CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, May 15th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

Page

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARINGS

a) BYLAW NO. 1681 **5**
"Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017".

b) BYLAW NO. 1684
"Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017". 42

c) BYLAW NO. 1691 **55**
"Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – May 1st, 2017 **71**

5. PUBLIC PARTICIPATION

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0010 - 2840 Sooke Lake Rd **79**

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing – May 8th, 2017 **84**

1. **Application to amend the text in the RR4 (Rural Residential 4) Zone to (Residential One and two Family) zone to permit a three lot subdivision at 1319 & 1323 Ravensview Drive.**
2. **Application to Rezone 3690 and 3694 Happy Valley Road from RR2 (Rural Residential 2) to RS4 (Residential Small Lot 4) zone to permit One-Family dwellings and townhouse residential units.**
3. **Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m2 (5,920 ft2).**

4. **Application to rezone 731 Station Avenue from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit, non-profit housing development with 600m2 of commercial office space.**
5. **Application to Rezone 3130 Jacklin Road from R2 (Residential One and Two Family) zone to RM7A (Medium Density Apartment A) zone.**

b) Administration and Finance – May 9th, 2017 **90**
1. **Monthly Approval of Accounts Payable – April 2017**
2. **Update on Purchasing Policy (Finance)**

c) Transportation and Public Works – May 9th, 2017 **91**
1. **Request for Limited Parking Signs Matson Road for School Pick Up/Drop Off**
2. **Installation of No Left Turns McCallum Road at 2430 McCallum Road**
3. **Gade Road Parking Concerns**

8. REPORTS

a) 2017 Langford Show and Shine – Goldstream Avenue Lane Closures **92**
- **Staff Report (Engineering)**

b) Request to Donate Trolley for the 2017 Lawn Bowling Championships **95**
- **Staff Report (Engineering)**

c) Bylaw No. 1693; Increase to Planning Related Fees **98**
- **Staff Report (Planning)**

d) Increase to Building, Subdivision and Development and General Fees **100**
- **Staff Report (Finance)**

e) Award of Salem Road Sewer Extension Detailed Design **102**
- **Staff Report (Engineering)**

f) West Shore Arts Council Agreement re: Arts, Culture and Heritage **104**
- **Staff Report (Finance)**

9. CORRESPONDENCE

a) Capital Regional District **109**
Re: Community Energy and Emissions Inventory

10. BYLAWS

a) BYLAW NO. 1674 **117**
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017".
(ADOPTION)

b) BYLAW NO. 1675 **141**

"Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017". (ADOPTION)

c) BYLAW NO. 1681 **150**
"Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017". (SECOND AND THIRD READING)

d) BYLAW NO. 1684 **154**
"Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017". (SECOND AND THIRD READING)

e) BYLAW NO. 1691 **155**
"Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017". (SECOND AND THIRD READING)

f) BYLAW NO. 1692 **157**
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017". (FIRST READING)

g) BYLAW NO. 1693 **160**
"City of Langford Development Procedures, Amendment Bylaw No. 17, 2017". (FIRST, SECOND AND THIRD READING)

h) BYLAW NO. 1694 **164**
"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017". (FIRST READING)

i) BYLAW NO. 1702 **168**
"Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017". (FIRST READING)

j) BYLAW NO. 1703 **171**
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017". (FIRST READING)

k) BYLAW NO. 1704 **174**
"Road Closure Bylaw No. 1704 (Spencer Road), 2017". (FIRST, SECOND AND THIRD READING)

l) BYLAW NO. 1706 **181**
"Langford Building Bylaw No.1160, Amendment No 9, 2017". (FIRST, SECOND AND THIRD READING)

m) **BYLAW NO. 1707** **186**
"Subdivision and Development Servicing Bylaw, Amendment No. 16 (Fee Schedule), Bylaw No. 1707".
(FIRST, SECOND AND THIRD READING)

n) **BYLAW NO. 1708** **188**
"City of Langford Fees and Charges, Amendment No. 11, Bylaw No. 1708, 2016".
(FIRST, SECOND AND THIRD READING)

11. IN CAMERA RESOLUTION **196**

12. ADJOURNMENT

PUBLIC HEARING
Monday, 15 May 2017

Bylaw No. 1681
File No. Z16-0017

A Bylaw to Rezone 2768 Claude Rd; 2762 Claude Rd from the R2 (One- and Two-Family Residential) Zone to the MU2 (Mixed-use Residential Commercial) Zone to allow for the construction of a eleven (11) storey residential building consisting of approximately 100 residential dwelling units

CITY OF LANGFORD
BYLAW NO. 1681

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as: THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT; PID No.: 006-227-431 (2762 Claude Rd); THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT, PID No.: 006-227-449 (2768 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting and replacing Section 6.56.04 (1) with the following: "Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 5."

3. By deleting and replacing Section 6.56.04 (2) with the following: "The floor area ratio may exceed 0.3 and in no case may it exceed 5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below."

4. By deleting and replacing Section 6.56.04 (3) with the following: "Notwithstanding Section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 5 if the owner of the land proposed to be developed:

   (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit."

5. By deleting and replacing Section 6.56.06 (1) with the following: "No building or structure may have a height less than two storeys or exceed a height of eleven stories".

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1681	THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2762 Claude Rd); and THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2768 Claude Rd)	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 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.

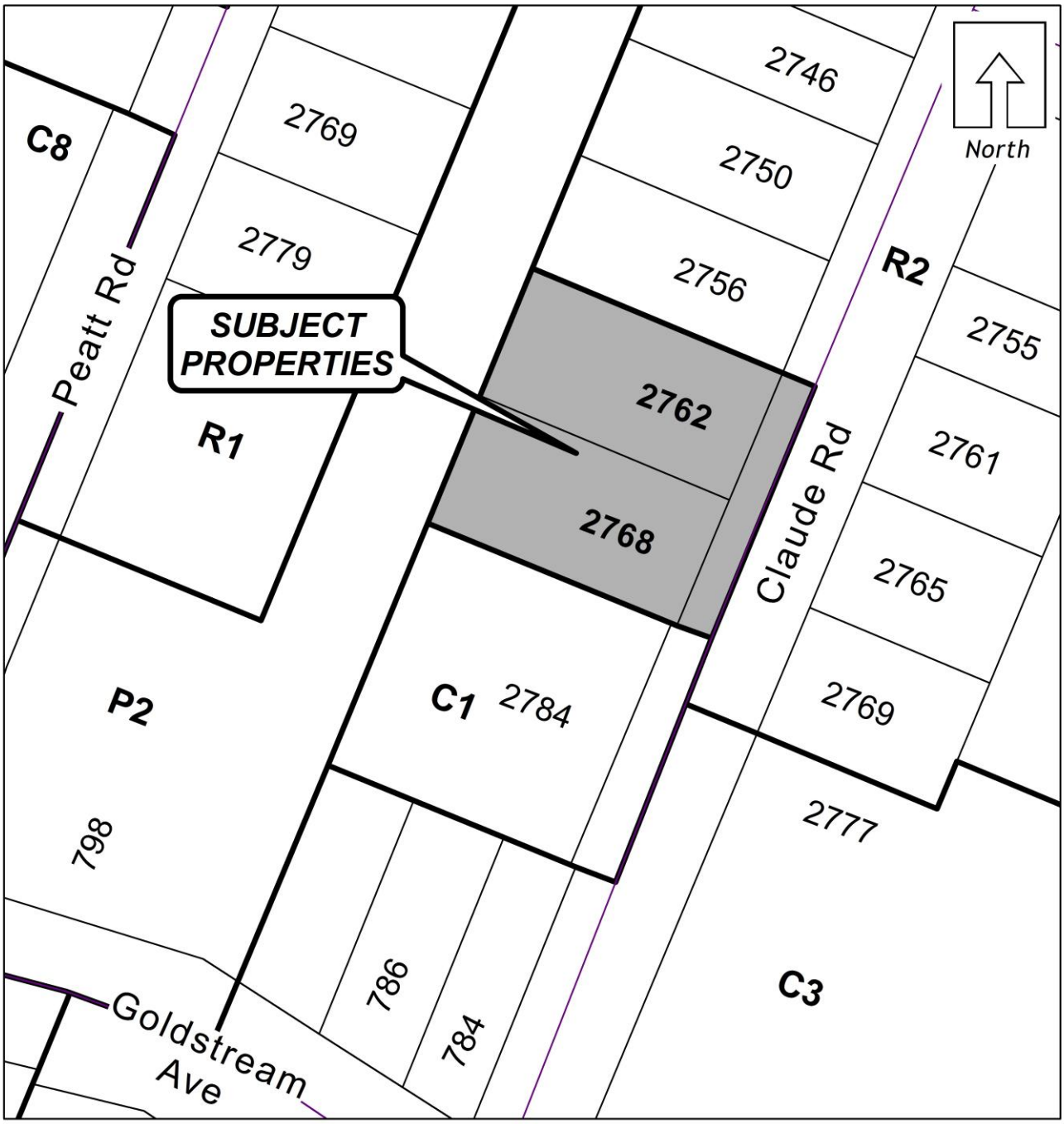
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1681

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1681

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

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NOTICE OF PUBLIC HEARING

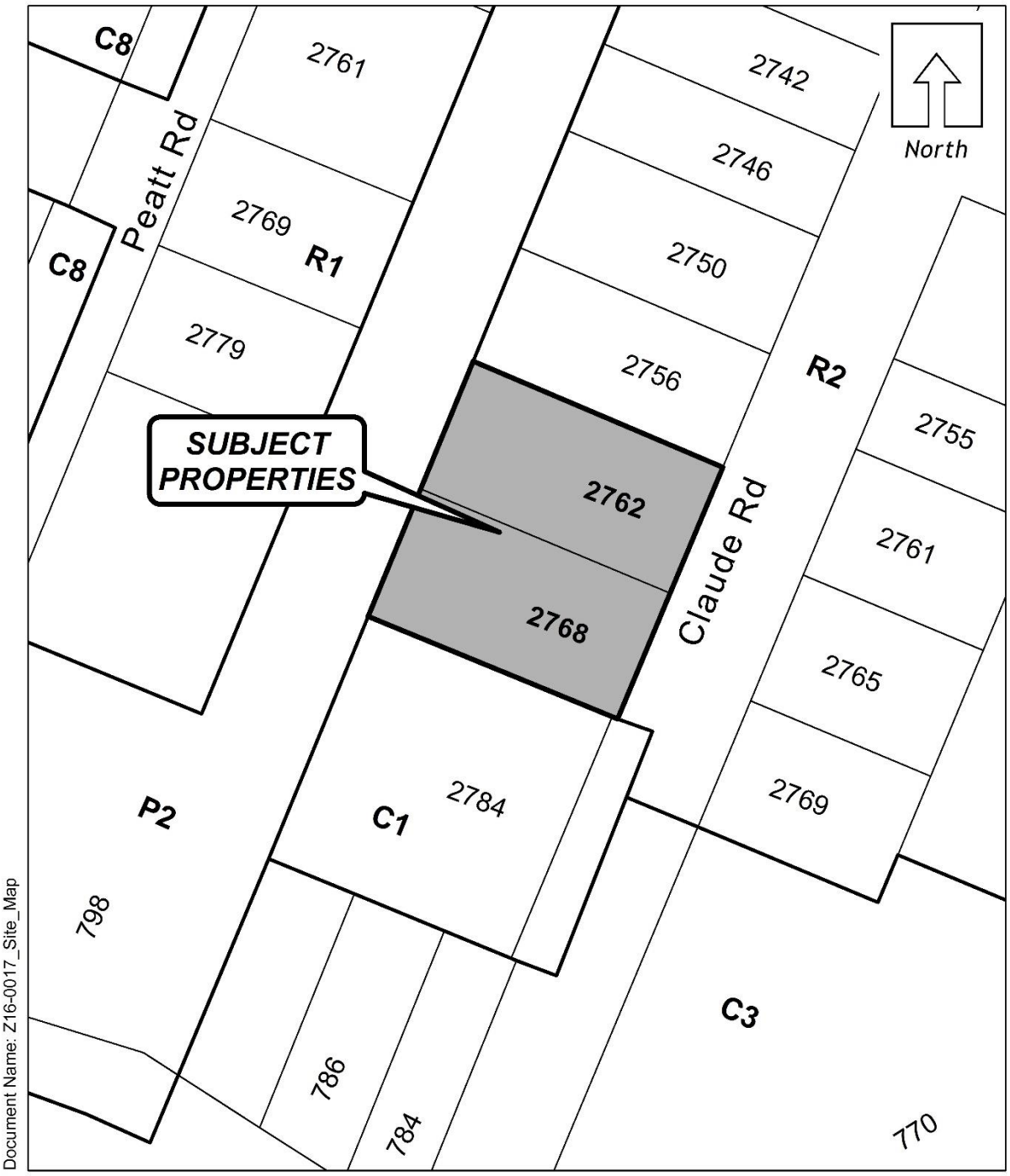
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1681. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 15 May 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2762 & 2768 Claude Rd	
File	Z16-0017	Bylaw Number: 1681
Official Community Plan	Current: City Centre	Proposed: No change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: MU2 (Mixed-Use Residential Commercial)
Proposal	To permit the construction of an eleven (11) storey residential building consisting of approximately 100 dwelling units.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT
(Z16-0017)
2762 and 2768 Claude Rd



Document Name: Z16-0017_Site_Map

Scale: N.T.S.

Last Revised: 9/14/2016

Letters to the Editor

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

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

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

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

Send your letters to:

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

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

LETTERS

Concepts in Leap Manifesto have been tried before, unsuccessfully

Re: British Columbians should be concerned about support for Leap Manifesto (Other Views, Gazette, April 23)

The Leap Manifesto is nothing more than a plan to march lockstep with the United Nations Agenda 21/2030. The goal is to bring an end to poverty, social injustice, discrimination, inequality, personal wealth (except for leadership), pollution and wars, and save the planet.

They want everyone to have free health care, free education and free income, even if you do not want to work.

The problem is, if it sounds too good to be true, it isn't.

A system of government similar to this has been tried in past centuries, even in present day. They are all miserable failures.

It's interesting to see the NDP's great words of wisdom, concern and compassion for the common man, when in reality, the utopia they wish to create will only be for themselves.

This, too, has been proven by history. You have all heard that if we do not remember our history, we are doomed to repeat it. If history does repeat itself, its victims will be the ignorant.

Our forefathers fought, suffered and died for all the freedoms we have today. If they were unwilling to defend their freedoms in their day, we would be living in similar Leap/UN manifesto conditions today, where the government has total control of every aspect of our lives, even to what we think and believe.

Our very freedoms are at stake. These ideas are only the beginning of the thin edge of the wedge; therefore be aware and know your history.

John Horgan is unwilling to be honest about the greater agenda than just provincial politics, which means he is hiding the truth and cannot be trusted.

Dan Fitzgerald
View Royal

Say no to biodegradeable grocery bags

Re: Plastic bags solution must be provincewide (Our View, April 21)

While purchasing groceries this morning, it was discouraging to see how many plastic bags were being carried out of the store.

Considering the little trouble it takes to bring one's own reusable bags, this is so unnecessary.

But please: no biodegradable bags. These bags have the nasty habit of breaking apart into little plastic bits that stick to everything and are nearly impossible to clean up.

One or two of these in a box of plastic bags that you intend to reuse, contaminates the whole box.

It has been tried before, and it is still a bad idea.

John Coenraads
View Royal

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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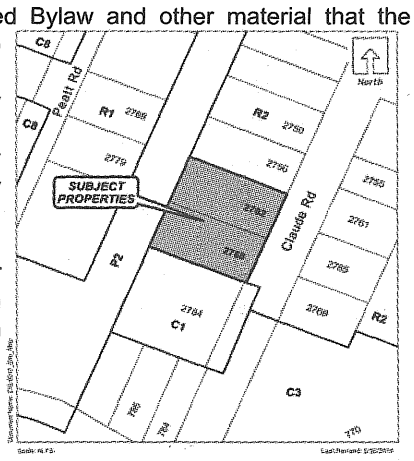
Proposal: **The purpose of Bylaw No. 1681 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1681 from R2 (One- and Two-Family Residential) Zone and adding to the MU2 (Mixed-Use Residential Commercial) Zone to allow for the construction of an eleven (11) storey residential building consisting of approximately 100 residential dwelling units.**

Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1681 is 2762 & 2768 Claude Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



TOWN OF VIEW ROYAL

EMERGENCY PREPAREDNESS WORKSHOP

During Emergency Preparedness Week The Town of View Royal is offering two information sessions on emergency preparedness.

Two workshops will be held at the View Royal Public Safety Building (333 Island Hwy) on Wednesday, May 10th, 2017:

- 2:00 p.m. to 3:30 p.m.
- 6:30 p.m. to 8:00 p.m.

Increase your knowledge - come and learn more about planning and preparing for many of the potential emergencies we face in this region.

Please call the View Royal Emergency Program at 250-479-7322 or email emergencyprogram@viewroyal.ca to reserve a seat at one of the two workshops sessions.

Stage 1 – Water Conservation Bylaw

In effect May 1 to September 30

CRD

Lawn watering is permitted two days per week as follows:

Even numbered street addresses* may water Wednesday and Saturday from 4-10 am and 7-10 pm.

Odd numbered street addresses* may water Thursday and Sunday from 4-10 am and 7-10 pm.

Newly installed lawns (sod or seed) may be watered outside the permitted days by special permit only.

**For multi-unit properties, the street address applies, not the individual unit number.*

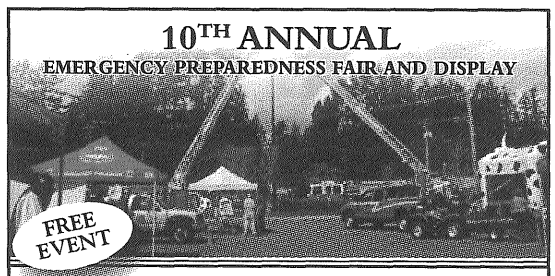
Watering of trees, shrubs, flowers, and vegetable gardens is permitted as follows:

Established trees, shrubs, flowers, and vegetable gardens may be watered any day and any time if watering is done by a hand-held container, a hand-held hose equipped with a shut-off nozzle, or a micro/drip irrigation system.

Established trees, shrubs, flowers, and vegetable gardens may be watered **with a sprinkler** any day from 4-10 am and 7-10 pm.

For more information, please call 250.474.9684 or visit www.crd.bc.ca/water.

10TH ANNUAL
EMERGENCY PREPAREDNESS FAIR AND DISPLAY



Sunday May 7th 2017, 11am - 3pm
Westshore Parks and Recreation
(JDF Sr. Activity Centre) 1767 Island Hwy
To kick off Emergency Preparedness Week, Emergency Services and organizations from around the region will be showcasing emergency vehicles and equipment.

~ Indoor and outdoor displays ~
~ food services ~
~ emergency supplies ~
~ Activities for the kids! ~

WEST SHORE PARKS & RECREATION

All proceeds to go towards a scholarship to honour the memory of West Shore RCMP Constable Sarah Beckett



Saturday, May 20, 2017

Dave Dunnet Community Theatre
Oak Bay High School, 2121 Cadboro Bay Road

Sponsored by: City of Langford; Goldstream News Gazette; Westside Instaprint; Keycorp Developments; Holiday Inn Express Colwood; Turner Land Development

$25.00 Advance — **General Admission** — Doors open 7:00 pm • Show starts 7:30 pm — $30.00 At the door

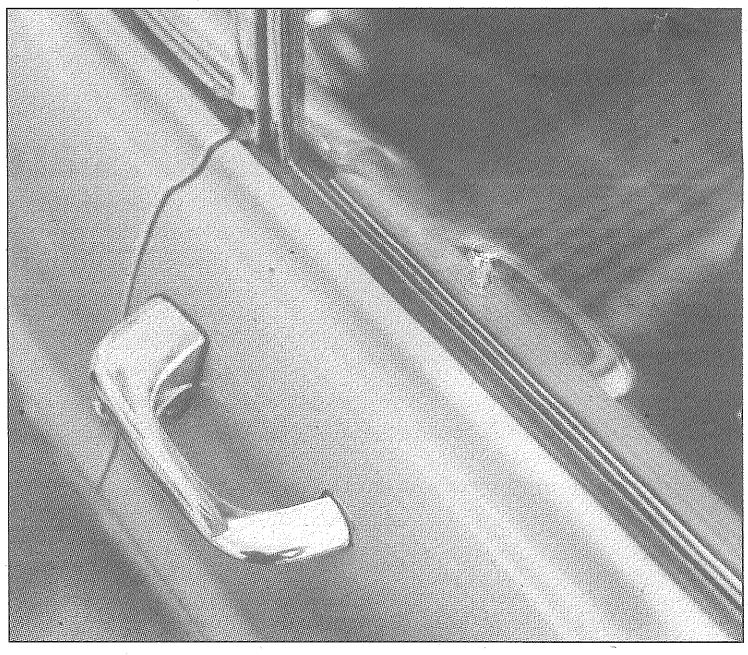
Tickets available (cash only) at these locations:

Langford City Hall 877 Goldstream Ave. Second Floor	Shoppers Drug Mart - Sooke Evergreen Shopping Centre #4000-6660 Sooke Rd.	Langford Fire Rescue Hall #1 2625 Peatt Rd.
Ivy's Book Shop 2188 Oak Bay Ave.	BiteZ Sandwich Bar #10-310 Goldstream Ave.	Russell Books 734 Fort St.

January to April busy for auto thefts

Common sense tips can help reduce the risk

Rick Stiebel
News Gazette staff



According to West Shore RCMP, auto thefts have double from January to April compared to the same time period last year. *BLACK PRESS FILE PHOTO*

Reports of vehicle theft and attempted theft of vehicles on the West Shore have doubled, compared to the same time frame last year.

The 23 thefts of vehicles and 13 attempted thefts between Jan. 1 and April 30 of this year marks a significant increase, said West Shore RCMP Cpl. Bob Pilot. In seven instances keys were used, and 14 of the 36 vehicles targeted had alarms, immobilizers or the doors were locked, noted Pilot, who works with the detachment's Crime Reduction Unit. Honda and Ford products were the most sought by thieves, he added.

"We are requesting the public's assistance in helping us solve these crimes because we know that there are people in the community who are responsible for those crimes," Pilot said. "We need people to come forward and help us target the small group of individuals who are responsible for the majority of our crimes."

The public can also play a role in crime reduction by following tips and best practices that can prevent the theft of vehicles, or theft from vehicles, Pilot said.

Invest in a good anti-theft device, preferably a passive immobilizer, and use a steering wheel lock. Secure your license plates with bolts to avoid having them stolen and never leave spare keys in your vehicle. Do not set the "Home" function on your GPS to your home address. Use a nearby intersection instead, Pilot suggested.

If you have secured parking, always wait until the automatic gate has closed, and never leave your garage door opener in your vehicle. Park in open, visible areas and ensure your driveway is well lit.

"Do not leave any property in your vehicle or expect to find it missing when you return," Pilot said. "Thieves will break in for as little as a few coins or a cigarette lighter. If you must leave items in your car, secure them in the trunk because thieves routinely check the glove box and under the seats."

Typically, items stolen from vehicles include house keys, wallets, purses, credit cards, GPS units, passports, cash, clothing and sunglasses.

Pilot stressed that you should never leave personal identification in a vehicle such as a driver's license, financial documents or credit and debit information that reveal your identity because it can lead to identity theft.

"Often, thieves take only ID and credit cards from wallets or purses because the owner may not realize they are missing until much later," Pilot explained. "You should also record the serial number of all of your valuable items."

Pilot wants to remind people to always report any suspicious activity to the RCMP at 250-474-2264. If you have any information on auto theft, you can anonymously contact Crime Stoppers as well at 1-800-222-8477.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1681. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 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.

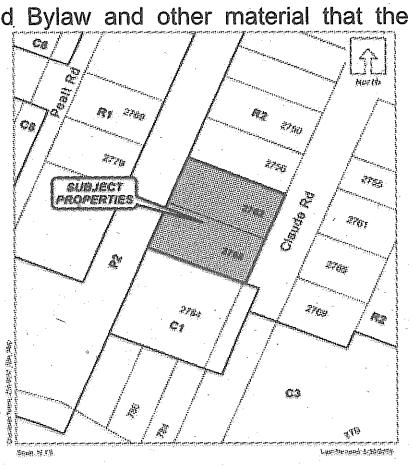
Proposal: **The purpose of Bylaw No. 1681 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1681 from R2 (One- and Two-Family Residential) Zone and adding to the MU2 (Mixed-Use Residential Commercial) Zone to allow for the construction of an eleven (11) storey residential building consisting of approximately 100 residential dwelling units.**

Applicant: **Matthew McKay, DB Services of Victoria Inc.**

Location: **The land that is the subject of Bylaw No. 1681 is 2762 & 2768 Claude Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning and Subdivision Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



Upcoming Events

New Bella Menu
Our New Restaurant Chef Mahesh Bhambure and Executive Chef Mark Wadsworth have been busy in the kitchen planning our summer menu and now we're launching it! Come and try our new Bella Menu.

For more information or to RSVP, please call 250.391.7171

Sunday Night Roast
Our culinary team is serving up an amazing menu of roasted dishes just like mom used to make every Sunday night from 5:30 pm - 9:00 pm!

For more information or to RSVP, please call 250.391.7171

Friday Night Flights
From 6 - 7pm, join us for an intimate gathering as our Sommelier guides you through different wines from a different region of the world each week.

$40 per person. To RSVP, please call 250.391.7171

Mother's Day - May 14
Mother's Day is right around the corner. Have you made plans yet?
We have two culinary experiences to treat mom to!
Choose from a delicious brunch or a tantalizing dinner buffet.

Call 250.391.7171 for more info.



