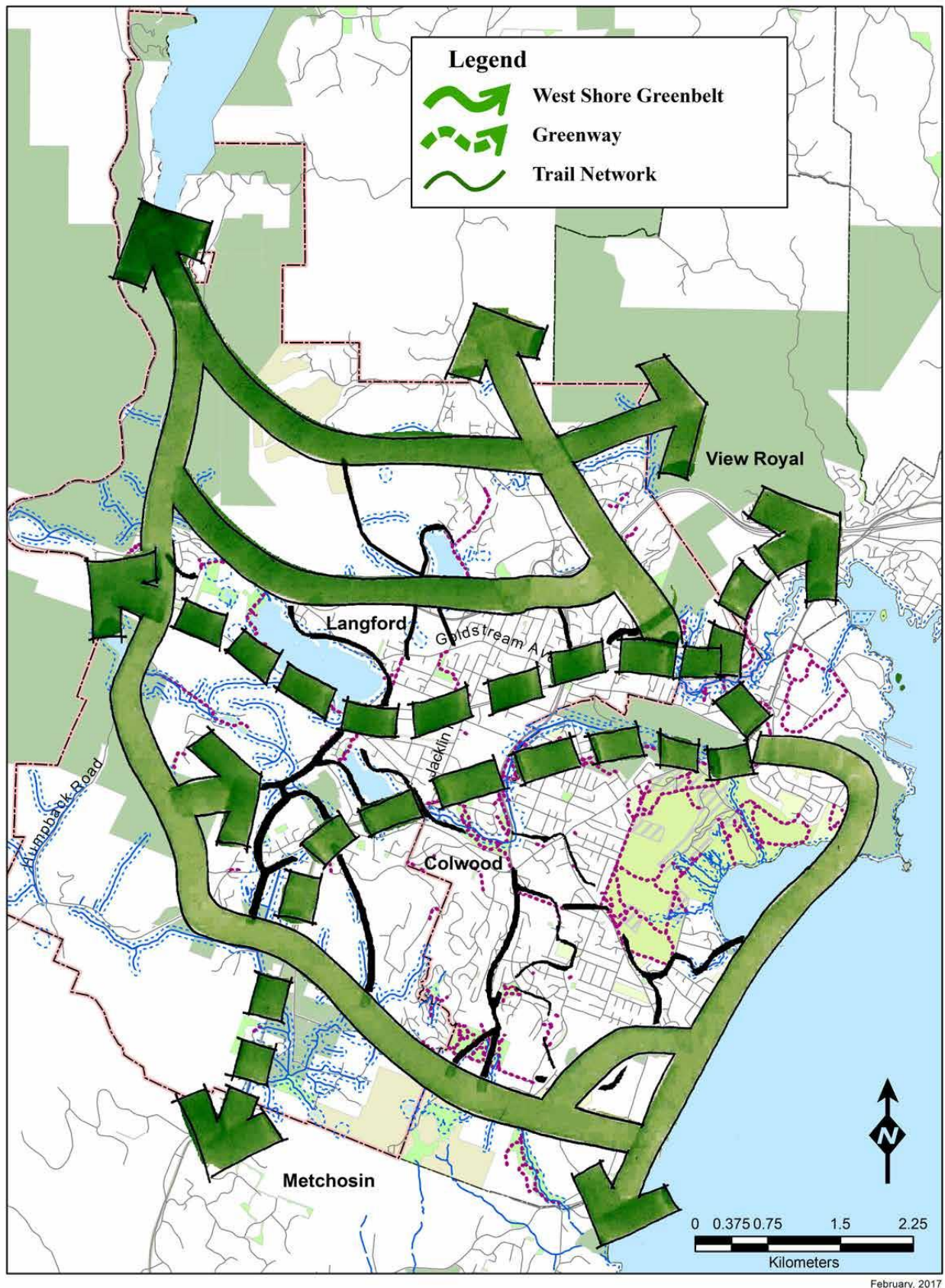
Map 4: Natural Features



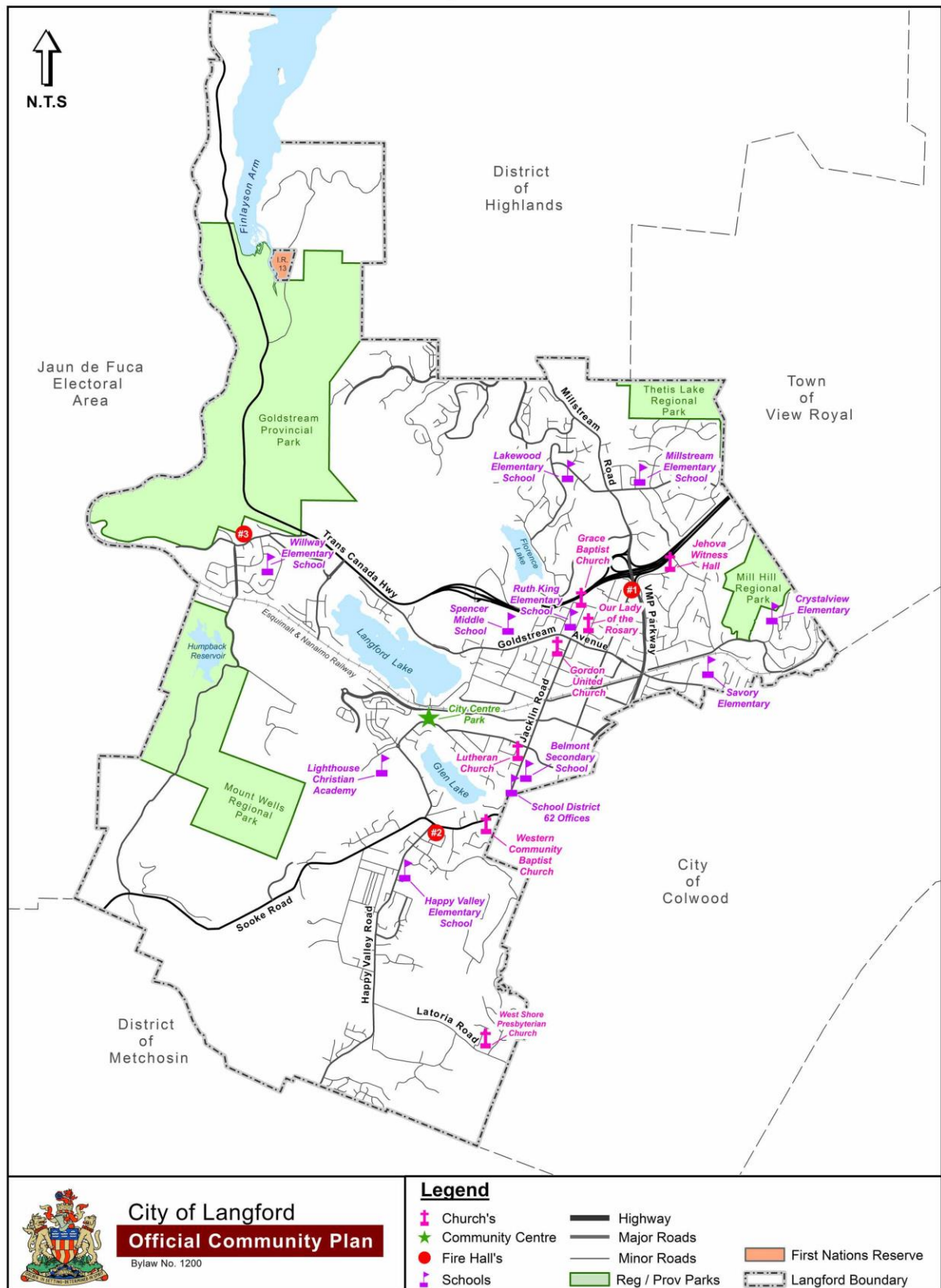
Map 5: Natural Setting, Parks & Open Spaces Inventory