BEAR MOUNTAIN RESORT COMMUNITY | THE WESTIN BEAR MOUNTAIN GOLF RESORT & SPA VICTORIA

WWW.BEARMOUNTAIN.CA

Host of the 2017 Pacific Links Championship September 11-17, 2017 | Home of Golf Canada's National Development Centre | Official High-Performance Training Centre of the Canadian National Mountain Bike Team

b) Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units.
- Staff Report (Planning Z16-0017)

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 designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That the applicant provide the following items **prior to Public Hearing**:
        i. A road dedication plan;

    d. That the applicant provide the road dedication to the City **prior to bylaw adoption**.

    e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
        i. The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;
        ii. The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
        iii. The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and

iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

2. Direct the Director of Planning to apply the Bear Mountain and Westhills design guidelines for tall buildings to the subject development.

3. Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.

4. Direct staff to amend the MU2 zone to increase the Floor Space Ration from 4 to 5.

5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.

6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.

CARRIED.

c) Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units.
- Staff Report (Planning Z16-0019)

MOVED BY: N. STEWART
SECONDED: M. HALL

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

1. Application to rezone 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) to allow a future subdivision of four new single-family residential lots. (Planning Z16-0010)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 592 Phelps Avenue from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1), subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
        i. $3,960 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That an advisory note be written to provide future owners with the understanding and that Western Speedway is located within a kilometer and may generate a noise nuisance;
        ii. 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
        iii. 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.

CARRIED.

2. Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units. (Planning Z16-0017)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
    i. $1,525 per unit towards the General Amenity Reserve Fund; and
    ii. $610 per unit towards the Affordable Housing Reserve Fund.

b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
    i. $381.25 per unit towards the General Amenity Reserve Fund; and
    ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

c. That the applicant provide the following items **prior to Public Hearing**:
    i. A road dedication plan;

d. That the applicant provide the road dedication to the City **prior to bylaw adoption**.

e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
    i. The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;
    ii. The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
    iii. The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and
    iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

2. Direct the Director of Planning to apply the Bear Mountain and Westhills design guidelines for tall buildings to the subject development.

3. Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.

4. Direct staff to amend the MU2 zone to increase the Floor Space Ration from 4 to 5.

5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.

6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.

CARRIED.

3. Application to amend the zoning designation of the properties located at 2845, 2847 and 2850 Bryn Maur Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to rezone a portion of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial) to allow for the construction of a six (6) storey residential building consisting of approximately 93 dwelling units. (Planning Z16-0019)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2845, 2847, 2850 Bryn Maur Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) and to amend the zone of 737 Goldstream Avenue from C8 (Community Town Centre Pedestrian) to MU2 (Mixed-Use Residential Commercial)subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That staff prepare a bylaw for the land exchange and that the applicant provide the following items **prior to First Reading:**
        i. A plan for the land swap which would include the deposition of approximately 95m2 of road on Bryn Maur Road in exchange for the acquisition of approximately 95m2 of road along the western edge of 2850 Bryn Maur Road, to the satisfaction of the Director of Engineering and that the applicant pay for all associated costs of the process; and
        ii. A detailed design drawing showing the road dedication required by Bylaw No. 1000, and demonstrating there are no utilities located in the proposed road closure area and a detailed frontage design plans to ensure appropriate pedestrian connectivity from the Rail Trail to the Goldstream Station development; and
        iii. A redesign of the building if any of the above necessitates an alteration of the building plans.

c) BYLAW NO. 1681
"Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1681 First Reading.

CARRIED.

d) BYLAW NO. 1683
"Revenue Anticipation Borrowing Bylaw No. 1683, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1683 First, Second and Third Reading.

CARRIED.

e) BYLAW NO. 1685
"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1685 First Reading.

CARRIED.

9. <u>IN CAMERA RESOLUTION</u>

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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

CARRIED.

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Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date: **February 27, 2017**

Department: **Planning**

Application No.: **Z16-0017**

Subject: **Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units**

PURPOSE

Matt McKay of DB Services of Victoria Inc. has applied on behalf of Matthew and Margaret McKay and Danny Lahnsteiner to rezone the properties at 2762 and 2768 Claude Road from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a ten (10) storey residential building consisting of approximately 117 residential dwelling units.

BACKGROUND

There are no previous development applications for the subject properties.

APPLICATION DATA

Table 1: Site Data

Applicant	Matt McKay	
Owner	Matthew, Margaret Mckay and Danny Lahnsteiner	
Location	2762 and 2768 Claude Road	
Legal	THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT, PID 006-227-449 (2768 Claude Road) and THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT, PID 006-227-431, 2762 Claude Road)	
Size of Property	1,823 m² (both properties combined)	
DP Areas	Multi-Family	
Zoning	**Existing:** R1 (One-Family Residential	**Proposed:** MU2 (Mixed-Use Residential Commercial Zone)
OCP Designation	City Centre	

SITE AND SURROUNDING AREA

The subject properties are flat and both properties are occupied by one-family dwellings. Both properties have a sparse mix of coniferous and deciduous trees which are proposed to be removed.

Directly north of the subject site is a one family dwelling. To the south is the Saint Vincent Du Paul second hand store. Immediately to the west is a strip of land owned by the church and currently used for parking. To the west is a one family dwelling.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One and Two-Family Residential)	Residential
East	R2 (One and Two-Family Residential)	Parking lot adjacent to Danbrook Park
South	C1 (Neighbourhood Commercial)	Commercial/Retail
West	P2 (Community Institutional)	Church

COUNCIL POLICY

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

- *A major regional growth centre that support a wide range of high density housing, including affordable and rental housing;*
- *A major employment area for institutional, office, commercial and light industrial;*
- *Major civic uses and public buildings are key landmarks;*
- *A major place of community gathering and celebration;*
- *A wide range of public squares, parks and open spaces are integrated throughout;*
- *The City's major entertainment and/or cultural precinct;*
- *Inter-city and/or inter-regional transit hub connects residents.*

Policy 5.1.3 Relate all neighbourhood development and infill to the nearest centre through direct and/or improved connections, scale and character.

Policy 5.4.1 Encourage street-orientation of buildings along all roads and corridors where topographical conditions allow.

Policy 5.5.2 Ensure residential densities and the location of dense development increases viability and frequency of transit service.

COMPLIANCE WITH THE OFFICIAL COMMUNITY PLAN

The proposal is consistent with the OCP's *"City Centre"* designation as it fits in with the growth management and land use strategy in an existing developed area. This designation supports a mix of residential and commercial uses, including medium and high density housing.

DEVELOPMENT PERMIT AREAS

The subject property is designated within the Multi-Family Development Permit Area, and therefore subject to a form and character development permit. The subject property is not designated as an environmentally sensitive or hazardous development permit area.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant wishes to rezone the subject property to a new MU2 (Mixed-Use Residential Commercial) zone to allow for the construction of a ten (10) storey apartment building with approximately 117 dwelling units and underground parking.

Council has received applications for high density/high-rise type buildings in the past (3 examples below), but due to market conditions, these buildings never started construction.

Example No. 1 – 770 Goldstream Ave (Z-07-33) Langford Centre (Formerly, Westbrook Mall).
In 2007, Council gave second and third readings to amend the zoning of the property to include two, 10 storey residential buildings.

Example No. 2 – 2885 Jacklin Road (DVP-06-11) (immediately adjacent to the Rail Corridor)
In 2006, when 2885 Jacklin Road was a vacant lot, Council approved a Development Variance Permit to allow for the development of a 15 storey residential building.

Example No. 3 – 2771 Jacklin Road (Z-09-14) (across from Ruth King Elementary School)
In 2009, a proposal for a seniors care apartment building consisted of a 14 and 9 storey building (connected at the lower levels). Council eventually chose to have the applicant redesign to a smaller structure of 6 - 8 stories due to concerns from the adjacent owners. This application did not proceed.

BUILDING AND SITE DESIGN

Prior to issuance of a building permit, Multi-Family developments are subject to a form and character development permit. The orientation, scale, form, materials, and architectural character of the building is controlled by the development permit to ensure good aesthetics and to achieve a relative compatibility with existing neighbourhoods.

While the Bear Mountain and Westhills Developments have anticipated tall buildings and therefore have design guidelines for buildings over five storeys in height (several shown italicized below), the City does not yet have design guidelines for tall buildings in the rest of Langford.

> *Using extensive stepping and terracing of the elevations and altering the massing of structures so that the heights of various portions of the building are staggered between higher and lower storeys;*
>
> *Avoiding any massing or single material that rises vertically more than four storeys, unless the façade is punctuated by articulation, terraces, balconies with towers, pergolas or dormers;*

Where possible, buildings over five storeys in height should have some setback from the boundaries of the lot to allow for ground level landscaped areas and semi-private outdoor space

TYPICAL GUIDING PRINCIPLES FOR TALL BUILDINGS

Shown below, are typical guiding principles for the massing and design of tall buildings. They are often structured to focus on the three main sections of the building:

The Base

The base is often considered to be the bottom 2 - 4 stories and should be sited to be compatible with the adjacent streetscapes. This is to ensure that the base does not overwhelm the pedestrian environment and ensures that access to sunlight and sky views are maintained for pedestrians and neighbouring properties.

The Middle (tower)

The middle section of the building is often setback further from the base, as the massing, visual dominance and shading is more substantial than typical low rise buildings. This staggered setback maintains access to sunlight and skyviews for the neighbouring properties.

The Tower Top

The tower portion of the building can be seen as the top floor or two or the top 15-20% of the building height. The tower is often designed primarily through reduced massing and greater articulation and secondarily through material to create an integrated and appropriate conclusion to the tall building form.

The general multi-family design guidelines will apply for the proposal, but given the City has does not have design guidelines for tall buildings outside of the Bear Mountain and Westhills Developments, Council may wish to Direct the Director of Planning to apply the relevant Bear Mountain and Westhills design guidelines for the subject development. Furthermore, Council may also wish to direct staff to amend the multi-family design guidelines to include a new section for tall buildings based on the above noted principles.

Table 3: Proposal Data

	MU2 Zone (The City's current highest density zone)	**MU2 Zone (proposal/suggested setbacks)**
Density (max floor space ratio)	4.0	4.72 (Council may wish to consider amending the MU2 zone to allow for an FSR up to 5 as we expect to see taller buildings in the future that will need a larger FSR)
Height	10 storeys	10 storeys

Lot Coverage	90% or up to 100% if a rooftop patio is provided	62%
Front Yard Setback	1.2 m (4ft)	0m to the stairs and landscape wall, foundation structure **(Variance Required)** 4m to the base 7m for the tower
Interior Side Yard Setback (North Side)	0 m (0ft) when in the City Centre OCP Designation	0m for the base 9.7m for the tower
Interior Side Yard Setback (South Side)	0 m (0ft) when in the City Centre OCP Designation	1.2m for the base 5.1m for tower
Rear Yard Setback	0 m (0ft) when in the City Centre OCP Designation	4.5m for the base 7.3m for tower
Parking Requirement	122	117 onsite with 4 on street **(Variance Required)**

VARIANCE REQUESTS (SETBACKS AND PARKING)

The applicant is proposing a 0m setback to the front yard setback to accommodate retaining walls for landscaping. This area also forms part of the elevated structure for the underground parking. Except for the first two floors which are proposed to be setback approximately 4m, the tower portion of the building is proposed to be setback approximately 7m. Council has delegated the authority to the Director of Planning to approve variances for reductions to front, side, and rear lot lines as part of a Development Permit where such variances are an improvement to the relationship and orientation between a building and an access route or public road, reduce any impact of development on surrounding lands, and where a reduction in a setback does not have significant impacts on adjacent properties. As such, Council may wish to direct the Director of Planning to issue the variance to the front yard setback in the Development Permit.

PARKING

Zoning Bylaw No. 300 requires all parking (designated and visitor) to be located on-site. The applicant is proposing to provide one designated stall per dwelling unit on site (117 stalls) and locate 4 of the 5 required visitor parking stalls in the City boulevard. As such, the applicant is proposing to vary the visitor parking component as the visitor stalls are required on site. In the past, Council has supported minor parking variances and charged $5000 when the applicant cannot provide a compensatory stall on City boulevard. In this case, the applicant is willing to pay $5,000 for the 1 deficient stall and provide 4 compensatory visitor parking on the City boulevard (on the west side of Claude Road). Council may wish to consider directing the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying $5,000 prior to issuance of a Building Permit.

TRAFFIC AND PUBLIC SAFETY

Council may wish to have the applicant provide a construction management parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering, and have this condition secured in a Section 219 Covenant registered on title prior to bylaw adoption. This should address any concerns around employee parking during construction.

TRAFFIC STUDY

Given the added volume of traffic to the Claude Road area, Council may wish to secure in a Section 219 covenant that the applicant pay for and install the works to restrict southbound left turns on Claude Road turning left onto Goldstream Avenue prior to issuance of an Occupancy Permit.

FRONTAGE IMPROVEMENTS

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

ROAD DEDICATION

The applicant will be required to dedicate land for road to line up with the road width at 2784 Claude Road. As such, Council may wish to require that the amount road dedication be demonstrated prior to Public Hearing (to ensure the project is feasible) and can be provided to the City as a condition of rezoning and be dedicated to the City prior to bylaw adoption.

SEWERS

The City's Sewer system has been installed along Claude Road. The applicant will be required to connect all units to the municipal sewer system and the applicant will be responsible for the costs of installing the sewers and any extension should it be required.

FUS REQUIREMENTS

The applicant will be required to provide the required FUS calculations prior to building permit, however, applicants are encouraged to provide calculations earlier in the process in case any substantial upgrades are required.

DRAINAGE AND STORMWATER MANAGEMENT

Prior to issuance of a building permit, the applicant must demonstrate that storm water can be managed on-site. To ensure future owners are apprised of the maintenance obligations, Council may wish to require a Section 219 Covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning.

NEIGHBOURHOOD CONSULTATION

The developer will be commencing door-to-door canvassing to inform the neighbours in the immediate vicinity about the development proposal. The Planning Department has not yet received any feedback directly from the neighbours.

FINANCIAL CONTRIBUTIONS

FINANCIAL IMPLICATIONS

Rezoning the property to permit a multi-family residential development will contribute more to municipal revenue than redevelopment under the present zoning. Considering that the applicant will be required to provide full frontage improvements the proposal should not represent an increased cost burden to the City. A summary of the amenity contributions as per Council's Amenity Contribution, Parks and Amenity Contribution Policy and Development Cost Charges for this development are as follows:

Table 4 – Amenity Contributions per Council Policy*

Amenity Item	**Per unit contribution (120 units)**	**Total**
General Amenity Reserve Fund	$381.25 per unit	$44,606.25
Affordable Housing Reserve Fund	$152.50 per unit	$17,842.50
TOTAL POLICY CONTRIBUTIONS	**$533.75 per unit**	**$62,448.75**

*These numbers include the 75% reduction in Amenity Fees (for rental housing) in accordance with Council's Amenity Policy.

Table 5 – Development Cost Charges (based on 120 units)

Development Cost Charge	**Per residential unit**	**Total**
Roads	$3,917	$458,289
Storm Drainage	n/a	
Park Improvement	$1,890	$221,130
Park Acquisition	$1,100	$128,700
Subtotal (DCCs paid to City of Langford)		**$808,119**
CRD Water	$1,493.63	$174,754.71
School Site Acquisition	$419	$49,023
TOTAL (estimate) DCCs		**$1,031,896.71**

*The applicant is also eligible for a 30% reduction it the total DCC's (excluding CRD Water) as per Council's DCC Bylaw.

OPTIONS

Option 1
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:

    a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $1,525 per unit towards the General Amenity Reserve Fund; and
        ii. $610 per unit towards the Affordable Housing Reserve Fund.

    b. Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

        i. $381.25 per unit towards the General Amenity Reserve Fund; and
        ii. $152.50 per unit towards the Affordable Housing Reserve Fund.

    c. That the applicant provide the following items **prior to Public Hearing**:

        i. A road dedication plan;

    d. That the applicant provide the road dedication to the City **prior to bylaw adoption**.

    e. That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:
        i. The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;
        ii. The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
        iii. The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and
        iv. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.

2. Direct the Director of Planning to apply the Bear Mountain and Westhills design guidelines for tall buildings to the subject development.

3. Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.

4. Direct staff to amend the MU2 zone to increase the Floor Space Ration from 4 to 5.

5. Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.

6. Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.

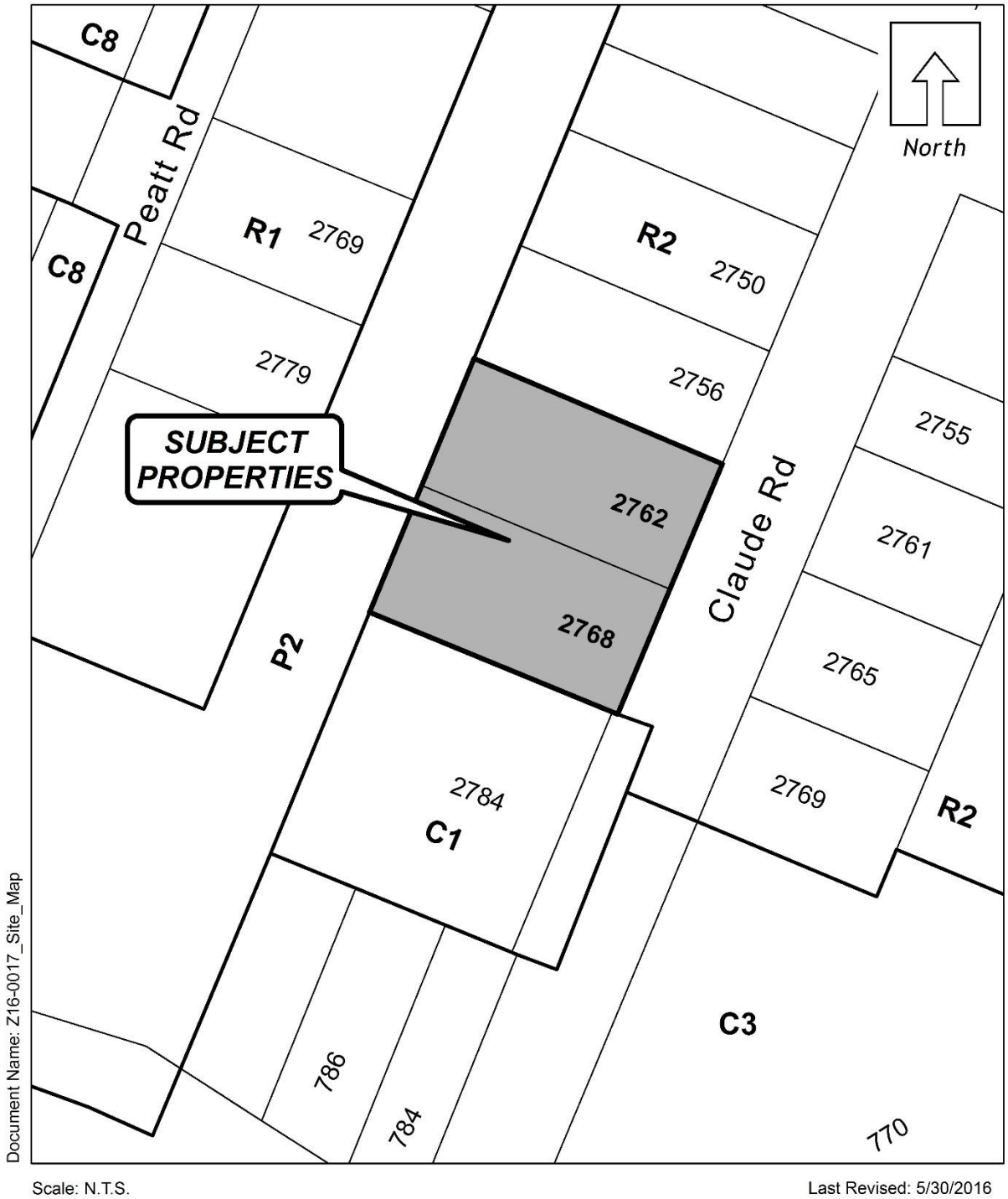
OR Option 2

1. Reject this application for rezoning.

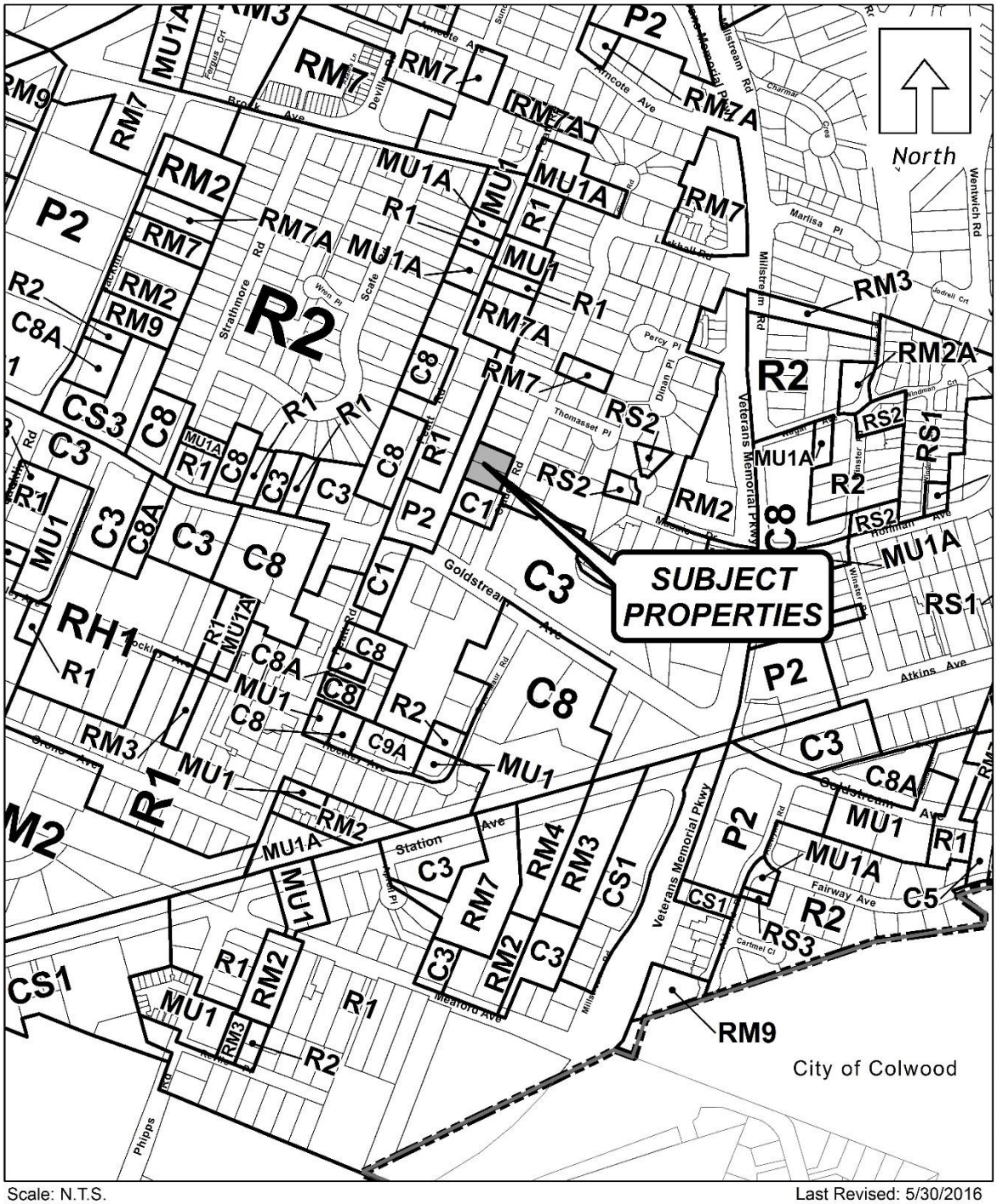
Respectfully submitted,

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

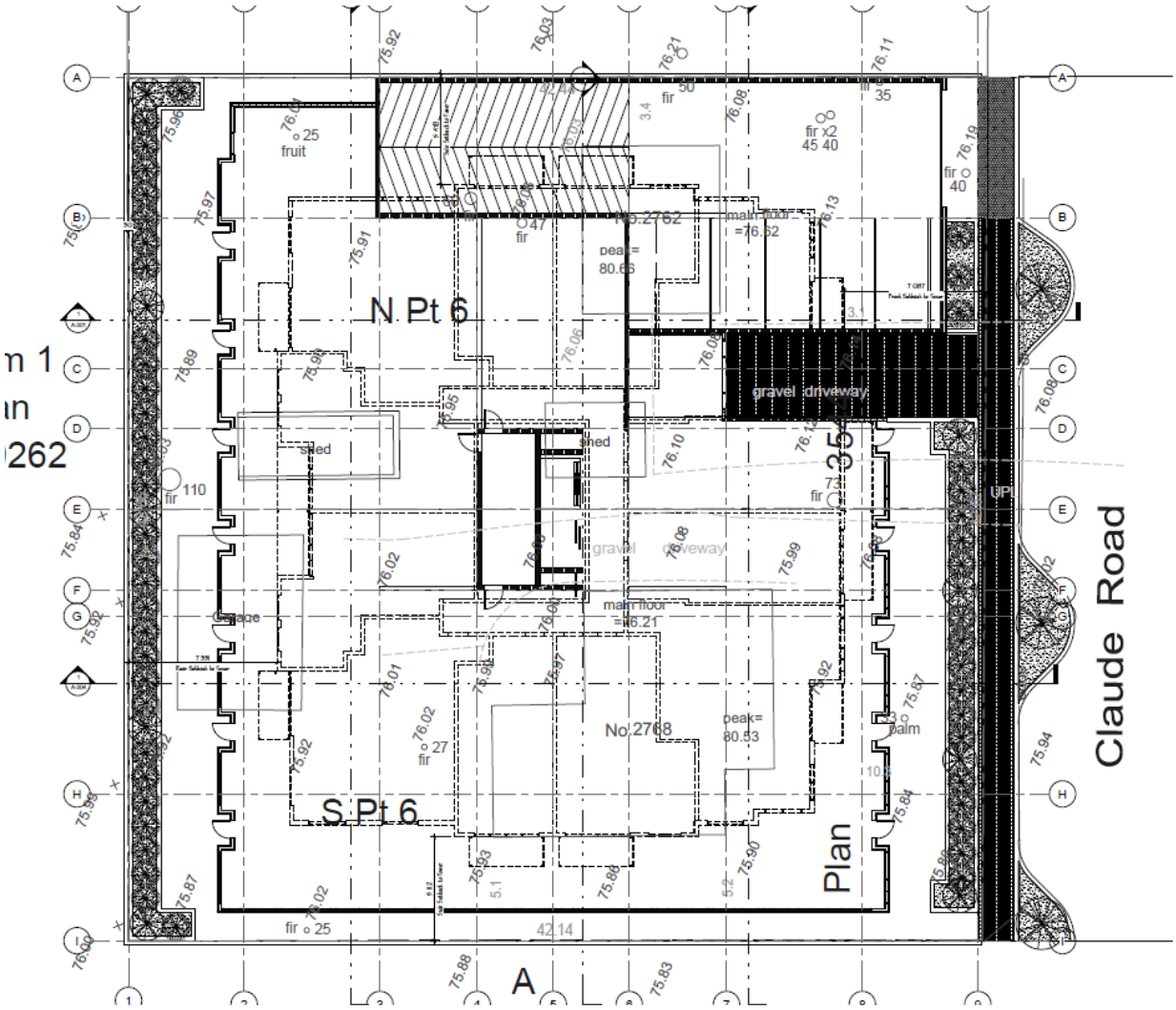
REZONING BYLAW AMENDMENT
(Z16-0017)
2762 and 2768 Claude Rd



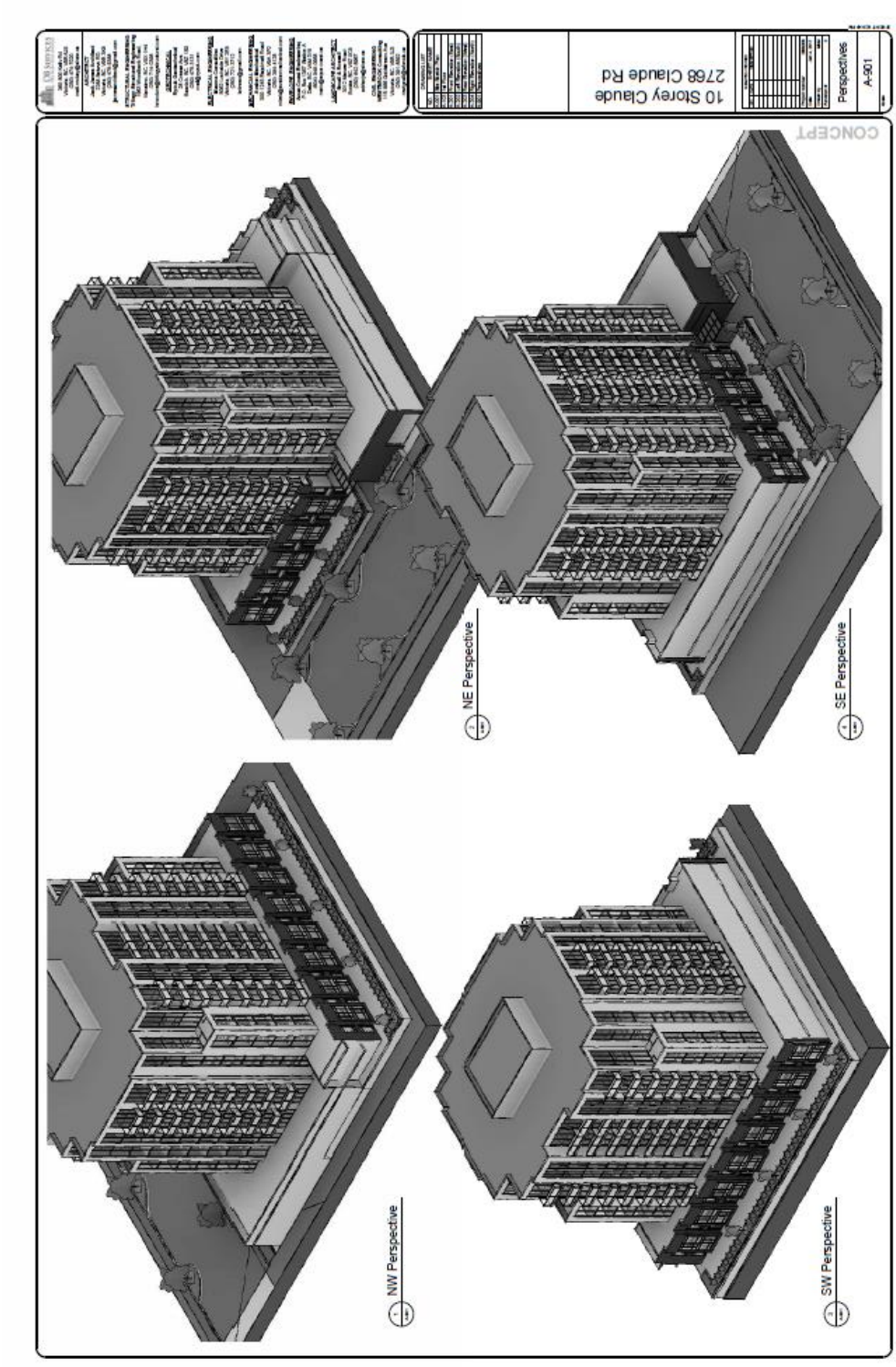
REZONING BYLAW AMENDMENT
(Z16-0017)
2762 and 2768 Claude Rd



Appendix A – First Floor



Elevations from all sides



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Staff Report to Council

Date:	**March 20, 2017**
Department:	**Planning**
Application No.:	**Z16-0017**
Subject:	**Bylaw No. 1681 - Application to amend the zoning designation of the property at 2762 and 2768 Claude Road from R2 (One-Family Residential) to a new MU2 (Mixed-Use Residential Commercial Zone) to allow for the construction of a (10) storey residential building consisting of approximately 117 dwelling units**

At the Regular Meeting of Council on March 6th, 2017, Council passed the following resolution with respect to the properties at 2762 and 2768 Claude Road:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2768 and 2762 Claude Rd from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) subject to the following terms and conditions:*

    a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$1,525 per unit towards the General Amenity Reserve Fund; and*
        ii. *$610 per unit towards the Affordable Housing Reserve Fund.*

    b. *Notwithstanding 1. a, if the project is secured as rental housing, the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
        i. *$381.25 per unit towards the General Amenity Reserve Fund; and*
        ii. *$152.50 per unit towards the Affordable Housing Reserve Fund.*

    c. *That the applicant provide the following items **prior to Public Hearing**:*
        i. *A road dedication plan;*

    d. *That the applicant provide the road dedication to the City **prior to bylaw adoption**.*
    e. *That the applicant register a Section 219 covenant, **prior to bylaw adoption**, that includes the following:*

i. *The owner pay for and construct all works to restrict left turn movements southbound on Claude Road to Goldstream Avenue prior to issuance of Occupancy Permit;*
ii. *The owner provide a traffic and public safety plan and construction parking management plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;*
iii. *The applicant shall construct frontage improvements, works and services to the standards of Subdivision and Development Servicing Bylaw No. 1000 and to the satisfaction of the Director of Engineering; and*
iv. *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning.*

2. *Direct the Director of Planning to apply the Bear Mountain and Westhills design guidelines for tall buildings to the subject development.*

3. *Direct staff to amend the Multi-Family Design Guidelines to include design guidelines for tall buildings.*

4. *Direct staff to amend the MU2 zone to increase the Floor Space Ration from 4 to 5.*

5. *Direct the Director of Planning to issue the variance to reduce the front yard setback from 1.2m to 0m in the time of Development Permit, for a portion of the building and generally in accordance with the plans attached.*

6. *Direct the Director of Planning to issue the parking variance in the Development Permit subject to the applicant paying the City $5,000 for the one deficient stall prior to issuance of a building permit.*

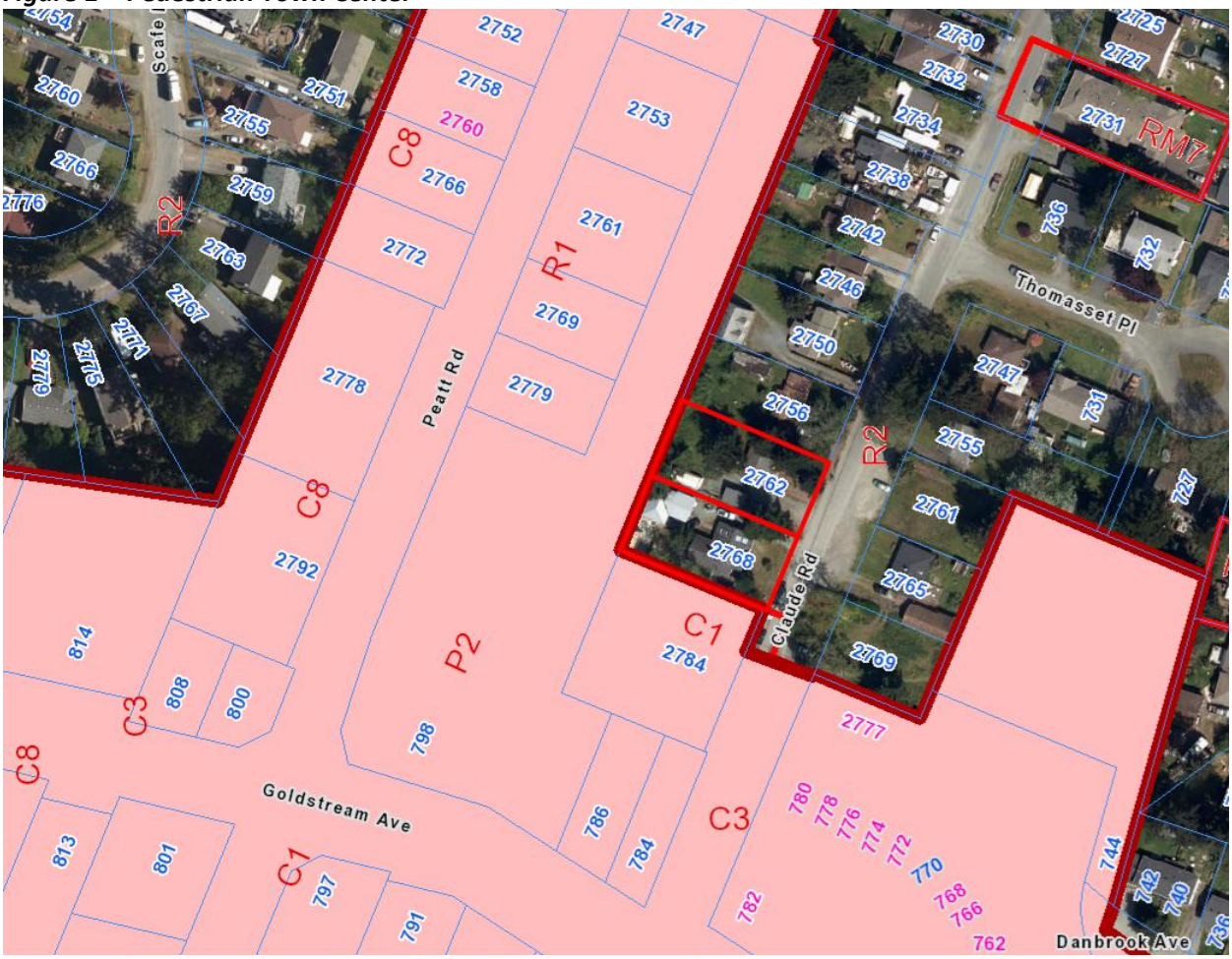
Comments

Pedestrian Town Center and Amenity Reductions

Properties that are in the PTC area qualify for a reduction in amenity fees (75% for rental housing) if the building is 4 storeys in height or greater and providing the applicant constructs a sidewalk along the property frontage. Shown below in Figure 1, the subject properties are just outside of the PTC. Given the site's close proximity, the applicant is requesting Council consider including the subject properties in the PTC as it's a logical contiguous extension and would then provide a reduction in amenity contributions.

Council may also consider directing staff to revisit the boundaries of the Pedestrian Town Centre and report back to Council at a later date.

Figure 1 – Pedestrian Town Center



Proposed Change in Height

The applicant has just requested to increase the height from 10 storeys to 11 storeys and to lower the number of dwelling units from 117 to 100. This will allow the applicant to avoid 1 less storey of underground parking and will allow for a more slender looking building. The new proposal will also allow for the 5 visitor parking spaces to now be provided onsite.

If Council is supportive of the proposed change, the MU2 zone would have to be amended to increase the permitted height from 10 storeys to 11 storeys.

As such, staff have prepared Bylaw No. 1681 with the changes noted above and in accordance with Council's resolution of March 6th, 2017. As Council has not set any conditions that must precede first reading of this bylaw, Council may now wish to give Bylaw No. 1681 first reading.

A public hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1681.

OPTIONS

Option 1

That Council:

1. Amend the MU2 (Mixed-Use Residential Commercial Zone) to change the maximum permitted height from 10 storeys to 11 storeys.

2. Direct staff to revisit the boundaries of the Pedestrian Town Centre and report back to Council at a later date.

3. Consider the subject properties as being in the Pedestrian Town Centre area, and give first reading to Bylaw No. 1681 as presented.

Option 2

1. Take no action at this time with respect to Bylaw No. 1681.

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	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

:gl

From: Matthew Baldwin
To: Denise Ryan
Cc: Suzette Chapman
Subject: RE: Attn: Jim Bowden Re: Claude Road public hearing April 3/17
Date: Thursday, May 4, 2017 2:37:30 PM

Yes. They will be included in the package of material that Council receives prior to Public Hearing.

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

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

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

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-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Thursday, May 04, 2017 2:37 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Re: Attn: Jim Bowden Re: Claude Road public hearing April 3/17

Hi Matthew,
I see that the notice of public hearing for 2762/2768 Claude Road is scheduled for May 15.
Can my previous email comments be submitted to council prior to the meeting? (given that I have Parkinson's decease and I cannot speak very clearly) I plan to attend the meeting.
I look forward to your reply.
Thank you.

Denise Ryan
Sent from my iPad

> On Mar 29, 2017, at 7:42 AM, Matthew Baldwin <mbaldwin@cityoflangford.ca> wrote:
>
> Good morning Ms. Ryan,
>
> The City of Langford is not able to discriminate between rental and strata ownership. Both are considered by zoning to be apartment buildings. The municipal tax rate is the same for both, and the relative amount of taxation that the City receives from each is dependent on the assessed value, which is set by the BC Assessment Authority.
>
> For the most part, developers respond to the demands of the marketplace. If there were more demand for strata

condominiums, I'm confident that developers would build more units of this type. At the present time the rental vacancy rate is at an all-time low, and the there is demand for rental apartments. Lending institutions and banks are willing to lend money for the development of apartments, and developers are able to build these units at a profit. This is what is driving the development of rental v. strata ownership buildings. .
>
> I trust that this answers your question satisfactorily.
>
> Should you have any additional questions or concerns, please do not hesitate to contact me here.
>
> Sincerely,
>
> Matthew G. S. Baldwin, MCIP, RPP
> Director of Planning and Subdivision
>
>
> CITY OF LANGFORD
> 2nd floor, 877 Goldstream Ave.
> Langford, BC V9B 2X8
>
> T (250) 474-6919 · F (250) 391-3436
>
> www.cityoflangford.ca
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>
>
>
> -----Original Message-----
> From: Denise Ryan [mailto:dryan01@telus.net]
> Sent: Tuesday, March 28, 2017 4:29 PM
> To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
> Subject: Re: Attn: Jim Bowden Re: Claude Road public hearing April 3/17
>
> Thank you for your reply.
> Because I have Parkinson's decease I cannot speak clearly, that is why I wrote to you.
> Grant from planning has called me to let me know that my email will be available for the upcoming, not yet posted hearing for 2768-2762 Claude Road.
> Can you please answer

From: Christina Bell on behalf of Langford Administration General Mailbox
To: Langford Planning General Mailbox
Cc: Suzette Chapman; Jim Bowden
Subject: FW: Attn: Jim Bowden Re: Claude Road public hearing April 3/17
Date: Tuesday, March 28, 2017 3:48:28 PM

-----Original Message-----
From: Denise Ryan [mailto:dryan01@telus.net]
Sent: Tuesday, March 28, 2017 3:22 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Attn: Jim Bowden Re: Claude Road public hearing April 3/17

>> I am writing you today because I have been reading articles in the Gazette about Claude Road. I have Parkinson's decease and my speech is not that clear so I would like this email to be registered as part of the hearing.
>> I am very concerned about the height of 10 storeys let alone an application for 11 storeys, for Claude Road. I live on Peatt Road and since I moved here 3 1/2 years ago, I have noticed so much more traffic now coming and going into Langford every day. When will the high rises stop??? It appears that the city of Langford is interested in all the high rise apartment buildings that have gone up and those that are still under construction. All of which are within meters of each other. (Hockley avenue and Peatt Road) There are so many high rise buildings that are all for rental, and little or none in the works for strata, owner occupied in the downtown core. With the limited road access in and out of Langford, I think it would be more beneficial to have more owner occupied buildings as opposed to rentals. What does the city of Langford gain in annual property taxes from apartment buildings as opposed to strata owner occupied buildings? I also think that with the high number of recently built apartments and the ones under construction, that the city is not doing enough to provide owner occupied units. Affordable owner occupied units would be best. I don't think the city of Langford should be amending their by-laws to approve anything higher than 6 storeys for new construction.
>> I look forward to your reply.
>> Thank you.
>> Denise Ryan phone - 250-478-1262

>> Sent from my iPad Denise Ryan

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

May 3, 2017

LETTER OF SUPPORT FOR *Z16-0017 : Bylaw Number: 1681*

On: Monday, 15 May 2017

To: Rezone the 2762 & 2768 Claude Rd *from the Current: R2 (One- and Two-Family Residential))* zone to *the* MU2 (Mixed-Use Residential Commercial) *to Allow Construction of a construction of an eleven (11) storey residential building consisting of approximately 100 dwelling units.*

Dear Mayor and Council:

We are writing in favour of this development as we believe it is beneficial for Langford for the following reasons. Unfortunately due to competing obligations I am unable to attend in person and am therefore submitting this letter of support.

☑ **Consistent with Rail proposal to Victoria** – The proximity of this redevelopment to the Langford Station is mutually advantageous to both proposals and provide further densification for the route. More specifically, there are naysayers (of which I am not one as I believe in the rail route is viable) that indicate a commuter rail service requires further densification to be viable, then this Claude Road development would provide such densification.

☑ It facilitates greater densification, and helps to **curtail urban sprawl**. The proposed medium density structures have the following benefits:

- Reduced Fuel Consumption – This would be achieved by concentrating a greater number of people in one area rather than promoting a greater number of origin trips that would be case if the population is dispersed further from the main shopping and commercial areas in Langford and also Victoria.
- Reduced Emissions- The reduced emissions are a function of the reduced number of trips under a higher density scenario vis-a-vis the dispersed (urban sprawl) scenario and also the rail option I mentioned above.
- Aesthetic benefits of more green space – The reduced footprint on the site would facilitate greater green space for this development than for instance a series of smaller structures.

☑ The fewer number of origin and destination trips would also reduce future rehabilitation and maintenance costs on the existing Langford City road network.

- ☑ The proposal fits in with the recommended suggestions of Dr. Avi Friedman (McGill University) about walkable communities and other principles of Urban Planning. Urban planners and economists are united in the basic principle that the most efficient urban design is the higher density compact walkable communities' model, where people can choose to use their vehicles rather than be forced to do to conduct their daily activities. Moreover, this model also saves individuals money through reduced operating costs.

- ☑ The most effective urban design is mixed commercial/residential and this proposal fits this precept.

- ☑ The City of Langford has been very successful in accommodating the demand among Millennials towards higher density compact communities. There is much empirical evidence that boomers and the millennial generation, the two largest demographic groups in North America are converging in a time-of-life moment where what they want is walkable, compact, higher density, service-rich, transit-oriented communities and destinations.

- ☑ Finally, I have been on the Strata Council of a townhouse development (Westpoint: 710 Massie Drive) in either the capacity of President or Member of Council for 14 years, and the owners and residents of this complex are in favour of this proposal.

Once again, I would like to congratulate council on your very progressive yet cautious perspective on development and growth. I believe that since Langford has become such an attractive place to live, due in large part to Council's foresight.

Sincerely,

Avi and Nora Ickovich
134-710 Massie Drive
Victoria, BC.
V9B 3A9

PUBLIC HEARING
Monday, 15 May 2017

Bylaw No. 1684
File No. Z17-0008

A Bylaw to amend the text of the M1 (Light Industrial) Zone to permit the inclusion of Community Care Facilities to the list of permitted uses

CITY OF LANGFORD
BYLAW NO. 1684

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 6.70.01(5) and re-numbering subsequent subsections accordingly:

"(5) community care facilities, where the care provided is for adults and where none of those in care, or providing care, reside at the property;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1684. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 15 May 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
File	Z17-0008	Bylaw Number: 1684
Zoning	Current: M1 (Light Industrial)	Proposed: Text Amendment to M1 (Light Industrial) Zone
Proposal	To permit the inclusion of Community Care Facilities, to the list of uses allowed in the M1 (Light Industrial) zone.	

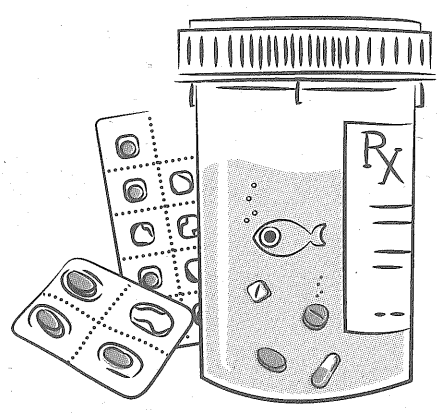
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator


N
Legend
M1 Zoned Parcels
Parcels
March, 2017
Langford Lake
Glen Lake

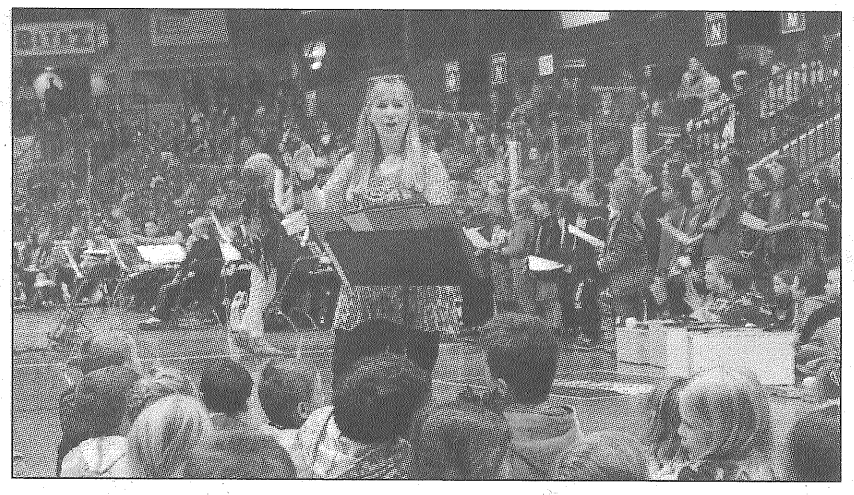
What you put down the drain matters!

clean water BEGINS at HOME



RESPONSIBLY RETURN UNUSED MEDICATIONS.
www.crd.bc.ca/cleanwater

CRD
Making a difference...together



Sing it loud

Maureen Lauren, principal and music teacher at Sangster elementary, leads about 2,000 elementary students from throughout the Sooke School District in a medley of songs during Music Monday at The Q Centre.

RICK STIEBEL/NEWS GAZETTE STAFF

Another delay in Beckett case

Both sides working on an agreed statement of facts

Joel Tansey
News Gazette staff

The court date for the accused in the April 2016 death of West Shore RCMP Const. Sarah Beckett has been delayed until May 18 at the request of Crown counsel.

Langford resident Kenneth Jacob Fenton is facing five charges resulting from the crash, including impaired driving causing death, following an early morning crash at the intersection of Peatt Road and Goldstream Avenue. He was due to appear in Western Communities court last Thursday.

Fenton has yet to enter a plea and has had his case delayed numerous times since being charged last September.

He wasn't present on April 6, the last time the case was heard, but both his lawyer Dale Marshall and Crown counsel indicated that positive talks had taken place and the two sides were working on an agreed statement of facts.

"The matter has been adjourned…to allow Crown and defense to conclude resolution discussions," said Dan McLaughlin, communications counsel at the B.C. Prosecution Service.

McLaughlin indicated that avoiding a trial is "certainly one of the options" given these discussions and that the Crown is optimistic the May 18 date will give both sides enough time to reach a resolution.

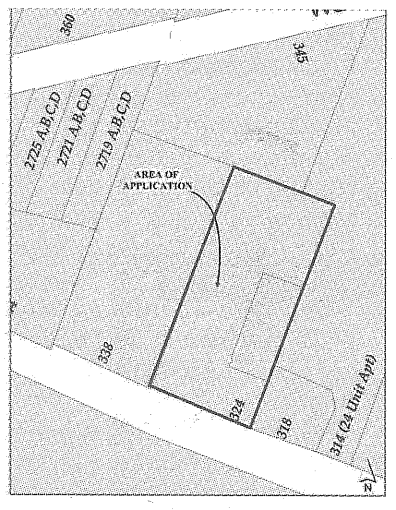
joel.tansey@goldstreamgazette.com

CITY OF COLWOOD
Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Council of the City of Colwood will hold a meeting to afford the public an opportunity to be heard or to present written submissions respecting matters in the following proposed bylaws at a **PUBLIC HEARING** to be held at the **COLWOOD CITY HALL, 3300 WISHART ROAD, COLWOOD, B.C. on TUESDAY, MAY 16th, 2017 at 6:00 P.M.**.