Map 6: Natural Settings Parks & Open Spaces Integration Strategy

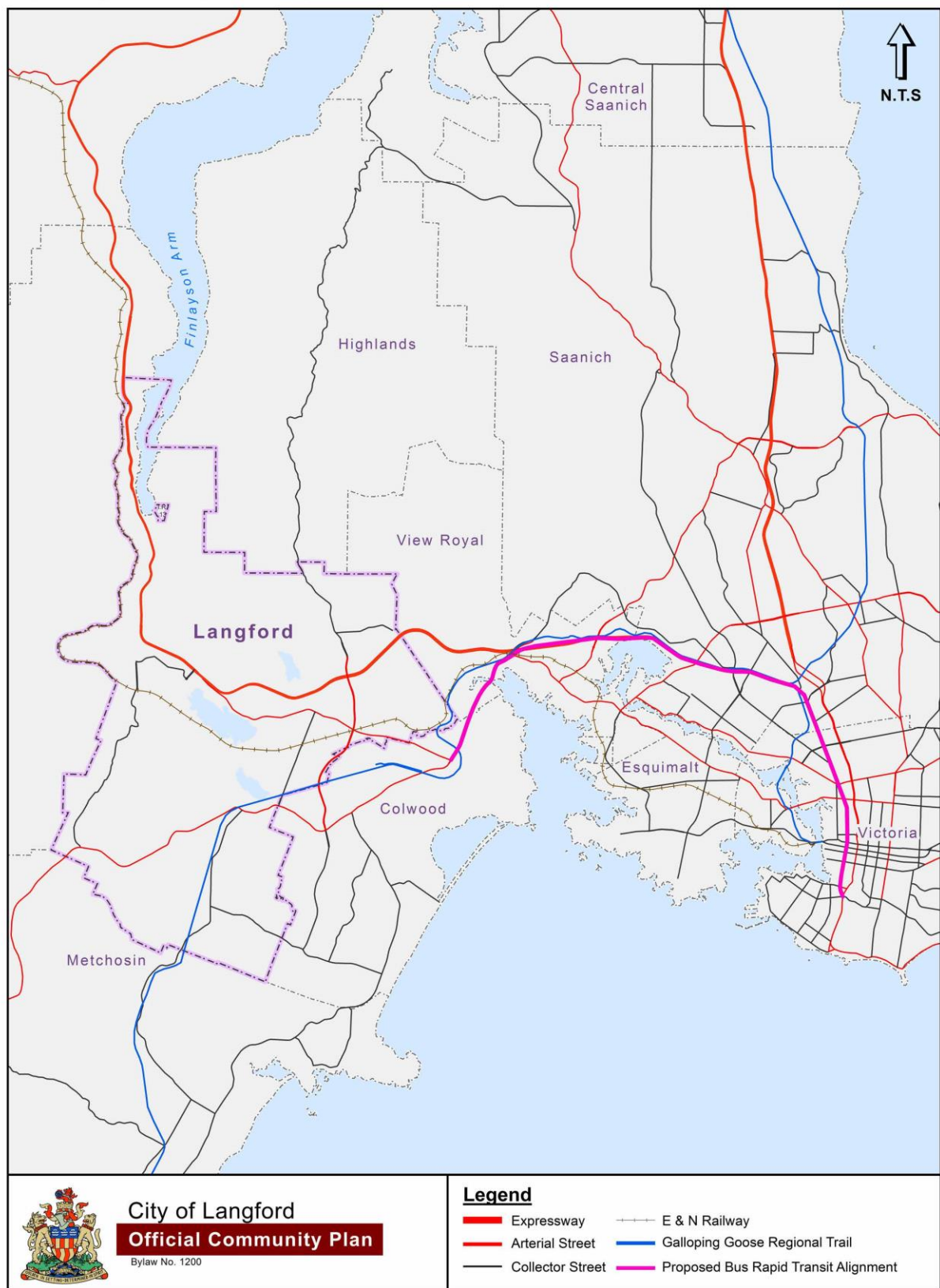


Map 7: Institutional Uses & Institutions Inventory



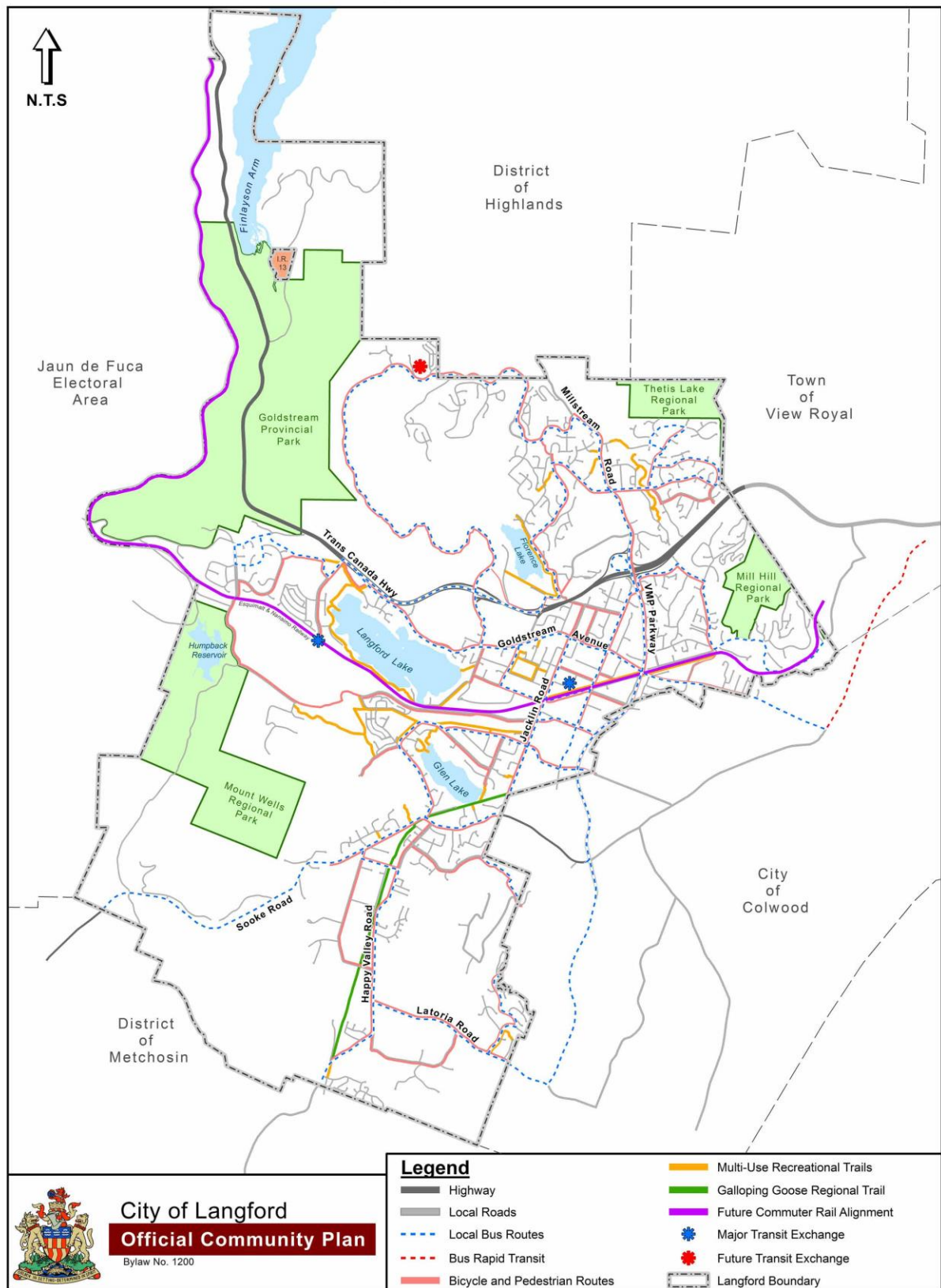
February, 2017

Map 8: Regional Transportation System Context

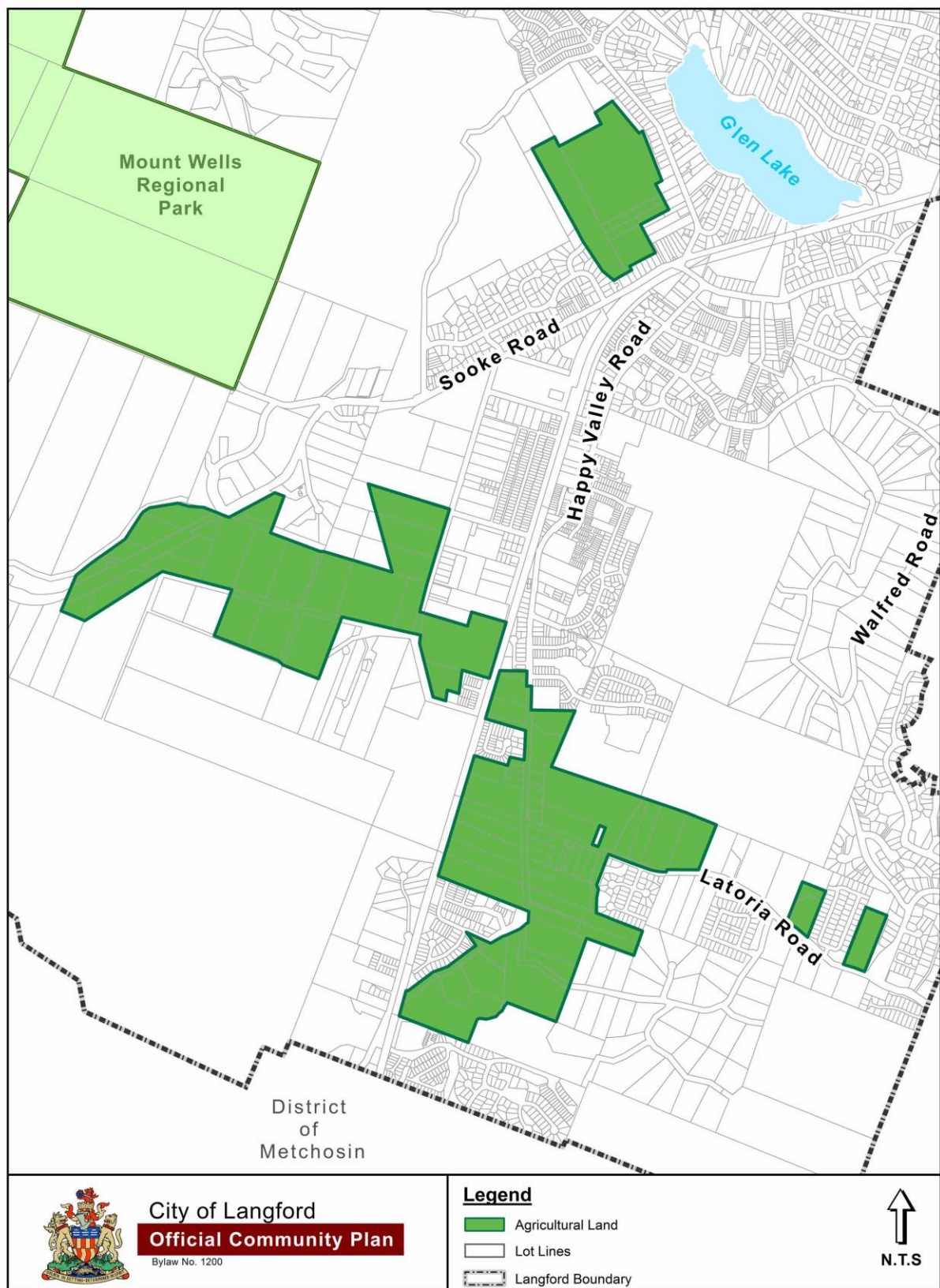


February, 2017

Map 9: Multi-Modal Transportation Strategy

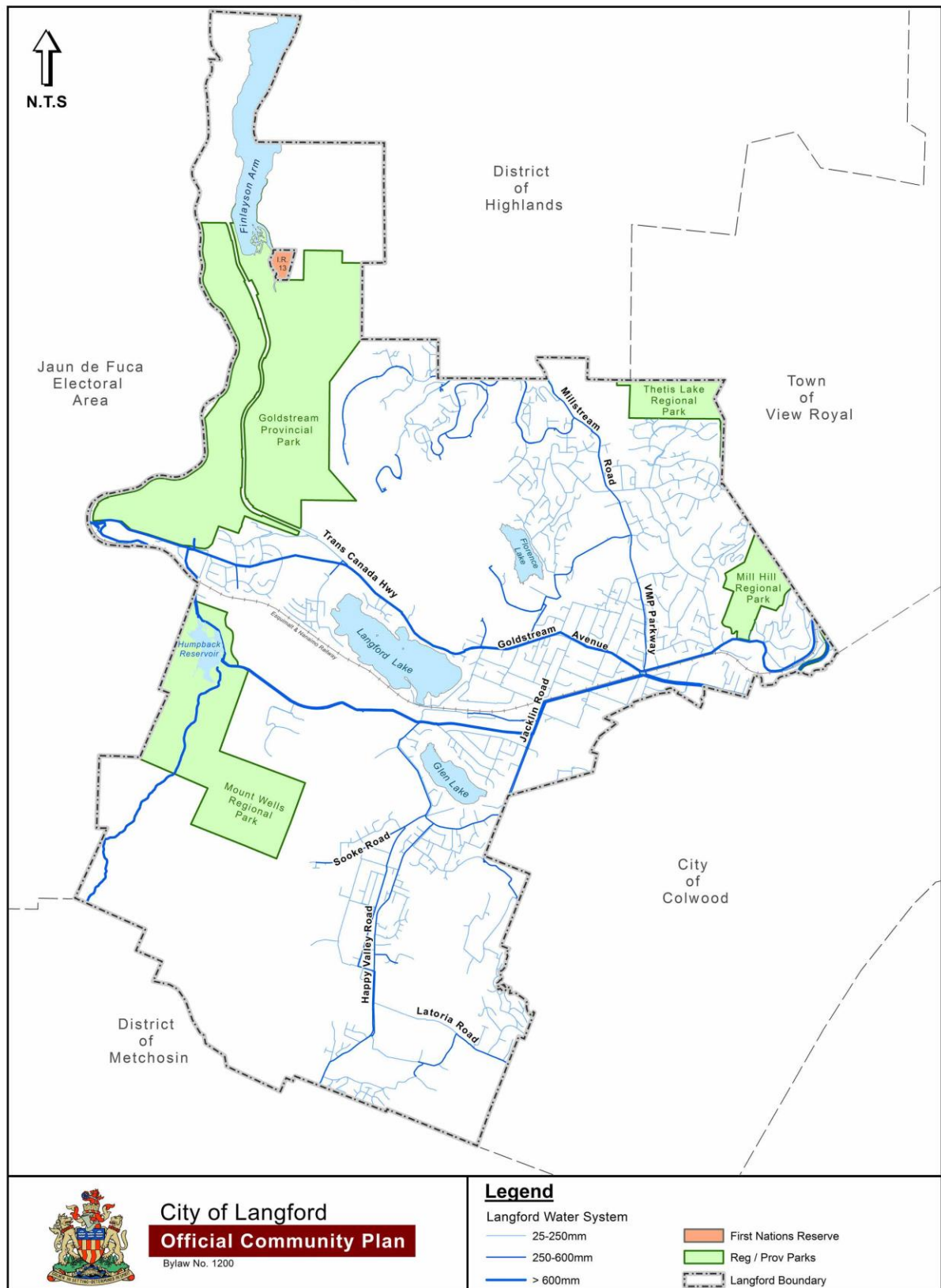


Map 10: Agricultural Land Reserve (ALR) Inventory

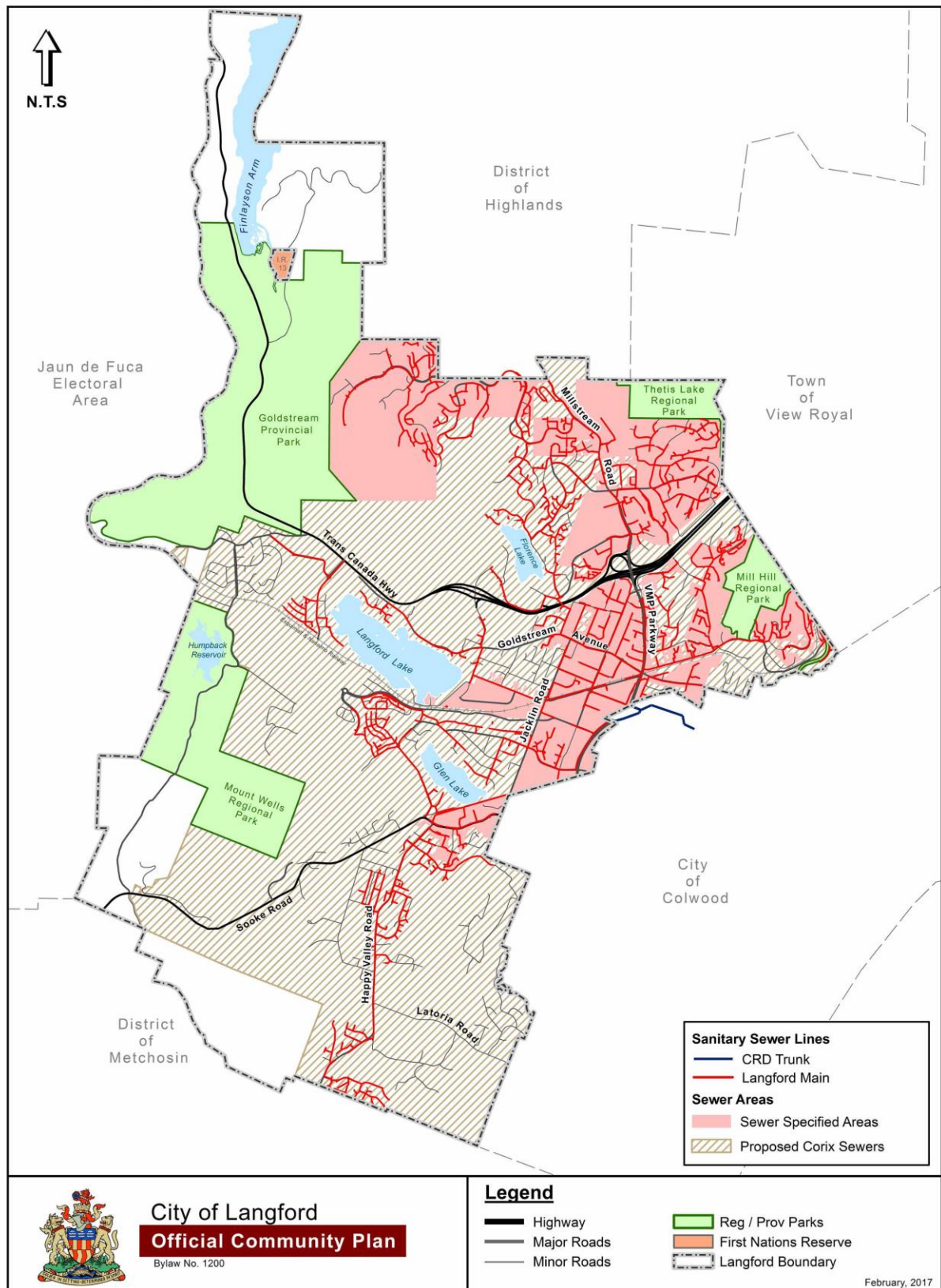


February, 2017

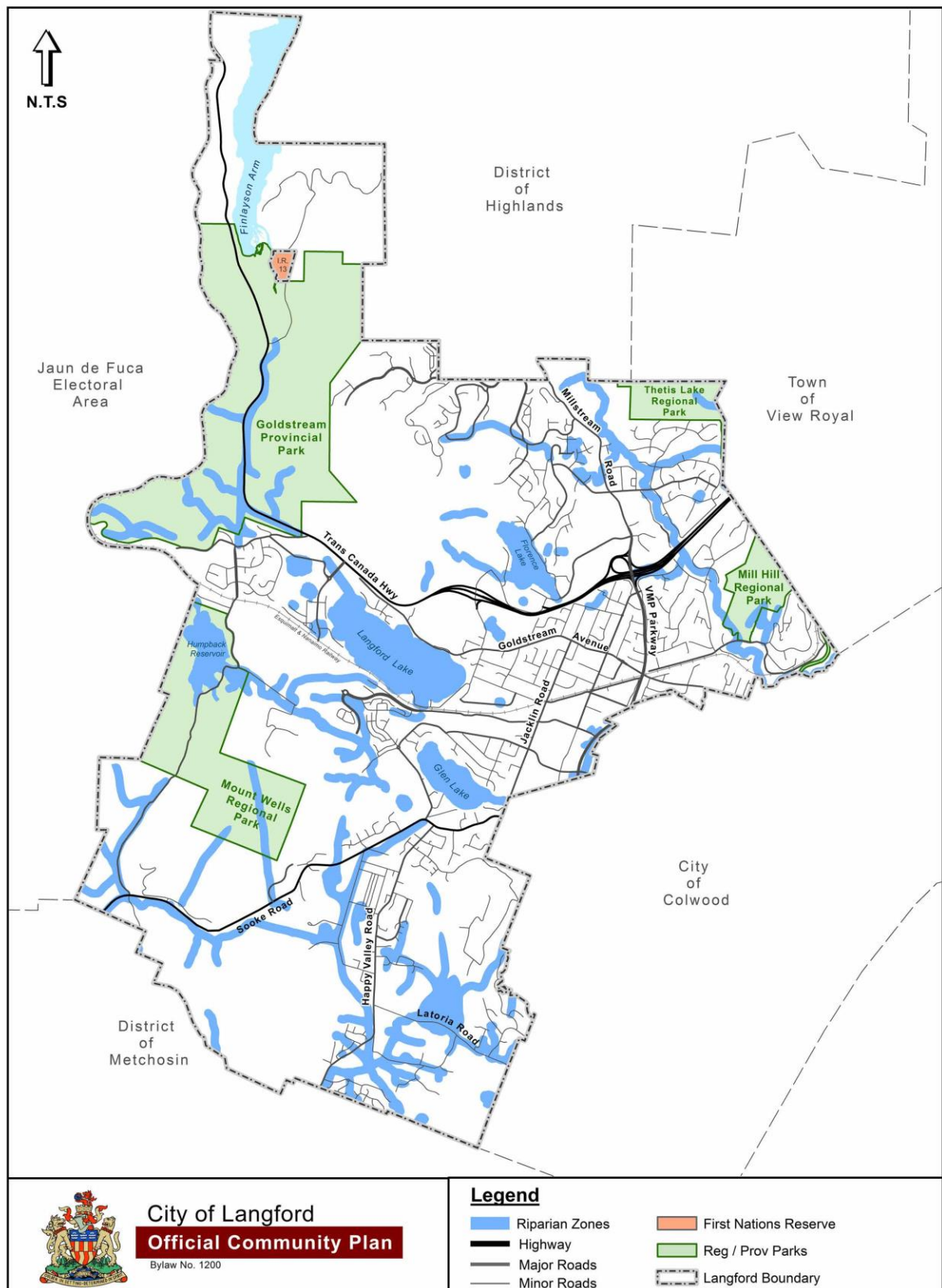
Map 11: Water Infrastructure Inventory



Map12: Sanitary Sewer Inventory

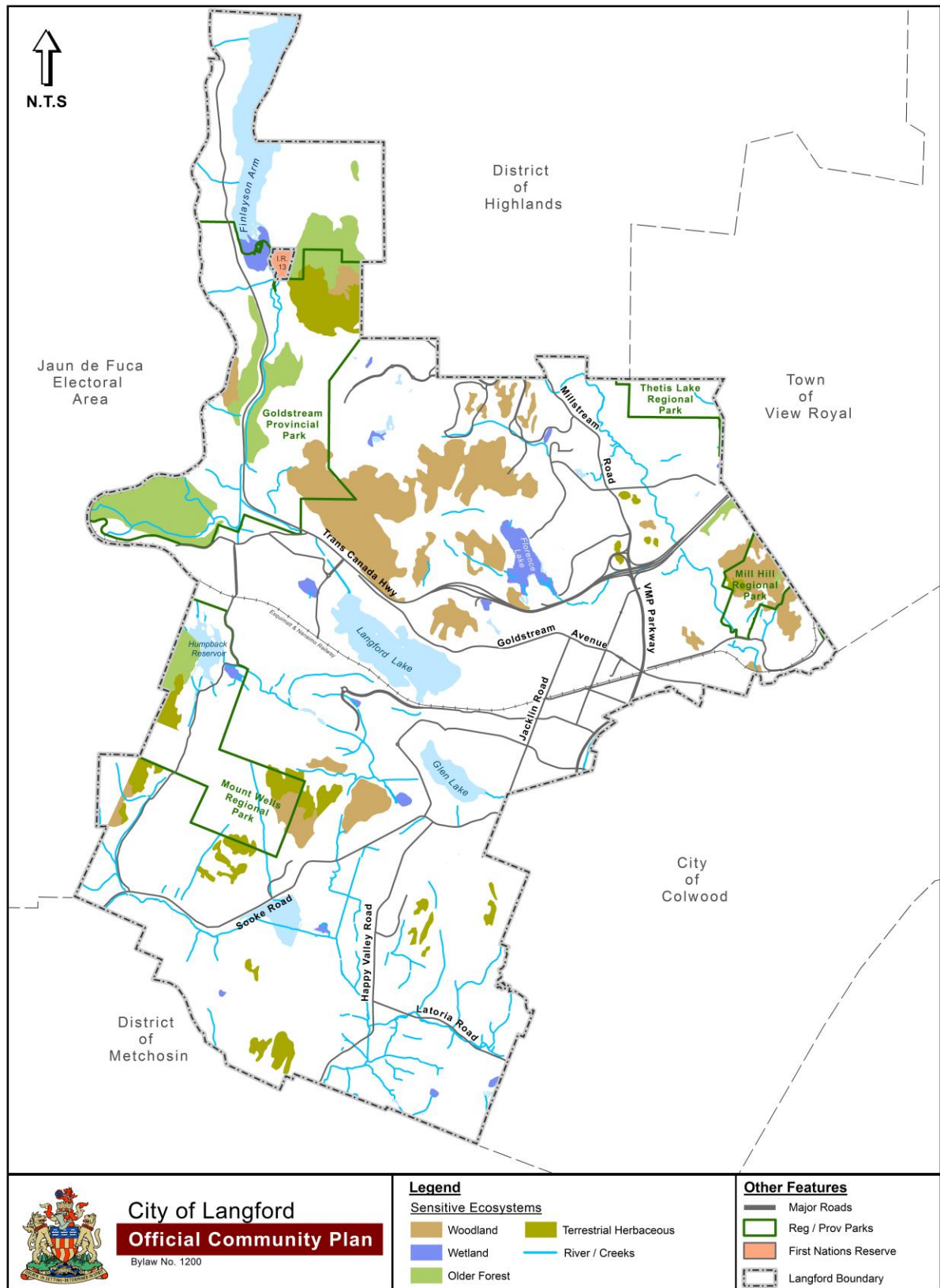


Map 13: Riparian Zones

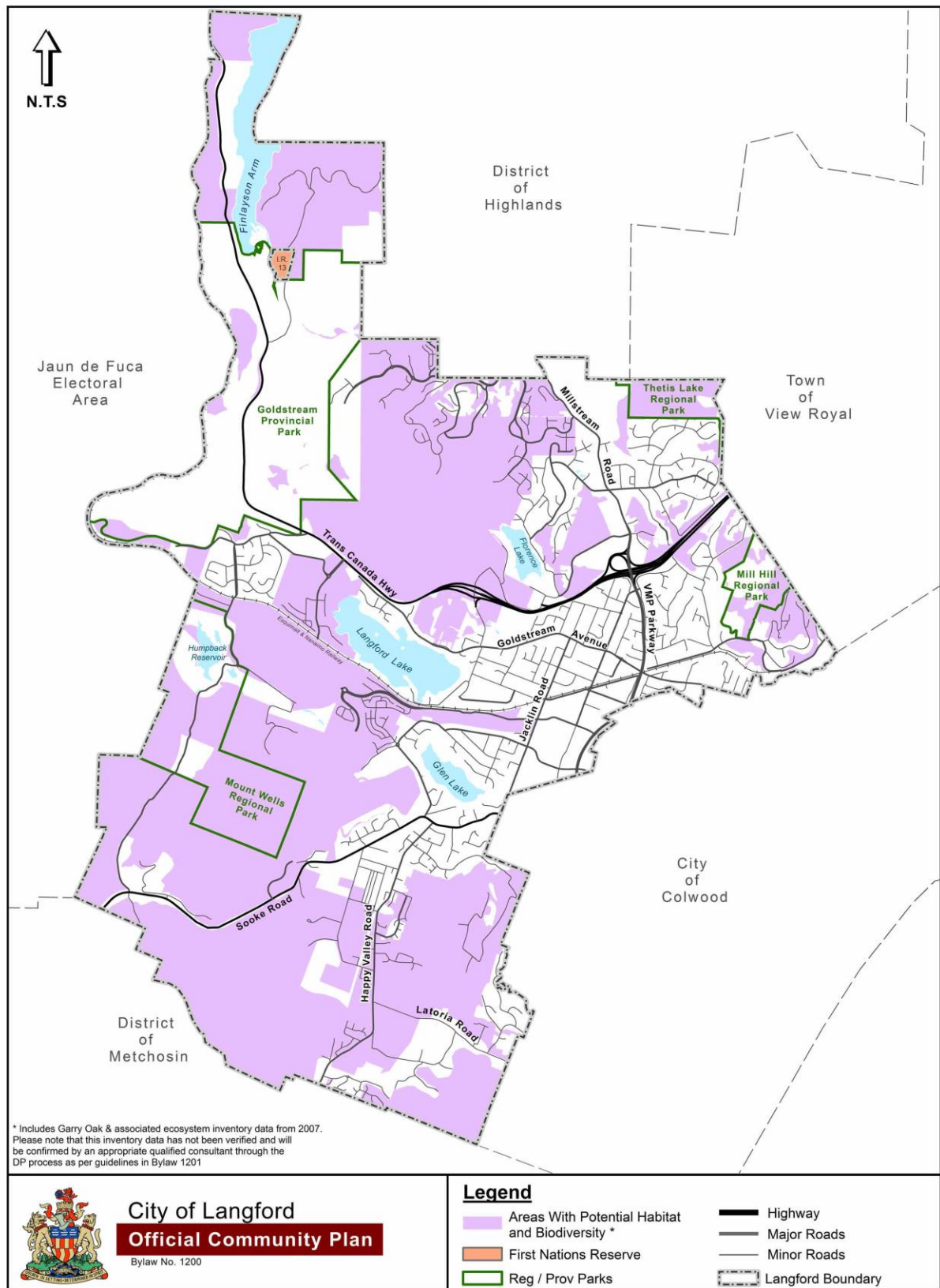


February, 2017

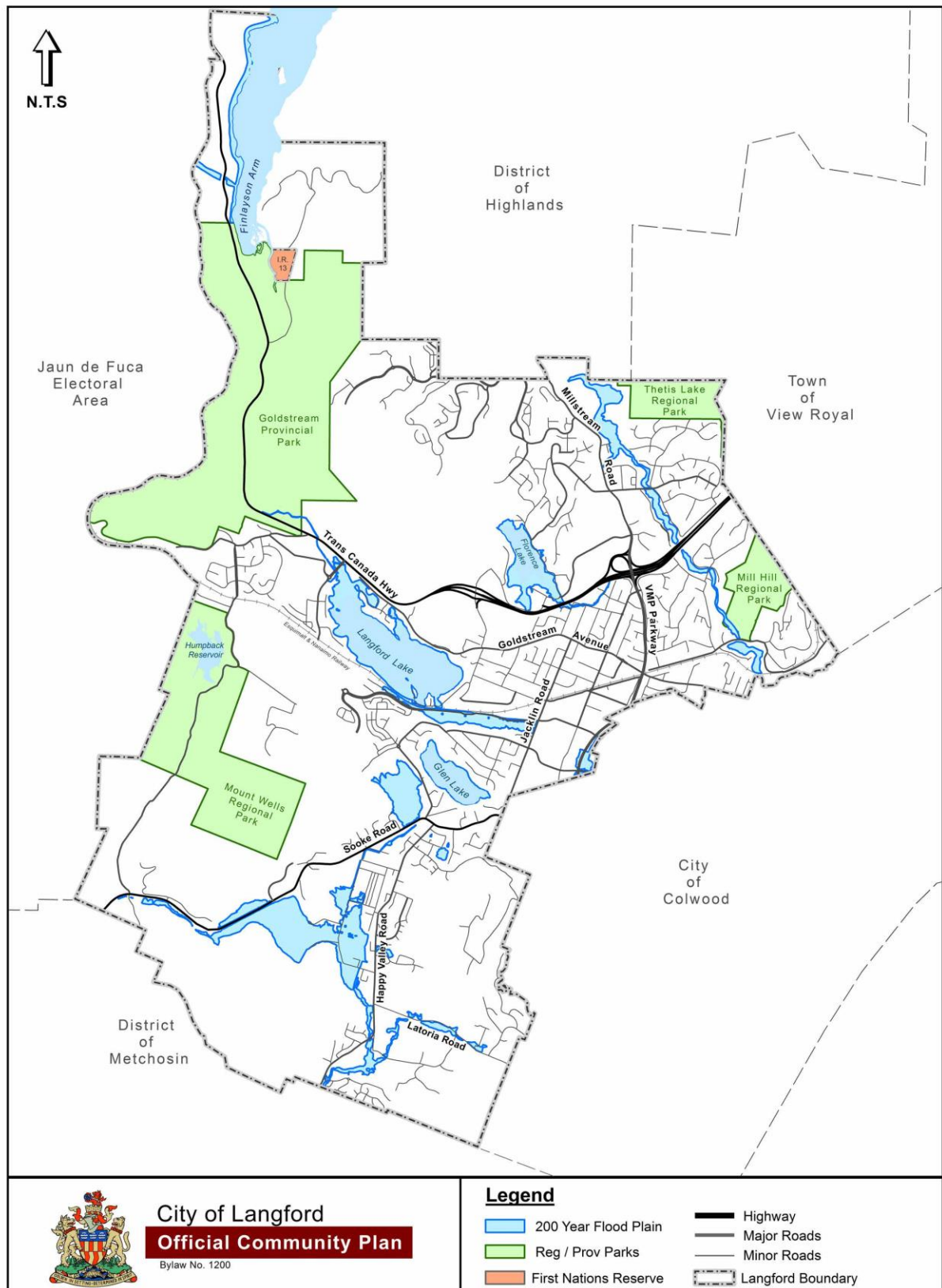
Map 14: Sensitive Ecosystems



Map 15: Areas with Potential Habitat and Biodiversity Values

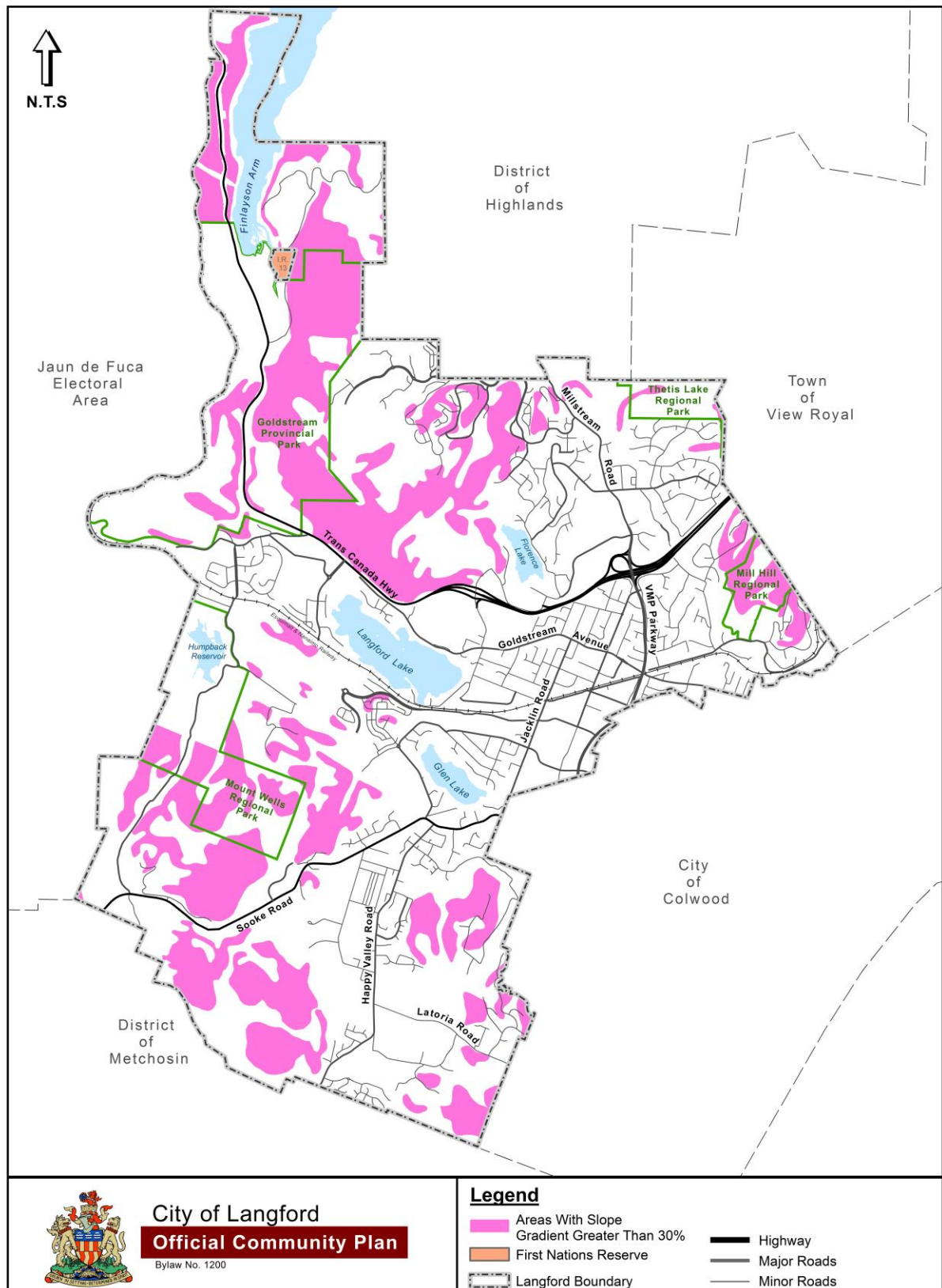


Map 16: 200 Year Flood Plain

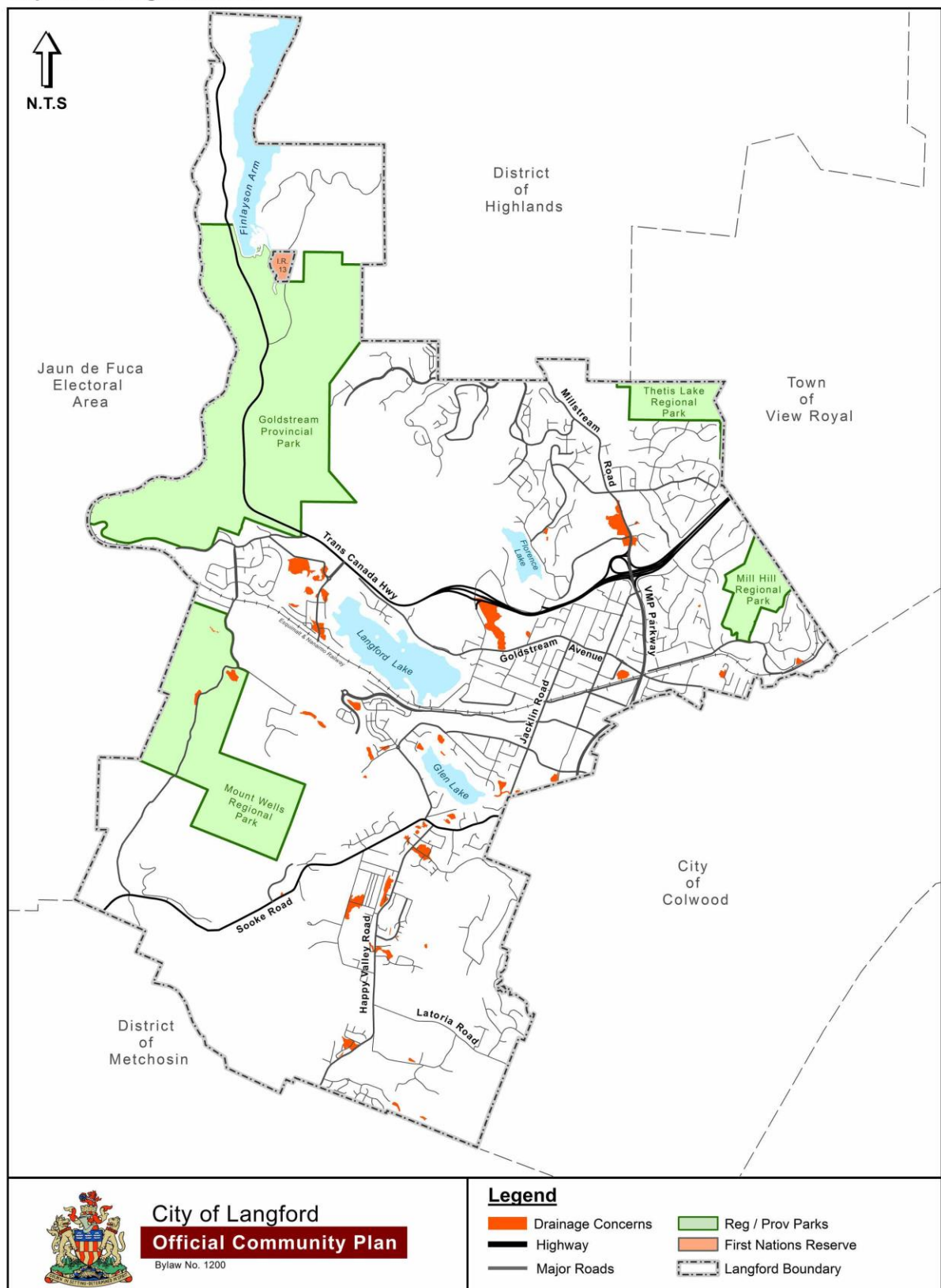


February, 2017

Map 17: Steep Slopes

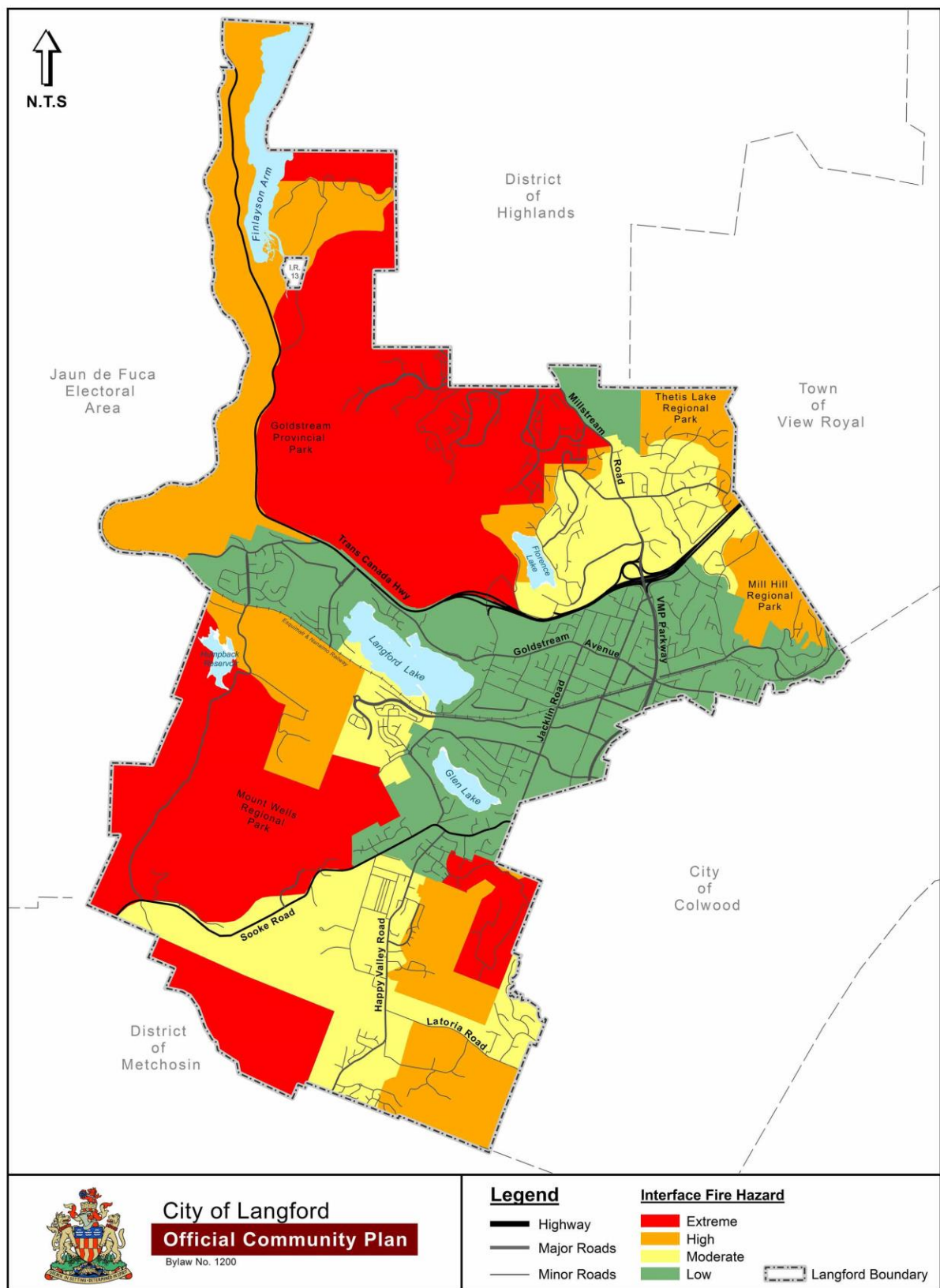


Map 18: Drainage Concerns



February, 2017

Map 19: Interface Fire Hazard Areas



February, 2017

**CITY OF LANGFORD
BYLAW NO. 1675**

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

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

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

1. By adding the following as Section 6.13.02(3): "Notwithstanding Subsections 6.13.02(1) and (2), a lot having an area not less than 2000 m² (0.49 acres) may be created from land legally described as: LOT 3, SECTIONS 98 AND 99, METCHOSIN DISTRICT, PLAN20923 EXCEPT PART IN PLAN VIP51472; LOT 5, SECTIONS 98, 99, AND 100, METCHOSIN DISTRICT, PLAN 20923 EXCEPT PART IN PLAN VIP52592 and LOT 5, BLOCK 3, SECTIONS 89, 97, 98, 99, 100, 100A, 101, AND 101A, METCHOSIN DISTRICT, PLAN 1817, EXCEPT PART IN PLAN VIP522;"
2. By adding as Section 6.37B the text found in Schedule "A" attached to and forming part of this bylaw;
3. By adding as Section as Section 6.69B the text found in Schedule "B" attached to and forming part of this bylaw;
4. By adding to the **CH5 (Cluster Housing 5)** and the **BP8 (Business Park 8)** zone the properties as shown on Plan No. 1 attached as Appendix "A" to this bylaw;
5. By adding the property legally described as SECTION 92, METCHOSIN DISTRICT (PID: 001-668-374) to the RR4 (Rural Residential 4) Zone as shown shaded on Plan No. 1 attached as Appendix "A" to this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

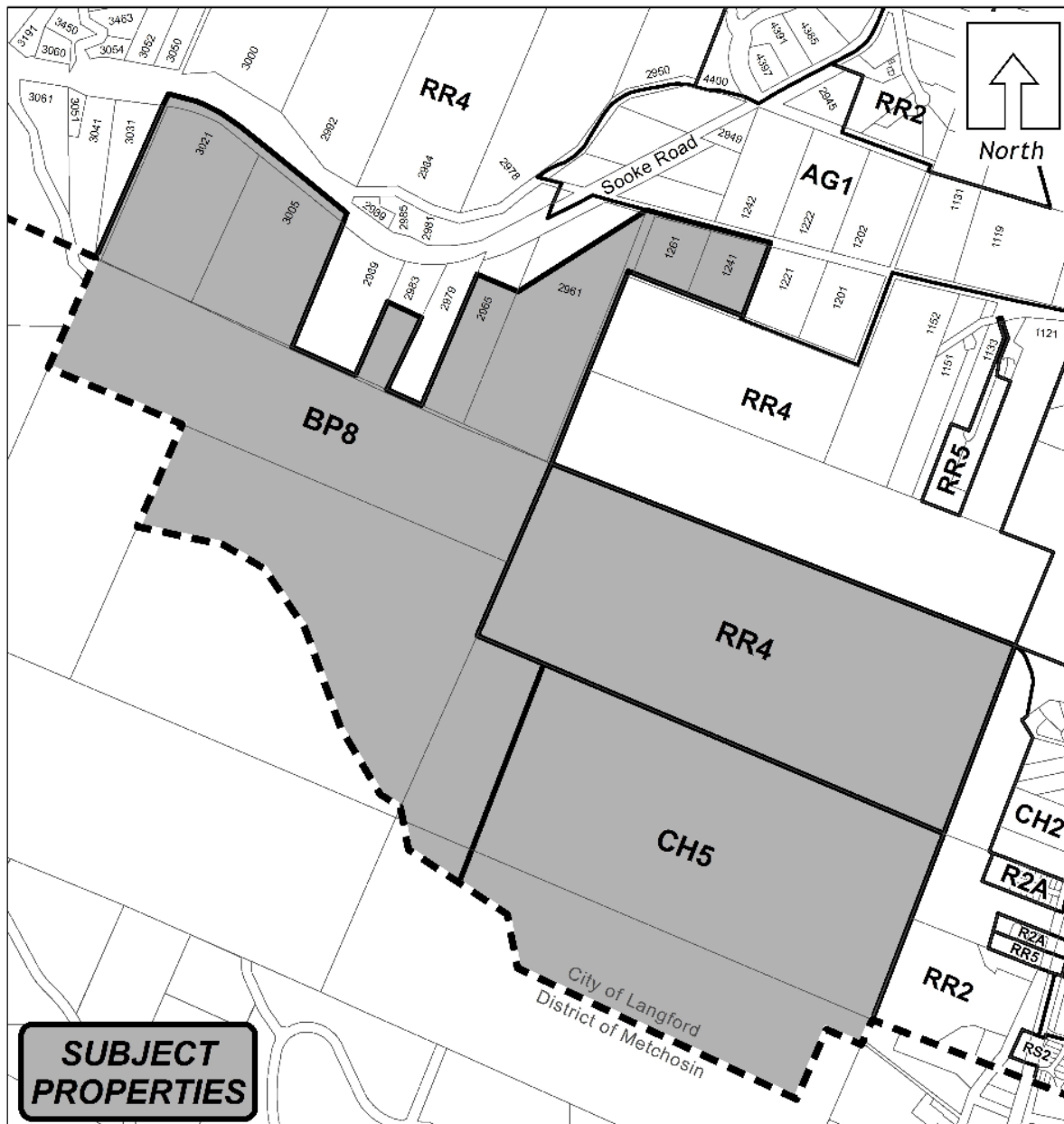
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix "A" – Plan No. 1



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1675

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/21/2017

Schedule A

Section 6.37B – Cluster Housing Residential 5 (CH5) Zone

6.37B.01 Permitted Uses

The following uses and no others are permitted in the Cluster Housing Residential 5 (CH5) Zone:

- (1) accessory buildings and uses;
- (2) home occupation in accordance with Section 3.09;
- (3) one-family dwellings;
- (4) one- and two-family dwellings;
- (5) temporary construction and real estate marketing offices;
- (6) townhouses;
- (7) the keeping of not more than two boarders in a one-family;
- (8) uses permitted by Section 3.01 of this Bylaw.

6.37B.02 Subdivision Lot Requirements in the CH5 Zone

One-Family Residential Lots

- (1) No lot having an area less than 700 m² (7 534 ft²) may be created by subdivision in the CH5 (Cluster Housing 5) zone for a one-family residential use;
- (2) No lot for a one-family residential use may have a lot width less than 15m (49 ft);
- (3) No lot for a one-family residential use may have a building envelope width or depth less than 7 m (23 ft);

Two-Family Residential Lots

- (1) No lot having an area less than 835 m² (8990 ft²) may be created by subdivision in the CH5 (Cluster Housing 5) zone for a two-family residential use;
- (2) No lot for a one-family residential use may have a lot width less than 18 m (59 ft);
- (3) No lot for a one-family residential use may have a building envelope width less than 14 m (46 ft);

Townhouse Lots

- (4) No lot having an area less than 600 m² (6459 ft²) may be created by subdivision in the CH5 (Cluster Housing 5) zone for a townhouse use;
- (5) No lot for a townhouse use may have a lot width less than 24m (79 ft);

6.37B.03 Density of Development on Individual Lots

- (1) There may not be more than one residential building on a one-family residential lot;
- (2) There may not be less than 3 dwelling units on a townhouse lot;

- (3) The maximum density of development on a townhouse lot is 1 dwelling unit per 200m² (2153 ft²) of lot area;

6.37B.04 Density of Development in the CH5 Zone

- (1) There may not be more than 10 single-family dwelling units in the CH5 Zone;
- (2) Despite subsection 6.37B.04(1), there may be more than 10 dwelling units in the CH5 Zone if the owner of the land to be built upon has provided to the City, prior to the issuance of a Building Permit for two-family dwelling unit and townhouse use and prior to subdivision approval for a one-family dwelling use:
 - a. \$1000 per one-family lot with an area greater than or equal to 700 m² (7534 ft²) towards the City's General Amenity Reserve Fund;
 - b. \$660 per dwelling unit for a two-family residential use;
 - c. \$610 per townhouse dwelling unit;
 - d. An area of land not less than 141,640 m² (35 acres) as open space;
- (3) Provided that all of the requirements of subsection 6.37B.04(2) have been met, the maximum density of development in the CH5 zone shall be 312 dwelling units, exclusive of secondary suites;

6.37B.05 Regulations for Two-Family Dwelling Use

- (1) Two-Family dwellings are prohibited on panhandle lots;

6.37B.06 Height and Size of Principal Use Buildings

- (1) No one-family dwelling may exceed a height of 10m (33 ft);
- (2) No two-family dwelling may exceed a height of 10m (33 ft);
- (3) No townhouse building may exceed a height of 3 storeys;

6.37B.07 Setbacks

- (1) No one-family dwelling may be located:
 - a. Within 6 m (20 ft) of any front lot line;
 - b. Within 6 m (20 ft) of any rear lot line;
 - c. Within 1.5 m (5 ft) of any interior side lot line; or
 - d. Within 4.5 m of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m of the exterior side lot line;
- (2) No townhouse dwelling may be located:
 - a. Within 3 m (9.8 ft) of any front lot line, except no garage or carport that faces a front lot line may be located within 5.5 m (18 ft) of the front line;
 - b. Within 5.5 m (18 ft) of any rear lot line;
 - c. Within 3 m (9.8 ft) of any exterior side lot line, except that no garage or

carport that faces an exterior side lot line may be located within 5.5 m (18 ft) of the exterior side lot line; or

- d. Within 1.2 m (4 ft) of any interior side lot line.

6.37B.08 Lot Coverage

- (1) The lot coverage of all buildings and structures where the principal use building is less than two storeys above finished grade may not exceed 40%;
- (2) The lot coverage of all buildings and structures where the principal use building is two storeys or greater may not exceed 35%;

6.37B.09 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw apply.

6.37B.10 General

The relevant regulations of Part 3 of this Bylaw apply;

Schedule "B"

6.69B - Business Park 8 (BP8) – Centre Mountain Zone

6.69B.01 Permitted Uses:

The following uses and no others are permitted in the Business Park 8 (BP8) Centre Mountain Zone:

- (1) Accessory Buildings and Structures, subject to Section 3.05;
- (2) Animal Hospital;
- (3) Asphalt Plant;
- (4) Auction;
- (5) Automobile and Recreational Vehicle Storage Facility;
- (6) Automobile Body and Paint Shop;
- (7) Automobile Parts and Accessories Sale, Installation and Repair;
- (8) Automobile Rental and Sale Facility, Major;
- (9) Automobile Rental and Sale Facility, Minor;
- (10) Automobile Repair and Service Facility, Major;
- (11) Automobile Repair and Service Facility, Minor;
- (12) Automobile Towing and Storage Facility;
- (13) Bakery;
- (14) Building and Lumber Supply Store;
- (15) Bulk oil plant;
- (16) Business Support Service;
- (17) Campsite;
- (18) Car Wash;
- (19) Carpentry Shop;
- (20) Catering;
- (21) Charitable Facility;
- (22) Commercial Composting;
- (23) Commercial Nursery and Greenhouse;
- (24) Community Garden;
- (25) Concrete Plant;
- (26) Conference and Meeting Facility;
- (27) Contractor Service;
- (28) Crematorium;
- (29) Cultural Facility;
- (30) Electronics Sale, Service and Manufacturing;
- (31) Equipment Sales, Service, Repair and Rental; Major;
- (32) Equipment Sales, Service, Repair and Rental, Minor;
- (33) Film Production Studios;
- (34) Financial Institution, including drive-through;
- (35) Fitness Centre;
- (36) Funeral Parlour;
- (37) Garden Centre and Feed Supply Store;
- (38) Gasoline Service Station, including cardlock;
- (39) Golf Course;

- (40) Golf Driving Range;
- (41) Golf Course, Miniature;
- (42) Group Daycare;
- (43) Gravel Processing Facility;
- (44) Hotel;
- (45) Household Equipment and Appliance Service and Repair;
- (46) Industrial Use, General;
- (47) Industrial Use, Light;
- (48) Licensed Premises;
- (49) Liquor Store;
- (50) Machine shop;
- (51) Mini-Storage Facility;
- (52) Office;
- (53) Office Supply Store;
- (54) One Caretaker Dwelling Unit, in conjunction with and in addition to any of the other principal uses permitted in this Zone;
- (55) Parking Facility;
- (56) Personal Service Establishment;
- (57) Pet Daycare;
- (58) Recreation Facility, both indoor and outdoor;
- (59) Recycling Depot;
- (60) Recycling Facility, subject to Section 3.14;
- (61) Rental of goods and equipment, excluding Automobiles, Large Automobiles or Recreational Vehicles;
- (62) Research and Development Facility;
- (63) Restaurant, including drive-through;
- (64) Retail Store;
- (65) School;
- (66) Shopping Centre;
- (67) Transportation Facility;
- (68) Training and Education Facility;
- (69) Unenclosed Storage, subject to Section 3.13;
- (70) Uses Accessory to a Principal Use permitted in this Zone;
- (71) Uses permitted by Subsection 3.01 of this Bylaw;
- (72) Veterinary Practice;
- (73) Warehouse;
- (74) Welding shop.

6.69B.02 Subdivision Lot Requirements

- (1) No lot having an area less than 1,000.0 m² (0.25 acres) may be created by subdivision in the BP8 Zone.
- (2) No lot having a lot width less than 7.0 m (23.0 ft) may be created by subdivision in the BP8 Zone.

6.69B.03 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 60%.

6.69B.04 Height and Size of Principal Use Buildings

- (1) No building may exceed a height of four storeys.
- (2) No structure may exceed a height of 15.0 m (49.2 ft).

6.69B.05 Setbacks

- (1) No building or structure may be located within 4.5 m (14.8 ft) of any lot line that abuts a highway.
- (2) No building or structure may be located within 6.0 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

6.69B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to development in the BP8 Zone:

- (1) A continuous landscape and screening area not less than 2.0 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in height, at the time of installation or planting, shall be provided along the developed portion of any lot that abuts a Highway.
- (2) A continuous landscape and screening area not less than 3.0 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) high and decorative planting shall be provided along the developed portion of any lot that does not abut a lot in a Business Park or Industrial Zone.

6.69B.07 General

The relevant regulations of Part 3 of this Bylaw apply to development in the BP8 Zone;

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Tuesday, April 18th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Director of Engineering, M. Mahovich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins and Executive Assistant, Allison Boyd.

ABSENT

Councillor M. Sahlstrom, Staff: Chief Administrative Officer, J. Bowden

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1679
"Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1679 at 5:30 p.m.

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

The City Planner advised that Ron McNeil has applied on behalf of Piero Orlak to rezone 592 Phelps

Avenue from R2 (One- and Two Family Residential) to RS1 (Residential Small Lot 1) Zone in order to allow for the development of the future subdivision of four new single-family residential lots.

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

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

1. \$3,960 towards the General Amenity Reserve Fund (per lot);
2. \$660 towards the Affordable Housing Reserve Fund (per lot);
3. That an advisory note be written to provide future owners with the understanding that Western Speedway is located within a kilometer and may generate a noise nuisance;
4. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 as a condition of subdivision approval, to the satisfaction of the Director of Engineering; and
5. That all required measures recommended by the Stormwater Management Plan, which may include the registration of a statutory right of way, shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering.

This proposal is consistent with the Official Community Plan Neighbourhood designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

A citizen residing at 2198 Bellamy Road approached Council with concerns about the potential of a blind corner where the northernmost new driveway will be located. The citizen had no objection to redevelopment. The citizen also stated that there is a rodent and drainage problem at the subject property.

Ron McNeil (applicant) note that they will maintain on street parking appropriately.

A citizen residing at Bellamy Close approached Council with support of the redevelopment but is most concerned about the drainage and wants to be a part of a solution.

Ron McNeil (applicant) noted that the subject property is downhill from neighbouring residents, and therefore it may be difficult to mitigate drainage issues on neighbouring properties.

Mayor Young asked Ron McNeil to connect with Michelle Mahovlich regarding drainage and asked staff to look at the strata drainage at Bellamy Close as well.

A citizen addressed Council with concerns about u-turns resulting from on street parking on Bellamy.

Mayor advised that this can be address later at a Transportation and Public Works Committee meeting.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1679 closed at 5:40 p.m.

b) BYLAW NO. 1685

"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1685 at 5:43 p.m.

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

The City Planner advised that The City of Langford has applied to amend the text of the Zoning Bylaw 300 Zones that permit liquor stores and premises licensed pursuant to the Liquor Control and Licensing Act.

This is being proposed to provide Council with a chance to review and approve, or reject new liquor stores and licensed establishments.

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

This proposal is consistent with the Official Community Plan designations.

Advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1685 closed at 5:43 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – April 3rd, 2017

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on April 3rd, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

6. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0021 – 1189 Goldstream Avenue

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP16-0021 be issued by the Council for the City of Langford to Marnice Jones to allow for the reduction of the interior side lot line setbacks, front lot line setback, rear setback, and allowable projections at 1189 Goldstream Ave subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

- a) That Section 6.20.06(2)(a) be varied from 6 m to nil for the front lot line;
- b) That Section 6.20.06(2)(a) be varied from 6 m to 4.4 m for the rear lot line;
- c) That Section 6.20.06(2)(b) be varied from 1.5 m to 0.3 m for the eastern interior side lot line;
- d) That Section 6.20.06(2)(b) be varied from 1.5 m to 0.5 m for the western interior side lot line;
- e) That Section 3.18. be varied to increase the allowable projection of a deck from 1 m to 2.9 m for the third floor deck only.

3. Conditions

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

- I. That the site is developed in accordance with the plan attached to this report as Appendix A;
- II. That the variances are only granted for the proposed plan attached to this report as Appendix A. All other future construction will be required to comply with the Zoning Bylaw No. 300 or apply for another variance permit;
- III. That the applicant minimized the number and size of windows on the westerly façade of the house;
- IV. That the applicant use opaque glass for the deck screen.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – April 10th, 2017

1. Application to Amend the Text of the R2 (One- and Two-Family Residential) Zone to allow a Secondary Suite in an Accessory Building at 3039 Glen Lake Road.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zone of the property located at 3039 Glen Lake Road by:

- a) Adding the following to the list of permitted uses in Section 6.21.01 "Secondary Suite in an Accessory Building, on the land legally described as LOT 1, SECTION 87, ESQUIMALT DISTRICT, PLAN 32572, PID 000-159-697 (3039 Glen Lake Road).

CARRIED.

b) Administration and Finance – April 11th, 2017

1. Monthly Approval of Accounts Payable – February to March 2017.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the City of Langford disbursements from February, 2017 as outlined in the Accounts Payable Report dated March, 2017.

CARRIED.

2. That Council Receive the 2016 Audited Financial Statements.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council receive the 2016 Audited Financial Statements for the fiscal year ending December 31st, 2016.

CARRIED.

8. REPORTS

a) Quarterly (1st) Report – January 1st, 2017 to March 31st, 2017

- **Staff Report (Planning and Subdivision Department and Building Department)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the Quarterly Report for January 1st, 2017 to March 31st, 2017 as presented.

CARRIED.

b) Rugby Canada-Request for Financial Partnership
- **Staff Report (Parks Department)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council support Rugby Canada's financial request of approximately \$25,000 for the World Rugby Canada Women's 7's event.

CARRIED.

c) Pre Award Approval for Langford Parkway Remediation Project
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council direct staff to award the construction contract for the Langford Parkway Peat remediation project to the lowest bidder who is in compliance with the invitation to quote documents and fund the project through the City's Parks Development Cost Charge program.

CARRIED.

d) Pre Award Approval for Millstream Overpass Dual Left Turnlane Project
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council direct staff to award the construction contract for the Millstream Interchange Dual Left Turnlane project to the lowest bidder who is in compliance with the tender documents and fund the project through the City's Road Development Cost Charge program.

CARRIED.

9. CORRESPONDENCE

a) Huntington Society of Canada
Re: Request to Fly the Huntington Flag at City Hall one week in May

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council endorses the proclamation for the Huntington Society of Canada.

CARRIED.

10. BYLAWS

a) BYLAW NO. 1672

**"Road Closure Bylaw No. 1672 (Hartsdale Drive), 2017".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1672.

CARRIED.

b) BYLAW NO. 1676

**"Langford Zoning Bylaw, Amendment No. 472, (2401 Millstream Rd), 2017".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1676.

CARRIED.

c) BYLAW NO. 1679

**"Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1679 First, Second and Third Reading.

CARRIED.

d) BYLAW NO. 1684

**"Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1684 First Reading.

CARRIED.

e) BYLAW NO. 1685

**"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to
General Regulations), 2017".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1685 First, Second and Third Reading.

CARRIED.

f) BYLAW NO. 1687
"City of Langford 2017-2021 Financial Plan Bylaw No. 1687, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1687 First, Second and Third Reading.

CARRIED.

g) BYLAW NO. 1688
"City of Langford Tax Rates Bylaw No. 1688, 2017."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1688 First, Second and Third Reading.

CARRIED.

h) BYLAW NO. 1689
"Development Cost Charge Reserve Fund Expenditure Bylaw No. 1689, 2016".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1689 First, Second and Third Reading.

CARRIED.

i) BYLAW NO. 1691
"Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1691 First Reading.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding information about an identifiable individual, land disposition, potential provision of a new service and litigation under Section 90 (1) (a) (e) (g) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 5:50 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Thursday, May 1st, 2017

1. West Shore Arts Council – Lantern Walk
- Staff Report (Parks and Recreation)

That the Parks, Recreation, Culture and Beautification Committee recommend to Council:
That Council:

- i. Allow the Westhills Park Parking lot to be closed for the exclusive use of the WSAC on the day of the Lantern Walk. WSAC is asked to consult with Westhills if a temporary parking location is available for the public and, if a location is found, WSAC is asked to post signage at the entrance of the parking lot directing the public to the alternate site.
- ii. Bringing up to 4 portable toilets into the parking lot;
- iii. Allow stake lighting along the gravel trail within Westhills Park; this is contingent upon the Parks department review and approval. Alternates may be suggested;
- iv. Zap-strap lighting to the park fence along the Westshore Parkway;
- v. Place tents in Westhills Park, however, they may not be staked – only anchor weighted.
- vi. Allow placements of a variety of lanterns using LED lights along the route on city boulevards and trails;
- vii. Permit a variety of artists and dancers along the route that does not impede or unduly distract vehicular traffic; and
- viii. Allow the boulder to be decorated in lights that honour Canada's 150 celebration.

CARRIED.

2. BC/Yukon Command – The Royal Canadian Legion
- Re: Vimy Foundation Initiative – Vimy Oaks

That the Parks, Recreation, Culture and Beautification Committee receive the letter from the Vimy Foundation and recommend to Council:

That Council approve the placement of a Vimy Oak Tree in Veterans Memorial Park with recommendations from Parks staff.

CARRIED.



Staff Report to Council

Date: May 1, 2017
Department: Parks & Recreation
Subject: Approval of Contract for Turf Replacement

Background

In 2008, Langford installed Westhill's Stadium Field which was certified by World Rugby (WR) for international play. World Rugby requires that all fields used for international events be recertified every 2 years. In 2016, when the field was last certified, WR indicated that the field would be 10 years in 2018 and would not pass recertification. Over the past 10 years, World Rugby certification has become more stringent and given the age of the field and the new 2016 WR requirements, the field would need to be replaced in order for Langford to continue to hold world class, international events. Therefore, funds were identified in the 2017 Parks Capital Budget for field replacement.

Commentary

In April, the City, working with Johnston Sport Architecture (JSA), posted an RFP for the replacement of the turf at Westhill's Stadium. Five proposals (GST is included) were received:

AstroTurf	\$ 723,450.00
FieldTurf	\$ 745,235.90
Team Rochon	\$ 808,605.00
Carpell	\$ 866,507.93
Centaur	\$1,514,388.75

The lowest proposal was from Astro Turf, however, they didn't meet the requirements of the RFP and World Rugby; therefore, they do not qualify. The next lowest proposal of \$745,237 was from FieldTurf. FieldTurf met all the requirements of the RFP and is a Preferred Artificial Turf Provider for World Rugby.

In addition, FieldTurf has agreed to use the infill from Westhills Stadium at Fred Milne Park in Sooke, where they are working with the Sooke Community Association to install a new artificial field. (The existing infill cannot be reused in a new World Rugby Certified Field however it is fine for a community field.) Reusing the infill will reduce the City's disposal costs and help the Sooke Community Association in achieving their goal of having an artificial field in Sooke. FieldTurf will also reuse the carpet at Lake

Cowichan rather than disposing of it. There is significant savings to the City by having FieldTurf reuse the infill and carpet from Westhills Stadium.

Financial Implications

Funding has been identified in the Parks Capital Budget for the replacement of the artificial field.

Legal Implications

None.

Options

That Council:

1. Award the contract for Westhills Stadium turf replacement to FieldTurf for the sum of \$745, 235.90 (GST included) or
2. Not award the contact at this time.

Respectfully submitted,

Submitted by:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

ML/



Staff Report to Council

Date: May 1, 2017
Department: Administration
Subject: Relatives on Committees of Council

Background

The City does not have a policy that addresses the appointment of relatives of elected officials and City employees to committees of Council.

Commentary

It is proposed that a relative of an elected official or City employee be authorized to sit on a committee of Council, so long as:

- The relative is not appointed to a committee that a related elected official sits on;
- The relative is not appointed to a committee that a related City employee acts as a professional advisor to;
- No relative is appointed to the Administration and Finance Committee; and
- The request from the relative to be appointed is received in writing.

All other rules and regulations regarding committee appointments would continue to apply.

Financial Implications

None.

Legal Implications

While there are no legal requirements that would prohibit a relative from being appointed to any committee of Council, in order to avoid any perceived conflict of interest, Council may wish to ensure that

relatives do not sit on the same committee that a related elected official or a related City employee sits on.

Options

1. That POL-0157-ADMIN-Family Members on Committees of Council Policy be approved;

OR

2. That POL-0157-ADMIN be amended to state that relatives of elected officials or relatives of City employees who act as professional advisors to committees cannot be appointed to any committees of Council, AND that the amended POL-0157-ADMIN be approved.

Respectfully submitted,

Submitted by:	Braden Hutchins, Director of Corporate Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

BH



City of Langford

www.cityoflangford.ca

Policy Name: Family Members on Committees of Council Policy	DEPARTMENT: ADMIN
☒ New ☐ Amendment	SP Governance/Corporate Policy and Planning/Policies and Procedures
	POLICY NO: POL-0157-ADMIN
<u>New Policy</u>	
That a relative of an elected official or City employee is authorized to be appointed to a committee of Council, so long as: (a) the relative is not appointed to a committee of Council on which the related elected official sits, (b) the relative is not appointed to a committee of Council to which the related City employee acts as a professional advisor, or (c) so long as the relative is not appointed to the Administration and Finance Committee. All requests to be on a committee should be made in writing.	
Adopted by Council Meeting Date: "enter date here"	CERTIFIED CORRECT Corporate Officer Date:



Staff Report to Council

Date: May 1, 2017

Department: Planning

Application No.: DVP17-0010

Subject: Application for a variance to the onsite parking regulations on one lot for a lot creation with an existing dwelling, and a variance to reduce the rear yard setback on two lots for the subdivision at 2840 Sooke Lake Road.

PURPOSE

Casey Moore, the owner of 2840 Sooke Lake Road has applied to reduce the required off-street parking (for one lot of a proposed three lot subdivision) from the required 2 parking spaces to 0 parking spaces. This variance would be temporary in nature, as the applicant intends to construct the required parking when the subject property has been levelled and vehicle access is achievable from the proposed new access route. The applicant also requests that Council consider granting a variance to reduce the rear yard setback on two of the proposed new lots from 6.0m to 3.0m.

BACKGROUND

The owner/developer has applied for a three lot subdivision at 2840 Sooke Lake Road. The parent parcel has an existing dwelling on it, which is intended to remain and occupied until after the first home is built on one of the newly created lots. After the first home is built, the existing dwelling will be demolished and the elevation of that lot reduced so that vehicle access and parking is achievable.

The applicant has also requested a variance to reduce the rear yard setback of two lots from 6.0m to 3.0m. The creation of a shared driveway access by easement to each of the proposed new lots, situated between Sooke Lake Road and the front of the building envelope has meant that the building envelope is further away from the front lot line than the typical front yard setback.

Table 1: Site Data

<i>Applicant</i>	Casey Moore
<i>Owner</i>	Casey Moore
<i>Civic Address</i>	2840 Sooke Lake Road
<i>Legal Description</i>	LOT 4 SECTION 2 GOLDSTREAM DISTRICT PLAN 31287 EXCEPT PLAN 42200

<i>Size of Property</i>	2,070 m ²
<i>DP Areas</i>	N/A
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential Zone)
<i>OCP Designation</i>	Neighbourhood

SITE AND SURROUNDING AREA

The subject parcel is approximately 2,070m² in size and has a single family house located on a portion of the lot. There are single family homes to the east and west of this property, a mobile home park to the south, and Goldstream Provincial Park to the north.

The subject property is not located within a Development Permit area, but the Provincial Park to the north is located within High Risk Fire Interface Area.

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North (Goldstream Provincial Park)</i>	P4	Provincial Park
<i>East (2832 Sooke Lake Road)</i>	R2	Single Family Dwelling
<i>South (2847 Sooke Lake Road)</i>	RH1	Mobile Homes
<i>West (2844 Sooke Lake Road)</i>	R2	Single Family Dwelling

COMMENTS**DEVELOPMENT PROPOSAL**

The request to reduce the onsite parking for the one lot is a temporary situation until this one lot has the home removed and is reduced in elevation. The developer is currently renting out the existing house on this lot and wishes to continue renting it while he builds the first home. When the first home is built, it is the developers' intent to remove the tenants, demolish the house, and blast the lot down in order to make it level with the private access route to this lot, which would then see the necessary onsite parking achieved.

If Council were to support a variance to reduce the onsite parking on the one lot, they may wish to request that access to these two spaces be secured through an easement on the neighbouring lot that is being created, as a temporary solution until the spaces can be properly built on the proper lot.

The request to reduce the rear yard setback comes from the developers' desire to allow for better turning movements for vehicles from the driveways. The subdivision was setup to allow access to the lots over a private easement due to the steep elevation of the lands. This access route is 6.0m wide and the developers' intention is to have a driveway in front of the garages. The developer wishes to increase the driveway depth as much as possible to allow for the ease of movement along this access route (see Appendix C).

If Council were to support a variance to reduce the rear yard setback, they may wish to secure in a covenant that the homes are built with non-combustible materials as the homes would be 3.0m closer to

the High Fire Interface DP area, and that a fence be constructed along the rear property boundaries with the Park since previous work in this area by the developer has included the removal of trees in the Park as well as placing fill in the Park. The fence is intended to inform future home owners that the Park cannot be used as an extension of their backyard, which would be reduced in size with this variance. The fence would be constructed of non-combustible materials as well.

Given that the applicant has undertaken work without a permit within the Goldstream Park (clearing of trees to the rear of this development) there is likely some liability to the Province associated with this work. Council may wish to ensure costs/liability are not transferred to any new property owner and instead remain with the developer by way of a covenant agreement.

Table 3: Proposal

	Permitted by R2 (Current Zoning)	Proposed by DVP Application
<i>Height</i>	9.0 m	No Change
<i>Site Coverage</i>	35%	No Change
<i>Front Yard Setback</i>	6.0 m	No Change
<i>Interior Side Yard Setback</i>	1.5 m	No Change
<i>Exterior Side Yard Setback</i>	4.5 m	No Change
<i>Rear Yard Setback</i>	6.0 m	3.0 m
<i>Onsite Parking</i>	2.0 spaces	0.0 spaces (temporarily)

OPTIONS

That Council:

Option 1

1. Direct staff to proceed with consideration of the following variances for 2840 Sooke Lake Road:
 - a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from two (2) spaces per dwelling unit to zero (0) spaces per dwelling unit for proposed lot 1, subject to the following condition:
 - i. An easement being registered on proposed lot 2 that permits the additional two (2) parking space from lot 1 onto this lot
 - b) That Section 6.21.06(a) of Zoning Bylaw No. 300 be varied from 6.0m to 3.0m for the rear lot line of proposed lots 2 and 3, subject to the applicant registering, prior to issuance, a Sec. 219 covenant registered in priority over all other charges on title that includes the following:
 - i. That the City's standard interface fire hazard requirements for homes within the Interface Fire Hazard Development Permit Area will be met, as a condition of building permit;

-
- II. That the applicant will construct a non-combustible fence of at least 1.2m in height along the rear property boundaries;
 - III. That the applicant accepts personally all liability stemming from works undertaken in Goldstream Park to date and that this liability is not transferred to future property owners;

OR Option 2

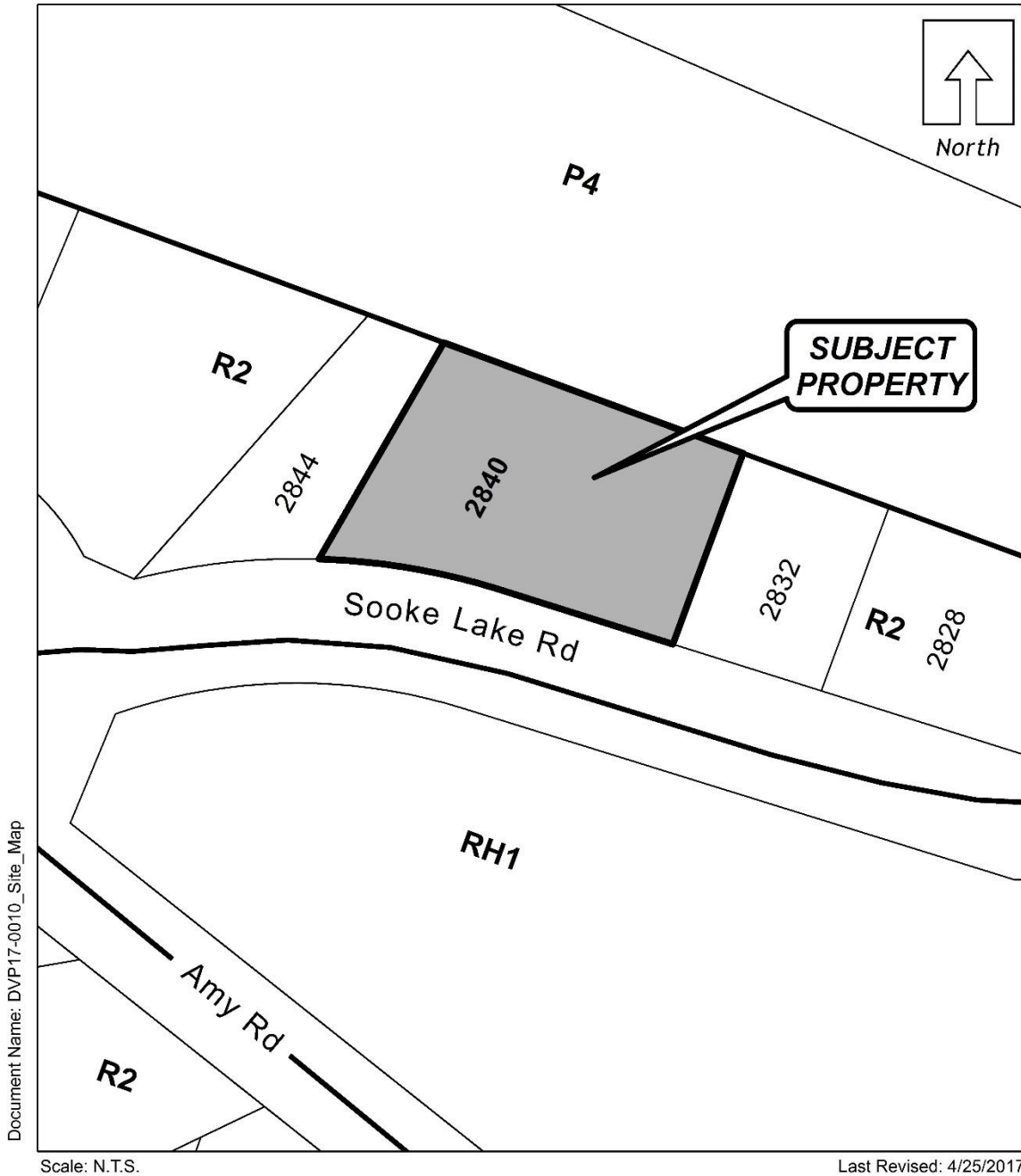
- 4. Reject this application for a development variance permit.

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:	Steve Ternent, Director of Finance
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Braden Hutchins, Director of Corporate Services

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Appendix A:
Site Map

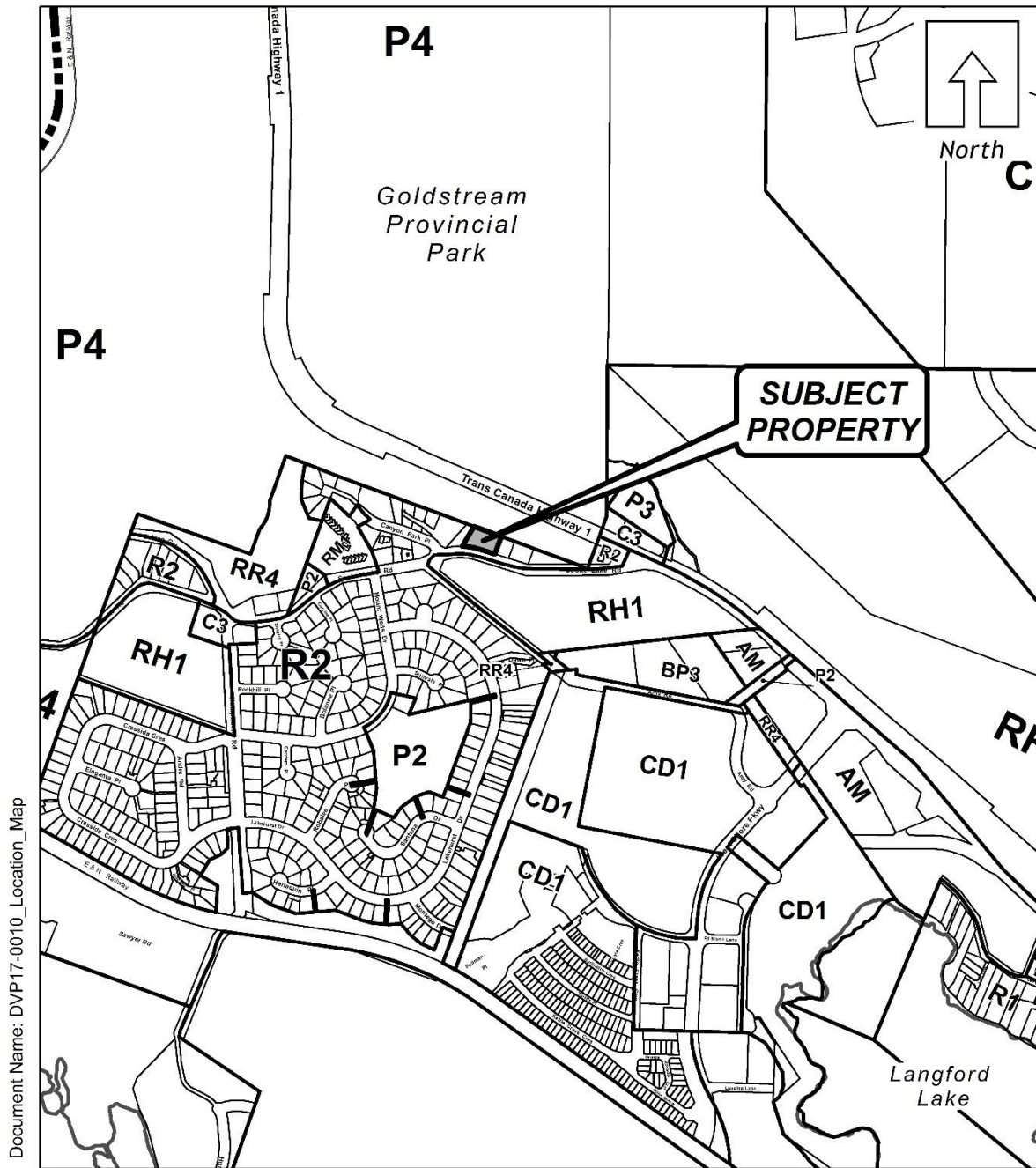
**DEVELOPMENT VARIANCE PERMIT
(DVP17-0010)
2840 Sooke Lake Rd**



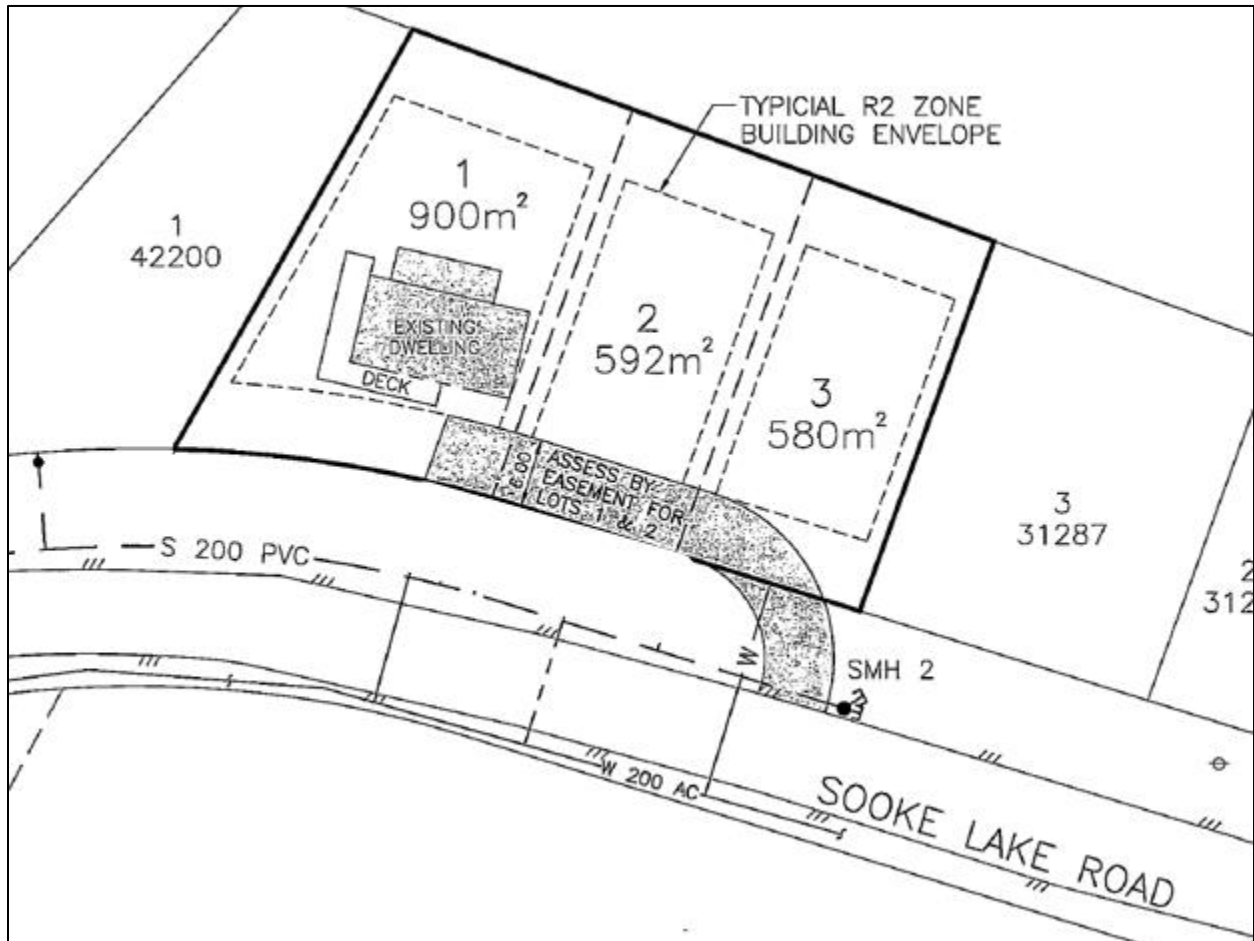
Appendix B:

Location Map

**DEVELOPMENT VARIANCE PERMIT
(DVP17-0010)
2840 Sooke Lake Rd**



Appendix C:
Proposed Development





Making a difference...together

Capital Regional District

625 Fisgard Street, PO Box 1000
Victoria, BC, Canada V8W 2S6

T: 250.360.3000

F: 250.360.3234

www.crd.bc.ca

April 18, 2017

File 3900-03

Mr. Braden Hutchins
Director of Corporate Services
City of Langford
877 Goldstream, 2nd Floor
Langford, BC V9B 2X8

Dear Mr. Hutchins:

**RE: Bylaw No. 4166, Traffic Safety Commission Establishment Bylaw No. 1, 1990,
Amendment Bylaw No. 4, 2017**

Attached is a copy of CRD Bylaw No. 4166 at third reading. Please place this Bylaw on your next Council agenda with a request to give consent to the adoption of the Bylaw in accordance with Section 346 of the *Local Government Act*.