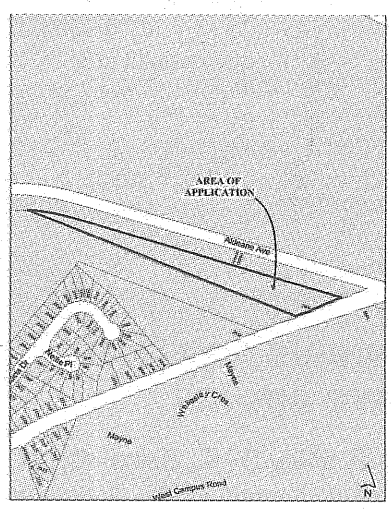
1. Colwood Land Use Bylaw No. 151, 1989, Amend No. 159 (Text Amendment C8A Zone-324 Goldstream Ave), Bylaw No. 1668, 2017.

The general purpose of proposed Bylaw No. 1668 is to amend the Colwood Land Use Bylaw No. 151, 1989 by changing the existing Towncentre Mixed Use A (C8A) Zone. The applicant is requesting the following amendments to the C8A Zone: that 'Attached Housing' to added as a permitted use; that the requirement for commercial space for buildings not fronting Goldstream Avenue be deleted; that the requirement for a contribution to the City's Community Amenity Fund be waived; and that minor administrative changes be permitted to create sub-zone Area "1" and Area "2". This is to facilitate the development of an affordable housing complex with approximately 104 dwelling units on the property described as **Lot 1, District Lot 1, Esquimalt Plan EPP64418 (324 Goldstream Avenue)**, as shown outlined by a solid bold line on the map below:



2. Colwood Land Use Bylaw No. 151, 1989, Amendment No. 158 (RM1 to RM6-2006 Sooke Road), Bylaw No. 1667, 2017.

The general purpose of proposed Bylaw No. 1667 is to amend the Colwood Land Use Bylaw No. 151, 1989 by rezoning the subject property from the Low Density Housing (RM1) Zone to the Medium Density Low Rise (RM6) Zone. This is to facilitate the construction of a four-storey affordable housing apartment complex containing approximately 82 dwelling units. The subject property is legally described as **That Part of Section 1, Esquimalt District, Shown Outlined in Green on Plan 242 RW, Except That Part Thereof Lying to the East of a Straight Boundary Perpendicular to the Southerly Boundary Thereof and Extending from a Point on the Said Southerly Boundary Distant 100 Feet from the Most Easterly Corner Thereof (2006 Sooke Road)**, as shown outlined by a solid bold line on the map below:



A copy of the proposed bylaws and other related materials may be inspected at City Hall, 3300 Wishart Road, Colwood, B.C. between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, except statutory holidays, from Monday, May 8th, 2017 up to and including Tuesday, May 16th, 2017. For further information please contact the Planning Department at 250-294-8153 or planning@colwood.ca .

Iain Bourhill, MCIP, RPP
Director of Planning

Colwood
www.colwood.ca

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1684. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 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.

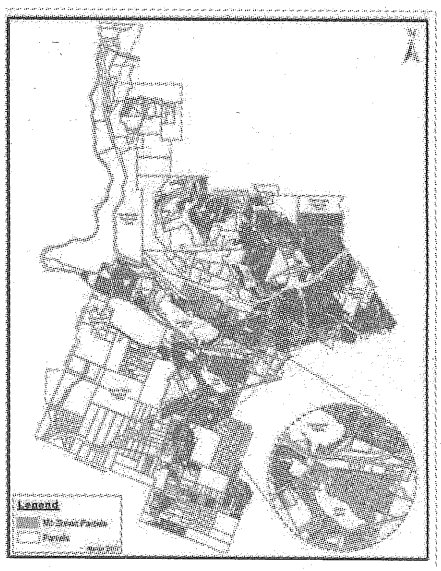
Proposal: **The purpose of Bylaw No. 1684 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the M1 (Light Industrial) Zone to permit the inclusion of Community Care Facilities, to the list of uses allowed in the M1 (Light Industrial) zone.**

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1684 are all properties which have the the M1 Zone designation.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



New equipment campaign launched

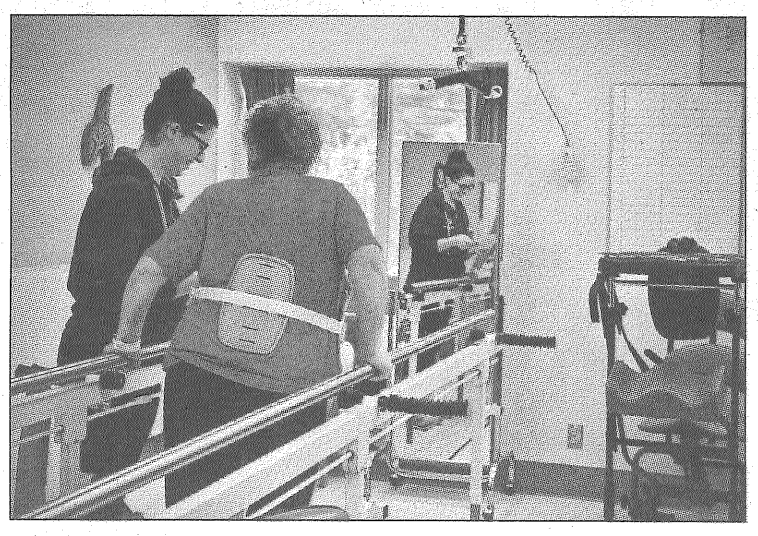
Rick Stiebel
News Gazette staff

The Victoria Hospitals Foundation is looking for funding to provide the best equipment for treating patients dealing with a number of neurological conditions.

The fundraising goal of $405,000 would add 23 pieces of new equipment to the neurology and rehabilitation divisions at Victoria General and Royal Jubilee hospitals to assist people with conditions including stroke, epilepsy, MS, Parkinson's and Alzheimer's disease, said foundation chair Steve McKerrell.

"Every year, the neurology and rehabilitation divisions at both hospitals diagnose and treat thousands of patients affected by life-changing conditions that require sophisticated care," McKerrell said in a media release. "We are asking our community to help ensure our medical teams have the best possible tools to ensure patients can reach their highest level of function."

VGH is the neurological referral centre for all of Vancouver Island. Treating such a wide variety of conditions requires state of the art equipment, noted Dr. Kristen Attwell-Pope, head of neurology for Island Health.



Rehabilitation patient Judy Burch works her way along the parallel bars with the help of rehab assistant Nicole Pattison. The Victoria Hospitals Foundation recently launched its latest fundraising campaign, centred around neurology and rehabilitation. PHOTO BY LAUREN NOEL

Former patient Paul Thompson can attest to that following his treatment for a stroke. "Knowing our local hospital is well equipped to provide emergency care to people like me is very reassuring," he said. "With timely treatment using the best tools, a complete recovery is possible. I am incredibly grateful for the care I received during and after my stroke."

New equipment on the wish list includes two new swallow and voice imaging systems, used by speech pathologists to assess patients suffering from functional voice disorders, at a cost of $77,300 per unit. There's also an electrocardiogram software upgrade that quickly diagnoses the source and severity of a stroke, listed at $75,000, and a radio frequency ablations machine used by specialists to reduce back and neck pain, for $50,000.

You can donate online at victoriahf.ca/redefiningpossible, by calling 250-519-1750 or by mail to the Wilson Block, 1952 Bay St., Victoria V8R 1J8.

LETTERS

Fletcher was out of line on Horgan

Re: 'Hulk Horgan' hides health hole (B.C. Views, April 26)

It is expected and acceptable that print journalists should have personal biases and their columns will sometimes be slanted in those directions. What is not acceptable, however, is that they should launch personal attacks on people in public office.

Tom Fletcher's remarks comparing the leader of the opposition to Bill O'Reilly, the former Fox News talk show host who was fired for his sexual harassment of female co-workers and his rude treatment of his talk show guests, was beyond a bridge too far.

When he is suggesting that "particularly women voters" should decide if John Horgan is premier material is an insidious way of inferring that he is disrespectful to women because he attempted to correct Christy Clark's assertions in a radio debate. As a female this is an insult not only to my intelligence but also to Clark's.

He said his column is not about Horgan's personality, while obviously what followed was meant to be viewed in that negative light.

Shirley Stirrett
Langford

Plastic bags aren't the problem

Re: Take plastic bags out of the picture (*Gazette*, April 19)

Oh, here we go again.

Just as stupid, irresponsible people are the root cause of traffic mayhem on the Malahat, the same kinds of humans are behind all that harm being done by plastic bags.

Never mind that testing years ago showed multi-use plastic bags – the ones now favoured by many shoppers as a replacement for single-use bags – are almost certainly more contaminated with microbial nasties than the single-use bags, go ahead and ban single-use bags.

Just like the Malahat "solution" of making it wider and then discovering that speeding dolts are now driving even faster. Never mind that a single decomposable bag in a mixture of soft plastic bags heading for recycling will ruin the entire batch, go ahead and advocate for decomposable bags.

If we're going to ban bags, let's also ban cars. The problem is humans who don't give a damn. How about we tackle that problem and see how many other problems diminish or vanish.

Bob MacKenzie
Langford

Write to us

The *Goldstream News Gazette* welcomes your opinions and comments. Please enclose your phone number for verification of your letter's authenticity and your municipality of residence. Send us an email to editor@goldstreamgazette.com. Comments can also be made on our Facebook and Twitter pages.

City of Langford
www.cityoflangford.ca

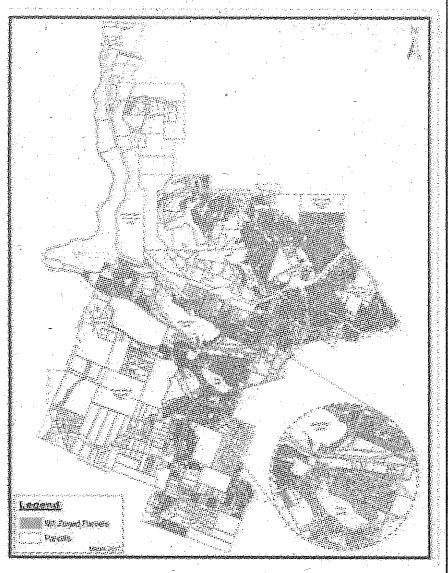
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1684. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 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. 1684 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the M1 (Light Industrial) Zone to permit the inclusion of Community Care Facilities, to the list of uses allowed in the M1 (Light Industrial) zone.**

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1684 are all properties which have the the M1 Zone designation.**



COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

CITY OF COLWOOD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Colwood will hold a meeting to afford the public an opportunity to be heard or to present written submissions respecting matters in the following proposed bylaw at a **PUBLIC HEARING** to be held at the **COLWOOD CITY HALL, 3300 WISHART ROAD, COLWOOD, B.C. on TUESDAY, MAY 23, 2017 at 6:00 P.M..**

1. Colwood Land Use Bylaw No. 151, 1989, Amendment No. 160 (Secondary Suites and Accessory Dwelling Units), Bylaw No. 1678, 2017.

The general purpose of proposed Bylaw No. 1678 is to amend the Colwood Land Use Bylaw No. 151, 1989 by deleting section 2.4.02(7) and all of section 2.4.06. These changes would delete the requirements in the City of Colwood's Land Use Bylaw pertaining to smoke alarm systems in secondary suites and accessory dwelling units (s. 2.4.02(7). The proposed bylaw only amends the City's Land Use Bylaw. It does not affect British Columbia Building Code requirements for smoke alarm systems, or any other Code requirements. The proposed Land Use Bylaw amendments would also delete the provisions concerning the application of permits for secondary suites and accessory dwelling unit in the Land Use Bylaw (s 2.4.06). "Secondary suite" and "Accessory dwelling unit" will still be listed as permitted land uses in all zones that currently list them as such.

A copy of the proposed bylaw and other related materials may be inspected at City Hall, 3300 Wishart Road, Colwood, B.C. between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, except statutory holidays, from Monday, May 15, 2017 up to and including Tuesday, May 23, 2017. For further information please go to the City's website http://www.colwood.ca/SecondarySuites or contact the Planning Department at 250-478-5999 or planning@colwood.ca .

Iain Bourhill, MCIP, RPP
Director of Planning

www.colwood.ca Colwood

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 m^2 (5,920.2 ft^2) 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

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)

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**March 27, 2017**
Department:	**Planning**
Application No.:	**Z17-0008**
Subject:	**Omnibus Amendment to Zoning Bylaw No. 300 to Allow Community Care Facilities in the M1 (Light Industrial) Zone.**

PURPOSE

The purpose for this amendment is to permit the inclusion of Community Care Facilities, to the list of uses allowed in the M1 (Light Industrial) zone of Zoning Bylaw 300.

COMMENTS

Currently the M1 Zone restricts the uses allowed in the zone to those which serve an industrial purpose. Uses such as light manufacturing, unenclosed storage areas, car repair and retail uses as well as commercial composting and recycling facilities are permissible uses in the zone.

As a light industrial zone, the uses permitted are those that would not be offensive to surrounding communities. Uses that produce noxious odours, dust, smoke, or noise are not allowed in the zone given its proximity to non-industrial zones and uses.

Community Care Facilities are defined in the Zoning Bylaw as a facility licensed pursuant to the *Community Care and Assisted Living Act* and may include assisted living and supported care, home occupation day care, group day care and preschool. These uses typically require a large amount of space due to the nature of the service they provide.

Currently the majority of M1 zoned parcels in Langford are found on the south side of Dunford Avenue, between Leigh Road and the E and N railroad. These parcels act as transitionary industrial land between heavier industrial uses to the south and low density residential uses to the north. Community care facilities in this zone would benefit from the proximity to residential communities and services found there and also to the larger spaces afforded by industrially zoned buildings.

All parcels currently zoned M1 (light industrial) are designated as “Neighbourhood” within Langford’s Official Community Plan, therefore an amendment to the current OCP would not be required to permit community care facilities in this zone.

If Council was supportive of this use being added to the M1 zone, they may wish to explore placing conditions on the use to ensure the respective needs of the industrial zone and the patrons of the care facility are met.

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

OR Option 2

2. Direct staff to prepare a bylaw to amend the Zoning Bylaw No. 300 to add “community care facility” to the list of permitted uses within the M1 (Light Industrial) zone

---

OR Option 3

3. Reject this application to add “community care facilities” to the M1 (Light Industrial) zone

---

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Bob Beckett, Fire Chief
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer

:lhm

Appendix A


N
District of Highlands
Thetis Lake Regional Park
Goldstream Provincial Park
Mill Hill Regional Park
Humpback Reservoir
Langford Lake
Glen Lake
Mount Wells Regional Park
District of Metchosin
City of Colwood
Legend
M1 Zoned Parcels
Parcels
March, 2017

PUBLIC HEARING
Monday, 15 May 2017

Bylaw No. 1691
File No. Z17-0001

A Bylaw to amend the text of the CD10 (Comprehensive Development 10 – Boulder Ridge) Zone to nullify the requirement to provide 4 rental houses in a 25-year housing agreement

CITY OF LANGFORD
BYLAW NO. 1691

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 subsection 6.99.04(c);

This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

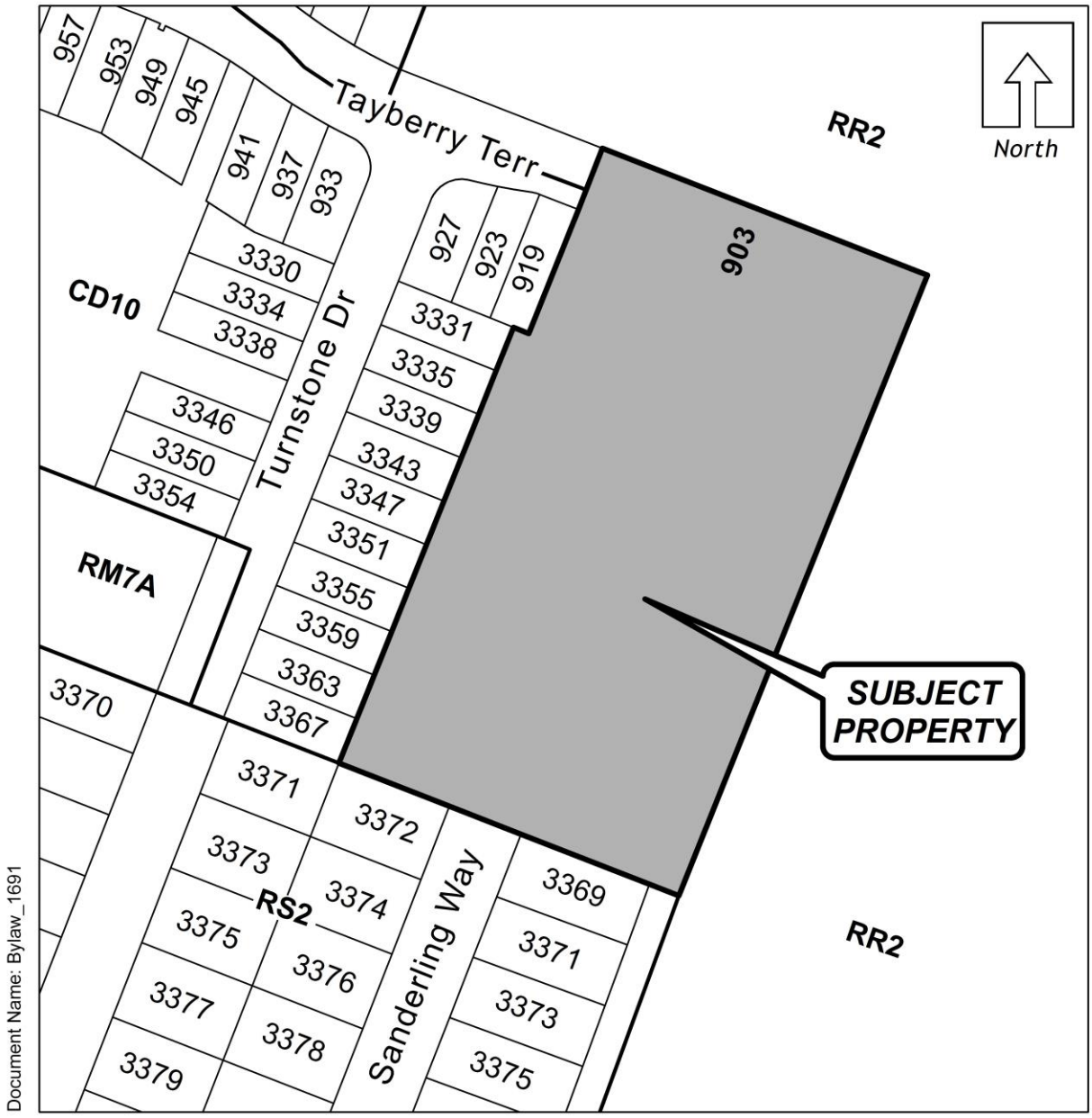
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1691

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1691

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/5/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

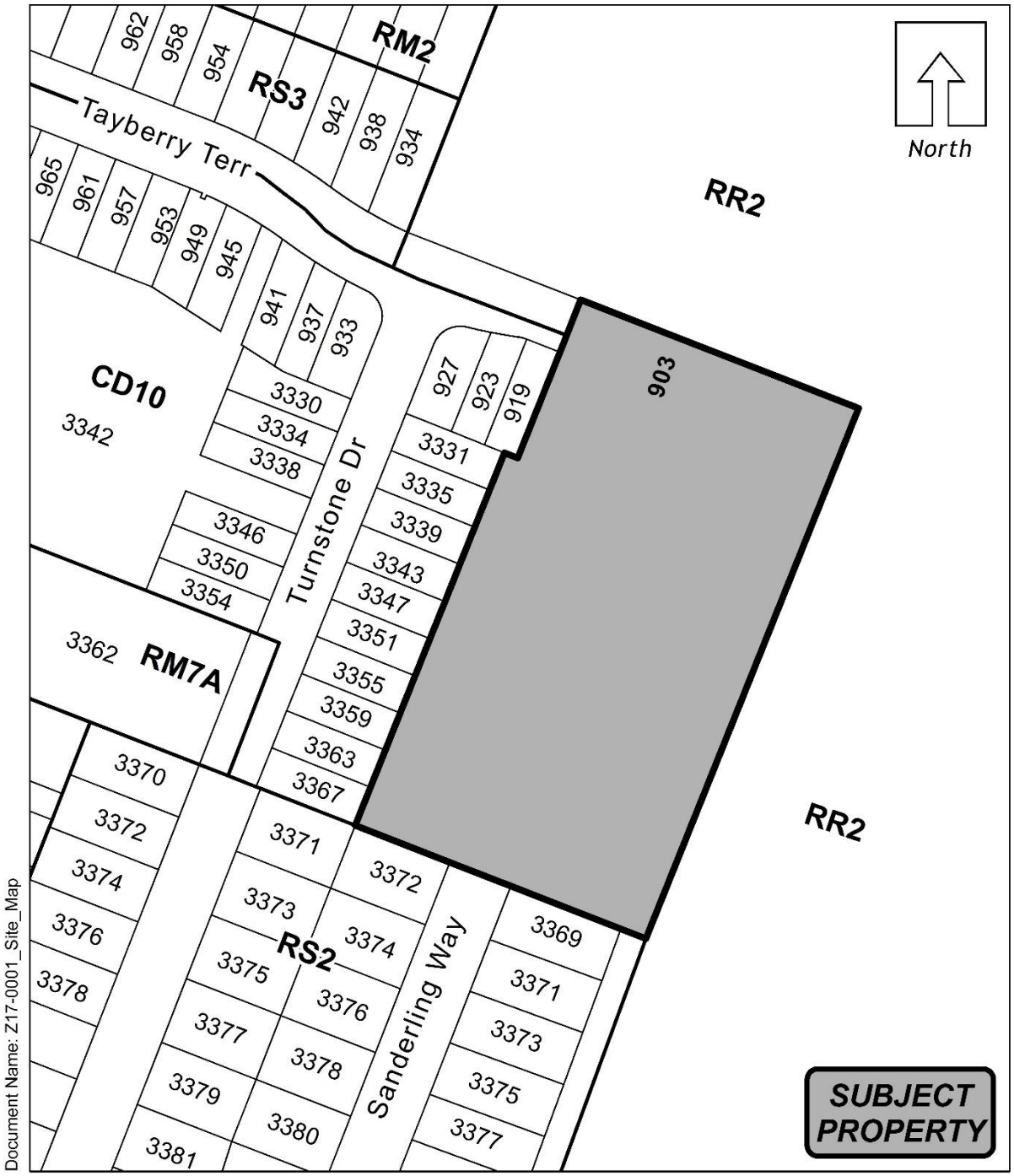
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1691. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 15 May 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	903 Tayberry Terr	
File	Z17-0001	Bylaw Number: 1691
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: CD10 (Comprehensive Development 10 – Boulder Ridge)	Proposed: Text Amendment to CD10 (Comprehensive Development 10 – Boulder Ridge)
Proposal	To nullify the requirement to provide 4 rental houses in a 25-year housing agreement.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

REZONING BYLAW AMENDMENT
(Z17-0001)
903 Tayberry Terr



Document Name: Z17-0001_Site_Map

Scale: N.T.S.

Last Revised: 1/20/2017

Upcoming Events

New Bella Menu

Our New Restaurant Chef Mahesh Bhambure and Executive Chef Mark Wadsworth have been busy in the kitchen planning our summer menu and now we're launching it! Come and try our new Bella Menu.

For more information or to RSVP, please call 250.391.7171

Sunday Night Roast

Our culinary team is serving up an amazing menu of roasted dishes just like mom used to make every Sunday night from 5:30 pm - 9:00 pm!

For more information or to RSVP, please call 250.391.7171

Friday Night Flights

From 6 - 7pm, join us for an intimate gathering as our Sommelier guides you through different wines from a different region of the world each week.

$40 per person. To RSVP, please call 250.391.7171

Mother's Day - May 14

Mother's Day is right around the corner. Have you made plans yet?
We have two culinary experiences to treat mom to!
Choose from a delicious brunch or a tantalizing dinner buffet.

Call 250.391.7171 for more info.



BEAR MOUNTAIN RESORT COMMUNITY | THE WESTIN BEAR MOUNTAIN GOLF RESORT & SPA VICTORIA

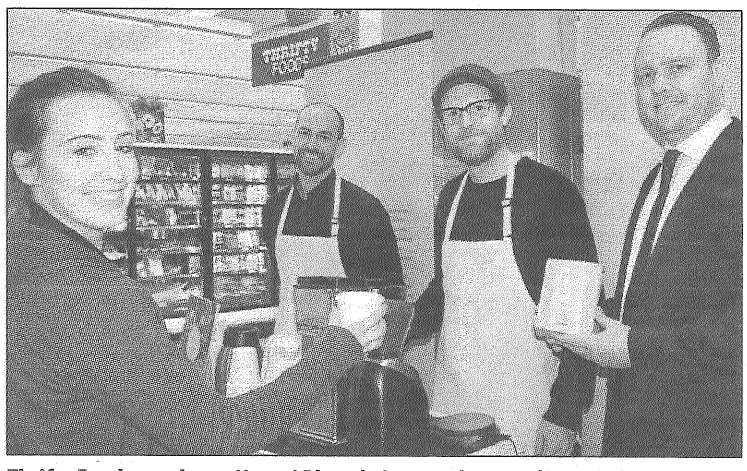
WWW.BEARMOUNTAIN.CA

Host of the 2017 Pacific Links Championship September 11-17, 2017 | Home of Golf Canada's National Development Centre | Official High-Performance Training Centre of the Canadian National Mountain Bike Team

New company aims to restore hope

Thrifty Foods first retailer to jump on board

Rick Stiebel
News Gazette staff



Thrifty Foods employee Naomi Plourde is served a cup of Mustard Seed Coffee Co. brew by Allan Lingwood, Mustard Seed director of development, brew master Cody Smith and Corey Scott, director of category management and merchandise for Thrifty Foods on Monday at the Admirlas Walk location.
RICK STIEBEL/NEWS GAZETTE STAFF

A new kind of coffee company aims to restore hope, build skills and raise money for the Mustard Seed's Hope Farm Healing Centre.