The purpose of the Bylaw is to provide for an annual memorial scholarship for youth entering a career in law enforcement, and to amend the Traffic Safety Commission Establishment Bylaw. The scholarship, to be named the Constable Sarah Beckett Memorial Scholarship, would raise awareness of traffic safety issues and the community service provided by our police.

In order to amend the establishing bylaw of this service, consent is required from 2/3rds of participants.

As background, please find attached staff reports to the CRD Board March 8, 2017 as well as the criteria for the scholarship.

If you require additional information prior to forwarding this request to Council, or if you wish to have CRD staff present when Bylaw No. 4166 is presented to Council, please let me know.

Yours sincerely,

Brent Reems
Senior Manager
Legislative and Information Services
T 250.360.3128
F 250.360.3130
E breems@crd.bc.ca

Encl. (2)
CRD Bylaw No. 4166
Scholarship Criteria

CAPITAL REGIONAL DISTRICT

BYLAW NO. 4166

**A BYLAW TO AMEND BYLAW NO. 1828 "TRAFFIC SAFETY COMMISSION ESTABLISHMENT
BYLAW NO. 1, 1990" TO ADD THE GIVING OF A SCHOLARSHIP**

NOW THEREFORE, the Board of the Capital Regional District in open meeting assembled, enacts as follows:

1. Bylaw No. 1828, the "Traffic Safety Commission Establishment Bylaw No. 1, 1990" is amended as follows:

By deleting section 2 (c) in its entirety and inserting a new section 2 (c) and section 2(d) as follows:

"2. (c) administer an annual Scholarship program to be called the Constable Sarah Beckett Memorial Scholarship with a maximum \$2,000 value, to be awarded to a youth entering a career in law enforcement, applying criteria approved by the Capital Regional District Board;

(d) to be comprised of at least one Director of the Regional Board, and representatives from various sectors of the community as defined from time to time in the Traffic Safety Commission Bylaw of the Capital Regional District Board."

2, This bylaw may be cited as "Traffic Safety Commission Establishment Bylaw No. 1, 1990, Amendment Bylaw No. 4, 2017".

CONSENTED TO BY AT LEAST TWO THIRDS of the Electoral Ares of Juan de Fuca, Salt Spring Island and Southern Gulf Islands and the District of Central Saanich, Township of Esquimalt, District of Highlands, City of Langford, District of North Saanich, District of Oak Bay, District of Saanich, Town of Sidney, District of Sooke, City of Victoria, and Town of View Royal.

READ A FIRST TIME THIS 8th day of March 2017

READ A SECOND TIME THIS 8th day of March 2017

READ A THIRD TIME THIS 8th day of March 2017

APPROVED BY THE
INSPECTOR OF MUNICIPALITIES THIS day of 2017

ADOPTED THIS day of 2017

CHAIR

CORPORATE OFFICER

FILED WITH THE
INSPECTOR OF MUNICIPALITIES THIS

day of 2017

Criteria for The Constable Sarah Beckett Memorial Scholarship

Purpose:

The Capital Regional District (CRD) Traffic Safety Commission awards a Scholarship to a post-secondary student based on demonstrated academic achievement, financial need, and an express interest in pursuing a career in law enforcement.

Eligibility:

The students eligible for assistance must reside in the Capital Regional District, be a Canadian citizen, permanent resident, conventional refugee or refugee claimant. You must be enrolled and about to begin studies, or currently studying a program leading to a law enforcement career in a recognized Canadian post-secondary education institution.

Criteria:

You must write a letter detailing why you should be the recipient of this award including your financial need and how this scholarship would address that need. Consideration will be given to academic achievement, financial need and the student's community service record. Students should submit a scholarship application on the form provided by the CRD.

Guidelines:

Scholarships will be awarded on an annual basis and disbursed in August.

Amount:

Each scholarship awarded will be a maximum of \$2,000 annually.

Deadline:

The application deadline is **July 1st**. The deadline is the date after which applications will no longer be accepted. The CRD uses the postmarked date to determine mailed entries.

Renewal process:

This scholarship is not renewable.

Please submit applications by July 1st to:

**Capital Regional District
625 Fisgard St, PO Box 1000
ATTN: Traffic Safety Commission**

CITY OF LANGFORD

BYLAW NO. 1674

A BYLAW TO AMEND BYLAW NO. 1200, “LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”

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

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

1. By adding to the BUSINESS OR LIGHT INDUSTRIAL designation and the HILLSIDE OR SHORELINE designation the property as shown shaded Plan No. 1 attached to and forming part of this Bylaw;
2. By replacing “Map 1: Planning Area” with a new Map 1 as shown in Schedule A attached to and forming part of this Bylaw;
3. By replacing “Map 2: City of Langford – Growth Management & Land Use Strategy” with a new Map 2 as shown in Schedule B attached to and forming part of this Bylaw;
4. By replacing “Map 3: Sensitive Ecosystems & Habitat Areas” with a new Map 3 as shown in Schedule C attached to and forming part of this Bylaw;
5. By replacing “Map 4: Natural Features” with a new Map 4 as shown in Schedule D attached to and forming part of this Bylaw;
6. By replacing “Map 5: Natural Setting, Parks & Open Spaces Inventory” with a new Map 5 as shown in Schedule E attached to and forming part of this Bylaw;
7. By replacing “Map 6: Natural Setting, Parks & Open Spaces Integration Strategy” with a new Map 6 as shown in Schedule F attached to and forming part of this Bylaw;
8. By replacing “Map 7: Institutional Uses & Institutions Inventory” with a new Map 7 as shown in Schedule G attached to and forming part of this Bylaw;
9. By replacing “Map 8: Regional Transportation System Context” with a new Map 8 as shown in Schedule H attached to and forming part of this Bylaw;
10. By replacing “Map 9: Multi-Modal Transportation Strategy” with a new Map 9 as shown in Schedule I attached to and forming part of this Bylaw;
11. By replacing “Map 10: Agricultural Land Reserve (ALR) Inventory” with a new Map 10 as shown in Schedule J attached to and forming part of this Bylaw;
12. By replacing “Map 11: Water Infrastructure Inventory” with a new Map 11 as shown in Schedule K attached to and forming part of this Bylaw;
13. By replacing “Map 12: Sanitary Sewer Inventory” with a new Map 12 as shown in Schedule L attached to and forming part of this Bylaw;

14. By replacing "Map 13: Riparian Zones" with a new Map 13 as shown in Schedule M attached to and forming part of this Bylaw;
 15. By replacing "Map 14: Sensitive Ecosystems" with a new Map 14 as shown in Schedule N attached to and forming part of this Bylaw;
 16. By replacing "Map 15: Areas with Potential Habitat & Biodiversity Values" with a new Map 15 as shown in Schedule O attached to and forming part of this Bylaw;
 17. By replacing "Map 16: 200 Year Floodplain" with a new Map 16 as shown in Schedule P attached to and forming part of this Bylaw;
 18. By replacing "Map 17: Steep Slopes" with a new Map 17 as shown in Schedule Q attached to and forming part of this Bylaw;
 19. By replacing "Map 18: Drainage Concerns" with a new Map 18 as shown in Schedule R attached to and forming part of this Bylaw;
 20. By replacing "Map 19: Interface Fire Hazard Areas" with a new Map 19 as shown in Schedule S attached to and forming part of this Bylaw;
- B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".

READ A FIRST TIME this 3rd day of April, 2017.

PUBLIC HEARING held this day of , 2017.

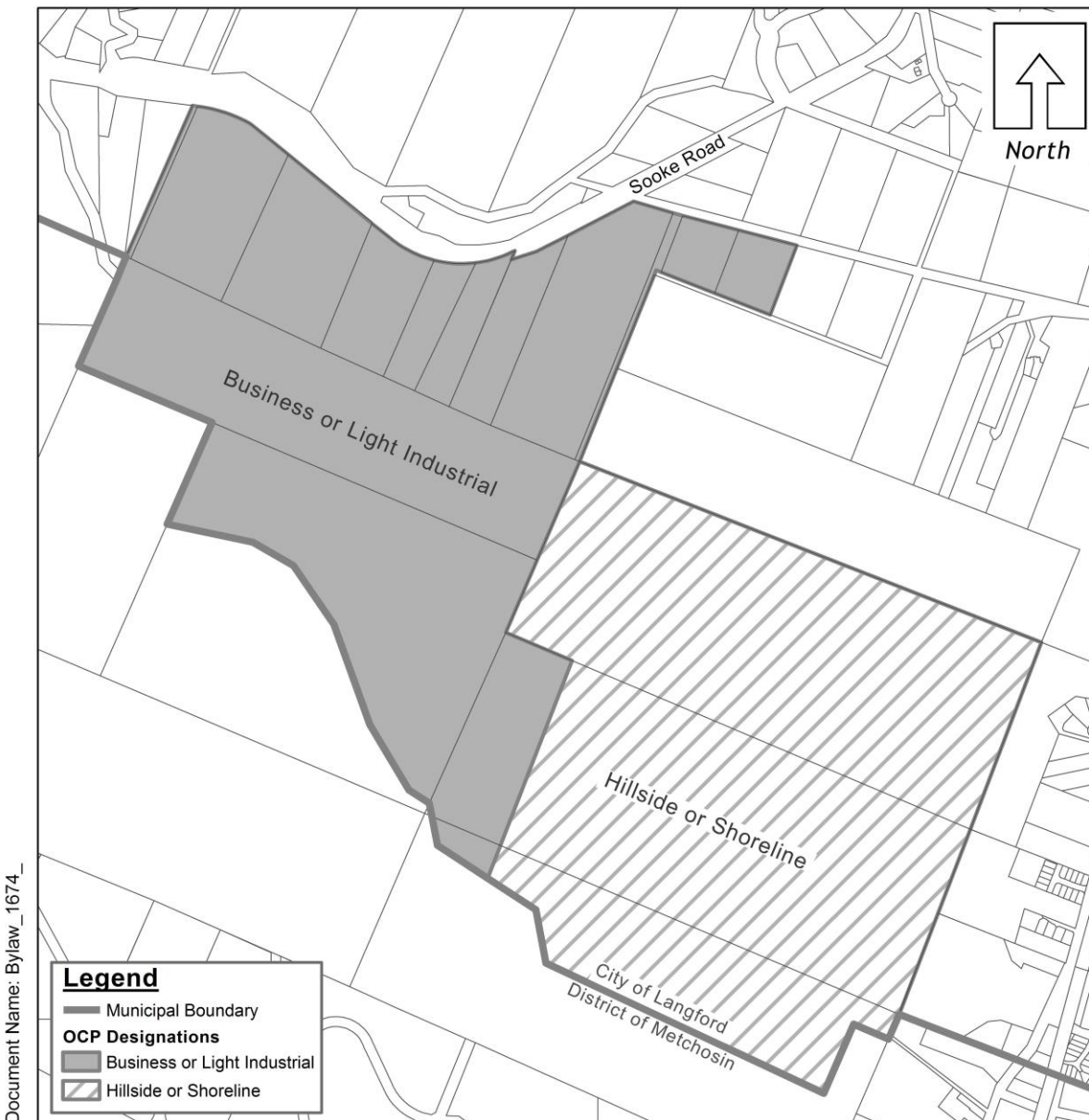
READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

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. 1674

MAYOR

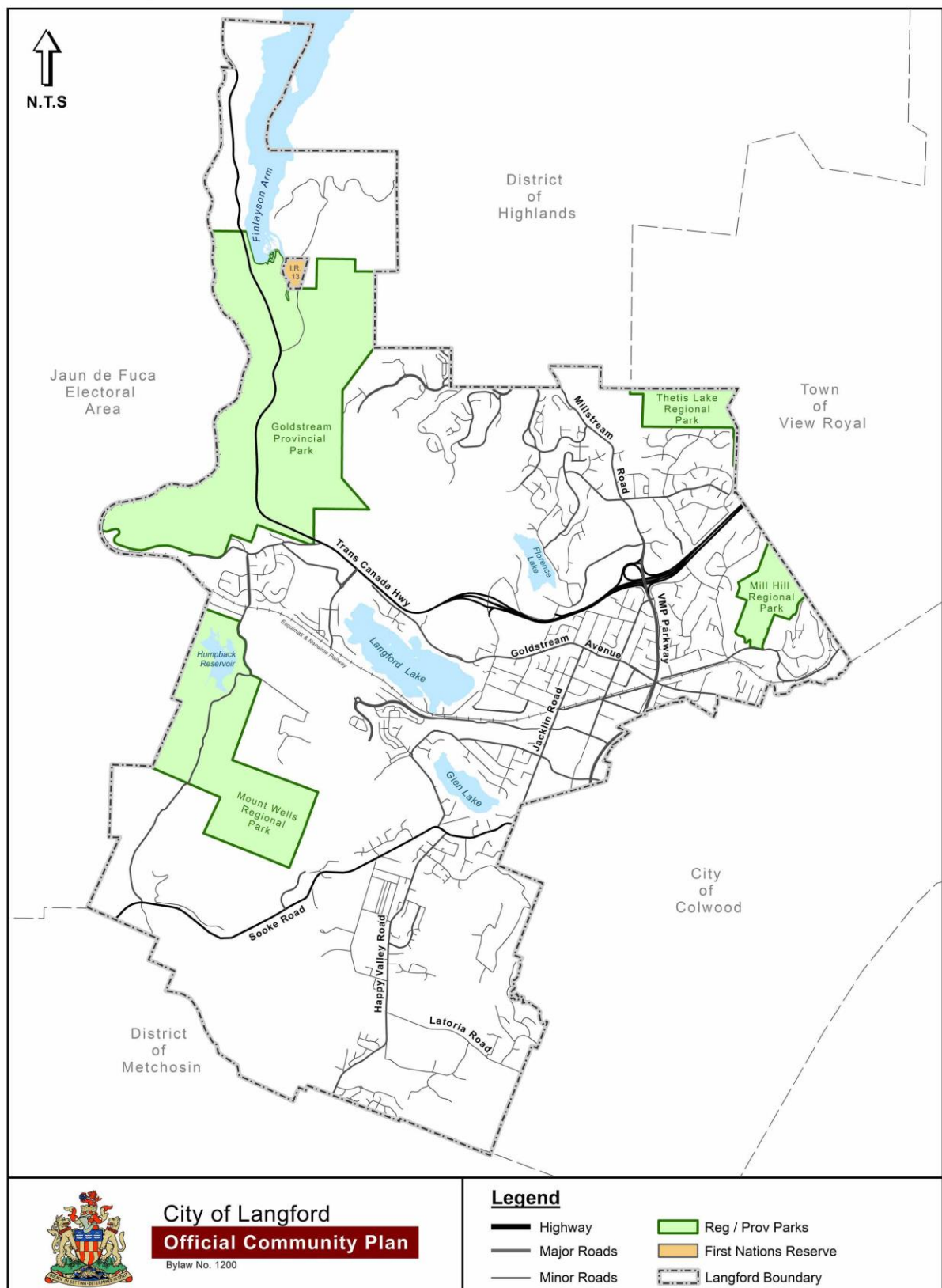
ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