Representatives of the Mustard Seed Street Church joined staff at Thrifty Foods at Admiral's Walk on Monday in toasting the Mustard Seed Coffee Company. Thrifty Foods is the first retail partner involved in the launch of the new coffee. Proceeds will help individuals actively focus on improving their lives by instilling the confidence, resources and skills to succeed, said Allan Lingwood, director of development for the Mustard Seed Street Church.

Those involved in the program will produce Mustard Seed Coffee Company's products that they have farmed and crafted at the Hope Farm Healing Centre. Proceeds will help promote and fund the farm, the Mustard Seed's recovery program in the Cowichan Valley. Bruce Curtiss, executive director for the Mustard Seed Street Church, said the program will help foster the organization's mandate to help recovering addicts regain their hope and dignity.

"There's been a certain way that's become the norm for helping recovering addicts," Curtiss said. "We're going to change that one bag of coffee at a time."

Corey Scott, director of category and merchandising for Thrifty Foods, said the new program is a continuation of Thrifty Foods' partnership with the Mustard Seed. "We've been working with them for 40 years since we first opened our doors," Scott noted. "We are pleased to get behind such a good cause as the Hope Farm Healing Centre."

The new coffee is through a partnership with Oughtred Coffee and Tea, which has been supplying Thrifty Foods for 20 years. "It's a great whole bean coffee and a natural fit for what we do to assist the Mustard Seed," Scott added.

The Hope Farm healing Centre facilitates physical, mental and spiritual recovery and restoration through a six-month residential program.

editor@goldstreamgazette.com

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LANGFORD
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Westshore Town Centre
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778-430-5410

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

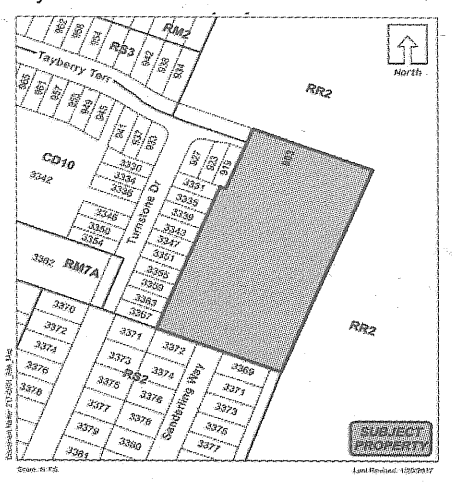
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1691. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 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. 1691 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD10 (Comprehensive Development 10 – Boulder Ridge) Zone for the land that is the subject of Bylaw No. 1691 to nullify the requirement to provide 4 rental houses in a 25-year housing agreement.**

Applicant: **Paul King, Boulder Ridge Developments**

Location: **The land that is the subject of Bylaw No. 1691 is 903 Tayberry Terr as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Jim Bowden
Administrator

Helping families

Continued from A1

When Konnor came out of surgery the team at B.C. Children's had a little doll waiting for him, complete with matching eye patch. He was back in Vancouver last week, getting fitted with his new prosthetic eye just in time for Jeans Day.

Jeans Day, a fundraiser for the B.C. Children's Hospital Foundation, takes place Thursday (May 4). The goal is to raise more than $1.2 million for the Vancouver-based hospital that treats children from across the province. Jeans Day buttons can be purchased for $5 and lapel pins for $20 at a number of retailers including London Drugs, Thrifty Foods, Country Grocer and Save on Foods. For more information or to donate online, go to jeansday.ca.

katie@goldstreamgazette.com



MAKE ME AN OFFER

Langford firefighter Colin Pilkey takes bids during the department's semi-annual bike auction on Saturday afternoon at station two on Happy Valley Road. The event acts as a fundraiser for the fire department's community programs. *JOEL TANSEY/NEWS GAZETTE STAFF*

Budding politician learning

Continued from A1

In general, people want more freedom, less regulation and the opportunity to make their own choices."

He is passionate about equality as well. "Look at how First Nations communities don't have proper water, something we take for granted," he said. "It should be a basic right for everyone."

It's been an easy transition since moving to the West Shore at age 14, Eckermann added. "Everyone has made me and our family feel welcome. The students and teachers at Belmont have treated me nicely. The principal, Ray Miller, and my career teacher, Nadine Nicholson, have been a huge help in making me believe I can reach my goals."

Eckermann doesn't have any political preferences at this time. "I'm trying to decide which one best suits my beliefs," he said. "Langford is my home and I want to represent the people who live here."

He looks forward to attending the B.C. Regional Youth Parliament this month in the Kootenays.

"It's a great way for young people to get engaged and get a look at what the life of a politician might be like."

He's also focused on working at the youth parliament's Camp Phoenix this summer, which provides opportunities to attend camp for kids eight to 12 who couldn't otherwise afford to attend.

"It's very rewarding to feel like you can make a difference for someone who doesn't have the same opportunities as me."

reporter@goldstreamgazette.com

RRU, Songhees to work together

Continued from A1

Cahoon says Songhees and Royal Roads University will co-operate on gathering and sharing information about the history, boundaries, ecology and other attributes and challenges of the entire Royal Roads property. The parties will also work together to define the boundaries of the campus lands needed for the university's continued and successful operation and they will explore options for the campus lands' legal structure, such as fee simple ownership.

The disposition process involving DND and First Nations groups is ongoing.

In January, Songhees lawyer Robert Janes told the *Gazette* that he expects they will be "deep into the treaty process" within a year.

joel.tansey@goldstreamgazette.com

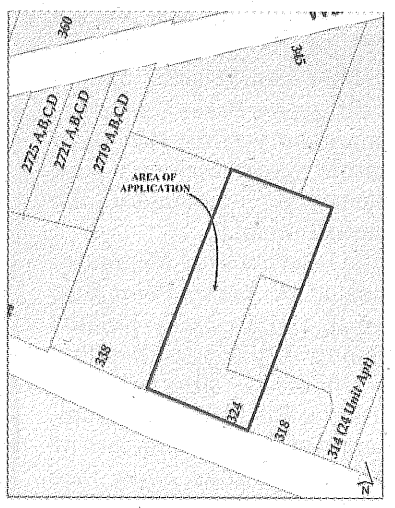
CITY OF COLWOOD

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Council of the City of Colwood will hold a meeting to afford the public an opportunity to be heard or to present written submissions respecting matters in the following proposed bylaws at a **PUBLIC HEARING** to be held at the **COLWOOD CITY HALL, 3300 WISHART ROAD, COLWOOD, B.C. on TUESDAY, MAY 16th, 2017 at 6:00 P.M.**.

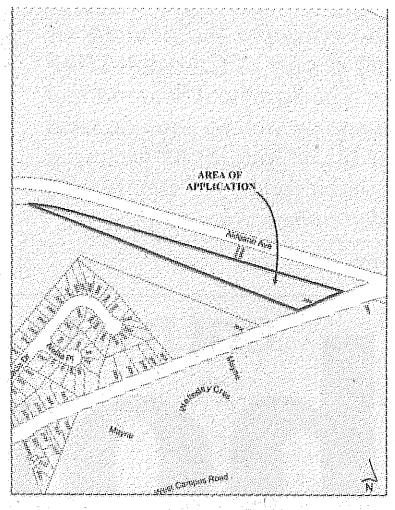
1. Colwood Land Use Bylaw No. 151, 1989, Amend No. 159 (Text Amendment C8A Zone-324 Goldstream Ave), Bylaw No. 1668, 2017.

The general purpose of proposed Bylaw No. 1668 is to amend the Colwood Land Use Bylaw No. 151, 1989 by changing the existing Towncentre Mixed Use A (C8A) Zone. The applicant is requesting the following amendments to the C8A Zone: that 'Attached Housing' to added as a permitted use; that the requirement for commercial space for buildings not fronting Goldstream Avenue be deleted; that the requirement for a contribution to the City's Community Amenity Fund be waived; and that minor administrative changes be permitted to create sub-zone Area "1" and Area "2". This is to facilitate the development of an affordable housing complex with approximately 104 dwelling units on the property described as **Lot 1, District Lot 1, Esquimalt Plan EPP64418 (324 Goldstream Avenue)**, as shown outlined by a solid bold line on the map below:



2. Colwood Land Use Bylaw No. 151, 1989, Amendment No. 158 (RM1 to RM6-2006 Sooke Road), Bylaw No. 1667, 2017.

The general purpose of proposed Bylaw No. 1667 is to amend the Colwood Land Use Bylaw No. 151, 1989 by rezoning the subject property from the Low Density Housing (RM1) Zone to the Medium Density Low Rise (RM6) Zone. This is to facilitate the construction of a four-storey affordable housing apartment complex containing approximately 82 dwelling units. The subject property is legally described as **That Part of Section 1, Esquimalt District, Shown Outlined in Green on Plan 242 RW, Except That Part Thereof Lying to the East of a Straight Boundary Perpendicular to the Southerly Boundary Thereof and Extending from a Point on the Said Southerly Boundary Distant 100 Feet from the Most Easterly Corner Thereof (2006 Sooke Road)**, as shown outlined by a solid bold line on the map below:



A copy of the proposed bylaws and other related materials may be inspected at City Hall, 3300 Wishart Road, Colwood, B.C. between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, except statutory holidays, from Monday, May 8th, 2017 up to and including Tuesday, May 16th, 2017. For further information please contact the Planning Department at 250-294-8153 or planning@colwood.ca .

Iain Bourhill, MCIP, RPP
Director of Planning

Colwood

www.colwood.ca

City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1691. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 15 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.

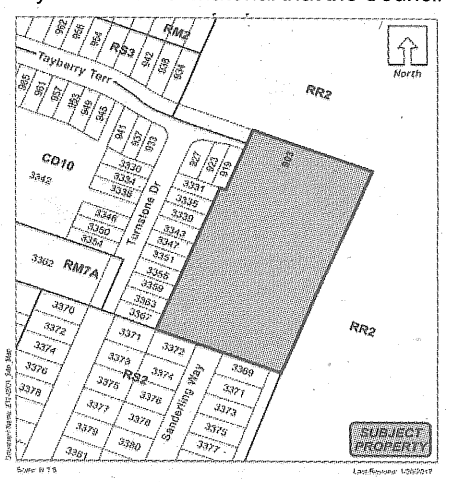
Proposal: **The purpose of Bylaw No. 1691 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CD10 (Comprehensive Development 10 – Boulder Ridge) Zone for the land that is the subject of Bylaw No. 1691 to nullify the requirement to provide 4 rental houses in a 25-year housing agreement.**

Applicant: **Paul King, Boulder Ridge Developments**

Location: **The land that is the subject of Bylaw No. 1691 is 903 Tayberry Terr as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 1 May 2017 to Monday, 15 May 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator



d) 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.
- Staff Report (Planning DVP16-0021)

MOVED BY: N. Stewart
SECONDED: M. Hall

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

1. Direct staff to proceed with consideration of the following variances for 1189 Goldstream Avenue:

    a) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to nil for the front lot line;
    b) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to 4.4 m for the rear lot line;
    c) That Section 6.20.06(2)(b) of Zoning Bylaw No. 300 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) of Zoning Bylaw No. 300 be varied from 1.5 m to 0.5 m for the western interior side lot line;
    e) That Section 3.18.01 of the Zoning Bylaw No. 300 be varied to increase the allowable projection of a deck from 1 m to 2.9 m for the third floor deck only;

Subject to the following terms and conditions:

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

At this point in the meeting, Member D. Horner excused himself, and did not return to the meeting

e) Application to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to nullify the requirement to provide 4 rental houses in a 25 year housing agreement.
- Staff Report (Planning Z17-0001)

MOVED BY: N. Stewart
SECONDED: A. Creuzot

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

1. Direct staff to prepare a bylaw to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to no longer require the applicant to provide 4 one-family dwellings as rental houses.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:30 p.m.

_____ _____

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

That Council direct staff to proceed with consideration of the following variances for 1189 Goldstream Avenue:

a) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to nil for the front lot line;

b) That Section 6.20.06(2)(a) of Zoning Bylaw No. 300 be varied from 6 m to 4.4 m for the rear lot line;
c) That Section 6.20.06(2)(b) of Zoning Bylaw No. 300 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) of Zoning Bylaw No. 300 be varied from 1.5 m to 0.5 m for the western interior side lot line;
e) That Section 3.18.01 of the Zoning Bylaw No. 300 be varied to increase the allowable projection of a deck from 1 m to 2.9 m for the third floor deck only;

Subject to the following terms and conditions:

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

5. Application to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to nullify the requirement to provide 4 rental houses in a 25 year housing agreement

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to no longer require the applicant to provide 4 one-family dwellings as rental houses.

CARRIED.

b) Protective Services – March 28, 2017

1. Police Services 2017-2021 Five-Year Financial Plan

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council approve in principle the Police Services Five Year Financial Plan for 2017-2021 as presented in the staff report dated March 28, 2017 and refer it to the Treasurer for inclusion in the budget.

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.

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Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date:	**March 27, 2017**
Department:	**Planning**
Application No.:	**Z17-0001**
Subject:	**Application to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to nullify the requirement to provide 4 rental houses in a 25 year housing agreement**

PURPOSE

Paul King of Boulder Ridge Developments has applied to amend the CD10 (Boulder Ridge – Comprehensive Development) zone to nullify a requirement negotiated under a previous amenity policy which requires the applicant to construct 4 one-family dwellings and enter into a 25 year contract with the City of Langford to maintain these homes as rental houses at market rate.

BACKGROUND

Previous Applications

- **Z-96-10 –** The previous owners of the property at 3349 Happy Valley Road applied in 1996 to rezone to R1 in order to permit residential development. This application was subsequently withdrawn by the applicant.

  OCP-07-02 and Z-06-36 - Application to amend the Official Community Plan designation of the properties at 3349, 3355 and 3361 Happy Valley Road from "Suburban Residential" to "Comprehensive Development" and to rezone the properties at 3349, 3355 and 3361 Happy Valley Road from AG1 (Agriculture 1) to a new comprehensive development zone to allow for the development of a new residential neighbourhood with 2 apartment buildings, a mixed-use residential/commercial building, 94 fee simple attached dwelling units, the renovation of an existing one-family dwelling, and a group daycare facility.

- **Z-10-06** – Rezoning application to permit single family dwellings in Areas 2, 3 and 5 (See Figure 1) of the CD10 Zone, and to revise the density bonusing amenity structure to accept cash-in-lieu of the 'pocket parks' within the CD10 Zone. This still retained the 0.5 acre open space/green space as private property that resides in the middle of the project.

- **DP-10-31** – To permit the alteration of land within the Potential Habitat and Biodiversity, Steep Slopes, and Interface Fire Hazard Development Permit Areas (for the whole site) and to permit

the construction of 21 Intensive Residential units along Tayberry Terrace and Vision Way which is located in Area 3 as shown on Figure 1.

- **Z12-0001 –** Multiple Changes to the CD10 Zone including, additional commercial uses for Area 1 (3348 Vision Way); Area 2 to be permitted to develop one-family dwellings; increase the height of one-family dwellings in Areas 3 and 5.

- **DVP13-0012 –** To permit reductions in setbacks as follows: Rear lot line reduced from 5m to 3m, exterior side yard reduced from 4.3m to 3m, and to reduce the interior side lot line from 1.5m to 1.2.

- **Z15-0016** - Application to amend the CD10 Zone (Comprehensive Development - Boulder Ridge) for the properties at 3348 Vision Way, 3342 Turnstone Drive and 903 Tayberry Terrace to revise the amenity contributions and to permit one-family dwellings at 3348 Vision Way.

Table 1: Site Data

Applicant	Paul King	
Owner	Boulder Ridge Developments Ltd.	
Civic Address	903 Tayberry	
Legal Description	LOT 24 SECTION 86 METCHOSIN DISTRICT PLAN EPP14196, 028-726-260 for 903 Tayberry Terrace	
Size of Property	903 Tayberry = 2 acres	
DP Areas	Potential Habitat and Biodiversity, Steep Slopes and Interface Fire Hazard and Intensive Residential (these matters have been addressed in previous Development Permits).	
Zoning	Existing: CD10 zone (Comprehensive Development - Boulder Ridge)	Proposed: CD10 zone (Comprehensive Development - Boulder Ridge)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject property is about 2 acres in total and is situated on the east side of Happy Valley Road, immediately south of Tayberry Terrace. Most of the original subdivision and the surrounding area has been built over the last few years and consists of primarily one-family dwellings with some townhouses built on Vision Way.

COMMENTS

In the last rezoning (Z15-0016), the applicant amended the CD10 zone to change the amenity structure from a lump sum payment requirement to Council's current amenity policy which requires a cost per dwelling unit. This was completed to ensure the applicant was not getting overcharged as they are not building out the maximum density that was permitted when the CD10 zone was created. Notwithstanding, it is still a requirement of the CD10 zone (and under the previous amenity policy) that the applicant construct 4 one-family dwellings and enter into a 25 year contract with the City of Langford to maintain these as rental houses at market rate. The applicant is now requesting that this requirement be nullified as Council's current amenity policy does not require this for any developments in Langford and the applicant has and will continue to pay the required cost per unit towards the Affordable Housing Reserve Fund.

FINANCIAL IMPLICATIONS

If Council supports the applicant's proposal, it will not result in any financial loss to the City nor will it represent an increased cost burden to the City.

OPTIONS

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

1. Direct staff to prepare a bylaw to amend the CD10 (Boulder Ridge – Comprehensive Development) zone for 903 Tayberry Terrace to no longer require the applicant to provide 4 one-family dwellings as rental houses.

OR

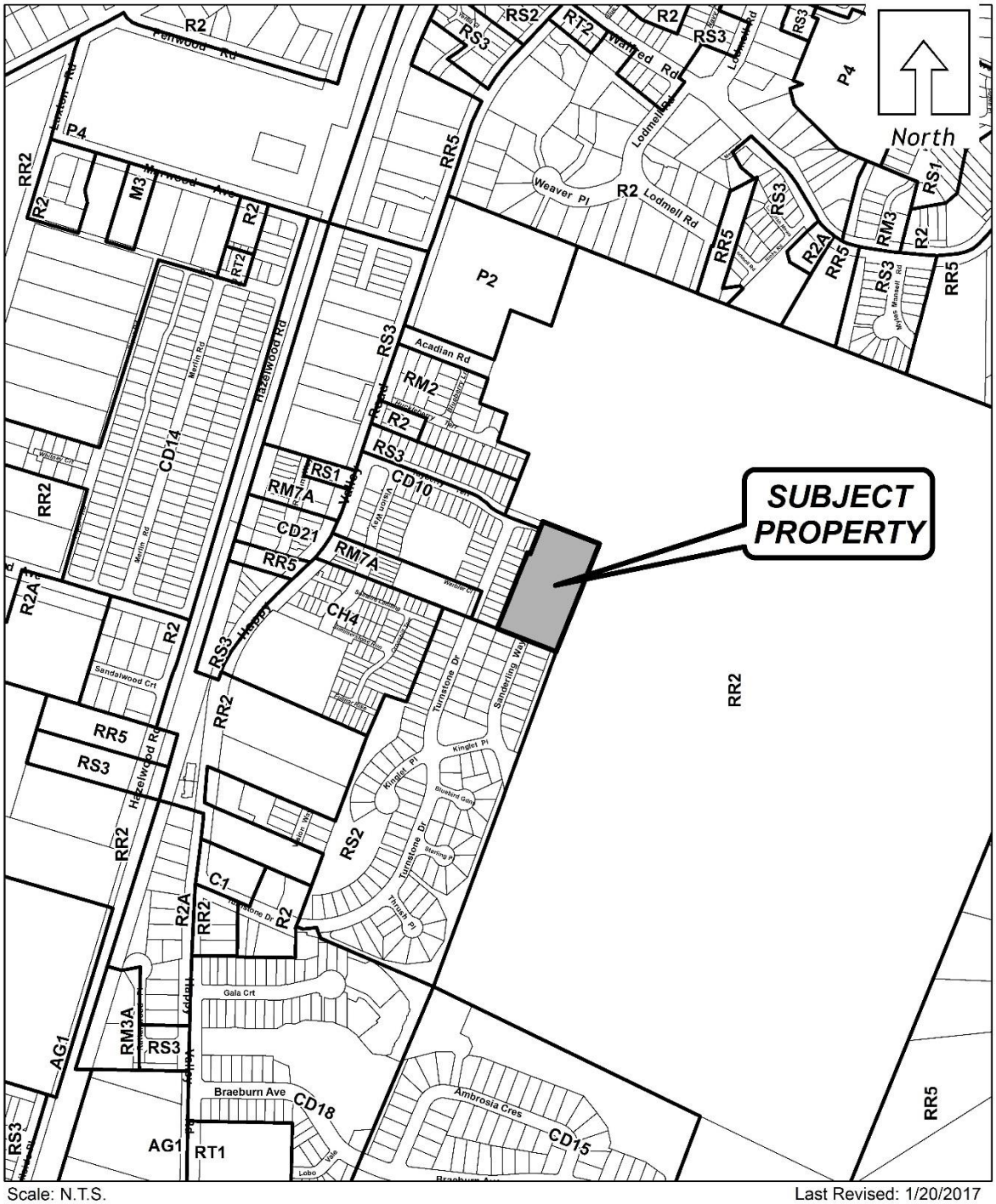
2. Reject the application to amend the CD10 (Boulder Ridge – Comprehensive Development) zone.

Respectfully submitted,

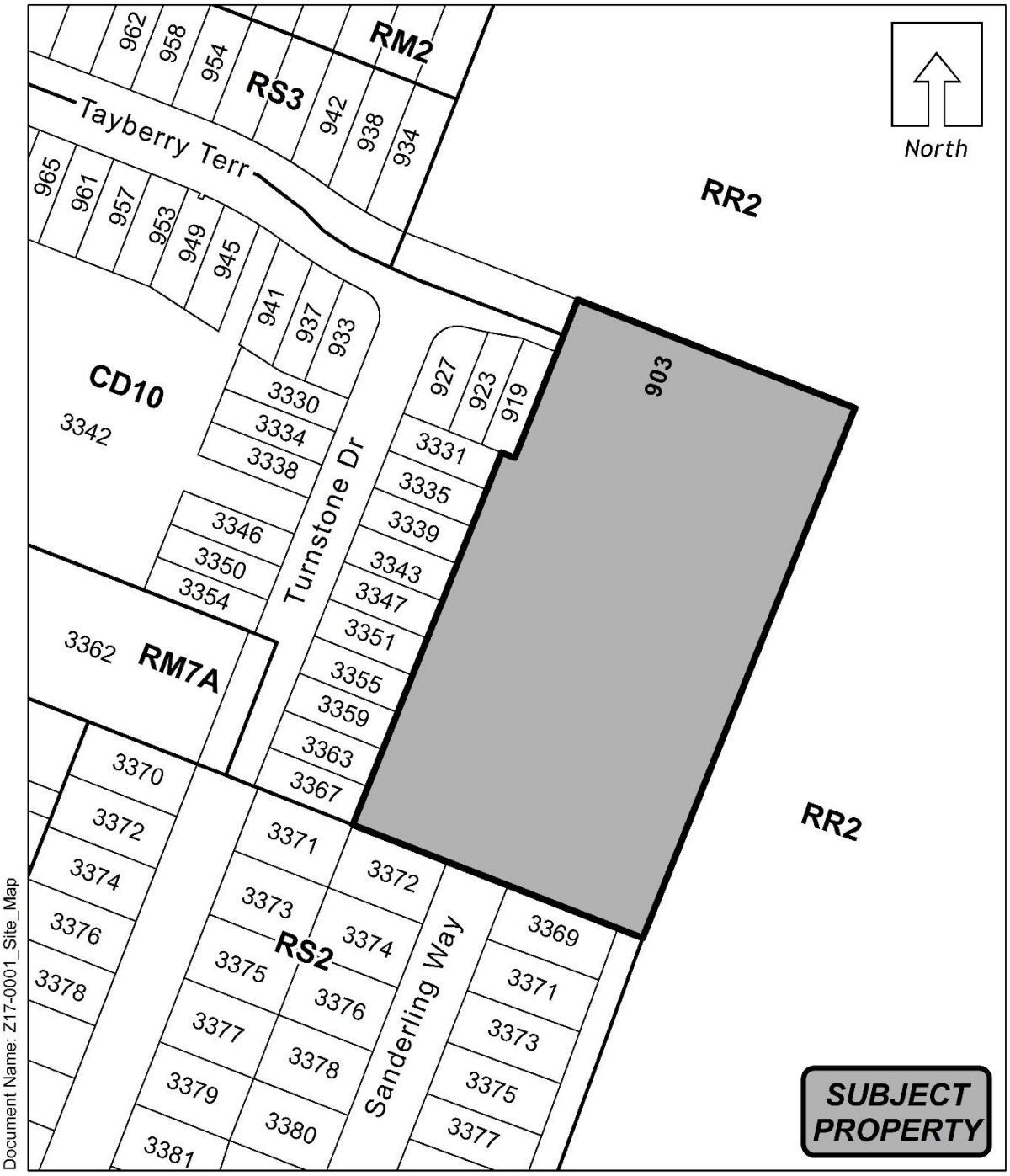
Submitted by:	Grant Liebscher, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, Deputy Director of Planning / Approving Officer
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

:gl

REZONING BYLAW AMENDMENT
(Z17-0001)
903 Tayberry Terr



REZONING BYLAW AMENDMENT
(Z17-0001)
903 Tayberry Terr



Document Name: Z17-0001_Site_Map

Scale: N.T.S.

Last Revised: 1/20/2017

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, May 1st, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Incoming Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins, Manager of Parks and Recreation, M. Leskiw and Executive Assistant, Allison Boyd.