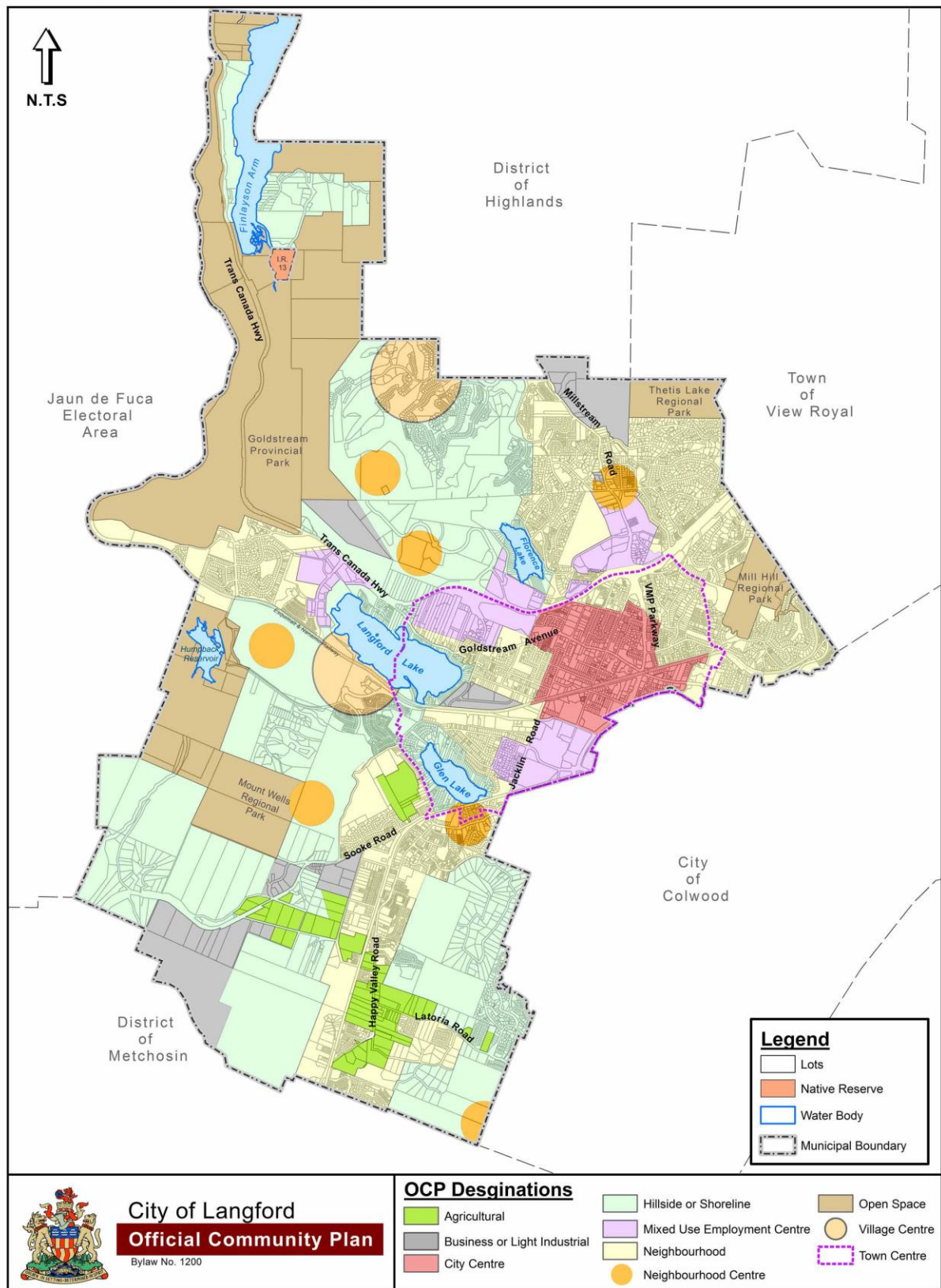
Last Revised: 2/21/2017

Map 1: Planning Area

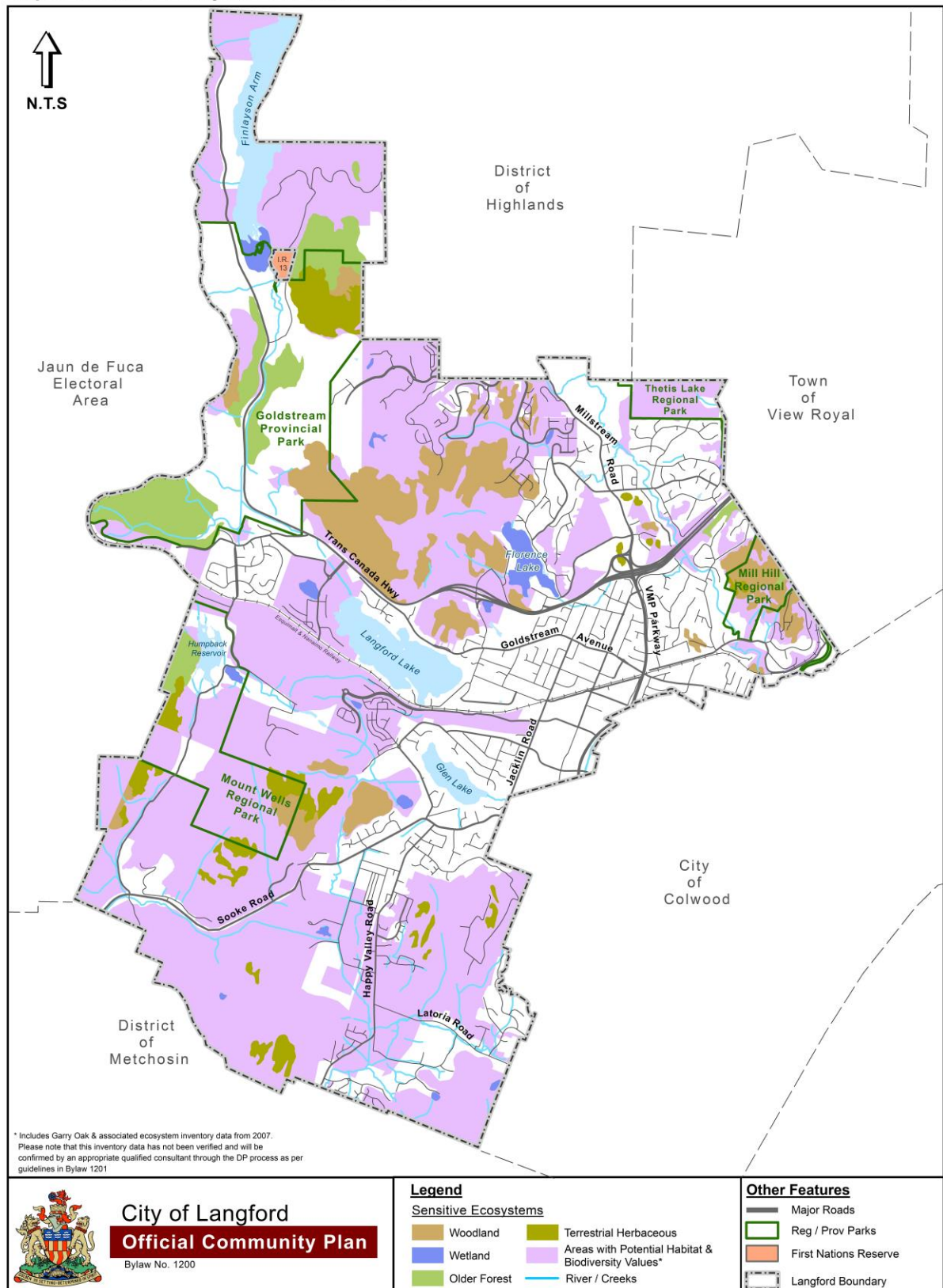


February, 2017

Map 2: City of Langford - Growth Management & Land Use Strategy

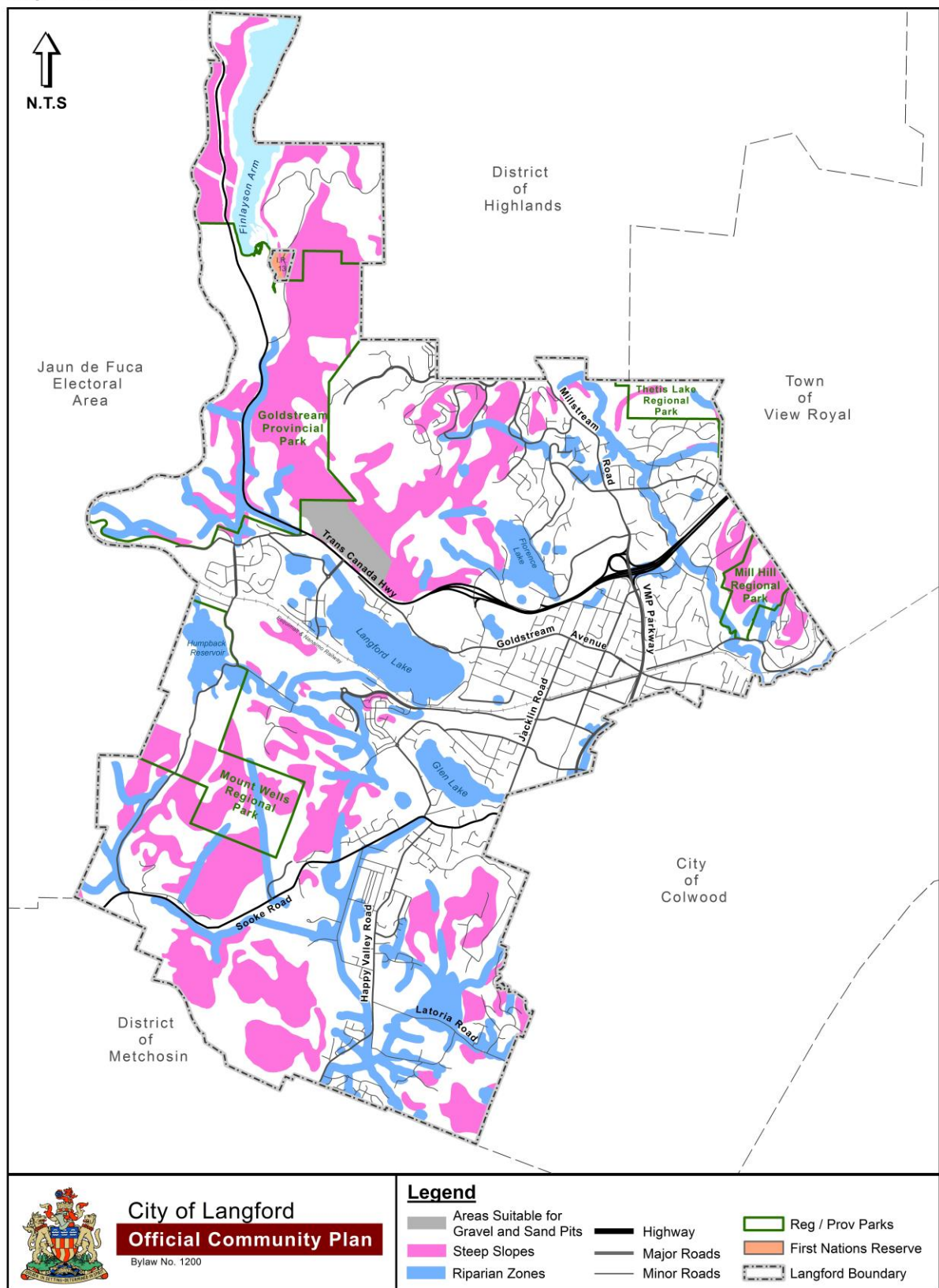


Map 3: Sensitive Ecosystems & Habitat Areas

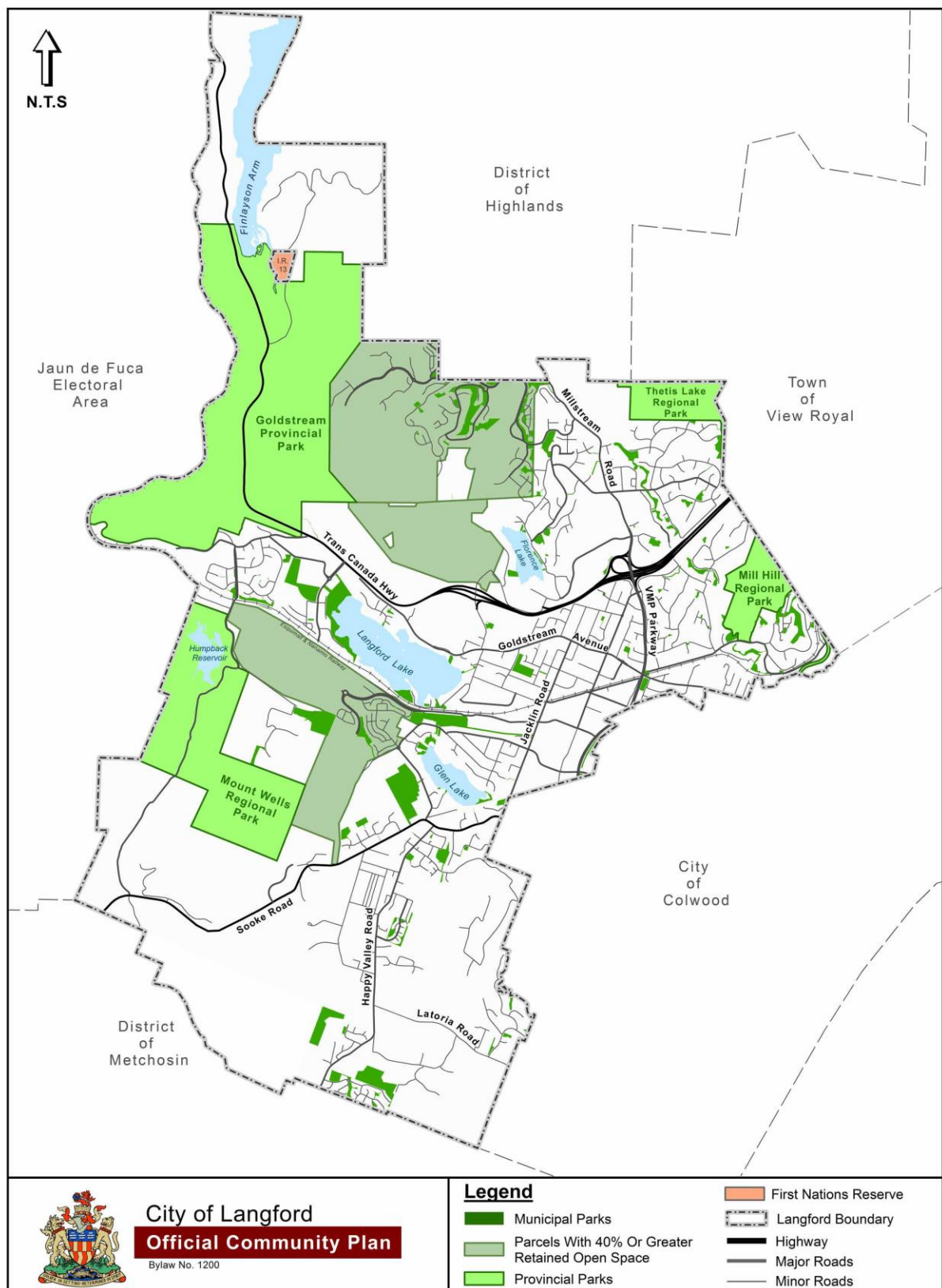


February, 2017

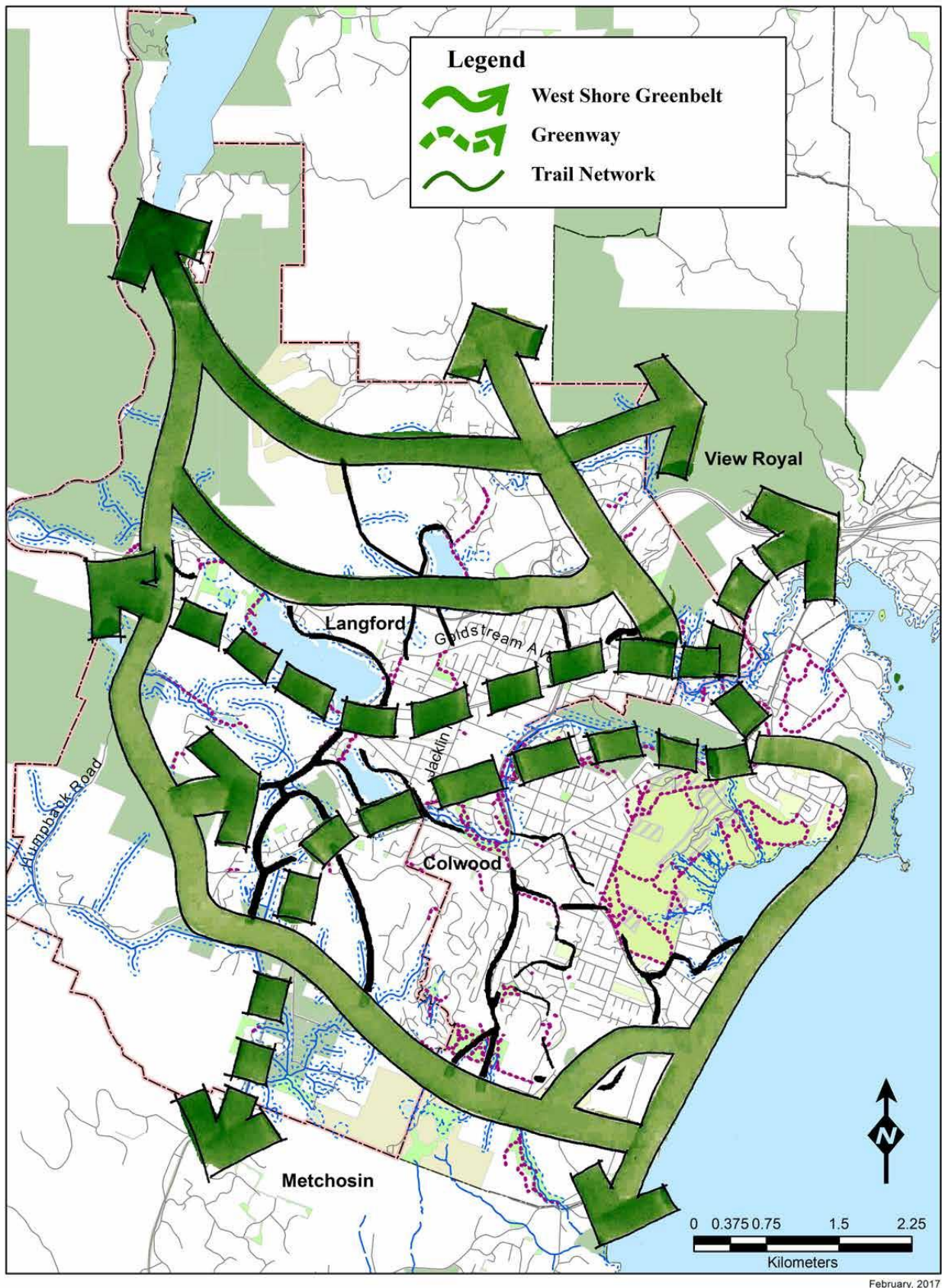
Map 4: Natural Features



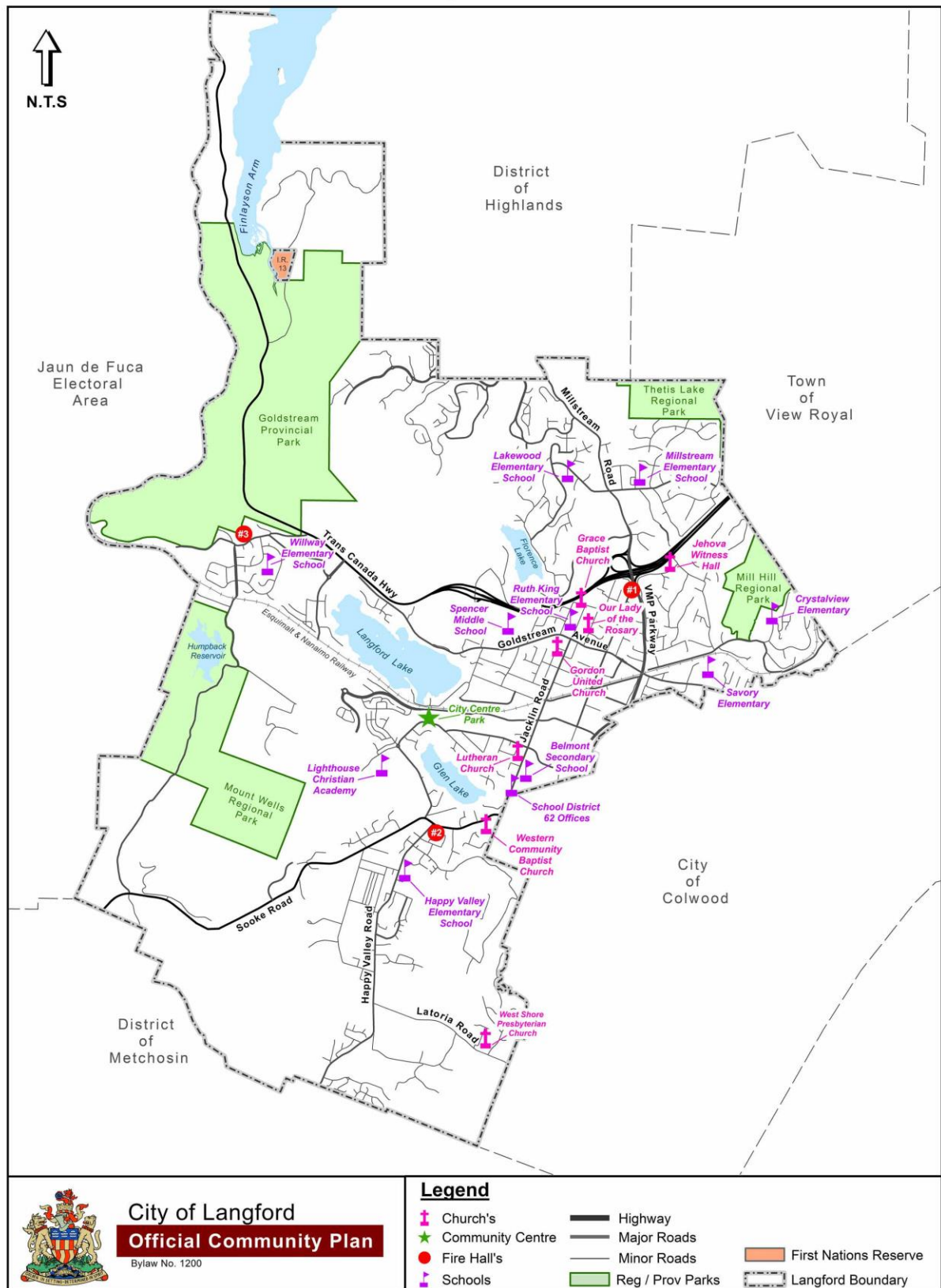
Map 5: Natural Setting, Parks & Open Spaces Inventory



Map 6: Natural Settings Parks & Open Spaces Integration Strategy

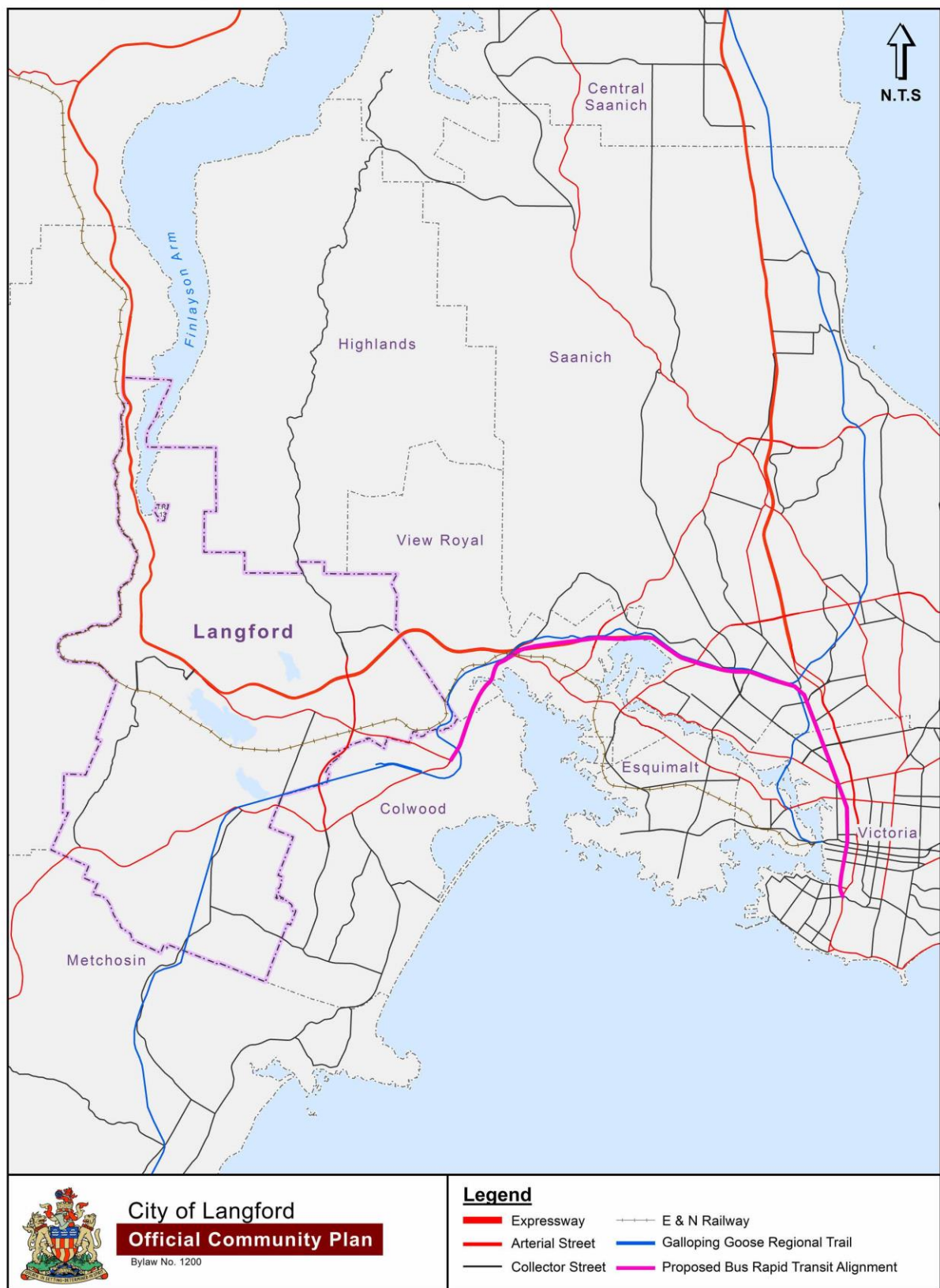


Map 7: Institutional Uses & Institutions Inventory



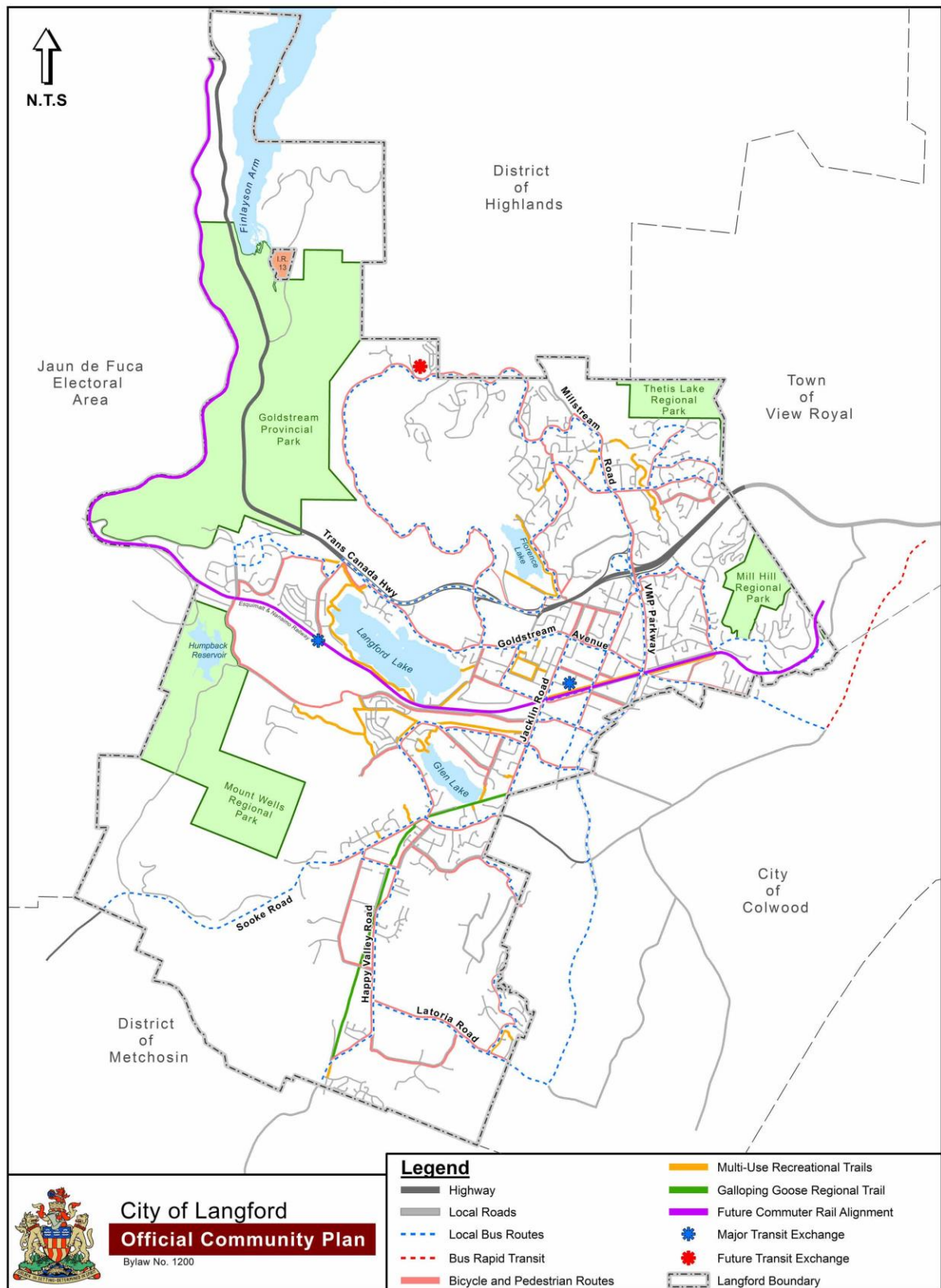
February, 2017

Map 8: Regional Transportation System Context

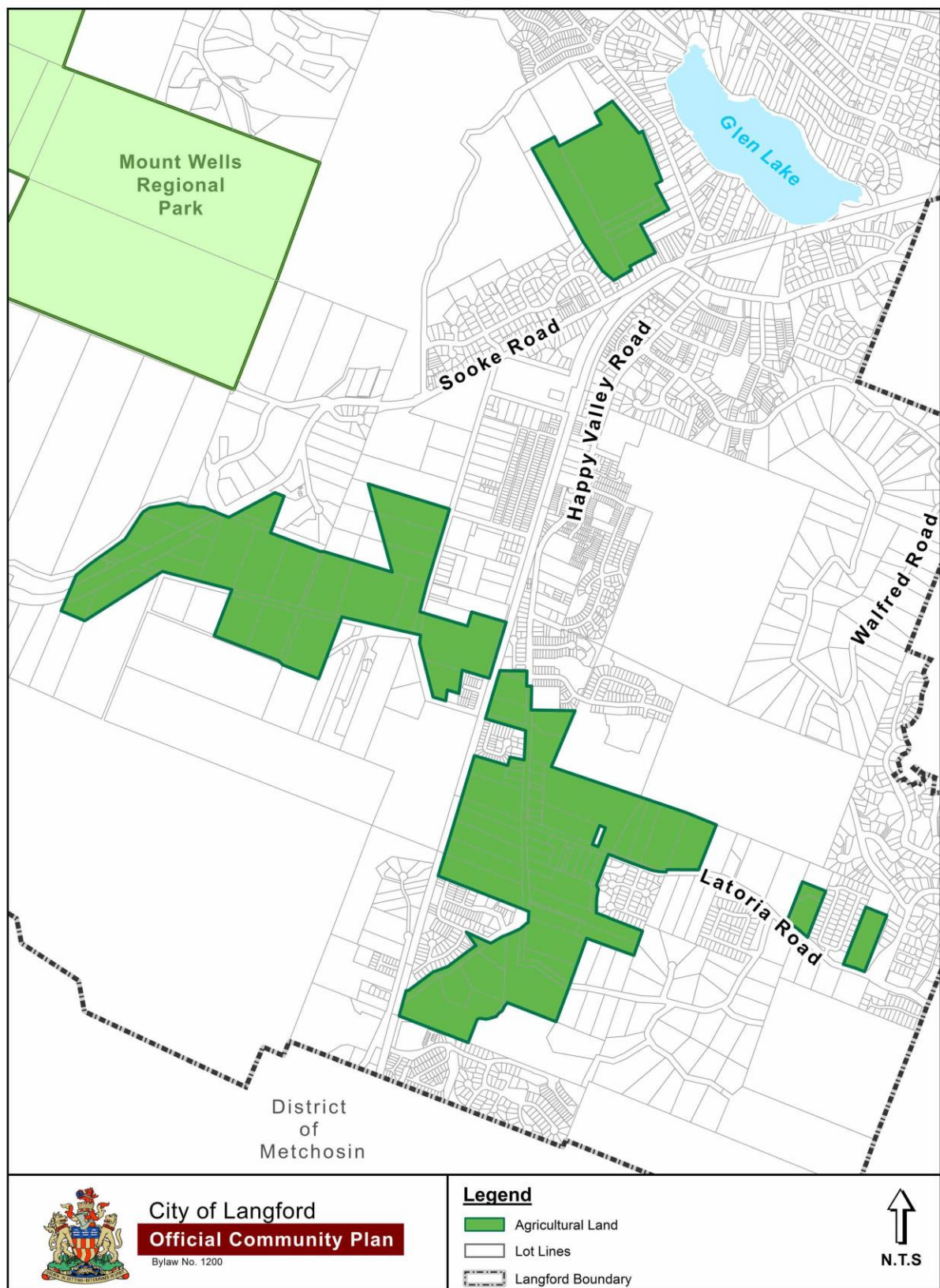


February, 2017

Map 9: Multi-Modal Transportation Strategy

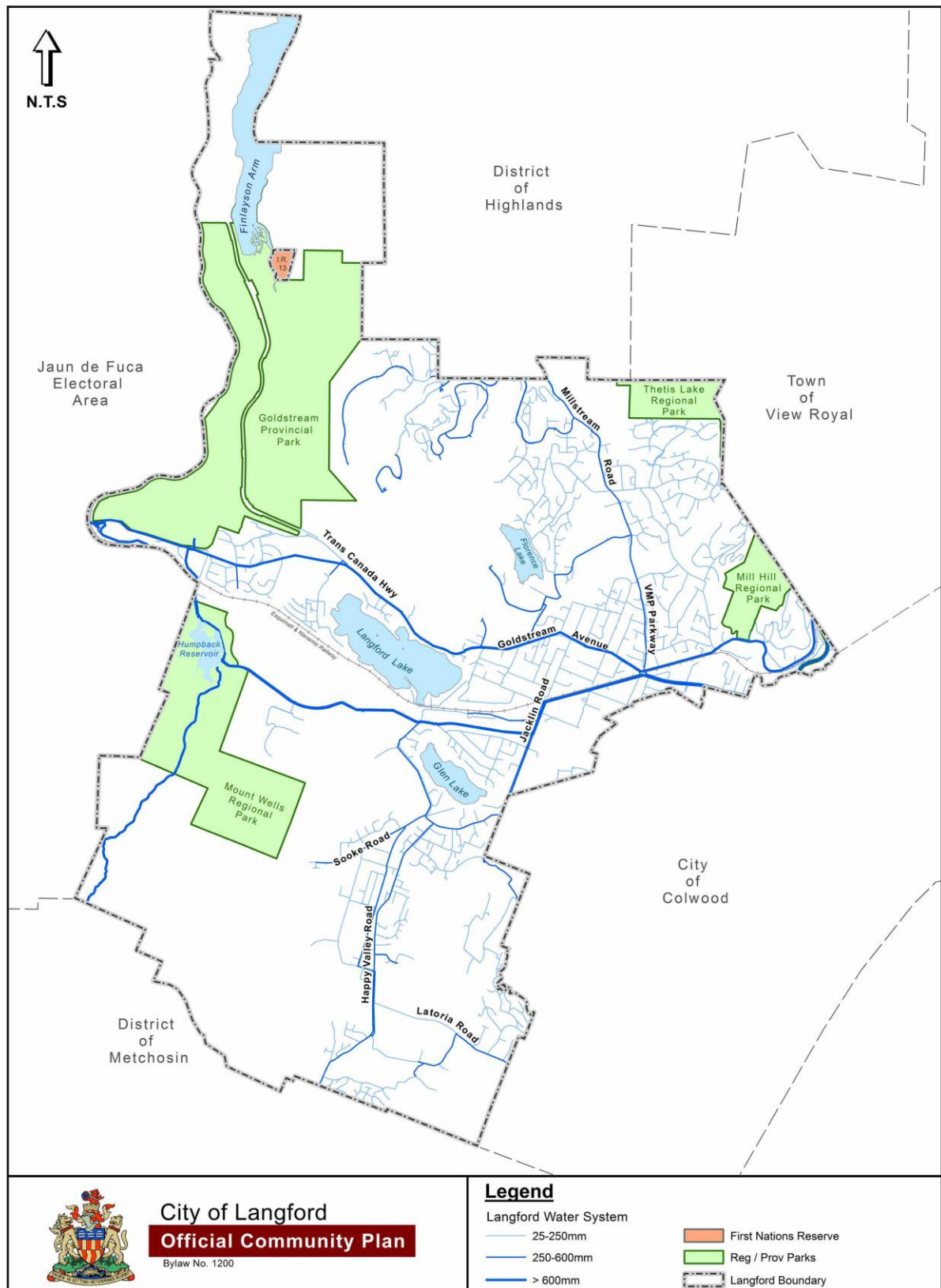


Map 10: Agricultural Land Reserve (ALR) Inventory



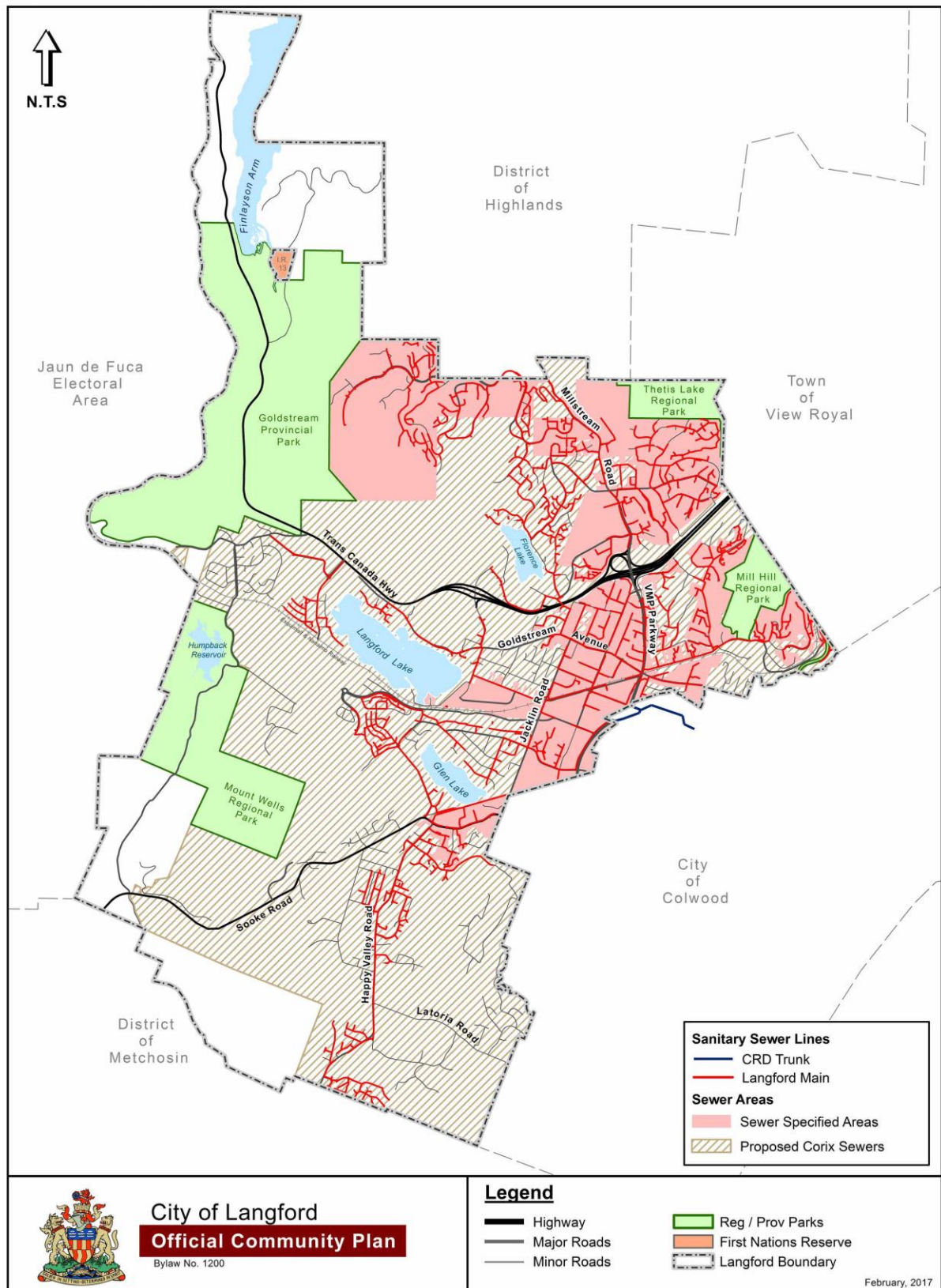
February, 2017

Map 11: Water Infrastructure Inventory

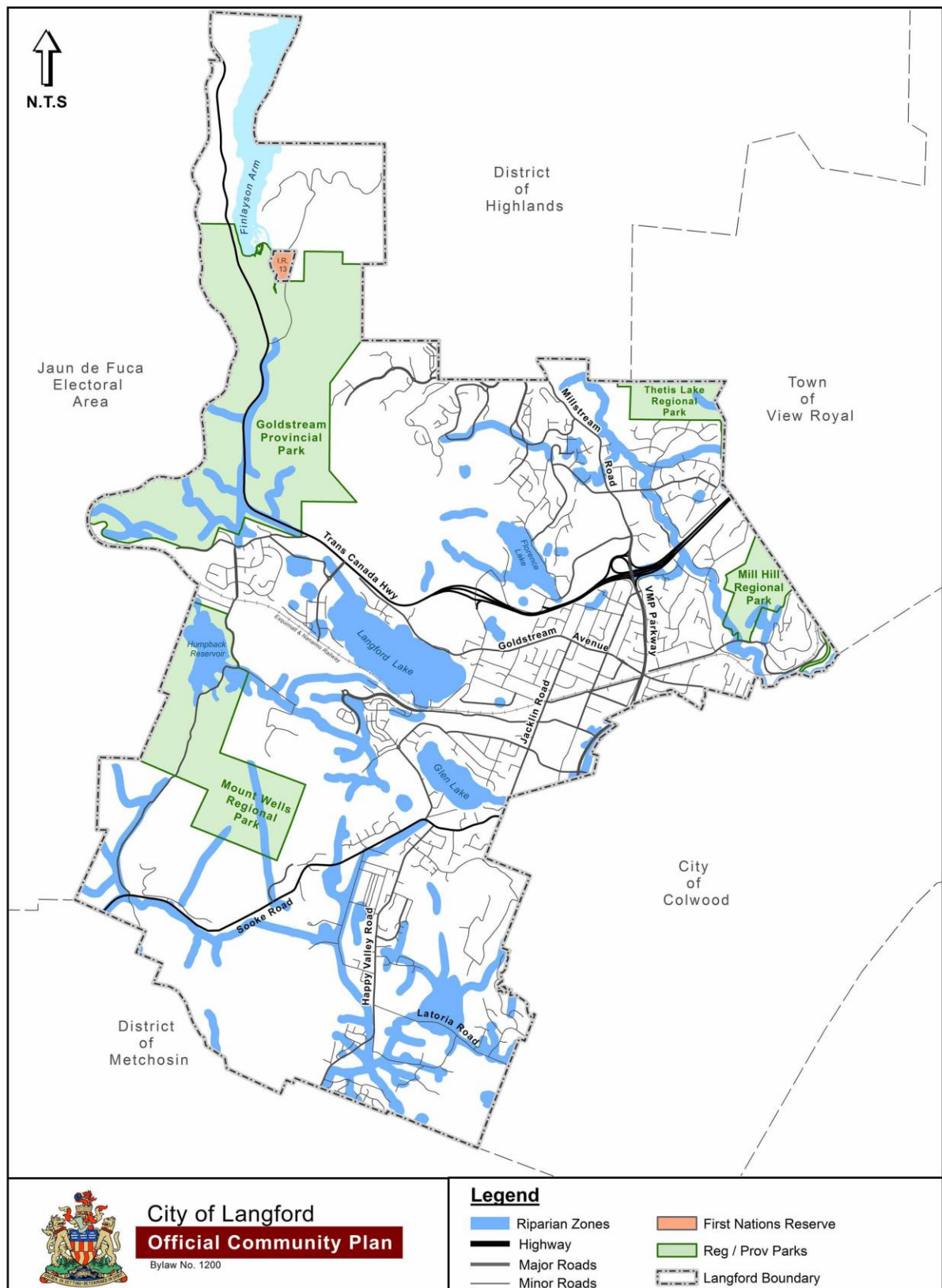


February, 2017

Map12: Sanitary Sewer Inventory

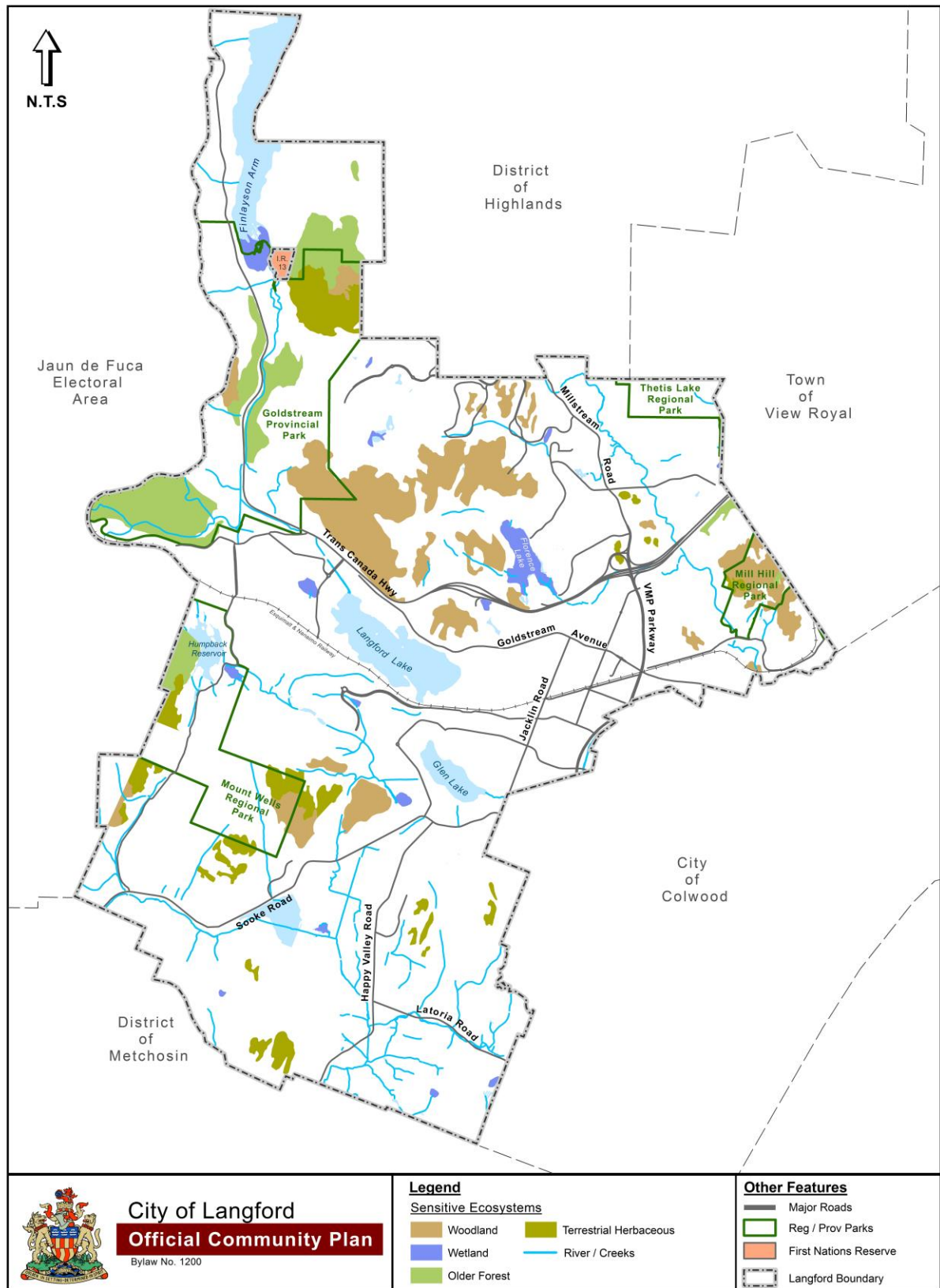


Map 13: Riparian Zones

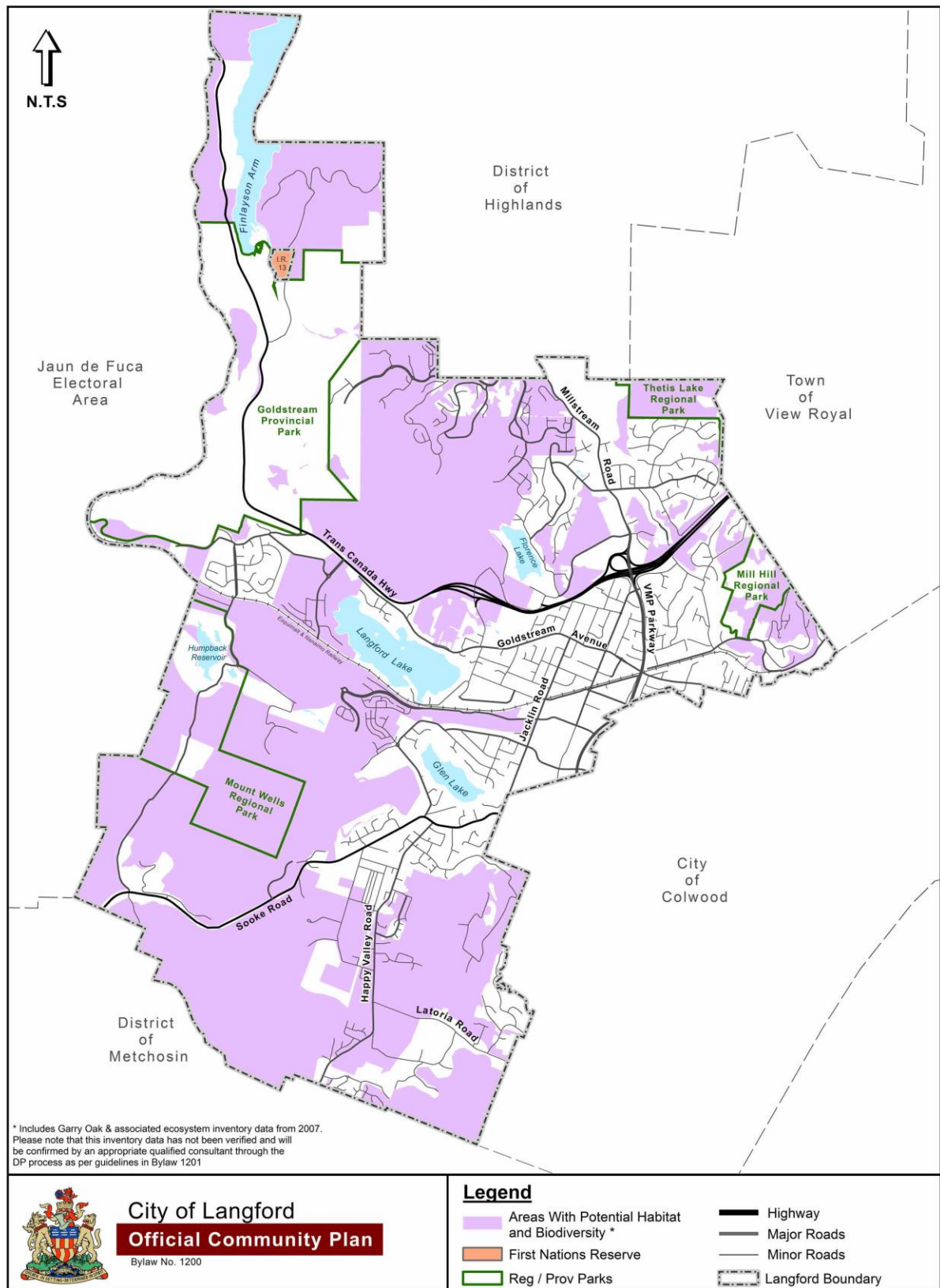


February, 2017

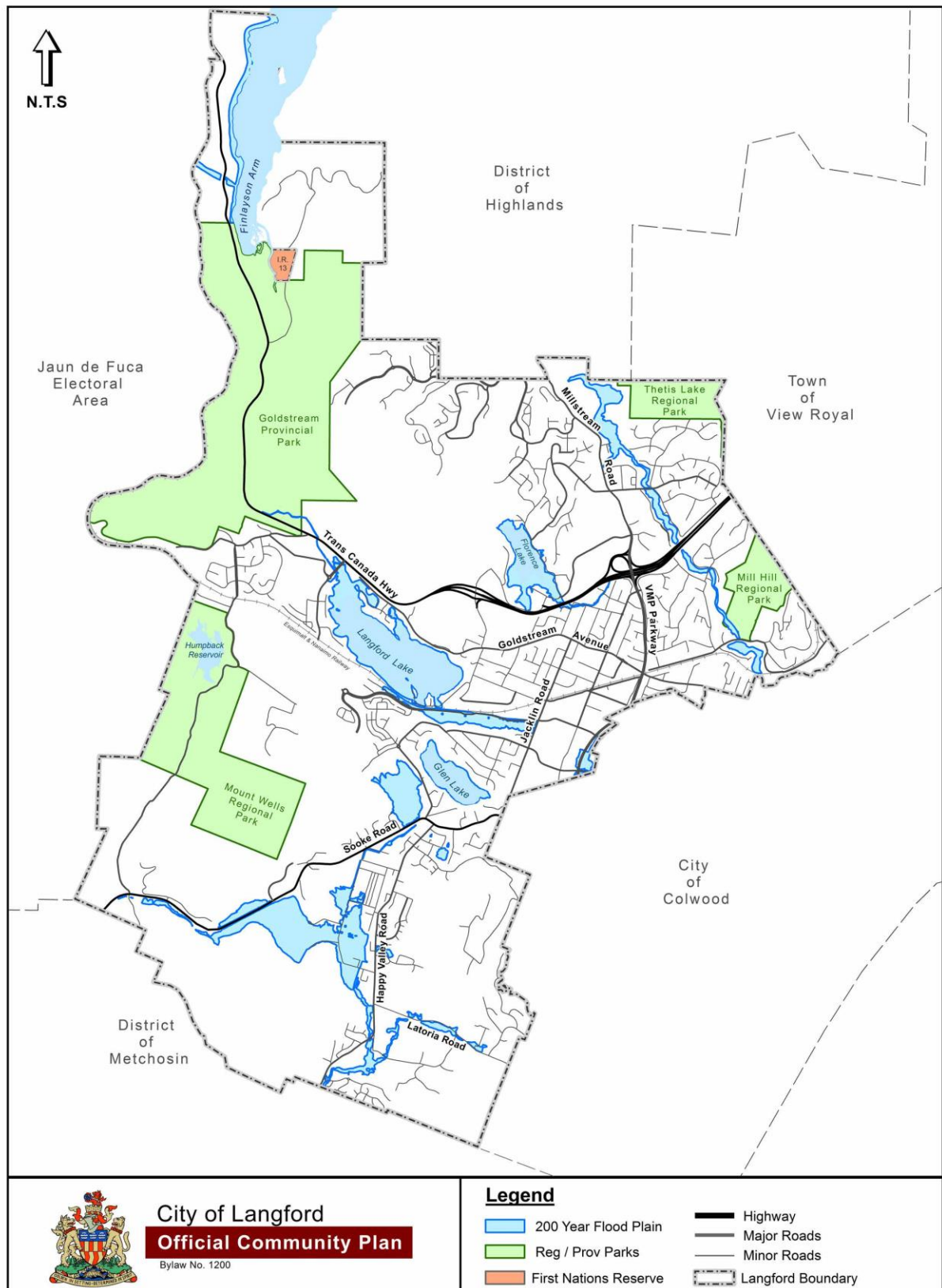
Map 14: Sensitive Ecosystems



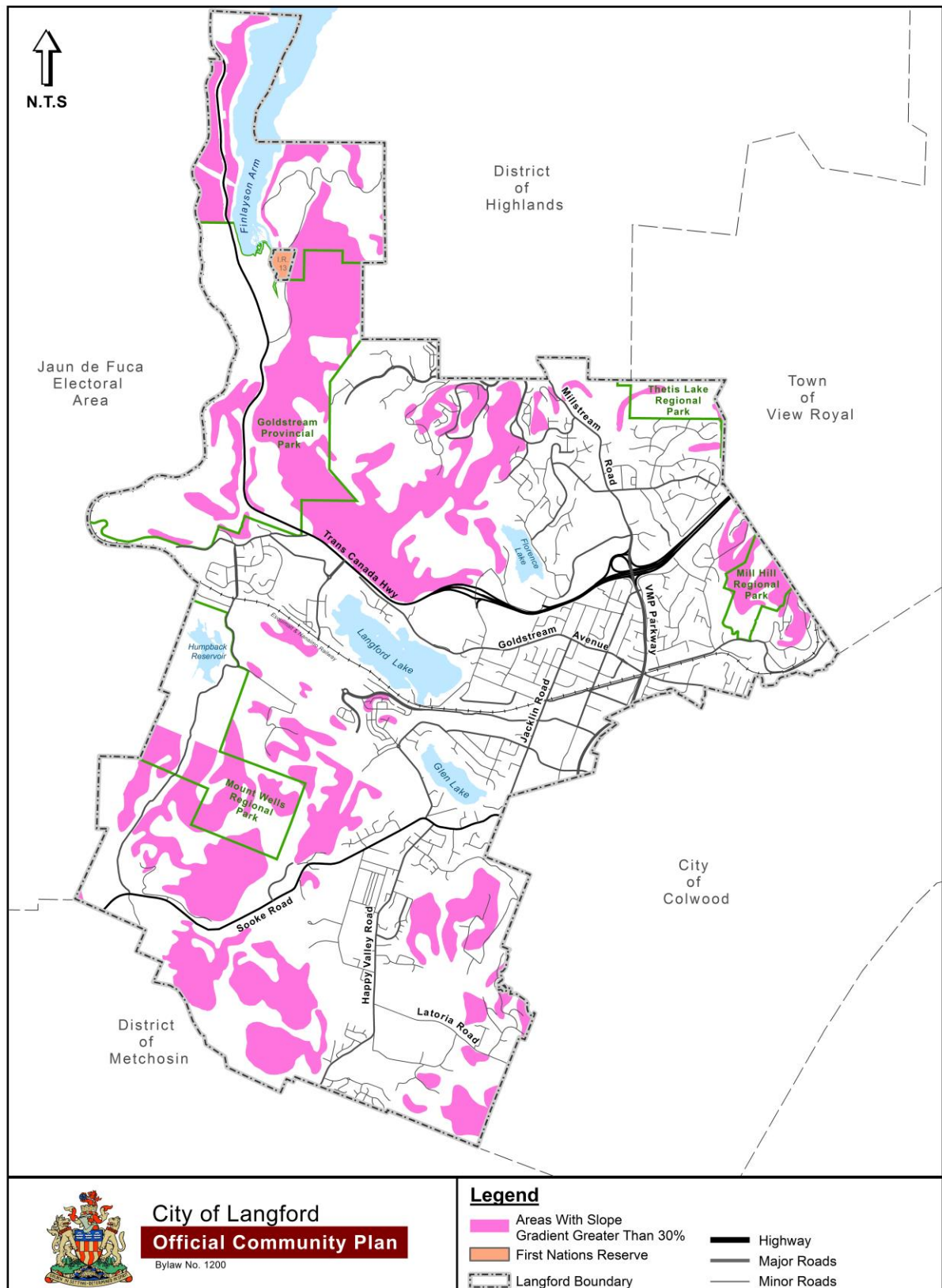
Map 15: Areas with Potential Habitat and Biodiversity Values



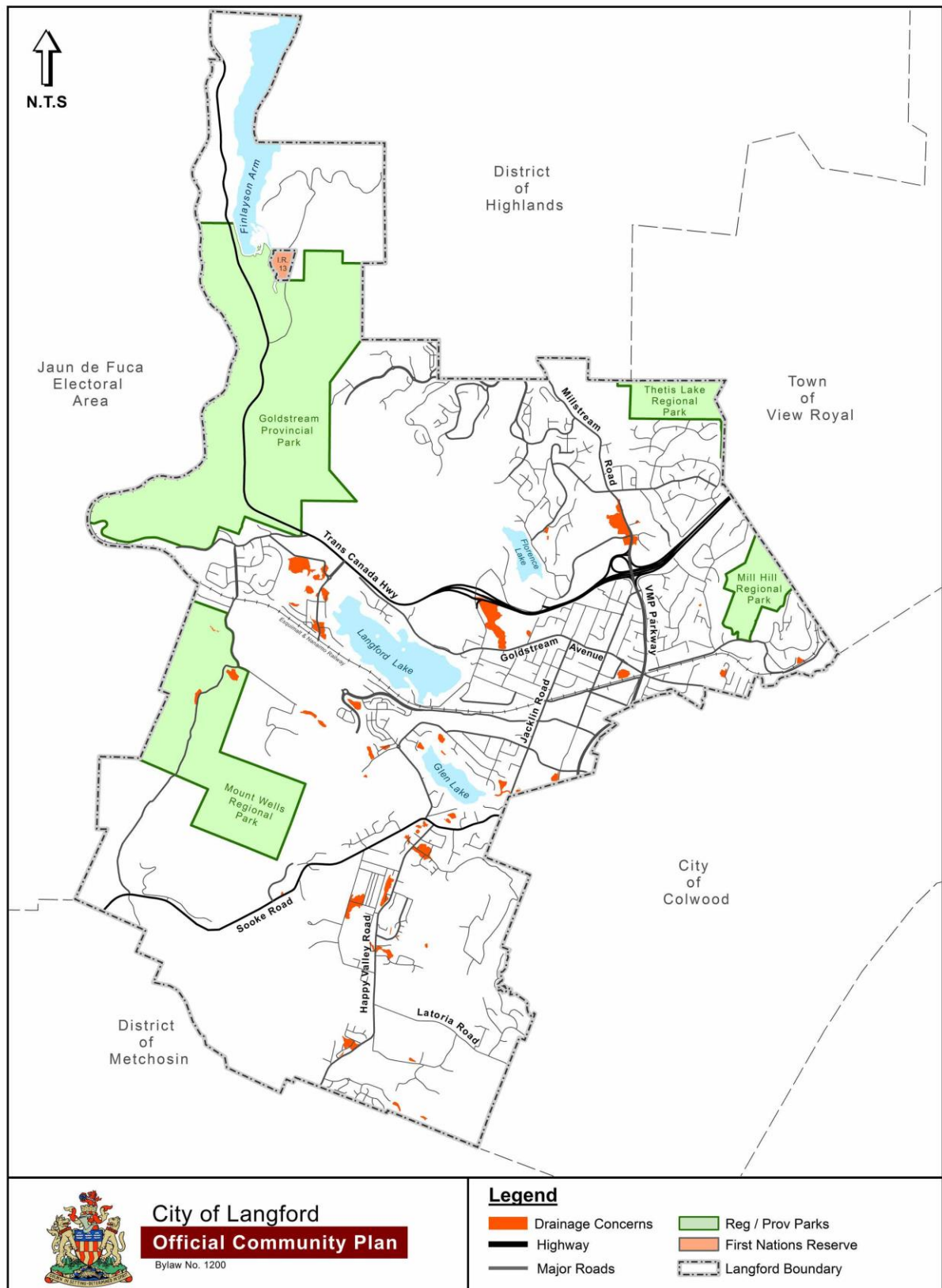
Map 16: 200 Year Flood Plain



Map 17: Steep Slopes

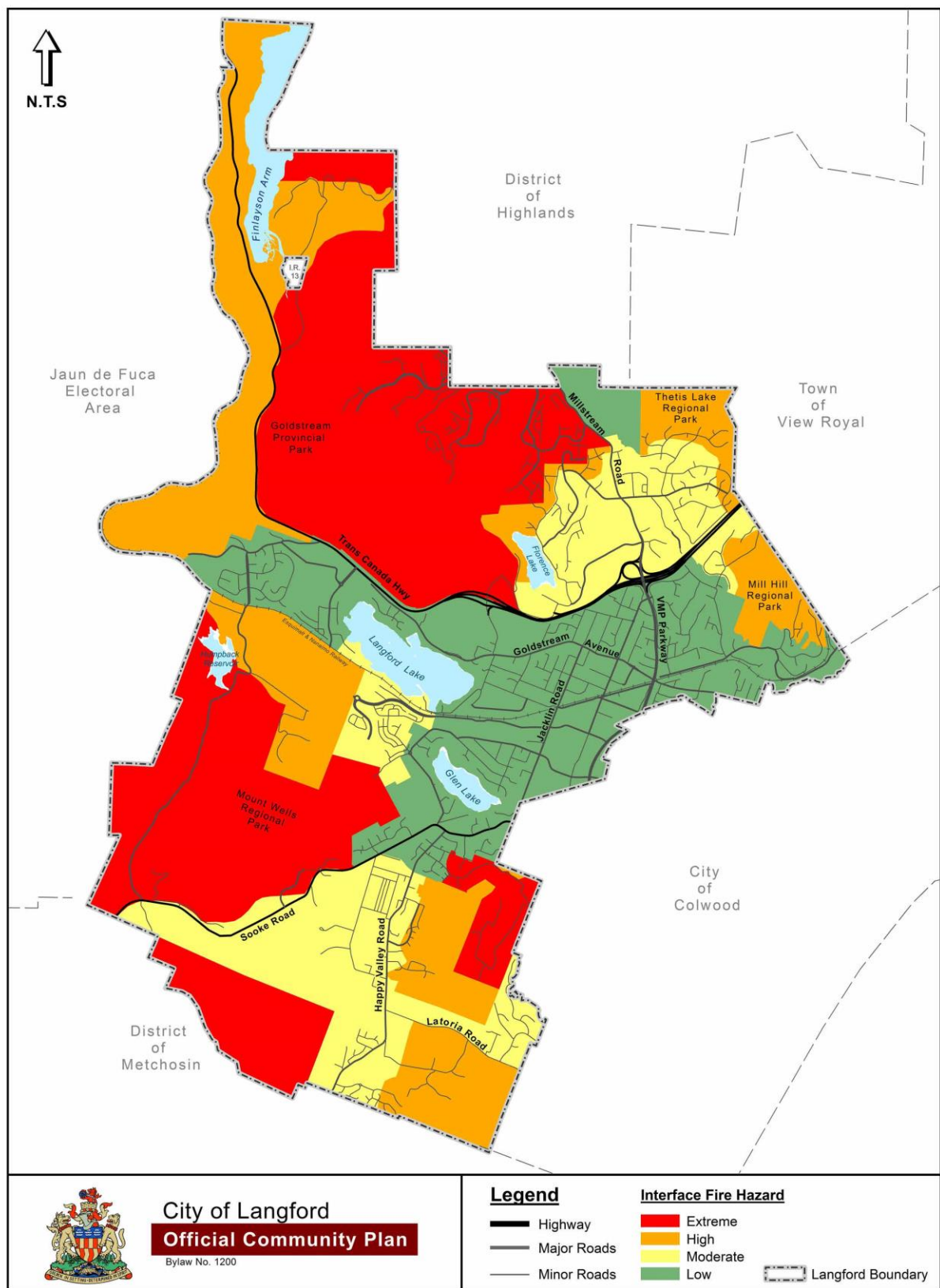


Map 18: Drainage Concerns



February, 2017

Map 19: Interface Fire Hazard Areas



February, 2017

**CITY OF LANGFORD
BYLAW NO. 1675**

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

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

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

1. By adding the following as Section 6.13.02(3): "Notwithstanding Subsections 6.13.02(1) and (2), a lot having an area not less than 2,000.0 m² (0.5 ac) may be created from land legally described as: Lot 3, Sections 98 AND 99, Metchosin District, Plan 20923 Except Part In Plan VIP51472; Lot 5, Sections 98, 99, AND 100, Metchosin District, Plan 20923 Except Part In Plan VIP52592 and Lot 5, Block 3, Sections 89, 97, 98, 99, 100, 100A, 101, AND 101A, Metchosin District, Plan 1817, Except Part In Plan VIP522;"
2. By adding as Section 6.37B the text found in Schedule "A" attached to and forming part of this bylaw;
3. By adding as Section as Section 6.69B the text found in Schedule "B" attached to and forming part of this bylaw;
4. By adding to the **CH5 (Cluster Housing 5)** and the **BP8 (Business Park 8)** zone the properties as shown on Plan No. 1 attached to and forming part of this bylaw;
5. By adding the property legally described as Section 92, Metchosin District (PID: 001-668-374) to the RR4 (Rural Residential 4) Zone 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. 471, (Centre Mountain Properties), 2017".

READ A FIRST TIME this 3rd day of April, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

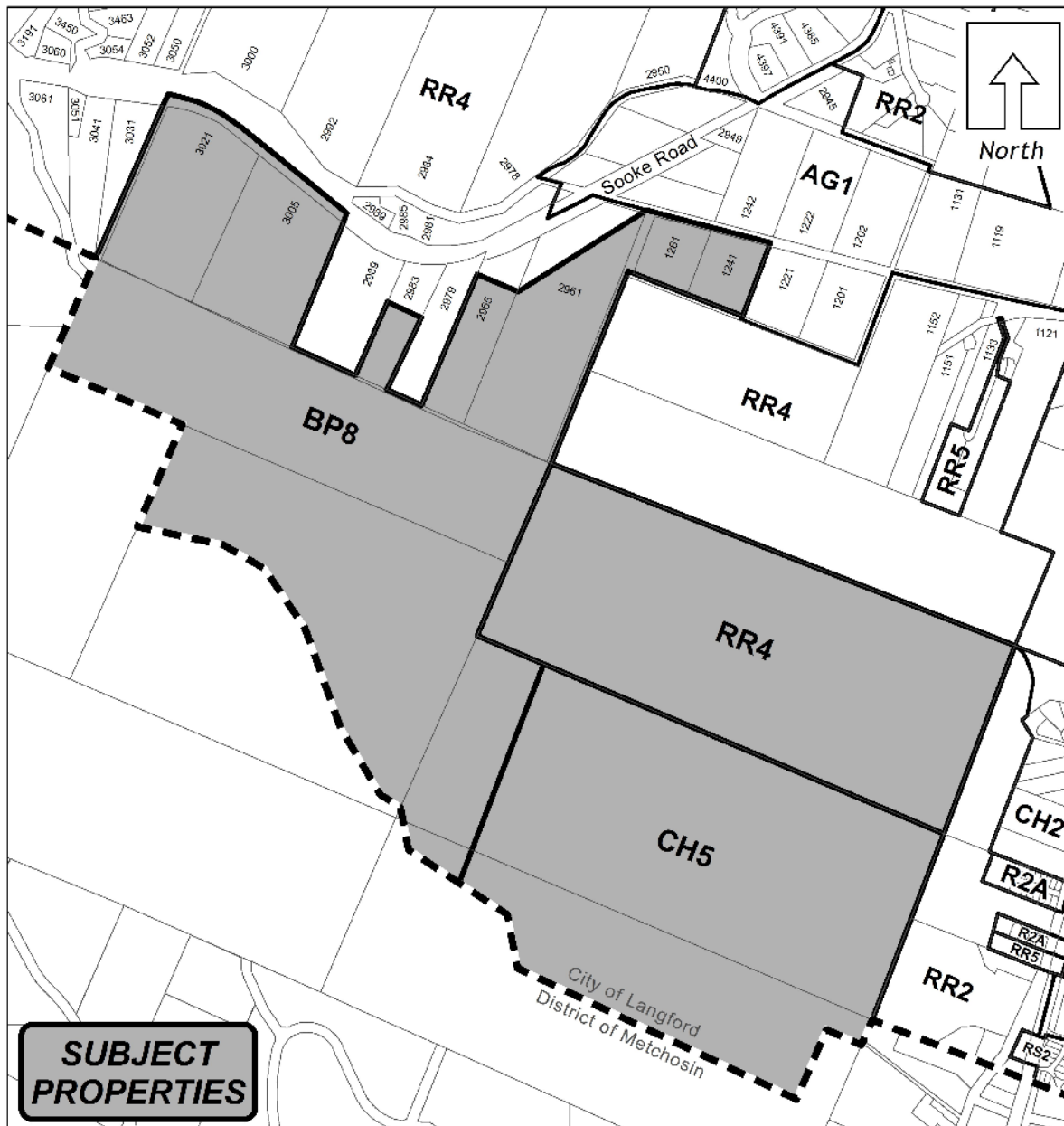
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of , 2017.

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. 1675

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/21/2017

Schedule A

Section 6.37B – Cluster Housing Residential 5 (CH5) Zone

6.37B.01 Permitted Uses

The following uses and no others are permitted in the CH5 Zone:

- (1) Accessory Buildings and Structures, subject to Section 3.05;
- (2) Home Occupation, subject to Section 3.09;
- (3) One-Family Dwelling;
- (4) Two-Family Dwelling;
- (5) Secondary Suite in a One-Family Dwelling, subject to Section 3.08;
- (6) Townhouse;
- (7) The keeping of not more than two Boarders in a One-Family Dwelling;
- (8) Uses Accessory to a Principal Use permitted in this Zone; and
- (9) Uses permitted by Section 3.01 of this Bylaw.

6.37B.02 Subdivision Lot Requirements in the CH5 Zone

One-Family Residential Lots

- (1) No lot having an area less than 700.0 m² (7,534.7 ft²) may be created by subdivision in the CH5 Zone for a One-Family Dwelling.
- (2) No lot for a One-Family Dwelling may have a lot width less than 15.0 m (49.2 ft).
- (3) No lot for a One-Family Dwelling may have a building envelope width or depth less than 7.0 m (23.0 ft).