ABSENT

Staff: Chief Administrative Officer, J. Bowden

1. CALL TO ORDER

The Chair called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the Centre Mountain report added as item 7d.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NOs 1674 & 1675
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017" and "Langford Zoning Bylaw, Amendment No. 471 (Centre Mountain Properties), 2017"

The Mayor opened the Public Hearing for Bylaw No. 1674 and 1675 at 5:33 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 Seamus Brennan of Keycorp Consulting Ltd. has applied on behalf of Oakcrest Park Estates Ltd., Raymond Mew, Gilbert Chew, Wai Yuen, Ronald Kenneth Westwood, Mew Properties, 429176 BC Ltd., Roberta Hilda Young and Ridley Bros Development Co. Ltd. to amend the Official Community Plan designation of the commonly referred 'Centre Mountain Properties' to Business or Light Industrial and Hillside or Shoreline and to amend the zoning of the commonly referred 'Centre Mountain Properties' to the BP8 (Business Park 8), RR4 (Rural Residential 4) and CH5 (Cluster Housing 5)Zones.

This is being proposed to permit the rezoning of these lands for Business Park and residential uses and to bring lands formerly within the District of Metchosin under City of Langford zoning.

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

The City is also proposing to amend the City of Langford Official Community Plan to include those lands recently added to the City of Langford from the District of Metchosin and to update various maps within the OCP accordingly. The rezoning proposal is consistent with the Official Community Plan Business or Light Industrial and Hillside or Shoreline designation.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations.

A Metchosin Resident approached Council with concern regarding traffic access off of Happy Valley Road.

Mayor Young asked staff to consider traffic issues.

A citizen residing at 3031 Sooke Road addressed Council in regards to the neighbouring business park and would like to see a green space retained.

A citizen residing on Summer Breeze Lane addressed Council requesting a buffer between his property and the new area, and asked for a road access to be through the industrial park instead of off of Happy Valley Road.

Matthew Baldwin stated there is a covenant requiring a steep buffer and it is already separated by a Municipal Park.

The Mayor officially declared the Public Hearing for Bylaw No. 1674 and 1675 closed at 5:47 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – April 18th, 2017

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on April 18th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

a) Parks, Recreation, Culture and Beautification Committee – April 27, 2017

1. West Shore Arts Council – Lantern Walk

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

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. Vimy Foundation Initiative – Vimy Oaks

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the placement of a Vimy Oak Tree in Veterans Memorial Park.

CARRIED.

7. REPORTS

a) Approval of Contract for Turf Replacement

- **Staff Report (Parks Department)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council Award the contract for Westhills Stadium turf replacement to Field Turf for the sum of $745, 235.90 (GST included).

CARRIED.

b) Relatives on Committee of Council

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve POL-0157-ADMIN that Family Members on Committees of Council Policy with 'relative' being defined as an immediate family member.

CARRIED.

c) 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.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council: 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;

d) Centre Mountain – Request for a Variance Bylaw No. 1000 to allow for Existing Residential Dwellings from Lands to be Rezoned Business Park/Industrial.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare notices to vary Subdivision and Development Servicing Bylaw No. 1000 with respect to subdivision without frontage improvements or connection to the municipal sewer system for properties in the proposed new BP8 (Business Park 8) – Centre Mountain Zone;

CARRIED.

8. CORRESPONDENCE

a) Capital Regional District
Re: Bylaw No. 4166, Traffic Safety Commission Establishment Bylaw No. 1, 1990, Amendment Bylaw No. 4, 2017 (for the Constable Sarah Beckett Memorial Scholarship)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give consent to the adoption of CRD Bylaw No. 4166, Traffic Safety Commission Establishment Bylaw No. 1, 1990, Amendment Bylaw No. 4, 2017 (for the Constable Sarah Beckett Memorial Scholarship).

CARRIED.

9. BYLAWS

a) BYLAW NO. 1674
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1674 Second and Third Reading.

CARRIED.

b) BYLAW NO. 1675
"Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1675 Second and Third Reading.

CARRIED.

c) BYLAW NO. 1685
"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1685.

CARRIED.

d) BYLAW NO. 1687
"City of Langford 2017-2021 Financial Plan Bylaw No. 1687, 2017"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1687.

CARRIED.

e) BYLAW NO. 1688
"City of Langford Tax Rates Bylaw No. 1688, 2017"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1688.

CARRIED.

f) BYLAW NO. 1689
"Development Cost Charge Reserve Fund Expenditure Bylaw No. 1689, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1689.

CARRIED.

e) BYLAW NO. 1695 "Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1695 First Reading.

CARRIED.

f) BYLAW NO. 1699
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1699 First Reading.

CARRIED.

g) BYLAW NO. 1700
"City of Langford Development Cost Charge Bylaw No. 1700, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1700.

CARRIED.

10. <u>IN CAMERA RESOLUTION</u>

MOVED BY: COUNCILLOR BLACKWELL
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 potential litigation and the potential provision of the a new service under Section 90 (1) (g) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

11. RISE AND REPORT

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That the following resolutions from the In-Camera meeting of Council be publically reported:

That Council direct staff to:

1. Apply to the Strategic Priorities Fund in the category of Cultural, Tourism, Sport and Recreation for City Centre Park Stadium Seating Improvements;

AND

2. Apply to the Strategic Priorities Fund in the category of Wastewater for the Salem Road Sewer Extension Project.

12. ADJOURNMENT

The Chair adjourned the meeting at 7:50 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0010 – 2840 Sooke Lake Rd

That Development Variance Permit No. DVP17-0010 be issued by the Council for the City of Langford to Casey Moore 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 at 2840 Sooke Lake Rd subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 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 of a Building Permit, 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.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 15 May 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0010
Applicant	Casey Moore
Location	2840 Sooke Lake Rd
Proposal	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.
Purpose	To permit 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.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 10 May 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 15 May 2017 during the Public Participation Section at the beginning of the meeting.

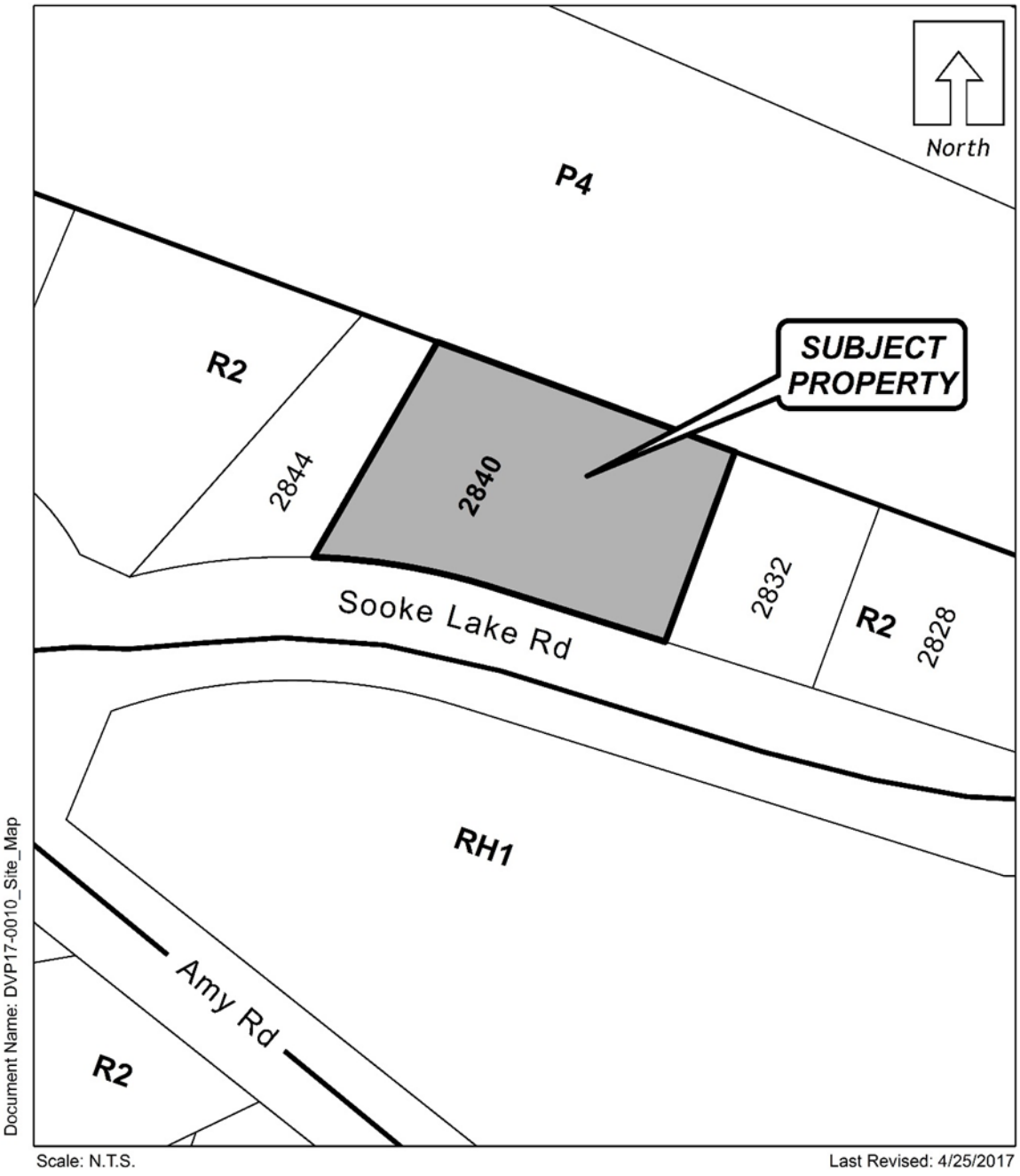
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Robert Dykstra the Planning and Subdivision Department.

Jim Bowden
Administrator

DEVELOPMENT VARIANCE PERMIT

(DVP17-0010)

2840 Sooke Lake Rd



From: Sharon Martin on behalf of Langford Administration General Mailbox
To: karenandlouis@telus.net
Cc: Langford Planning General Mailbox
Subject: RE: Department Directory - Planning - regarding DVP17-0010
Date: Wednesday, May 10, 2017 8:38:06 AM

Good Morning Karen,

Thank you for your email. This will acknowledge receipt and advise that your information has now been forwarded to our Planning Department for review and follow up.

Sharon Martin
Administration

From: karenandlouis@telus.net [mailto:karenandlouis@telus.net]
Sent: Tuesday, May 9, 2017 4:44 PM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: Department Directory - Planning - regarding DVP17-0010

You have received an email from Karen Bill via the Langford website:

Department: Planning

Name: Karen Bill
Phone: 778-677-1135
Address: 2844 Sooke Lake Road V9B 4R3
Topic: regarding DVP17-0010

Message:
May 9, 2017

Re: Development Variance Permit No. DVP17-0010

Thank you to the City of Langford for the opportunity to provide comment on the Variance Permit DVP17-0010.
My name is Karen Bill and I along with my husband own 2844 Sooke Lake Road which is next door to 2840 Sooke Lake Road. We moved to this neighbourhood to enjoy the park off of our back deck. We have had Bats, Bear, Cougar, Hummingbird, and Native Lizards all on our property not to mention the birds of prey.
I first met Mr. Moore last August when he dropped by to let me know he was about to start work on his property. At that time he said the work was going to be on the other side of the property to deal with the driveway. At that time he also proposed that we could contribute $20, 000 towards the cost of running sewage to our lot line. I declined the offer to pay for his sewage upgrade.
The following week the work began which included a blasting notice which covered the next several months. It was apparent Mr. Moore was not just doing work for the drive way. Excavation started on the private part of the property but it was clear it was not going to stop there and sure enough it went into Goldstream Park. I took pictures and sent them to the Ministry of Environment who have been investigating. Mr. Moore and his equipment were in

the Park again in November and again I took pictures and sent them to the Ministry of Environment.
We have been subjected to not less than two land surveying companies determining where the property line is between our two properties yet the debris from blasting still rests inside the park line from Mr. Moore's property. The park has not been remediated in any way. Off our back deck the ambience has changed along with the view from my kitchen window. I can now see highway traffic which for the last three years did not happen due to the rock and extra trees and shrubs otherwise known as class A parkland. With traffic the noise has increased as the rock that was there no longer reflects it back to the highway. Our sanctuary by the park has been immensely disturbed.
Mr. Moore to date has not remediated the park in anyway. He has decimated the lot and the tranquility of owning a property that backs on to class A parkland. He now wants a variance to change the parking requirements, change the setback that is 3 meters rather than 6 meters and be required to build a tall fence to make up for it is not acceptable. The fence and the setback will impede our ability to enjoy the park as a key feature of our property and choice to move to this location. Mr. Moore's words and actions to this date and time has clearly demonstrated to me his not to be trusted.
I support development in Greater Victoria. I understand the pressure for housing. I am a big believer that development in Victoria can and has been done in an environmentally balanced way. Development protecting the environment are values I stand up and defend. Mr. Moore has not demonstrated in my opinion he value's the environment, specifically at each step of development regarding his property. His neglect of clear responsibly balanced environmental values and egregious trespass in the park, his complete misrepresentation of the work he was undertaking should, I would suggest to Council, not to be rewarded with a permit to build closer to the park and just put up a fence to make it work. Please vote no to the variance for the sake of the park.
Sincerely,

Karen Bill
2844 Sooke Lake Road V9B 4R3

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, May 8th, 2017

1. Application to amend the text in the RR4 (Rural Residential 4) Zone to (Residential One and two Family) zone to permit a three lot subdivision at 1319 & 1323 Ravensview Drive.
- Staff Report (Planning Z17-0004)

That Council:

1. Proceed with the amendment to the text of the RR4 zone for the properties on 1323 and 1319 Ravensview Drive, subject to the following terms and conditions:

    a) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That no construction of building or subdivision or alteration of land may occur on those lands contained on the eastern border of the property, and identified as the common property with 1319 and 1323 Ravensview Drive and as shown in Figure 2 as Lot 3 until all works and services required by Bylaw 1000 have been completed, to the satisfaction of the Director of Engineering;
        ii. That new and existing houses are required to connect to sanitary sewers when they become available to the site, and that all costs associated with connecting to sewers are the responsibility of the owners;
        iii. That secondary suites are not be permitted; and
        iv. That there may only be one residential dwelling per lot.

2. Direct staff to proceed with consideration of the following variances for the proposed 3 lot subdivision of 1319 and 1323 Ravensview Drive subject to the applicant applying for the necessary development variance permit:

    a. Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that are not serviced by the municipal sanitary sewer system;

    b. Section 8.15.5 of the Subdivision and Development Servicing Bylaw No.1000 be varied to allow for the creation of three lots that require a reduction in fire flow but that do not contain residential fire sprinklers;

    c. Section 8.1.5 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for the creation of three lots that do not comply with the requirements of the BC Building Code in regards to sufficient water pressure;

d. That Section 2.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the creation of three lots without the provision of frontage improvements.

CARRIED.

2. Application to Rezone 3690 and 3694 Happy Valley Road from RR2 (Rural Residential 2) to RS4 (Residential Small Lot 4) zone to permit One-Family dwellings and townhouse residential units. - Staff Report (Planning Z17-0010)

That Council:

1. Give first reading to Bylaw Nos. 1694 and 1703 as presented to amend the zoning designation of the properties located at 3690 and 3694 Happy Valley Road from RR2 (Rural Residential 2) zone to RS4 (Rural Small Lot 4) zone, subject to the following terms and conditions:

   b) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to subdivision approval:

      i. $3960 per new one family lot towards the General Amenity Reserve Fund;
      ii. $3660 per townhouse unit towards the General Amenity Reserve Fund;
      iii. $660 per new one family lot towards the Affordable Housing Reserve Fund;
      iv. $610 per townhouse unit towards the Affordable Housing Reserve Fund;

   c) That the applicant, **prior to Bylaw Adoption of either Bylaw Nos. 1694 and 1703,** provides a Traffic Study and registers a road dedication plan with respect to the Happy Valley Rd frontage to the satisfaction of the Director of Engineering.

   d) That the applicant provides, **prior to Adoption of Bylaw No 1703**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

      i. That the applicant will complete full frontage improvements to Subdivision and Development Servicing Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval; and
      ii. That the applicant will install a signalized intersection at Happy Valley Road to the satisfaction of the Director of Engineering at the time recommended by the Traffic Study.
      iii. That the applicant will provide a storm water management plan, and complete any required improvements or upgrades to infrastructure to the satisfaction of the Director of Engineering, prior to subdivision approval;

CONT'

iv. That the applicant must submit and receive approval of the FUS calculations for the site prior to subdivision approval;
v. That the applicant will incur all costs relating to infrastructure upgrades, including off site works, required to manage the subject property's drainage concern, as a condition of rezoning of the lands.

2. That Council support in principle a variance to Bylaw No. 1000 requirements for the lands that are the subject of Bylaw No. 1694 with respect to frontage improvements (Happy Valley Road only) and connection to municipal sanitary sewers to allow for the creation of two new lots, subject to the applicant applying for the necessary DVP and subject to the applicant registering a covenant restricting the construction of any new dwellings or further subdivision of the lands without the provision of full frontage improvements and sewer connections;

CARRIED.

3. Application to Rezone 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m2 (5,920 ft2).
- Staff Report (Planning Z17-0011)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 656 Frederic Road and 765 Willing Drive from Rural Residential 2 (RR2) to Rural Residential 6A (RR6A), subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to subdivision approval:

      i. $6,000 towards the General Amenity Reserve Fund;
      ii. $1,000 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, **prior to Public Hearing**, a stormwater management plan to the satisfaction of the Director of Engineering;

   c) That the applicant undertake neighbourhood consultation prior to Public Hearing;

   d) 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 to Bylaw No. 1000 standards prior to subdivision approval;

CONT'

ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval, to the satisfaction of the Director of Engineering;
iii. That a trail connecting the proposed cul-de-sac on 656 Willing Drive to Willing Park, constructed to the satisfaction of the Parks Manager, be provided prior to subdivision approval; and
iv. That advisory notes be written to provide future owners with the understanding that lands with the Agricultural Land Reserve (ALR) are located in close proximity to the development, and that the South Vancouver Island Rangers gun range is located within approximately 700 m (2,297 ft) of the development, and that both may generate general nuisances;

e) Direct staff to proceed with consideration of the requested lot width variances through a Development Variance Permit application, to be submitted by the applicant.

CARRIED.

4. Application to rezone 731 Station Avenue from RM3 (Apartment) to MU1A (Mixed-Use Residential Commercial) to allow a 55-unit, non-profit housing development with 600m2 of commercial office space.
- Staff Report (Planning Z17-0014)

That Council:

1. Give Bylaw No. 1702 First Reading as presented to amend the zoning designation of the property located at 731 Station Avenue from the RM3 (Apartment) zone to the MU1A (Mixed-Use Residential Commercial) zone subject to the following terms and conditions:

a) That the applicant provides, **prior to Public Hearing**, a plan demonstrating full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering to determine if any road dedication is required and if any further frontage works will be required as a condition of rezoning.

b) That the applicant provides, **prior to bylaw adoption,** road dedication (if determined to be required);

c) That the applicant provides, **prior to bylaw adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

i. That a stormwater maintenance covenant be registered on title prior to the request for Occupancy Permit as a condition of rezoning;
ii. That the owner provide a construction parking management plan to the satisfaction of the Director of Engineering prior to the commencement of any works on-site; and

CONT'

iii. That any frontage improvements required in accordance with Bylaw No. 1000 be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit.

2. Remove the minimum lot coverage requirements of the MU1A zone for the subject property;

3. Waive all required amenity contributions and application fees charged by the City of Langford to allow the 55 unit subsidized affordable housing rental development proposed in this application subject to the owner registering a Section 219 Covenant requiring the new residential units will be subsidized non-profit affordable housing rental units for at least 10 years; and

4. Provide a permissive tax exemption, on land and improvements, subject to a covenant being registered on title that the proposed residential units will be non-profit affordable housing rental units for at least 10 years and subject to the commercial space being continuously leased to a not-for-profit organization.

CARRIED.

5. Application to Rezone 3130 Jacklin Road from R2 (Residential One and Two Family) zone to RM7A (Medium Density Apartment A) zone.
- Staff Report (Planning Z17-0013)

That Council:

1. Give Bylaw 1692 First Reading as presented to amend the zoning designation of the property located at 3130 Jacklin Road from R2 (One and Two family dwelling) to RM7A (Medium Density Apartment A) subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, which may be reduced by 75% if rental tenure is secured for a term of no less than 10 years, prior to subdivision approval or building permit issuance whichever is first:

      i. $640.50 towards the General Amenity Reserve Fund;
      ii. $152.50 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, prior to **Public Hearing** of the bylaw, the following:

      i. A Traffic Study to the satisfaction of the Director of Engineering;

   c) That the applicant undertakes public consultation prior to Public Hearing;

CONT'

d) That the applicant registers a road dedication plan, to the satisfaction of the Director of Engineering, **prior to Bylaw Adoption.**

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 prior to building permit issuance the applicant agrees to implement the recommendations within Geotechnical Report to the satisfaction of the Director of Engineering;
ii. That prior to building permit issuance the applicant will implement the recommendations within the Traffic Study to the satisfaction of the Director of Engineering;
iii. That prior to building permit issuance, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation;
iv. That any necessary underground or above ground servicing upgrades, extensions or other required servicing requirements be fulfilled at the applicant's expense;
v. That prior to the issuance of a building permit, the applicant provides a stormwater management plan to the satisfaction of the Director of Engineering and that the applicant will incur all costs relating to infrastructure upgrades, including off-site works, required to manage the subject property's drainage concern, as a condition for rezoning the land; and
vi. That prior to the issuance of a building permit the applicant agrees to secure tenure of the apartment units to rental only for a period of no less than 10 years.

2. Authorize the Director of Planning to issue the following variances through a Development Variance Permit application:

a) a variance to Section 4.01.01 to reduce the amount of off street parking required for an apartment building outside the City Centre to a ratio of 1 parking stall per unit; and
b) a variance to Section 6.36A.03(6) to reduce the amount of required underground parking in order to obtain an FAR of 1.15.
c) a variance to Section 6.36.06(1) to reduce the required building setback from the front lot line from the required 7.5 m to 6 m.

3. Direct staff to prepare the necessary bylaw to designate the property at 3130 Jacklin Rd as a Revitalization Area and to provide a 5-year tax holiday for improvements only, subject to a covenant being registered on title that the proposed residential units will be rental housing rental units for at least 5 years.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, May 9th, 2017

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1. Monthly Approval of Accounts Payable – April 2017 (Finance)

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

2. Update on Purchasing Policy (Finance)

That Council update POL-0031-FIN to include DIVISION FIVE – CREDIT CARD PURCHASES and direct staff to update the current credit card holders with the attached agreement.

CITY OF LANGFORD

RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING

Tuesday, May 9th, 2017

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1. Request for Limited Parking Signs Matson Road for School Pick Up/Drop Off (Engineering)

That Council direct staff to install four Student Pick up and Drop off signs on Matson Road in the perpendicular parking area adjacent to Ruth King Elementary School at a cost of $400 paid for from the Sign Budget.

2. Installation of No Left Turns McCallum Road at 2430 McCallum Road (Engineering)

That Council direct staff to install a porkchop island and signage to restrict the left turn movements out of 2430 Millstream Road to McCallum Road and fund the improvements from the Small Road Improvements budget.

3. Gade Road Parking Concerns (Engineering)

That Council direct Engineering Department staff to retain the current parking configuration; the Bylaw Enforcement Department to maintain the current enforcement practices; and to not install any further parking signs and revisit in September.

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Staff Report
to
Council

Date: **May 15, 2017**

Department: **Engineering**

Subject: **2017 Langford Show and Shine – Goldstream Avenue lane closures**

Background

Last year the Langford Show and Shine attracted 175 participants and had hundreds of residents, car lovers, and families attend to view and vote on classic muscle cars from the fifties, sixties and seventies. This year's Langford Show and Shine will be taking place on Sunday, August 20, 2017. Lane closures along Goldstream Avenue, Bryn Maur Road and Claude Road will be required.