Two-Family Residential Lots

- (4) No lot having an area less than 835.0 m² (8,987.9 ft²) may be created by subdivision in the CH5 Zone for a Two-Family Dwelling.
- (5) No lot for a Two-Family Dwelling may have a lot width less than 18.0 m (59.1 ft).
- (6) No lot for a Two-Family Dwelling may have a building envelope width less than 14.0 m (45.9 ft).

Townhouse Lots

- (7) No lot having an area less than 600.0 m² (6,458.3 ft²) may be created by subdivision in the CH5 Zone for a Townhouse.

- (8) No lot for a Townhouse may have a lot width less than 24.0 m (78.7 ft).

6.37B.03 Density of Development on Individual Lots

- (1) There may not be more than one residential building on a One- or Two-Family residential lot.
- (2) There may not be less than three dwelling units on a Townhouse lot.
- (3) The maximum density of development on a Townhouse lot is one dwelling unit per 200.0 m² (2,152.8 ft²) of lot area.

6.37B.04 Density of Development in the CH5 Zone

- (1) There may not be more than 10 dwelling units in the CH5 Zone.
- (2) Despite subsection 6.37B.04(1), there may be more than 10 dwelling units in the CH5 Zone if the owner of the land to be built upon has provided to the City, prior to the issuance of a Building Permit for a Two-Family Dwelling or Townhouse and prior to subdivision approval for a One-Family Dwelling:
 - (a) \$1,000 per one-family lot towards the General Amenity Reserve Fund;
 - (b) \$660 per dwelling unit for a Two-Family Dwelling towards the General Amenity Reserve Fund;
 - (c) \$610 per Townhouse dwelling unit towards the General Amenity Reserve Fund; and
 - (d) An area of land not less than 141,640 m² (35 acres) as open space.
- (3) Provided that all of the requirements of subsection 6.37B.04(2) have been met, the maximum density of development in the CH5 Zone shall be 312 dwelling units, exclusive of Secondary Suites.

6.37B.05 Regulations for Two-Family Dwelling Use

- (1) Two-Family Dwellings are prohibited on panhandle lots;

6.37B.06 Height and Size of Principal Use Buildings

- (1) No One-Family Dwelling may exceed a height of 10.0 m (32.8 ft).
- (2) No Two-Family Dwelling may exceed a height of 10.0 m (32.8 ft).
- (3) No Townhouse building may exceed a height of three storeys.

6.37B.07 Setbacks

- (1) No One-Family Dwelling may be located:

- (a) Within 6.0 m (19.8 ft) of any front lot line; or
 - (b) Within 6.0 m (19.8 ft) of any rear lot line; or
 - (c) Within 1.5 m (4.9 ft) of any interior side lot line; or
 - (d) Within 4.5 m (14.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line.
- (2) No Townhouse may be located:
- (a) Within 3.0 m (9.8 ft) of any front lot line, except that no garage or carport that faces a front lot line may be located within 5.5 m (18.0 ft) of the front line; or
 - (b) Within 5.5 m (18.0 ft) of any rear lot line; or
 - (c) Within 3.0 m (9.8 ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5 m (18.0 ft) of the exterior side lot line; or
 - (d) Within 1.2 m (3.9 ft) of any interior side lot line.

6.37B.08 Lot Coverage

- (1) The lot coverage of all buildings and structures where the principal use building is less than two storeys above finished grade may not exceed 40%.
- (2) The lot coverage of all buildings and structures where the principal use building is two storeys or greater may not exceed 35%.

6.37B.09 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw apply.

6.37B.10 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule "B"

6.69B - Business Park 8 (BP8) – Centre Mountain Zone

6.69B.01 Permitted Uses:

The following uses and no others are permitted in the Business Park 8 (BP8) Centre Mountain Zone:

- (1) Accessory Buildings and Structures, subject to Section 3.05;
- (2) Animal Hospital;
- (3) Asphalt Plant;
- (4) Auction;
- (5) Automobile and Recreational Vehicle Storage Facility;
- (6) Automobile Body and Paint Shop;
- (7) Automobile Parts and Accessories Sale, Installation and Repair;
- (8) Automobile Rental and Sale Facility, Major;
- (9) Automobile Rental and Sale Facility, Minor;
- (10) Automobile Repair and Service Facility, Major;
- (11) Automobile Repair and Service Facility, Minor;
- (12) Automobile Towing and Storage Facility;
- (13) Bakery;
- (14) Building and Lumber Supply Store;
- (15) Bulk oil plant;
- (16) Business Support Service;
- (17) Campsite;
- (18) Car Wash;
- (19) Carpentry Shop;
- (20) Catering;
- (21) Charitable Facility;

- (22) Commercial Composting;
- (23) Commercial Nursery and Greenhouse;
- (24) Community Garden;
- (25) Concrete Plant;
- (26) Conference and Meeting Facility;
- (27) Contractor Service;
- (28) Crematorium;
- (29) Cultural Facility;
- (30) Electronics Sale, Service and Manufacturing;
- (31) Equipment Sales, Service, Repair and Rental; Major;
- (32) Equipment Sales, Service, Repair and Rental, Minor;
- (33) Film Production Studios;
- (34) Financial Institution, including drive-through;
- (35) Fitness Centre;
- (36) Funeral Parlour;
- (37) Garden Centre and Feed Supply Store;
- (38) Gasoline Service Station, including cardlock;
- (39) Golf Course;
- (40) Golf Driving Range;
- (41) Golf Course, Miniature;
- (42) Group Daycare;
- (43) Gravel Processing Facility;
- (44) Hotel;
- (45) Household Equipment and Appliance Service and Repair;
- (46) Industrial Use, General;
- (47) Industrial Use, Light;

- (48) Licensed Premises;
- (49) Liquor Store;
- (50) Machine shop;
- (51) Mini-Storage Facility;
- (52) Office;
- (53) Office Supply Store;
- (54) One Caretaker Dwelling Unit, in conjunction with and in addition to any of the other principal uses permitted in this Zone;
- (55) Parking Facility;
- (56) Personal Service Establishment;
- (57) Pet Daycare;
- (58) Recreation Facility, both indoor and outdoor;
- (59) Recycling Depot;
- (60) Recycling Facility, subject to Section 3.14;
- (61) Rental of goods and equipment, excluding Automobiles, Large Automobiles or Recreational Vehicles;
- (62) Research and Development Facility;
- (63) Restaurant, including drive-through;
- (64) Retail Store;
- (65) School;
- (66) Shopping Centre;
- (67) Transportation Facility;
- (68) Training and Education Facility;
- (69) Unenclosed Storage, subject to Section 3.13;
- (70) Uses Accessory to a Principal Use permitted in this Zone;
- (71) Uses permitted by Subsection 3.01 of this Bylaw;
- (72) Veterinary Practice;

(73) Warehouse;

(74) Welding shop.

6.69B.02 Subdivision Lot Requirements

- (1) No lot having an area less than 1,000.0 m² (0.25 acres) may be created by subdivision in the BP8 Zone.
- (2) No lot having a lot width less than 7.0 m (23.0 ft) may be created by subdivision in the BP8 Zone.

6.69B.03 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 60%.

6.69B.04 Height and Size of Principal Use Buildings

- (1) No building may exceed a height of four storeys.
- (2) No structure may exceed a height of 15.0 m (49.2 ft).

6.69B.05 Setbacks

- (1) No building or structure may be located within 4.5 m (14.8 ft) of any lot line that abuts a highway.
- (2) No building or structure may be located within 6.0 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

6.69B.06 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations apply to development in the BP8 Zone:

- (1) A continuous landscape and screening area not less than 2.0 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in height, at the time of installation or planting, shall be provided along the developed portion of any lot that abuts a Highway.
- (2) A continuous landscape and screening area not less than 3.0 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) high and decorative planting shall be provided along the developed portion of any lot that does not abut a lot in a Business Park or Industrial Zone.

6.69B.07 General

The relevant regulations of Part 3 of this Bylaw apply to development in the BP8 Zone.



Staff Report to Council

Date: May 1, 2017
Department: Planning
Application No.: Z17-0009
Subject: Bylaw No. 1685 Omnibus No. 46 Changes to Langford Zoning Bylaw No. 300

At their Regular Meeting of March 6th, 2017 Council reviewed a staff report outlining proposed changes to the Zoning Bylaw with regards to Liquor Stores and gave Bylaw 1685 First Reading as it was presented. Bylaw 1685 was prepared to amend the bylaw by giving establishments that sold liquor for off-site consumption the use of "liquor stores" and prohibited liquor stores from being within 800 m from one another.

COMMENTS

Council has not requested any additional conditions be carried out prior to consideration of Bylaw Adoption, so they may wish to do so at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1685; or
2. Take no action at this time with respect to Bylaw No. 1685;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

:lhm

CITY OF LANGFORD BYLAW NO. 1685

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

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

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

1. By adding the following to Section 1.01.01: “**Licensed Premises** means land, buildings or structures licensed pursuant to the *Liquor Control and Licensing Act*, but does not include a Liquor Store or a retail store where bottle or canned alcoholic beverages are sold in conjunction with another retail use.”;
2. By adding the following as subsection 6.43.08(1): “a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;”
3. By adding the following as subsection 6.43A.03(5): “a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;”
4. By adding the following as subsection 6.56.03(6): “a liquor store is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;”
5. By adding the following as subsection 6.64.09(1): “retail sales of wine” is not a permitted use if the property on which it is located is less than 800m (2625 ft) from another liquor store or retail wine store use;”
6. By adding the following as subsection 6.91.01(1)(t) and renumbering subsequent subsections accordingly: “liquor stores”;
7. By adding the following as subsection 6.41.01(19) and renumbering subsequent sections accordingly: “liquor stores”;
8. By adding the following as subsection 6.44.01(14) and renumbering subsequent sections accordingly: “liquor stores”;

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".

READ A FIRST TIME this 20th day of March, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1687**

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2017 – 2021

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

1. Schedule “A” attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2017 – 2021
2. Schedule “B” attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
3. This bylaw may be cited for all purposes as “City of Langford 2017-2021 Financial Plan Bylaw No. 1687, 2017”.

READ A FIRST TIME this day of April, 2017.

READ A SECOND TIME this day of April, 2017.

READ A THIRD TIME this day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule "A"

**Bylaw No. 1687
Consolidated Financial Plan 2017-2021**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
REVENUES:					
External Revenues					
Development Fees					
Development Cost Charges	\$ 3,923,200	\$ 1,712,500	\$ 2,452,500	\$ 1,552,500	\$ 1,002,500
Developer Contributions	13,406,300	1,500,000	-	150,000	900,000
Other Capital Contributions	2,209,900	-	-	-	-
Development Fees Total	19,539,400	3,212,500	2,452,500	1,702,500	1,902,500
Municipal Property Taxes	26,755,200	29,264,844	31,792,579	34,237,782	36,598,863
Parcel Taxes	1,542,100	1,990,500	1,953,000	2,021,800	2,079,800
Fees and Charges	7,138,800	7,235,300	7,178,400	6,790,800	6,826,900
Interest	388,200	396,000	403,000	411,000	418,000
Grants From Other Governments	15,582,600	3,849,400	2,403,500	2,518,800	2,536,500
Other Sources	1,864,500	1,866,488	1,841,600	1,953,700	1,955,900
Total External Revenues	72,810,800	47,815,032	48,024,579	49,636,382	52,318,463
EXPENDITURES:					
External Expenditures					
Operating Expenditures	35,065,000	36,591,032	37,978,879	39,296,082	40,876,163
Interest Payments on Debt	731,700	810,300	788,000	851,600	906,300
Capital Expenditures	44,762,600	10,146,300	5,996,300	6,186,300	4,486,300
Total External Expenditures	80,559,300	47,547,632	44,763,179	46,333,982	46,268,763
CHANGE IN NET FINANCIAL POSITION	(7,748,500)	267,400	3,261,400	3,302,400	6,049,700
OTHER REVENUES:					
Borrowing Proceeds	5,035,000	750,000	750,000	750,000	33,800
OTHER EXPENDITURES:					
Principal Payments on Debt	2,326,600	2,157,900	1,632,000	1,655,800	1,652,700
TOTAL REVENUES LESS EXPENDITURES	-\$ 5,040,100	-\$ 1,140,500	\$ 2,379,400	\$ 2,396,600	\$ 4,430,800
INTERNAL TRANSFERS:					
Transfer from Reserve Funds					
Affordable Housing	10,800	11,100	11,400	11,700	12,000
Capital Works & Equipment	\$ 3,095,400	\$ 2,435,000	\$ 1,450,000	\$ 2,130,000	\$ 1,400,000
Equipment Replacement	837,500	110,000	260,000	-	140,000
Parks & Open Space	700,000	700,000	-	-	-
Park Improvement	-	-	-	-	-
Sidewalk Capital	100,000	-	-	-	-
Police Building Capital	160,800	33,800	-	33,800	-
General Amenity	1,697,300	1,007,600	807,900	623,700	524,000
Transfer from Reserve Fund Total	6,601,800	4,297,500	2,529,300	2,799,200	2,076,000
Less: Transfer to Reserve and Capital Funds					
Reserves:					
Police Building Capital	14,500	5,000	15,300	11,200	7,200
Capital Works & Equipment	1,335,600	1,665,600	1,835,000	2,105,000	2,405,000
Equipment Replacement	650,000	650,000	700,000	800,000	850,000
Infrastructure Sustainability	175,000	828,000	1,575,000	1,835,000	2,300,000
General Capital Fund	118,000	118,000	118,000	118,000	118,000
	2,293,100	3,266,600	4,243,300	4,869,200	5,680,200
Transfers from(to) Surplus	1,100,000	500,000	200,000	200,000	200,000
Transfers from(to) Reserve Accounts	(368,600)	(390,400)	(865,400)	(526,600)	(1,026,600)
TOTAL INTERNAL TRANSFERS	\$ 5,040,100	\$ 1,140,500	-\$ 2,379,400	-\$ 2,396,600	-\$ 4,430,800

Schedule "B"

**Bylaw No. 1687
Revenue and Property Tax Policy Disclosure**

REVENUE DISCLOSURE

Revenue Proportions

	<u>2017</u>		<u>2018</u>		<u>2019</u>		<u>2020</u>		<u>2021</u>	
	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%
Property Taxes	26,755	34%	29,265	60%	31,793	64%	34,238	67%	36,599	70%
Parcel Charges	1,542	2%	1,991	4%	1,953	4%	2,022	4%	2,080	4%
Fees	7,139	9%	7,235	15%	7,178	15%	6,791	13%	6,827	13%
Other Sources	37,375	49%	9,325	19%	7,101	15%	6,585	14%	6,813	13%
Proceeds From Borrowing	5,035	6%	750	2%	750	2%	750	1%	34	0%
	<u>77,846</u>	<u>100%</u>	<u>48,566</u>	<u>100%</u>	<u>48,775</u>	<u>100%</u>	<u>50,386</u>	<u>99%</u>	<u>52,353</u>	<u>100%</u>

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

..

Schedule "B" Continued Revenue and Property Tax Disclosure

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

The table below presents tax revenue and tax rates based on the 2017 Revised Assessment Roll:

Property Tax Distribution

Property Class	Taxation Revenue		Net Taxable Assessed		Tax Rate (\$/1000)	Multiple (Rate/Res. Rate)
	(\$'000s)	%	(\$'000s)	%		
1. Residential	16,621	63.3%	6,100,510	83.66%	2.7246	1.00
2. Utility	147	0.6%	7,314	0.10%	20.1621	7.40
3. Supportive Housing	-	0.0%	-	0.00%	2.7246	1.00
4. Heavy Industry	-	0.0%	-	0.00%	8.7459	3.21
5. Light Industry	239	0.9%	28,265	0.39%	8.4463	3.10
6. Business/Other	9,203	35.0%	1,144,948	15.70%	8.0376	2.95
7. Managed Forest	-	0.0%	147	0.00%	2.7246	1.00
8. Rec./Non-Profit	37	0.1%	11,312	0.16%	3.2832	1.21
9. Farm	-	0.0%	142	0.00%	2.7246	1.00
	<u>26,247</u>		<u>7,292,638</u>			

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes. In 2017 Council has embarked on a 10-year program to reduce the burden of business properties by reducing the multiple by 0.05 each year so that by 2026 the business multiple will be 2.5

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants a five-year or 10-year exemption for eligible buildings. An exemption certificate was issued for one property in 2011 for which the exemption expires in 2021

CITY OF LANGFORD

BYLAW NO. 1688

A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2017.

WHEREAS, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2017:
 - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
 - b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
 - c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 1688, 2017."

READ A FIRST time on this day of April, 2017.

READ A SECOND time on this day of April, 2017.

READ A THIRD time on this day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford

Schedule 'A' to Bylaw 1688

2017 Tax Rates (Dollars of Tax Per \$1000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.7246	0.5976	0.2592
Utilities	2	20.1621	4.4222	0.9072
Major Industry	4	8.7459	1.9183	0.8813
Light Industry	5	8.4463	1.8526	0.8813
Business/Other	6	8.0376	1.7629	0.6350
Managed Forest	7	2.7246	0.5976	0.7776
Recreational/Non Profit	8	3.2832	0.7201	0.2592
Farm	9	2.7246	0.5976	0.2592

CITY OF LANGFORD

BYLAW NO. 1689

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

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

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

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

1. The expenditure of up to \$106,000 from the Development Cost Charge Road Reserve Fund is hereby authorized for South West Quadrant Interchange Ramp; and
2. The expenditure of up to \$27,600 from the Development Cost Charge Drain Reserve Fund is hereby authorized for Willing Storm Drain; and
3. The expenditure of up to \$1,256,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Re-alignment of Leigh/Goldstream Intersection; and
4. The expenditure of up to \$31,500 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Millstream Overpass; and
5. The expenditure of up to \$492,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum Road Connector; and
6. The expenditure of up to \$97,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for West Shore Parkway Extension; and
7. The expenditure of up to \$38,500 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Disability and Access Improvements; and
8. This Bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw No. 1689, 2016".

READ A FIRST TIME this 18th day of April, 2017.

READ A SECOND TIME this 18th day of April, 2017.

READ A THIRD TIME this 18th day of April, 2017.

ADOPTED this day of May, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Staff Report to Council

Date: May 1, 2017

Department: Planning

Application No.: Z16-0027

Subject: Bylaw No. 1695 - Application to Rezone 3296 Jacklin Road from Rural Residential 5 (RR5) to Medium Density Apartment A (RM7A) and Residential Small Lot 2 (RS2) to Allow the Development of 10 Townhouse Units and Two One-Family Dwellings

At the Regular Meeting of Council on April 3, 2017, Council passed the following resolution with respect to the property at 3296 Jacklin Road:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3296 Jacklin Road from Rural Residential 5 (RR5) to Medium Density Apartment A (RM7A) and Small Lot Residential (RS2), subject to the following terms and conditions:*
 - a) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new single family equivalent (SFE) dwelling unit created, prior to subdivision approval or Building Permit issuance, whichever occurs first:*
 - i. *\$6,000 towards the General Amenity Reserve Fund; and*
 - ii. *\$1,000 towards the Affordable Housing Reserve Fund;*
 - b) *That the Medium Density A (RM7A) Zone be amended to exclude Apartments as a permitted use on the subject site;*
 - c) *That the applicant provide, **prior to First Reading**, a site plan showing the proposed new road connection to Ernhill Drive;*
 - d) *That the applicant provides, **prior to Public Hearing**:*
 - i. *A stormwater management plan to the satisfaction of the Director of Engineering; and*

- ii. *Revised elevation plans for the proposed one-family dwellings fronting on Walfred Road, to the satisfaction of the Director of Planning;*
- e) *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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;*
 - ii. *That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision or the issuance of a Building Permit, whichever occurs first, to the satisfaction of the Director of Engineering;*
 - iii. *That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1.8 kilometers (1.1 miles) from the subject site and may generate a noise nuisance; and*
 - iv. *That a construction parking management plan, to the satisfaction of the Director of Engineering, be provided prior to the commencement of any works on the site; and*
 - v. *That the proposed one-family dwellings be designed and constructed in accordance with the plans presented at Public Hearing;*
- f) *That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering.*
- 2. *Authorize the Director of Planning to issue the requested variances for the proposed townhouses as part of the required Development Permit.*
- 3. *Direct staff to proceed with consideration of the following variances for the proposed one-family dwellings through a Development Variance Permit application, to be submitted by the applicant:*
 - a) *To increase the maximum permitted height of the principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;*
 - b) *To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;*
 - c) *To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;*

- d) *To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; and*
 - e) *To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A.*
4. *Maintain the requirement for a minimum lot area of 550.0 m² (5,920.2 ft²) for a secondary suite in a one-family dwelling in the Small Lot Residential (RS2) Zone.*

COMMENTS

Staff have prepared Bylaw No. 1695 in accordance with Council's resolution of April 3, 2017. The applicant has provided the attached site plan illustrating the connection of the proposed road from the subject site to Ernhill Drive, as required prior to First Reading. As a result, Council may now wish to give First Reading to Bylaw No. 1695.

A Public Hearing, in accordance with requirements of the *Local Government Act*, will be required if Council wishes to proceed further with Bylaw No. 1695.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1695; or
2. Take no action at this time with respect to Bylaw No. 1695.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

:sh

CITY OF LANGFORD BYLAW NO. 1695

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

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

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

1. By deleting from the **RR5 (Rural Residential 5)** Zone and adding to the **RM7A (Medium-Density Apartment A)** and **RS2 (Residential Small Lot 2)** Zones the property legally described as LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623; PID No.: 016-909-950 (3296 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By amending Section 6.36A.01(2) of the RM7A (Medium Density Apartment A) Zone to read as follows:

(2) apartments, except on the parcels legally described as Lot 3, Section 108, Esquimalt District, Plan 15809 Except Parts in Plans VIP1966 and VIP1969 (300 Phelps Ave); Lot 15, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967 (647 Redington Ave); Lot 17, Section 109, Esquimalt District, Plan 12187 (2478 Selwyn Rd); Lot 16, Section 109, Esquimalt District, Plan 12187 Except Part in Plan VIP71967 (2482 Selwyn Rd); and Lot A, Section 84, Esquimalt District, Plan VIP51623 (3296 Jacklin Road);

3. By adding the following lines to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1695	LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623 (3296 Jacklin Rd)	a) \$3,660 per townhouse unit towards the Affordable Housing Reserve Fund; and b) \$610 per townhouse unit towards the General Amenity Reserve Fund.	No
RS2		LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP51623 (3296 Jacklin Rd)	a) \$3,960 per one-family dwelling towards the Affordable Housing Reserve Fund; and b) \$660 per one-family dwelling towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017".

READ A FIRST TIME this day of May, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

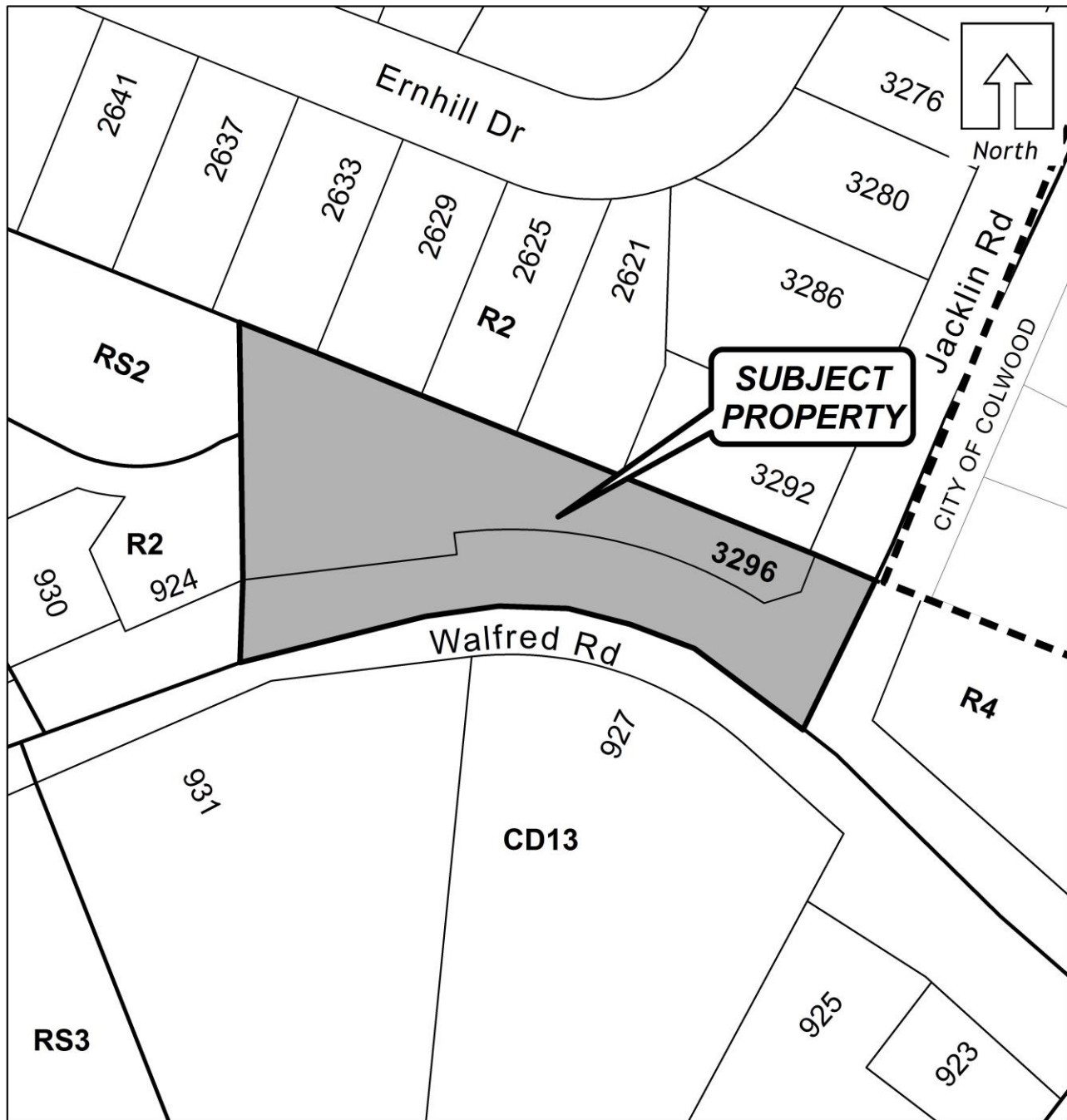
READ A THIRD TIME this day of, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1695

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1695

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/7/2017

**CITY OF LANGFORD
BYLAW NO. 1699**

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

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

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

1. By adding the following text to the list of permitted uses in Section 6.21.01 "Secondary Suite in an Accessory Building, on the land legally described as LOT 1, SECTION 87, ESQUIMALT DISTRICT, PLAN 32572, PID 000-159-697 (3039 Glen Lake Rd);

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

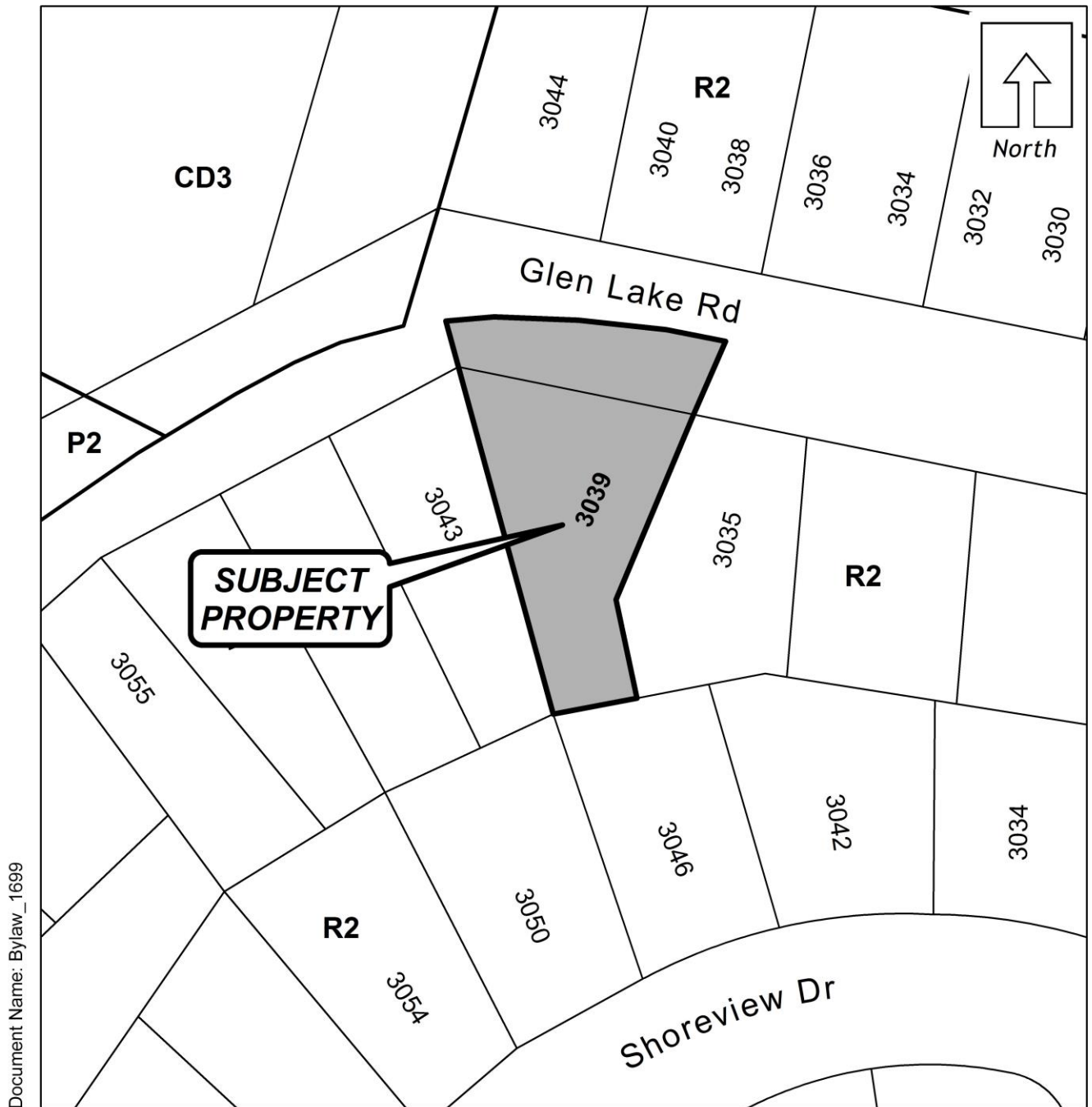
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1699

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1699

ADOPTION: _____

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/13/2017

CITY OF LANGFORD

BYLAW NO. 1700

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES.

WHEREAS:

- (a) Council may impose development cost charges under Section 559 of the *Local Government Act*.
- (b) Development cost charges may be imposed for the sole purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and providing or improving park land, or any of them, in order to serve, directly or indirectly, the development for which the charges are imposed.
- (c) In the consideration of Council, the charges imposed under this bylaw:
 - (i) are not excessive in relation to the capital cost of prevailing standards of service in the City;
 - (ii) will not deter development in the City;
 - (iii) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;
- (d) In the opinion of Council, the charges imposed under this bylaw are:
 - (i) related to capital costs attributable to projects included in the City's capital expenditure bylaw, including projects described in Schedules "B" to "F" attached to and forming part of this Bylaw;
 - (ii) related to capital projects consistent with the City's Official Community Plan.