Commentary

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

Financial Implications

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

Legal Implications

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

Options

That Council:

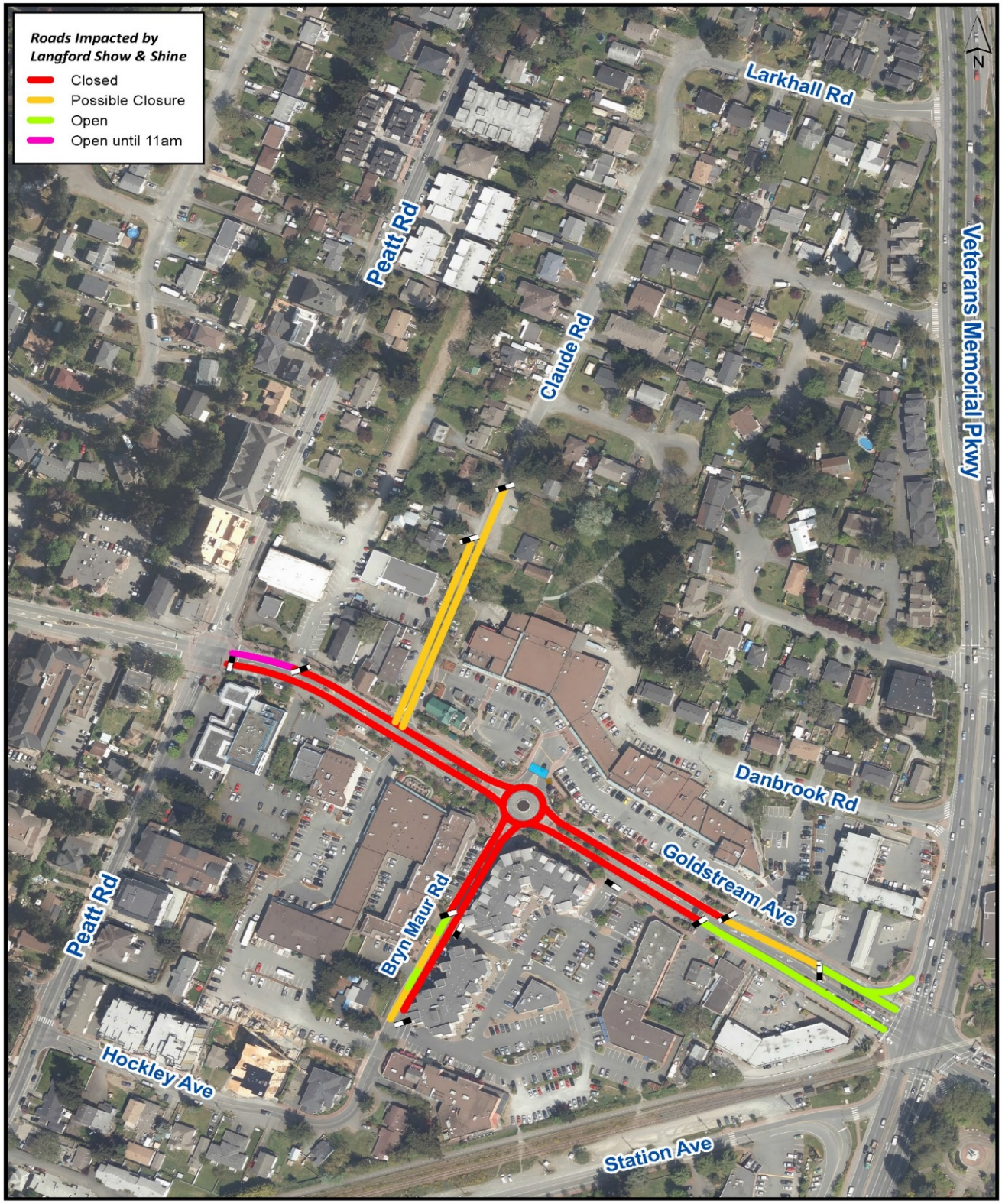
1. Approve the lane closures (as shown on the attached map) on Goldstream Avenue on Sunday August 20th, 2017, between 7:00 a.m. and 4:00 p.m. for the 7th Annual Langford Show and Shine.

Respectfully Submitted,

Submitted by:	Allison Boyd, Executive Assistant, Mayor, Council & CAO
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, AScT, Deputy Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

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Attachments: Map of roads impacted by Langford Show & Shine


Roads Impacted by Langford Show & Shine
Closed
Possible Closure
Open
Open until 11am
Larkhall Rd
Peatt Rd
Claude Rd
Veterans Memorial Pkwy
Danbrook Rd
Goldstream Ave
Bryn Maur Rd
Peatt Rd
Hockley Ave
Station Ave

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Staff Report

to

Council

Date: May 15, 2017

Department: **Engineering**

Subject: Request to Donate Trolley for August 2017 Lawn Bowling Championships

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Background

The Juan de Fuca Bowling Club is hosting the 2017 Canadian Lawn Bowling Championships from August 13-19, 2017. They are requesting the City to donate the trolley to shuttle the competitors to and from the Four Points Sheraton.

Commentary

In 2009 the City donated the use of the trolley for Canadian Championship and again 2012 for the North American Championships. Both events were very successful and the West Shore is again hosting the championship.

Financial Implications

Wilsons has provided a quote to hire a driver for the times need for shuttling at a cost of $2100 and staff estimate the fuel bill would be approximately $100. The organizers have agreed to cost share 50/50 for the service so the net cost to Langford would be $1100 and can be funded through the Trolley budget.

Legal Implications

None.

Options

That council

1. Donate the Trolley for the 2017 Canadian Lawn Bowling Championship for $1100 funded from the Trolley budget **OR;**

2. Do not donate the trolley for the 2017 Canadian Lawn Bowling Championship.

Respectfully submitted,

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

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RECEIVED
JAN 23 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD



January 22, 2017

Juan De Fuca LBC,
1767 Island Highway
Victoria BC V9B1J1

To: Mayor Young.
& Council of Langford.

On behalf of the Juan de Fuca Lawn Bowling Club, Bowls B. C. and Bowls Canada Boulingrin, I would like to ask your help in staging the 2017 Canadian Lawn Bowling Championships to be held at the Juan de Fuca August 13-19 2017.

We will be using the Four Points Sheraton Hotel as our headquarters and have to date, blocked off 90 rooms for our Athletes. We expect to fill the Hotel.

We have a 180 Athletes Competing, supported by Coaches, Managers and Officials.

As the Host Club we are responsible for transporting the Athletes to the greens in the morning and returning them to the Hotel in the evening.
I am asking Langford Municipality to Sponsor our Tournament by using the Trolley Buses to transport our Athletes to and from the greens.
We would need the Buses to pick up at the Hotel at 0745 am and returning to the Hotel at 530 pm.

Langford has sponsored in the past, the 2009 Canadian Lawn Bowling Championships and the 2012 North American Challenge of which were extremely successful and would not have been so without your sponsorship.

Your consideration on this proposal would be greatly appreciated.
I would be pleased to meet with you or a representative of Langford Council to discuss this proposal.

Yours Sincerely,
David Mathie

David Mathie President.
davidmathie@shaw.ca

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Staff Report

to

Council

Date: May 15, 2017

Department: **Planning**

Subject: Bylaw No. 1693; Increase to Planning Related Fees

Background
Council, at their regular meeting of January 16th, 2017, passed the following resolution:

> *Direct Staff to prepare a bylaw to amend the City's Development Procedures Bylaw (Bylaw No. 209) to include a 2%, cost-of-living increase to planning related fees.*

Council, at their regular meeting of May 1st, 2017, adopted Bylaw No. 1687, City of Langford 2017-2021 Financial Plan Bylaw.

Section 462 of the *Local Government Act* permits a local government, by bylaw, to impose fees relating to land use applications (OCP amendments, rezoning, Development Permit, Development Variance Permit, Temporary Use Permits and Board of Variance applications).

Commentary
Section 462(2) of the *Local Government Act* requires that municipal fees not exceed the average costs of processing, inspection, advertising and administration that are usually related to the type of application. As noted in the draft five-year financial plan for the Planning Department (received by Council on January 16th, 2017) application fees account for approximately 65% of departmental costs. Increasing application fees now, by the 2.9% cost of living, will ensure that application fees keep pace with inflation, but should ensure that fees do not exceed costs.

Options

Option 1:

1. That Council give first, second and third reading to Bylaw No. 1693;

Option 2:

2. That Council take no action with respect to Bylaw No. 1693 at this time;

Respectfully submitted,

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

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Staff Report

to

Council

Date: May 15, 2017

Department: **Finance**

Subject: Increase to Building, Subdivision and Development and General Fees

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Commentary

Though the budget process, Council gave direction to staff to increase fees that are charged for various services by an amount equal to the 2017 tax increase (2.9%). Rates for fees are regulated by bylaw and included on tonight's agenda are the following amending bylaws:

- Bylaw 1706 to amend the fees in Building Bylaw No. 1160
- Bylaw 1707 to amend the fees in Subdivision and Development Servicing Bylaw No. 1000
- Bylaw 1708 to amend the fees in Fees and Charges Bylaw No. 113

Financial Implications

These fee increases are included in the 2017 budget.

Options

1. That Council give first, second and third reading to Bylaws No. 1706,1707 and 1708; **or**

2. That Council not proceed with fee increases at this time;

Respectfully submitted,

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

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Staff Report

to

Council

Date: May 15, 2017

Department: **Engineering**

Subject: Award of Salem Road Sewer Detailed Engineering Design

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Background

The City has a New Building Canada infrastructure grant for the West Shore Parkway. Part of that grant includes construction of a sewer pump station. The City has optimized the location of that sewer pump station (Luxton Pump Station) to be located on Salem Road approximately mid-way between Sooke Road and Luxton Road. The City is applying for a Strategic Priorities Fund (SPF) grant to extend sewer through the entire length of Salem Road to Luxton Road, south on Luxton to Happy Valley Road at another existing pump station. The purpose of this report is to gain Council approval to award the detailed engineering design for the sewer main only in anticipation of some work being undertaken to remediate peat deposits at the west end of Salem Road while the SPF grant application is under consideration.

Commentary

West Shore Environmental Services (WSES) as the City's sewer provider obtained three costs to undertake topographical survey work, detailed engineering design and construction engineering monitoring for the Salem Road/South Langford Sewer Extension. Quotes were received from Westbrook Consulting (WBC), Associated Engineering Limited (AEL) and McElhanney Consulting Services (MCS).

WSES has analyzed the quotes from the three consultants and is recommending award to Westbrook Consulting Services. At this time the City wishes to award just the portion of engineering work that is the topographical survey and detailed design. The City will fund this from the West Shore Parkway New Building Canada Infrastructure grant.

Financial Implications

Funding for this work will be through the New Building Canada infrastructure grant for the West Shore Parkway because it relates to the construction of the sewer pump station funded from that project. The estimated cost of the survey and detailed engineering design is $87,060 plus GST.

Legal Implications

None noted.

Options

That Council:

1. Direct staff to award the topographical survey and detailed engineering design of the Salem Road sewer extension required for the West Shore Parkway project to Westbrook Consulting and fund this work from the West Shore Parkway New Building Canada Infrastructure Grant;
   OR
2. Not award the detailed engineering design of the Salem Road sewer extension required for the West Shore Parkway project at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng., P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
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

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Staff Report

to

Council

Date: May 15, 2017

Department: **Finance**

Subject: West Shore Arts Council Agreement re: Arts, Culture and Heritage

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Commentary

At the February 20, 2017 meeting Council considered the West Shore Arts Council's proposal to replace the 2005/2007 Memorandum of Understanding with a new 'Funding For The Arts' agreement. Council resolved:

1. *"The proposed Funding For The Arts Agreement be approved in principle and referred to staff to finalize the wording;"*

Attached is the proposed final agreement. The changes include grammatical and style changes to conform more to standard contract format and ensuring that Council retains the ultimate control over use of the capital reserve funds since they are tax-payer monies.

Financial Implications

The agreement commits the City to consider an allocation in the budget equal to 75 cents per capita and to consult with the West Shore Arts Council when considering spending the funds in the capital reserve.

Options

1. That Council approve the Funding For The Arts Agreement as presented and authorize the Mayor and Corporate Officer to sign; **or**

2. That Council amend the Funding For The Arts Agreement and authorize the Mayor and Corporate Officer to sign the amended agreement; **or**

3. That Council not proceed with an arts funding agreement at this time;

Respectfully submitted,

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

ST

FUNDING FOR THE ARTS AGREEMENT

This “Funding for the Arts Agreement” (the "Agreement"), entered into on _____, 2017,
by and between

West Shore Arts Council located at 4495 Happy Valley Road, Metchosin, P.O. Box 28090 RPO Canwest, Victoria, V9B 6K8, (the "Arts Council")

And

City of Langford located at 2nd Floor, 877 Goldstream Avenue, Victoria, B.C. V9B 2X8 (the “City")
and collectively known as the "Parties" for the purpose of establishing and achieving various goals and objective relating to the funding of Arts Initiatives and Programs on the West Shore.

WHEREAS the Parties desire to enter into this agreement in which they shall work together to accomplish the goals and objectives set forth;

AND WHEREAS the Parties are desirous to enter an understanding, thus setting out all necessary working arrangements that both Parties agree shall be necessary to complete this project;

MISSION

Carry out “Arts, Culture & Heritage Programs” which will enable the Parties to enrich community life through a dynamic organization that fosters and promotes participation in the arts, culture and heritage, focusing on the Langford Municipality in conjunction with activity in the West Shore Communities.

PURPOSE AND SCOPE

To enrich community life through a dynamic organization that fosters and promotes participation in the arts, culture and heritage for Langford residents. To provide arts experiences for the West Shore Communities with a particular focus on the Municipality of Langford. To provide a platform for seasoned and upcoming artists in all facets of the arts including Theatre, Dance, Music, and Visual Arts. To continue existing programming for the arts and further art engagement in the City of Langford. To assist in supporting arts organizations in Langford and to encourage growth and sustainability for those organizations.

RESPONSIBILITIES AND OBLIGATIONS OF THE PARTIES

It is the desire and the wish of the aforementioned Parties to this Agreement that this document should not and thus shall not establish nor create any form or manner of a formal agreement or indenture, but rather an agreement between the Parties to work together in such a manner that would promote a genuine atmosphere of collaboration and alliance in the support of an effective and efficient partnership and leadership meant to maintain, safeguard and sustain sound and optimal managerial, financial and administrative commitment with regards to all matters related to the project through means of the following individual services.

SERVICES COOPERATION

The Arts Council will render and provide the following services that include, but are not limited to:

- encourage creative participation and excellence in the arts, culture and heritage;
- encourage the development of opportunities to perform and to exhibit the arts, culture and heritage;
- act as a clearing house for information pertaining to the arts, culture and heritage;
- promote and foster public interest, appreciation and understanding of the arts, culture and heritage;
- bring community planning priorities in the arts, culture and heritage to the attention of the local, regional, provincial and federal authorities;
- encourage and advocate for arts education and cultural development in the West Shore communities of Colwood, Highlands, Langford, Metchosin and View Royal;
- provide reporting to the City concerning accomplishments in arts engagements and programs on an annual basis;
- negotiate the use of the remainder of the Capital Funds set aside for an arts and culture facility.

The City will:

- continue to allocate funding for the arts, culture and heritage in its annual budget at a rate of $0.75 per resident as defined by the Capital Regional District most recent published estimate of population;
- retain accumulated Capital Outlay Funding dollars that are set aside for a future arts and culture facility as of December 31, 2016. and retain these funds until such time as spending of this funding can be determined by the City in consultation with the Arts Council.

TERM

The project will begin upon adoption of the 2017 annual municipal budget and continue as a component of the annual budget until such time as a new agreement has been negotiated by the parties.

AMENDMENT OR CANCELLATION OF THIS AGREEMENT

This Agreement may be amended or modified at any time in writing by mutual consent of both parties. In addition, this Agreement may be cancelled by either party with 10 days written notice contained herein, when it may be cancelled upon delivery of written notice to the other party.

For the West Shore Arts Council:

_____ _____

President (Date)

For the City of Langford:

_____ _____

Mayor (Date)

_____ _____

Corporate Officer (Date)

SCANNED

Making a difference...together

Parks & Environmental Services
625 Fisgard Street, PO Box 1000
Victoria, BC, Canada V8W 2S6

T: 250.360.3078
F: 250.360.3079
www.crd.bc.ca

RECEIVED
APR 24 2017
ADMINISTRATION & FINANCE
CITY OF LANGFORD

April 20, 2017

File: 0360-20
Environmental Services Committee
Correspondence/Other

5220-20
Environmental Programs
Climate Action

Mayor Stew Young and Council
City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC V9B 2X8

Dear Mayor Young and Council:

RE: COMMUNITY ENERGY AND EMISSIONS INVENTORY

At its March 22 meeting, the Capital Regional District Board recommended:

1. That the Board Chair write a letter to the Premier requesting that the on-road transportation sector be included in future Community Energy and Emissions Inventories;

2. That this staff report be referred to the CRD Planning and Protective Services Committee, the CRD Transportation Committee **and municipal councils** for information; and

3. That the removal of the on-road transportation activities from the Community Energy and Emissions Inventory be brought to the UBCM through the following motion:

   On-road transportation sector required in the Community Energy and Emissions Inventory
   Whereas the on-road transportation sector is a critical component of the Provincial Community Energy and Emissions Inventory (CEEI);
   And whereas this sector has been removed from CEEI for all communities outside the lower mainland;

   Therefore be it resolved that the provinicial government include the on-road transportation sector in future CEEI.

Attached please find the staff report mentioned in Item 2 above.

Please contact Glenn Harris if you have any questions (Tel: 250-360-3090, e-mail: gharris@crd.bc.ca).

/...2

Sincerely,

Cathy Leahy
Senior Administrative Secretary, Parks & Environmental Services

/cl

Attachment: 1 – Community Energy and Emissions Inventory – Staff Report to CRD Environmental Services Committee – March 22, 2017

cc: Glenn Harris, Senior Manager, CRD Environmental Protection

REPORT TO ENVIRONMENTAL SERVICES COMMITTEE
MEETING OF WEDNESDAY, MARCH 22, 2017

SUBJECT **Community Energy and Emissions Inventory**

ISSUE

To update the Environmental Services Committee (ESC) on the 2012 Community Energy and Emission Inventory.

BACKGROUND

The provincial Community Energy and Emissions Inventory (CEEI) provides a framework for reporting energy, greenhouse gas emissions (GHGe) and supporting indicators at a community-wide scale across BC. The inventory was the first of its kind in North America and supports local governments in meeting their BC Climate Action Charter commitments to develop strategies and take actions to:

- measure and report on their community's GHGe profile; and
- create complete, compact, more energy efficient rural and urban communities.

The inventories provide local governments and climate action partners with accurate and consistent community level energy and emissions information. This standardized approach helps to ensure that local governments are working within the same parameters to achieve their GHGe reduction targets.

The 2007 and 2010 CEEI reports provided information on energy and GHGe for community-scale activities related to three primary sectors: on-road transportation, buildings and solid waste. The Province of BC indicated that inventories would be released every two years.

On June 13, 2016, the Capital Regional District (CRD) Board Chair wrote Premier Clark to request provincial climate action leadership and support for local governments in their response to climate change. The letter referenced local governments' need for timely resources and ongoing support from the Province to build resilient and healthy communities. Cited as a barrier to local governments' success were the provincial delays in releasing the 2012 and 2014 CEEI.

In late 2016, the Province provided the CRD Climate Action Program with draft 2012 CEEI data for quality assurance and quality control purposes. On January 26, 2017, the Province released the 2012 CEEI reports, along with updates to the 2007 and 2010 CEEI reports. A significant change was made from previous versions; the Province withheld the on-road transportation sector from the 2007-2012 CEEI reports for communities outside of the lower mainland. The draft reports included the on-road transportation sector but this information is no longer available to local governments.

The Province decided to withhold the on-road transportation data based on an aging (2007) and limited sample size of real odometer readings in regional districts outside of Metro Vancouver and the Fraser Valley. In the 2007-2010 reports, the on-road transportation sector also used commuting distance as a supporting indicator, but these data were no longer available for 2012. However, the Province can acquire on-road transportation data through avenues such as ICBC and fuel sales.

Currently, the Province is working to fulfill a commitment from the Climate Leadership Plan to refresh the *BC Climate Action Charter*. As part of this process, the CRD Chief Administrative Officer, Robert Lapham, sits on one of three Joint Provincial-UBCM Green Communities Committee (GCC) Working Groups, specifically on Low Carbon Land Use. This working group is currently looking at practical actions and strategies for recommendation to the GCC to accelerate land use that is more compact, complete, connected and centred, and results in significant GHG reductions and other co-benefits. Discussions have included the importance of timely CEEI and the need for, and the improvement of, on-road transportation data.

ALTERNATIVES

That the Environmental Services Committee recommend to the CRD Board:

Alternative 1

1. That the Board Chair write a letter to the Premier requesting that the on-road transportation sector be included in future Community Energy and Emissions Inventories;

2. That this staff report be referred to the CRD Planning and Protective Services Committee, the CRD Transportation Committee and municipal councils for information; and

3. That the removal of the on-road transportation activities from the Community Energy and Emissions Inventory be brought to the UBCM through the following motion:

   On-road transportation sector required in the Community Energy and Emissions Inventory

   Whereas the on-road transportation sector is a critical component of the Provincial Community Energy and Emissions Inventory (CEEI);

   And whereas this sector has been removed from the CEEI for all communities outside the lower mainland;

   Therefore be it resolved that the provinicial government include the on-road transportation sector in future CEEI.

Alternative 2

That this report be referred back to staff for further review.

CLIMATE CHANGE IMPLICATIONS

Half of BC's GHGe are under the direct or indirect control or influence of local governments. The primary source of the community-based emissions in the capital region are from personal vehicle use. The removal of the on-road transportation sector from the inventories significantly impacts local governments' ability to track progress on reducing GHG emissions.

ECONOMIC IMPLICATIONS

The capital region is impacted by global, national and provincial GHGe. The resulting global warming has a direct impact on the climate change associated costs shouldered by local governments.

The inventory is a critical tool for local governments to measure their progress in meeting their *BC Climate Action Charter*, Regional Growth Strategy and Official Community Plan commitments. The data provided for on-road transportation activities in the 2007-2010 CEEI reports was used by planners from all tiers of government and climate action partners to target reductions in personal vehicle use, therefore, contributing to the reduction of GHGe. Reductions in GHGe will result in reduced impacts, and associated costs, of climate change.

FINANCIAL IMPLICATIONS

The Province's decision to no longer provide these on-road transportation data has financial implications for the CRD. If the CRD were to conduct a community energy and emissions inventory for the capital region, the cost of analysis would be approximately $40,000.

A CRD-led inventory would rely on the Journey to Work census data and the CRD Origin Destination Household Travel Survey. The survey would need to be customized to meet the inventory data collection requirements and this customization would be approximately $25,000. Due to the timing of census data and the survey, a CRD-led inventory would only be available every five years compared to the Province's intention of every two years. There will also no longer be an opportunity to compare and learn from other jurisdictions.

INTERGOVERNMENTAL IMPLICATIONS

Under Bill 27, municipalities and electoral areas within the capital region include, or are working to include, GHGe reduction targets in their official community plans. As signatories to the BC Climate Action Charter, the CRD and regional local governments also have a commitment to measure and report on community GHGe profiles. The Province committed to and included on-road transportation activities in the 2007 and 2010 CEEI and provided the foundation upon which local governments built their GHGe reduction targets.

Standardized data on the emissions from on-road transportation activities is required for the region's local governments to meet their commitments and report on their successes.

REGIONAL GROWTH STRATEGY IMPLICATIONS

The draft Regional Growth Strategy includes a target to reduce GHGe by 61%, from 2007 levels, by 2038. The *Local Government Act* requires that RGS include targets for the reduction of GHGe. On-road transportation activities are the primary source of emissions for the region. Receiving on-road GHGe transportation data is critical to measuring the region's success towards achieving this target. Without this data, the CRD cannot measure the targets in a meaningful way.

STRATEGIC PRIORITIES IMPLICATIONS

The removal of on-road transportation activities from the CEEI relates to four strategic priorities identified in the Board's 2015-2018 CRD Strategic Plan:

1. Advocate to senior levels of government for programs and regulations to reduce emissions and/or prepare for climate change.
2. Pursue strategic partnerships to help achieve community mitigation and adaptation targets.
3. Enable the CRD, local governments and other agencies to advance active transportation infrastructure and programming (including active and safe routes to school).
4. Advocate to senior levels of government to support major multi-modal transportation projects which encourage economic development.

CONCLUSION

The CEEI inventories provide all tiers of government and climate action partners with accurate and consistent community level energy and emissions information. On-road transportation activities are the primary source of emissions for the region. The removal of on-road GHGe transportation data will significantly decrease the effectiveness of reducing community-scale GHGe and will impact the effectiveness of governments' ability to quantify its progress toward achieving GHGe targets, including the CRD and partner local governments.

RECOMMENDATIONS

That the Environmental Services Committee recommend to the Capital Regional District Board:

1. That the Board Chair write a letter to the Premier requesting that the on-road transportation sector be included in future Community Energy and Emissions Inventories;
2. That this staff report be referred to the CRD Planning and Protective Services Committee, the CRD Transportation Committee and municipal councils for information; and
3. That the removal of the on-road transportation activities from the Community Energy and Emissions Inventory be brought to the UBCM through the following motion:

   On-road transportation sector required in the Community Energy and Emissions Inventory

   Whereas the on-road transportation sector is a critical component of the Provincial Community Energy and Emissions Inventory (CEEI);

And whereas this sector has been removed from CEEI for all communities outside the lower mainland;

Therefore be it resolved that the provinicial government include the on-road transportation sector in future CEEI.

Submitted by:	Glenn Harris, Ph.D., R.P.Bio., Senior Manager, Environmental Protection
Concurrence:	Larisa Hutcheson, P.Eng., General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

AB:cam

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Staff Report

to

Council

Date: **May 15, 2017**

Department: **Planning**

Subject: **Bylaw No. 1674 and 1675; Application to Amend the Official Community Plan Designation and the Zoning of Land Commonly Referred to as Centre Mountain;**

Background
Council at their regular meeting of April 3rd, 2017, passed the following resolution with respect to lands commonly known as Centre Mountain.

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.

Commentary
On May 10th, 2017, the Ministry of Transportation signed Bylaw No. 1675. Bylaw No. 1674, being an OCP amendment, does not require Ministry approval.

As Council has set no other conditions on the adoption of Bylaw No. 1674 or 1675, Council may adopt these bylaws.

Options

That Council:

1. Adopt Bylaw Nos. 1674 and 1675;

OR

2. Take no action at this time with respect to either Bylaw No. 1674 or 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

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 & Biodiversitty 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 1st day of May, 2017.