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

Interpretation:

1. In this Bylaw:

"Building" means any structure used or intended for supporting or sheltering any use or persons, animals or property.

"City" means the City of Langford or the geographical area within the boundaries of the City of Langford, as the context requires.

"Commercial" means any commercial use as permitted under the City's zoning bylaw.

"Dwelling unit" means two or more habitable rooms constituting a self-contained unit with a separate entrance, and used or intended to be used together for living and sleeping purposes for not more than one family and containing a separate and properly ventilated kitchen with a sink and not more than one set of cooking facilities and a bathroom with a water closet, washbasin and a bath or shower, and includes all seniors housing.

"Gross floor area" means the total area of all floors of a building measured to the outside surface of the exterior walls, excluding below ground parking, garages, carports and sun decks.

"Industrial" means a use permitted in an industrial zone under the City's zoning bylaw.

"Institutional" means any use that is not commercial, industrial, public utility or residential.

"Multi-family" means a use containing four or more dwelling units.

"Residential" means a use containing up to and including three dwelling units.

"Public Utility" means a private business organization that is subject to governmental regulation because it provides an essential service or commodity such as water, electricity, sewage collection, transportation or communication to the consuming public.

"Site area" in relation to storm drainage charges means that portion of a lot from which storm water drains directly or indirectly to drainage works of the City following the completion of industrial or institutional development of the lot.

"Structure" means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground; excludes concrete or asphalt or similar surfacing of a lot, fences, signs and underground sewage disposal facilities.

"Townhouse" means:

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

Charges:

- 2.
 - a) Every person who obtains approval of a subdivision, including a subdivision for the purpose of leasing land for a term exceeding 3 years, in a zoning district which permits the use of land for residential purposes shall pay to the City the development cost charges set out in Schedule "A" attached to and forming part of this bylaw, and the approving officer shall not approve such a subdivision until such development cost charges have been paid.
 - b) Every person who obtains a building permit for a building or structure for a residential, commercial, institutional, industrial or public utility development, including a building containing fewer than four dwelling units, shall pay to the City the development cost charges set out in Schedule "A" and the building inspector shall not issue such a building permit until such development cost charges have been paid.
 - c) Development cost charges for roads and storm drainage are imposed only on DCC Contributing Lands indicated by shading on Schedules "D" and "F" respectively.
- 3.
 - a) The charges imposed under Section 2(a) shall be paid in respect of the number of lots created in addition to the number of lots existing at the time of subdivision, and on the basis of two dwelling units for each additional lot on which the zoning bylaw permits the construction of duplexes.
 - b) The charges imposed under Section 2(b) shall be paid on building permit issuance based on the information contained in the building permit application, and may, in the sole discretion of the City, be adjusted as necessary with reference to the building actually constructed, and any additional amount shall be paid prior to the issuance of an occupancy permit.
- 4. A charge is payable in respect of every event under Tables 1(A), 1(B) and 1(C) of Schedule "A", provided that:
 - a) a charge is not payable under this Section where a charge under this bylaw has been paid previously for the same event in respect of the same development;
 - b) a credit shall be deducted from the amount that would otherwise have been imposed under this Section in respect of a parcel for the amount of development cost charges previously paid to the City for the same development on the same parcel under this bylaw.

5. Under no circumstances shall any charges collected under this bylaw be refunded. When an approved subdivision plan is not deposited or no construction is commenced pursuant to an approved building permit, charges collected shall be credited toward charges payable in respect of a future charging event under Table 1.

Exemptions:

6. No charge is payable under this bylaw where:
- a) the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under s. 220(1)(h) or s. 224(2)(f) of the *Community Charter*;
 - or
 - b) the value of the work authorized by the permit does not exceed \$50,000 or any other amount prescribed by regulation under s. 561(9) of the *Local Government Act*.

Severance:

7. In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the portion is deemed to be severed from the bylaw such that the remaining portions of the bylaw continue in force and effect.

Rate Reductions:

8. Pursuant to s. 563 of the *Local Government Act*, a charge payable under Tables 1(A), 1(B), 1(C) or 1(D) shall be reduced for that portion of a development consisting of dwelling units in apartment buildings (as defined in Zoning Bylaw No. 300) which provide either for-profit or not-for-profit rental housing, provided that the developer registers a covenant on title, which restricts the use of that portion of the development to the class of development in the following table that qualified the developer for the reduction that has been applied, for a period of at least 10 years from the date of payment of the charge, or in the case of a 100% reduction of the charge, the date that the charge would otherwise have been payable, as follows:

Development Class	Area*	Charge Reduction
Non-Profit Rental Housing	City Centre	100%
Non-Profit Rental Housing	Except City Centre	100%
For-Profit Rental Housing	City Centre	30%
For-profit Rental Housing	Except City Centre	25%

* City Centre – as defined by the Official Community Plan

Citation:

9. This bylaw may be cited for all purposes as the "City of Langford Development Cost Charge Bylaw No. 1700, 2017."

Repeal:

10. District of Langford Development Cost Charge Bylaw No. 26, 1993 is repealed.

READ a first time this 6th day of February, 2017.

READ a second time this 6th day of February, 2017.

READ a third time this 20th day of February, 2017

APPROVED BY The Inspector of Municipalities, pursuant to s. 560 of the *Local Government Act* on this 28th day of April, 2017

RECONSIDERED AND FINALLY ADOPTED this _____.

MAYOR

CLERK

SCHEDULE “A”
DEVELOPMENT COST CHARGES
(Bylaw No. 1700)

1. The charges to be levied and paid are the amounts specified in Columns B and C of Tables 1(A) in respect of the class of development specified in Column “A”.

Table 1(A) – Roads

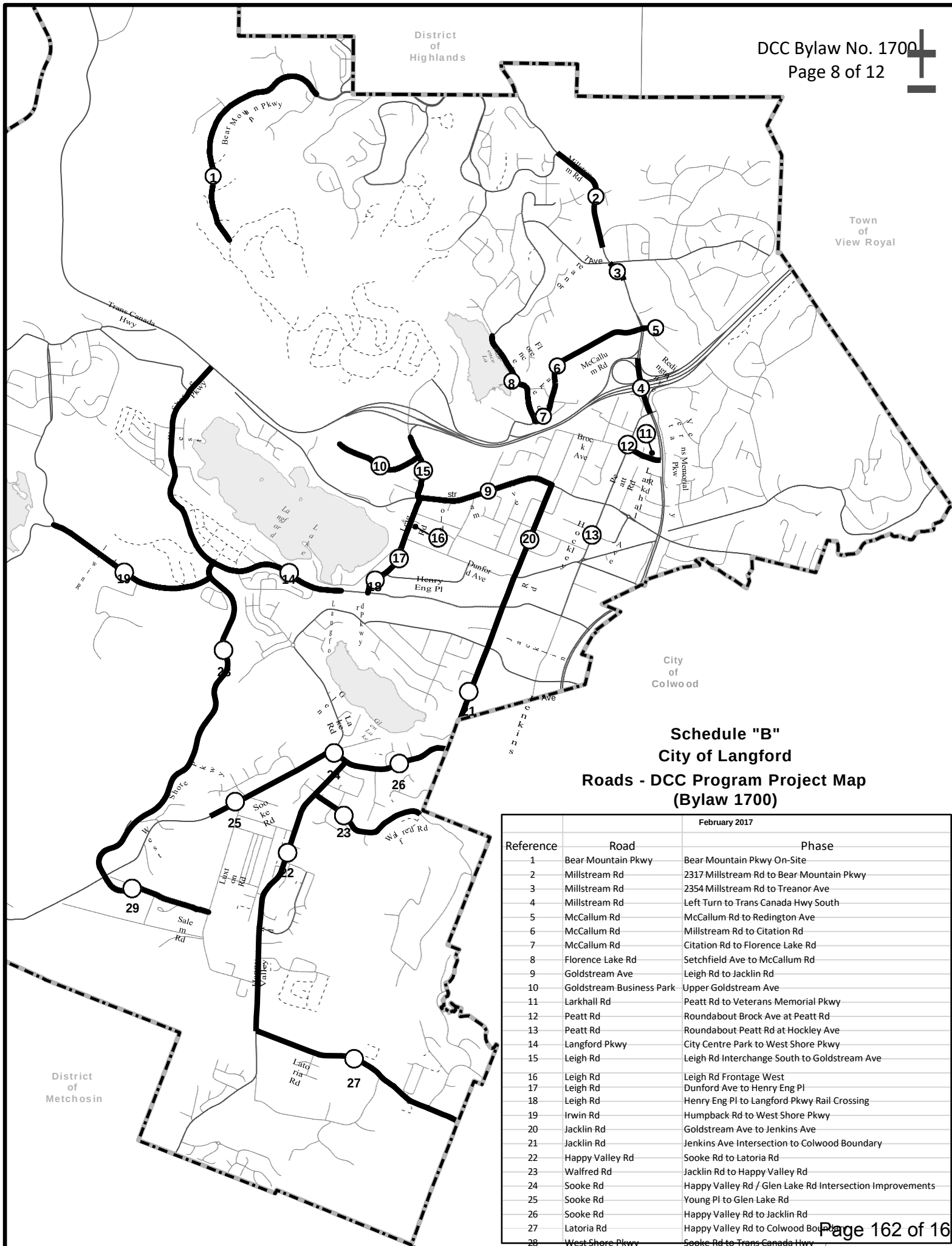
Column “A” Class of Development	Column “B” Subdivision	Column “C” Building Permit
Single family with suite per lot or Single family (>300 sq m lot)	\$6,056	
Small (≤300sq m lot) lot or duplex per dwelling unit	\$3,985	
Townhouse per dwelling unit		\$3,985
Multi-family per dwelling unit		\$3,188
Commercial per sq m gfa		\$55.78
Industrial or Public utility per sq m gfa		\$7.97
Institutional per sq m gfa		\$71.72

Table 1(B) – Storm Drainage

Column “A” Class of Development	Column “B” Subdivision	Column “C” Building Permit
Single family with suite per lot or Single family (>300 sq m lot)	\$1878	
Small (≤300sq m lot) lot or duplex per dwelling unit	\$1166	
Townhouse per dwelling unit		\$1166
Multi-Family per dwelling unit		\$606
Commercial or Institutional per sq m gfa*		\$5.20
Industrial or Public Utility per Hectare of site area		\$28,886
Commercial Recreation or Public Utility with less than 5% impervious surface per sq m gfa*		\$5.20

*gfa = gross floor area

Table 1(C) – PARK & OPEN SPACE		
Column “A” Class of Development	Column “B” Subdivision	Column “C” Building Permit
Residential	Single Family \$2,990 (of which \$1890 is collected for Parkland Improvement and \$1100 for Parkland Acquisition).	
Multi-family		\$2,990.00 for each dwelling unit being built (of which \$1890 is collected for Parkland Improvement and \$1100 for Parkland Acquisition).



Schedule "B"
City of Langford
Roads - DCC Program Project Map
(Bylaw 1700)

February 2017		
Reference	Road	Phase
1	Bear Mountain Pkwy	Bear Mountain Pkwy On-Site
2	Millstream Rd	2317 Millstream Rd to Bear Mountain Pkwy
3	Millstream Rd	2354 Millstream Rd to Treanor Ave
4	Millstream Rd	Left Turn to Trans Canada Hwy South
5	McCallum Rd	McCallum Rd to Redington Ave
6	McCallum Rd	Millstream Rd to Citation Rd
7	McCallum Rd	Citation Rd to Florence Lake Rd
8	Florence Lake Rd	Setchfield Ave to McCallum Rd
9	Goldstream Ave	Leigh Rd to Jacklin Rd
10	Goldstream Business Park	Upper Goldstream Ave
11	Larkhall Rd	Peatt Rd to Veterans Memorial Pkwy
12	Peatt Rd	Roundabout Brock Ave at Peatt Rd
13	Peatt Rd	Roundabout Peatt Rd at Hockley Ave
14	Langford Pkwy	City Centre Park to West Shore Pkwy
15	Leigh Rd	Leigh Rd Interchange South to Goldstream Ave
16	Leigh Rd	Leigh Rd Frontage West
17	Leigh Rd	Dunford Ave to Henry Eng Pl
18	Leigh Rd	Henry Eng Pl to Langford Pkwy Rail Crossing
19	Irwin Rd	Humpback Rd to West Shore Pkwy
20	Jacklin Rd	Goldstream Ave to Jenkins Ave
21	Jacklin Rd	Jenkins Ave Intersection to Colwood Boundary
22	Happy Valley Rd	Sooke Rd to Latoria Rd
23	Walfred Rd	Jacklin Rd to Happy Valley Rd
24	Sooke Rd	Happy Valley Rd / Glen Lake Rd Intersection Improvements
25	Sooke Rd	Young Pl to Glen Lake Rd
26	Sooke Rd	Happy Valley Rd to Jacklin Rd
27	Latoria Rd	Happy Valley Rd to Colwood Boundary
28	West Shore Pkwy	Sooke Rd to Trans Canada Hwy
29	Salem Rd	Sooke Rd to Luxton Rd

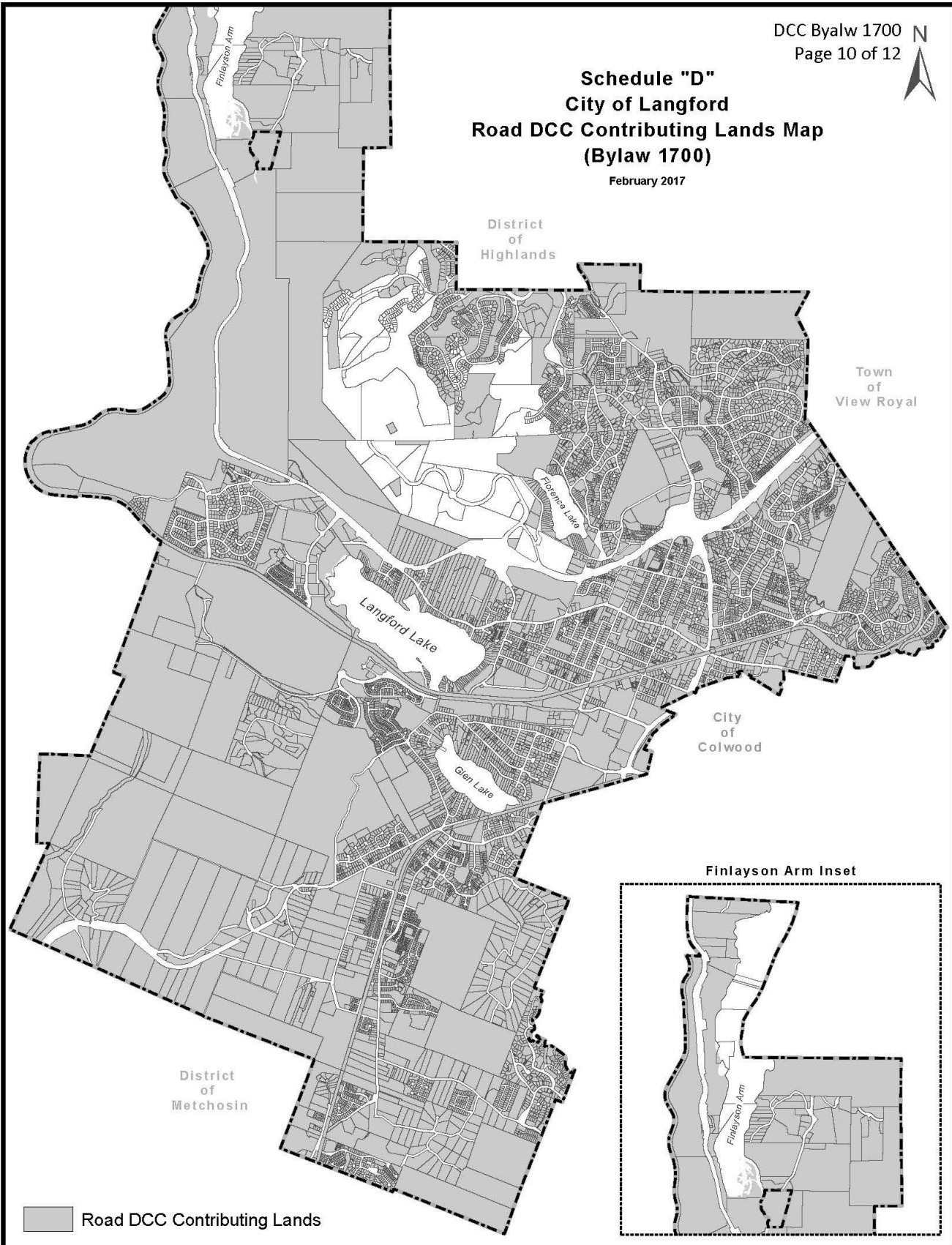
Bylaw 1700 SCHEDULE C - LANGFORD ROAD DCC PROJECT LIST

Bylaw 1700 SCHEDULE C - LANGFORD ROAD DCC PROJECT LIST				Program 2016 to 2040								
Road Name	Project #	Phase	Notes	Capital Cost	Grants	Total Cost	users taxes	Tax Expense	net	1% Assist	DCC recoverable	
Bear Mountain Parkway On Site	1	Bear Mountain Parkway On Site		\$ 3,108,581		\$3,108,581	1%	\$ 31,086	\$ 3,077,495	1%	\$ 31,086	\$ 3,046,409
Millstream Road	2	2317 Millstream to Bear Mountain Parkway	3 lanes	\$ 2,107,510		\$ 2,107,510	1%	\$ 21,075	\$ 2,086,435	1%	\$ 21,075	\$ 2,065,360
Millstream Road	3	2354 Millstream Road to Treanor Road	includes future improvement NB on Millstream Road changing right turn eastbound to right/thru lane and moving signal equipment	\$ 500,000		\$ 500,000	1%	\$ 5,000	\$ 495,000	1%	\$ 5,000	\$ 490,000
Millstream Road	4	Left Turn to TCH south		\$ 1,800,000		\$ 1,800,000	1%	\$ 18,000	\$ 1,782,000	1%	\$ 18,000	\$ 1,764,000
McCallum	5	McCallum at Reddington Road	Improved pedestrian safety, crosswalks, laning	\$ 500,000		\$ 500,000	1%	\$ 5,000	\$ 495,000	1%	\$ 5,000	\$ 490,000
McCallum	6	Millstream to Citation	improvements	\$ 908,558		\$ 908,558	1%	\$ 9,086	\$ 899,472	1%	\$ 9,086	\$ 890,387
McCallum	7	Citation to Florence Lake Road - Remaining at Dec 31, 2016		\$ 894,427		\$ 894,427	1%	\$ 8,944	\$ 885,483	1%	\$ 8,944	\$ 876,538
Florence Lake Road	8	Setchfield to McCallum Road	Road Improvements	\$ 739,311		\$ 739,311	1%	\$ 7,393	\$ 731,918	1%	\$ 7,393	\$ 724,525
Goldstream Avenue Improvements	9	Leigh to Jacklin		\$ 2,805,536		\$ 2,805,536	1%	\$ 28,055	\$ 2,777,481	1%	\$ 28,055	\$ 2,749,425
Goldstream Business Park Tech Road	10	off of Leigh Road		\$ 6,000,000		\$ 6,000,000	1%	\$ 60,000	\$ 5,940,000	1%	\$ 60,000	\$ 5,880,000
Larkhall Extension	11	Larkhall Extension Peatt to Veterans Memorial Parkway	includes net land costs for City to obtain land at 2703 Peatt and 2684 Claude to add to Larkhall Extension. Assumes remainder of lands on these locations are sold off. \$30/m2 for 800m2 used as conservative cost estimate for sum of \$24,000.	\$ 800,000		\$ 800,000	1%	\$ 8,000	\$ 792,000	1%	\$ 8,000	\$ 784,000
Peatt Road	12	Roundabout Brock Avenue at Peatt Road	land at 808 Brock may need purchasing. Have assumed a net \$250K allowance to deal with this. Added to McElhanney cost of \$554K to build roundabout	\$ 850,000		\$ 850,000	1%	\$ 8,500	\$ 841,500	1%	\$ 8,500	\$ 833,000
Peatt Road	13	Roundabout Peatt Road at Hockley		\$ 813,550		\$ 813,550	1%	\$ 8,136	\$ 805,415	1%	\$ 8,136	\$ 797,279
Langford Parkway	14	City Centre Park to West Shore Parkway	Declared Actual Cost to Cosntruct	\$ 6,971,000		\$ 6,971,000	1%	\$ 69,710	\$ 6,901,290	1%	\$ 69,710	\$ 6,831,580
Leigh Road	15	Leigh Road Interchange south to Goldstream Avenue	Additional laning; Sidewalks	\$ 528,992		\$ 528,992	1%	\$ 5,290	\$ 523,702	1%	\$ 5,290	\$ 518,412
Leigh Road	16	Leigh Road Frontage West (Goldstream to Leigh Place)		\$ 358,102		\$ 358,102	1%	\$ 3,581	\$ 354,521	1%	\$ 3,581	\$ 350,940
Leigh Road	17	Leigh Road Dunford to Henry Eng Place	Westhills carrying a credit for completed work of \$837,000 as of January 1, 2017	\$ 837,000		\$ 837,000	1%	\$ 8,370	\$ 828,630	1%	\$ 8,370	\$ 820,260
Leigh Road	18	Rail Crossing Henry Eng Place to Langford Parkway	includes ral arm purchases	\$ 3,018,576		\$ 3,018,576	1%	\$ 30,186	\$ 2,988,390	1%	\$ 30,186	\$ 2,958,204
Irwin Road	19	Humpback Road to West Shore Parkway	includes necessary road widening for existing portions	\$ 833,994		\$ 833,994	1%	\$ 8,340	\$ 825,654	1%	\$ 8,340	\$ 817,314
Jacklin Road	20	Goldstream Avenue to Jenkins Avenue		\$ 496,636		\$ 496,636	1%	\$ 4,966	\$ 491,670	1%	\$ 4,966	\$ 486,703
Jacklin Road	21	Jenkins Avenue Intersection to Colwood Boundary		\$ 3,292,914		\$ 3,292,914	1%	\$ 32,929	\$ 3,259,985	1%	\$ 32,929	\$ 3,227,056
Happy Valley Road	22	Sooke Road to Latoria	3 lanes and Frontage	\$ 2,369,580		\$ 2,369,580	1%	\$ 23,696	\$ 2,345,884	1%	\$ 23,696	\$ 2,322,188
Walfred Road	23	Jacklin Road to Happy Valley Road	Parking and Frontage Only	\$ 1,014,664		\$ 1,014,664	1%	\$ 10,147	\$ 1,004,517	1%	\$ 10,147	\$ 994,371
Highway 14 (Sooke Road)	24	Sooke at Happy Valley/Glen Lake Road Intersection Realignment	Includes extra lanes extensions	\$ 1,850,000	\$ 375,000	\$ 1,475,000	1%	\$ 14,750	\$ 1,460,250	1%	\$ 14,750	\$ 1,445,500
Highway 14 (Sooke Road)	25	Young Place to Glen Lake Road	5 Lanes and Frontage	\$ 2,100,000	\$ 375,000	\$ 1,725,000	1%	\$ 17,250	\$ 1,707,750	1%	\$ 17,250	\$ 1,690,500
Highway 14 (Sooke Road)	26	Happy Valley Road to Jacklin Road	5 Lanes and Frontage	\$ 2,250,000	\$ 750,000	\$ 1,500,000	1%	\$ 15,000	\$ 1,485,000	1%	\$ 15,000	\$ 1,470,000
Latoria	27	Happy Valley to Colwood Boundary	Frontage, laning, paving	\$ 2,182,773		\$ 2,182,773	1%	\$ 21,828	\$ 2,160,945	1%	\$ 21,828	\$ 2,139,118
West Shore Parkway	28	Sooke Road to Trans Canada Highway	Total grant \$22.5M includes \$1.8M utilities which are not creditable so that cost was removed for net cost of \$20.55M for grant project. Added in provisions for a future cost of 1 additional lane from the railway to the Langford Parkway roundabout holding at \$500K)	\$24,236,315	\$13,701,712	\$10,534,603	1%	\$ 105,346	\$ 10,429,257	1%	\$ 105,346	\$ 10,323,911
Salem Road	29	Salem Road from Sooke Road to Luxton Road		\$4,681,755		\$4,681,755	1%	\$ 46,818	\$ 4,634,937	1%	\$ 46,818	\$ 4,588,120
Totals				\$ 70,833,683	\$ 15,201,712	\$ 63,648,062	1%	\$ 636,481	\$ 63,011,581	1%	\$ 636,481	\$ 62,375,101



Schedule "D"
City of Langford
Road DCC Contributing Lands Map
(Bylaw 1700)

February 2017



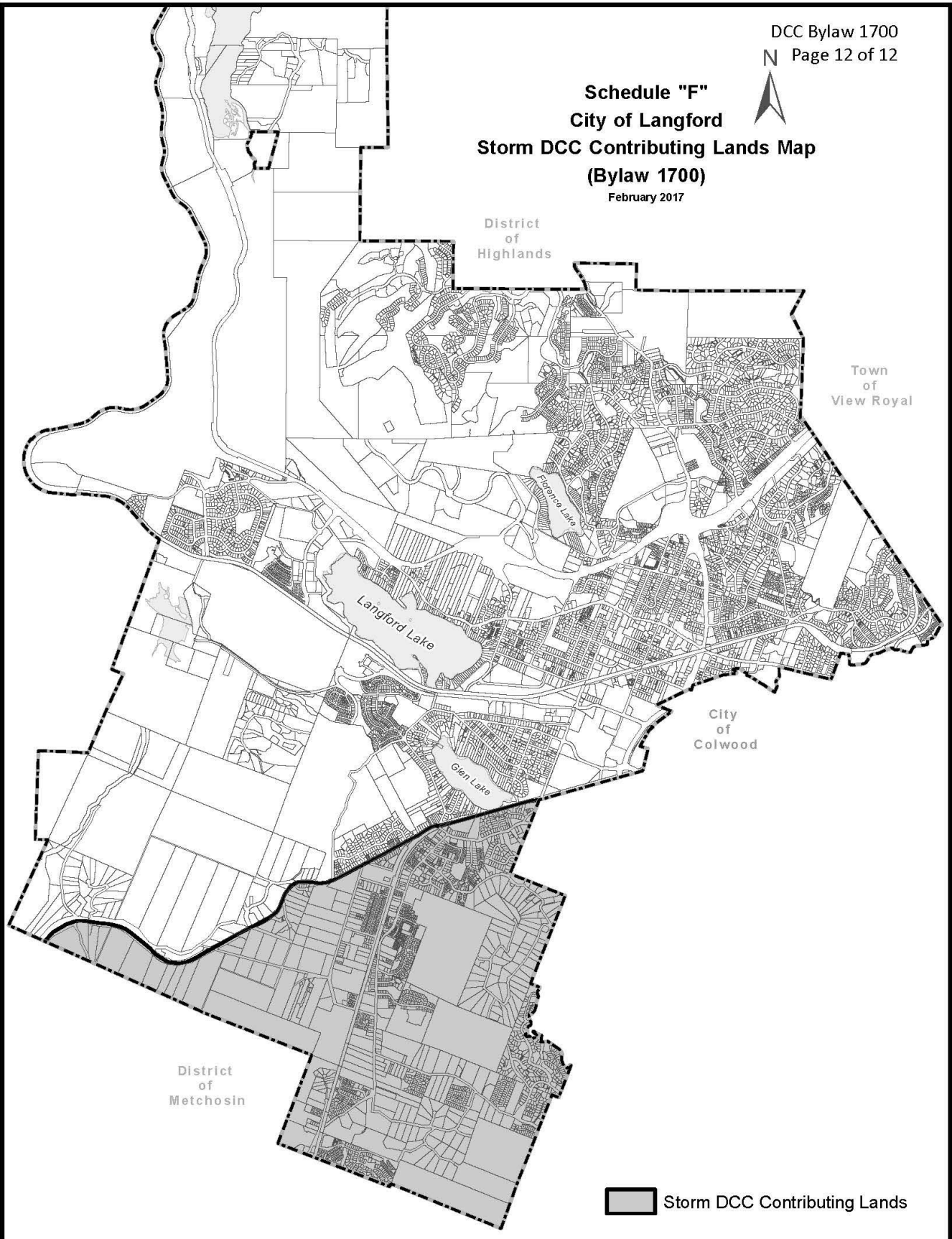
SCHEDULE "E"
2012 STORM DRAINAGE DCC PROJECT LIST
 (Bylaw No. 1700)

City of Langford

Schedule E 2017 Stormwater DCC Program Project List

Number	Project	Type	Size/length	Estimated 2017 Cost (incl E&C&Land)	Grants	Benefit to Exist Users	Assist	Total Gen Rev	NET DCC Eligible
1	SVI Rangers	Pond	19,500	\$1,179,750	\$300,000	10%	1%	\$129,773	\$749,978
2	Parkdale Dr/Sooke Rd	Pond	10,000	\$330,000	\$0	10%	1%	\$36,300	\$293,700
3	Desmond Dr	Pond	1,300	\$77,000	\$0	10%	1%	\$8,470	\$68,530
4	804 Latoria	Pond	1,800	\$110,000	\$0	10%	1%	\$12,100	\$97,900
5	3609 Dicker	Pond	2,000	\$165,000	\$0	10%	1%	\$18,150	\$146,850
6	Pritchard: 910 Latoria	Ch Imp	100	\$132,000	\$0	10%	1%	\$14,520	\$117,480
7	Parkdale/Slegg Channel	Ch Imp	375	\$209,000	\$0	10%	1%	\$22,990	\$186,010
8	Summer breeze Channel	Ch Imp	200	\$143,000	\$0	10%	1%	\$15,730	\$127,270
9	Happy Valley: Luxton - Bilston	Stm Drain	500	\$660,000	\$250,000	10%	1%	\$72,600	\$337,400
10	Latoria: Happy V to 200m east	Stm Drain	200	\$220,000	\$0	10%	1%	\$24,200	\$195,800
11	Jacklin Rd: Walfred - Glen Lk	Stm Drain	750	\$0	\$0	10%	1%	\$0	\$0
12	Ernhill Dr: Ernhill - Glen Lk	Stm Drain	500	\$880,000	\$0	10%	1%	\$96,800	\$783,200
13	890 - 915 Walfred	Stm Drain		\$417,120	\$0	10%	1%	\$45,883	\$371,237
14	919 - 931 Walfred	Stm Drain		\$214,500	\$0	10%	1%	\$23,595	\$190,905
15	2622 - 3227 Ernhill Dr	Stm Drain		\$163,900	\$0	10%	1%	\$18,029	\$145,871
16	2621 - 2633 Ernhill Dr	Stm Drain		\$92,070	\$0	10%	1%	\$10,128	\$81,942
17	Misc Improvements	Ch Imp		\$880,000	\$0	10%	1%	\$96,800	\$783,200
18	Storm water Management Plan			\$82,500	\$0	10%	1%	\$9,075	\$73,425
				\$5,955,840	\$550,000			\$655,142	\$4,750,698

Schedule "F"
City of Langford
Storm DCC Contributing Lands Map
(Bylaw 1700)
February 2017





Statutory Approval

Under the provisions of section _____ **560**

of the _____ **Local Government Act**

I hereby approve Bylaw No. _____ **1700**

of the _____ **City of Langford**,

a copy of which is attached hereto.

Dated this _____ **28** ***day***
of _____ **April** ***, 2017***

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line.

Deputy Inspector of Municipalities



City of Langford

www.cityoflangford.ca

May 1st, 2017

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 information about potential litigation and the potential provision of a new service, Section 90 (1) (g) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.