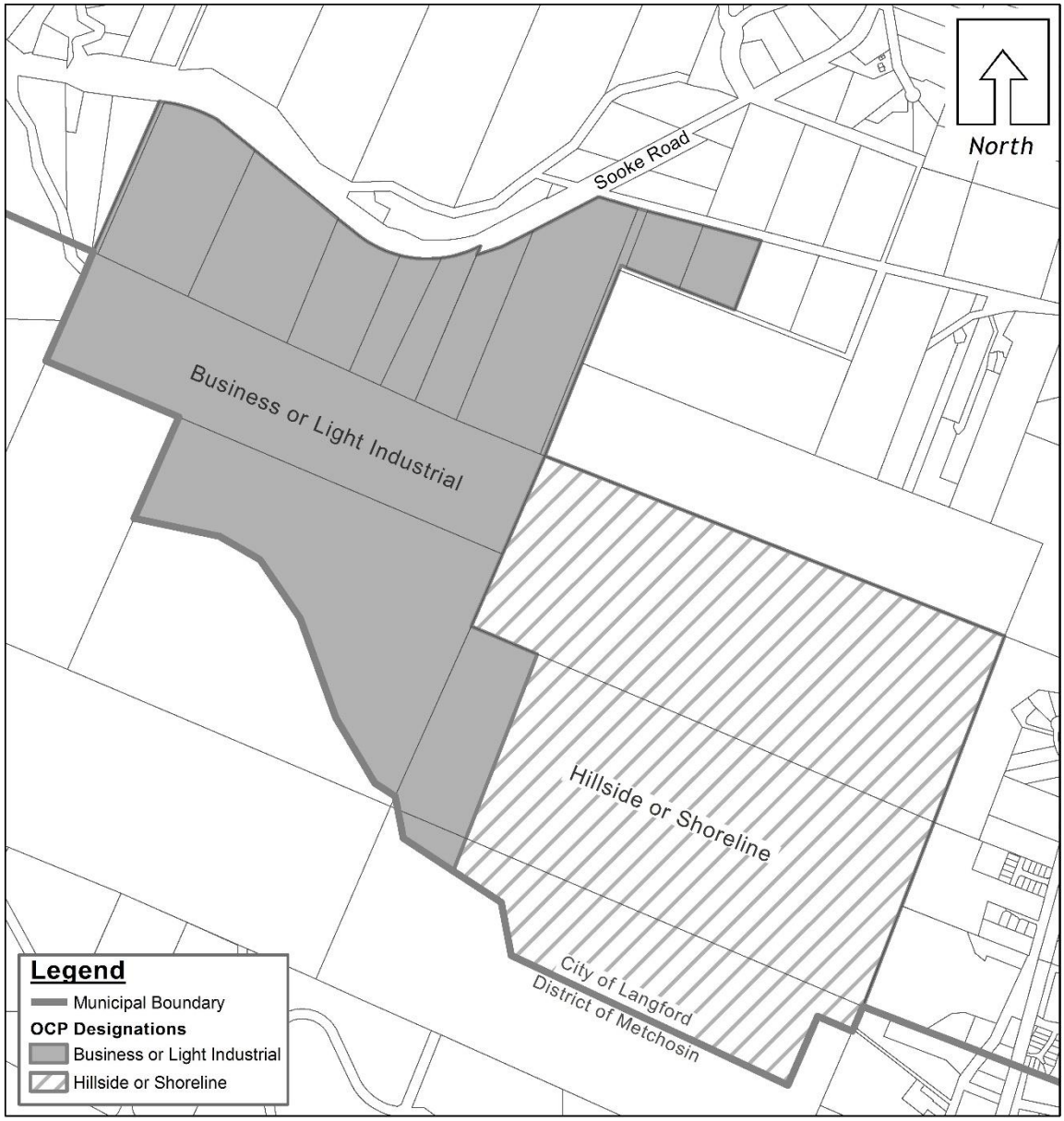
READ A SECOND TIME this 1st day of May, 2017.

READ A THIRD TIME this 1st day of May, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1674_

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

_____
MAYOR

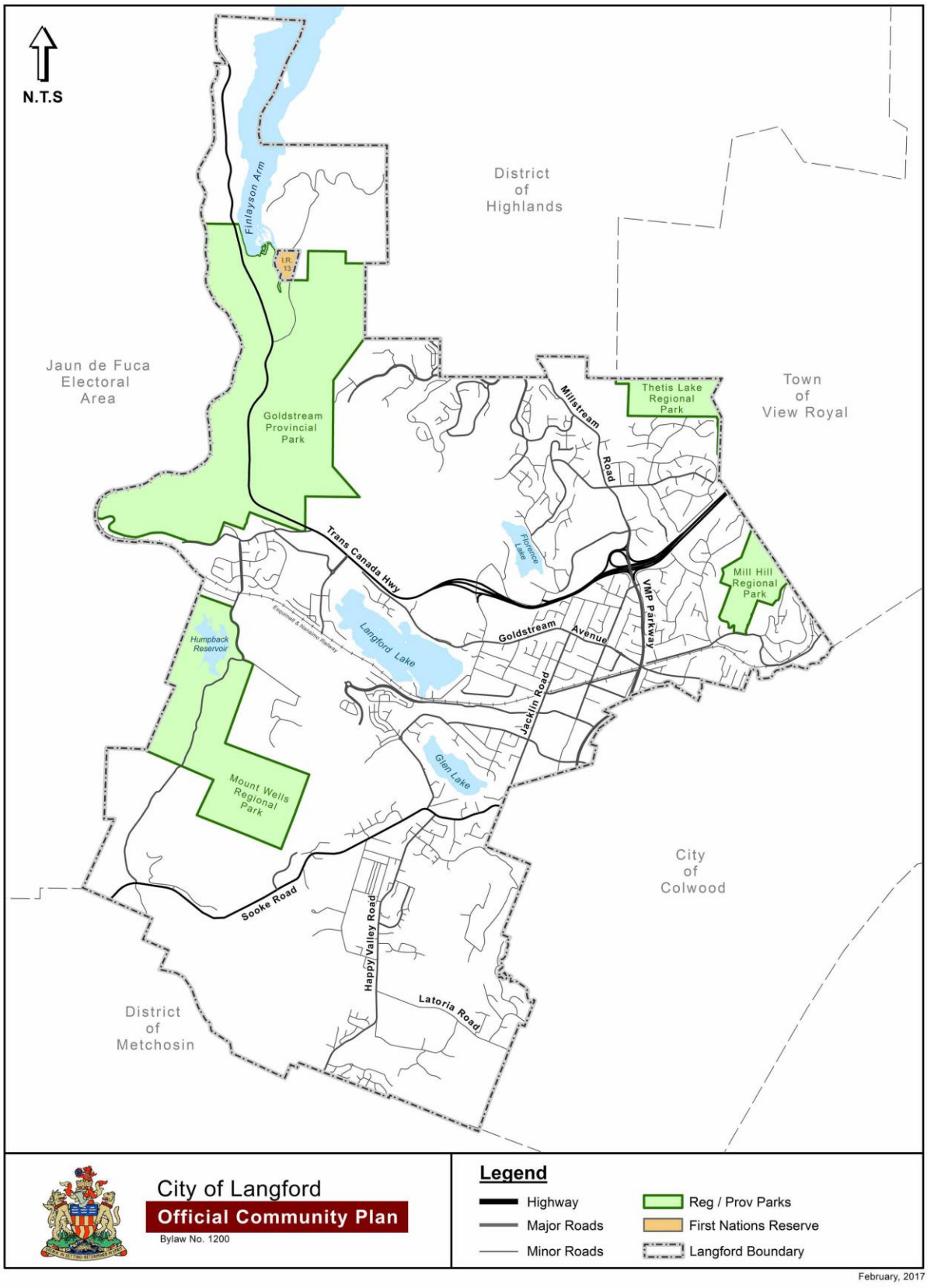
ADOPTION: _____

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CORPORATE OFFICER

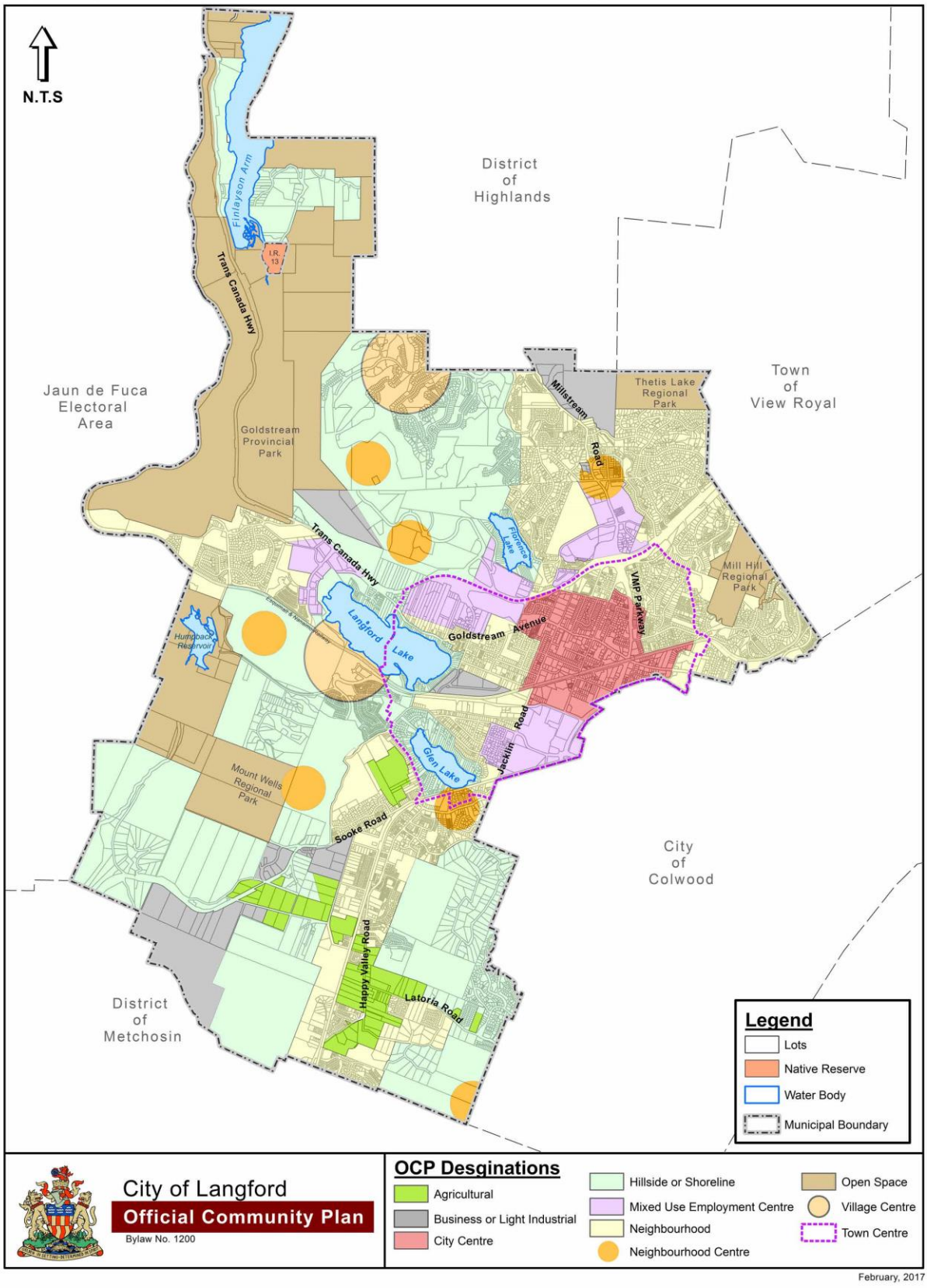
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Last Revised: 2/21/2017

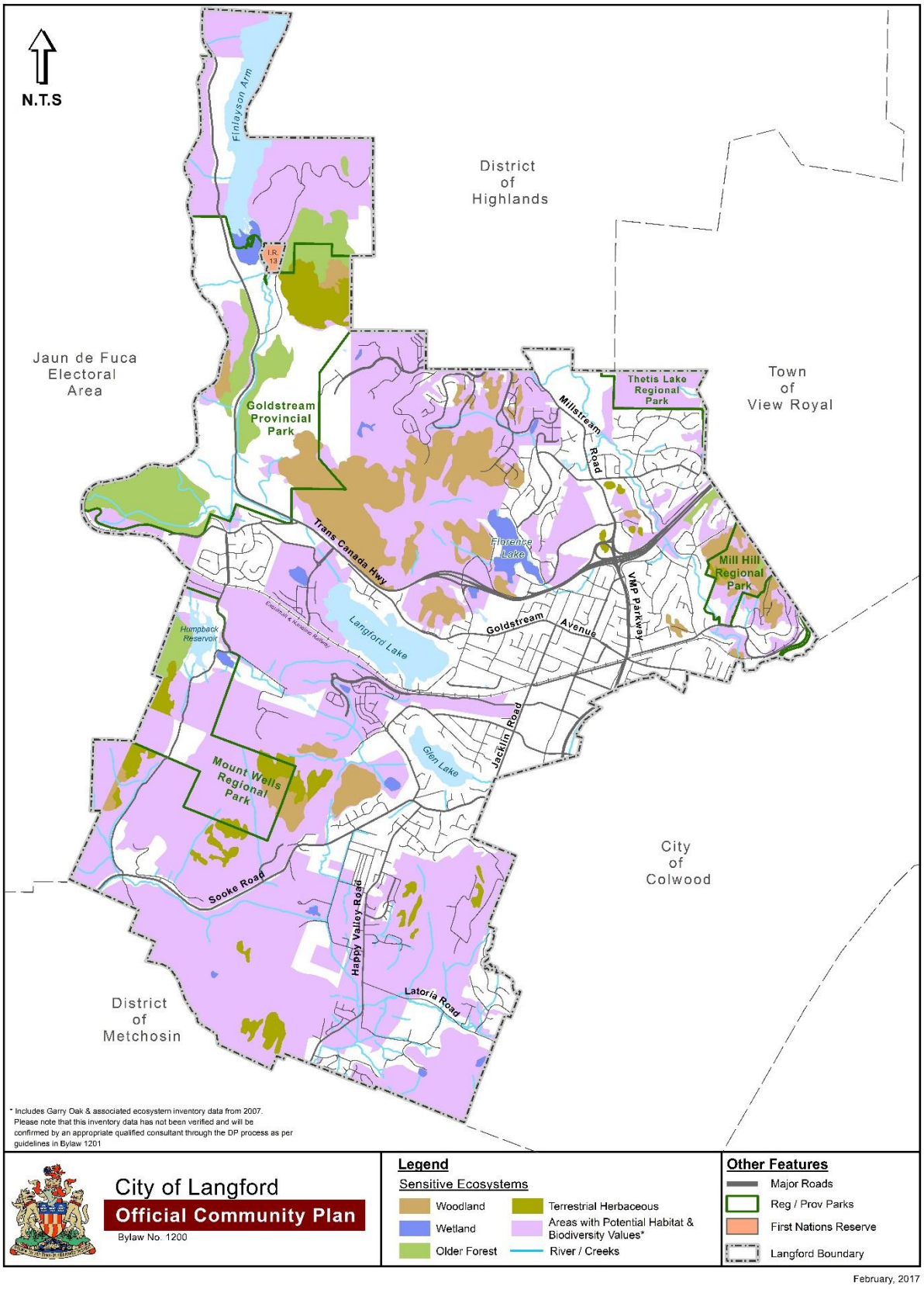
Map 1: Planning Area



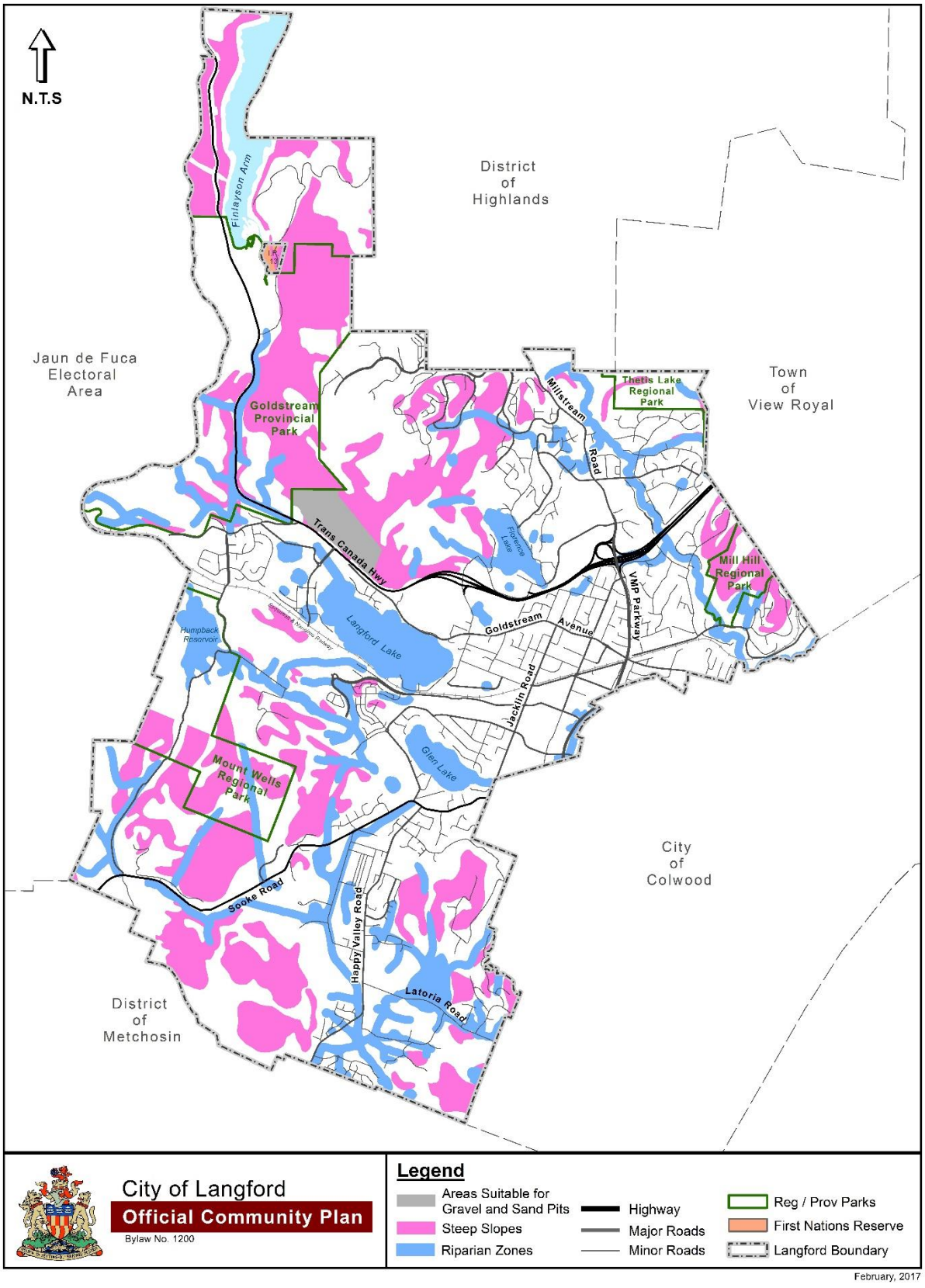
Map 2: City of Langford - Growth Managment & Land Use Strategy



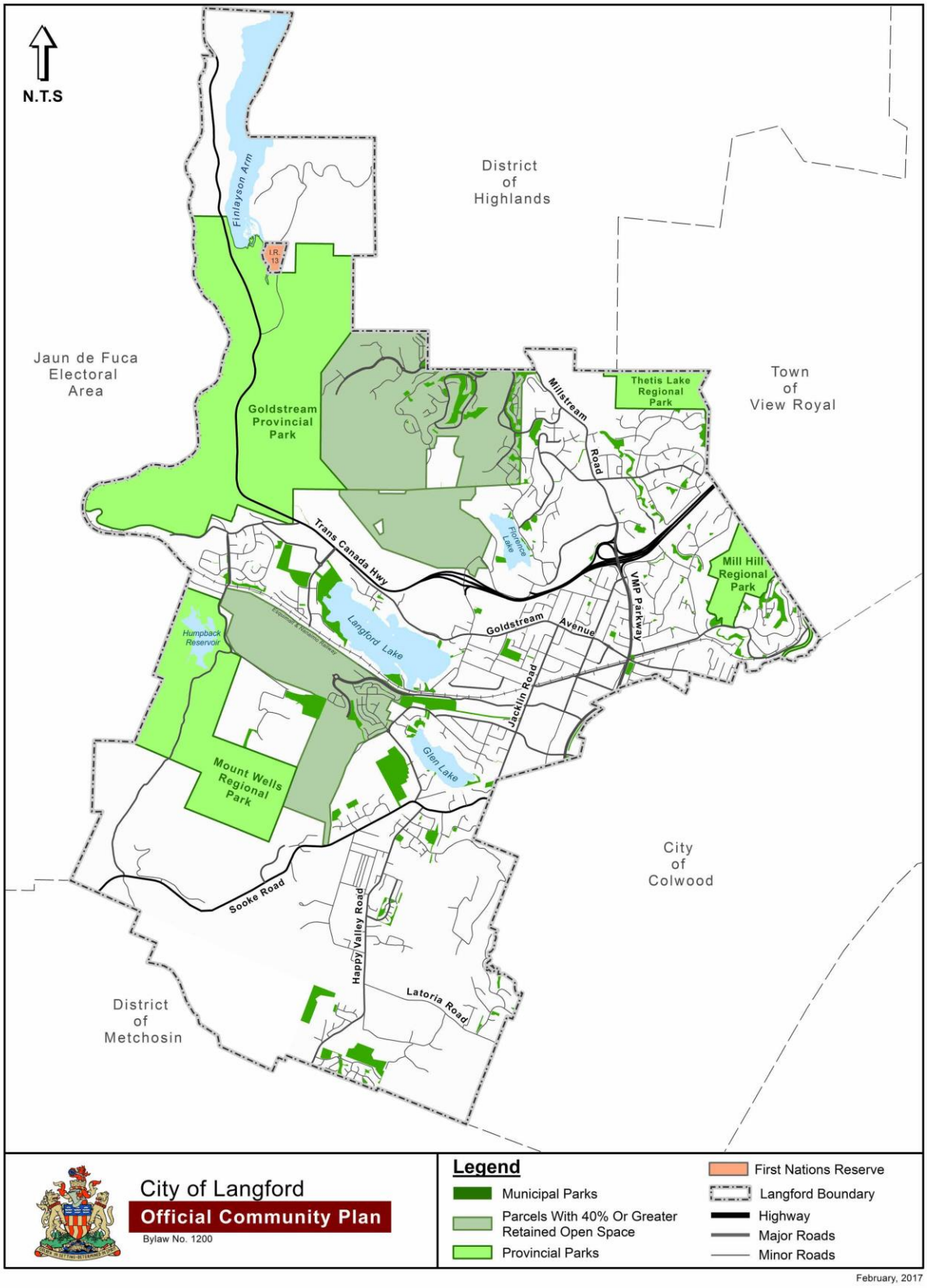
Map 3: Sensitive Ecosystems & Habitat Areas



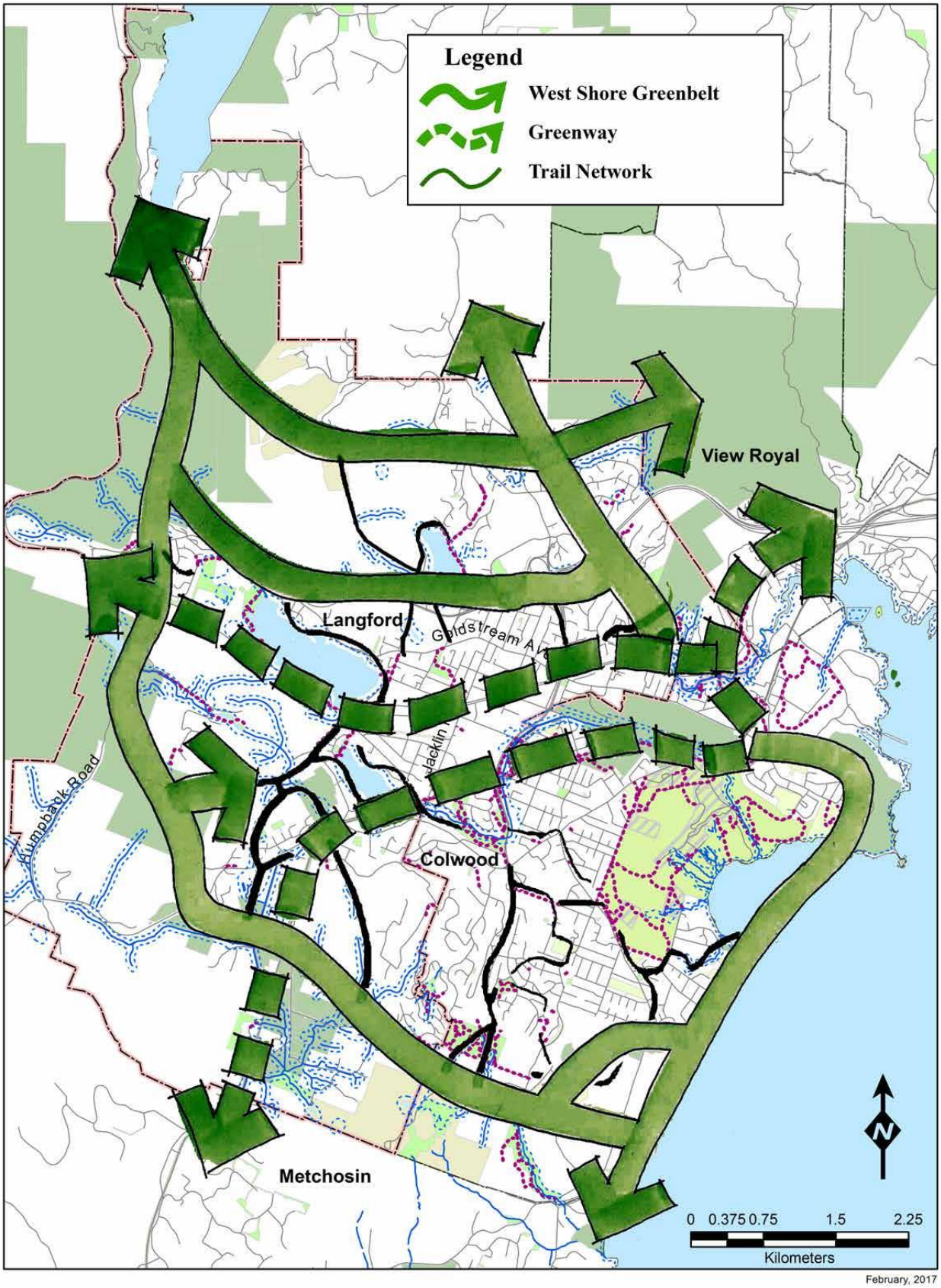
Map 4: Natural Features



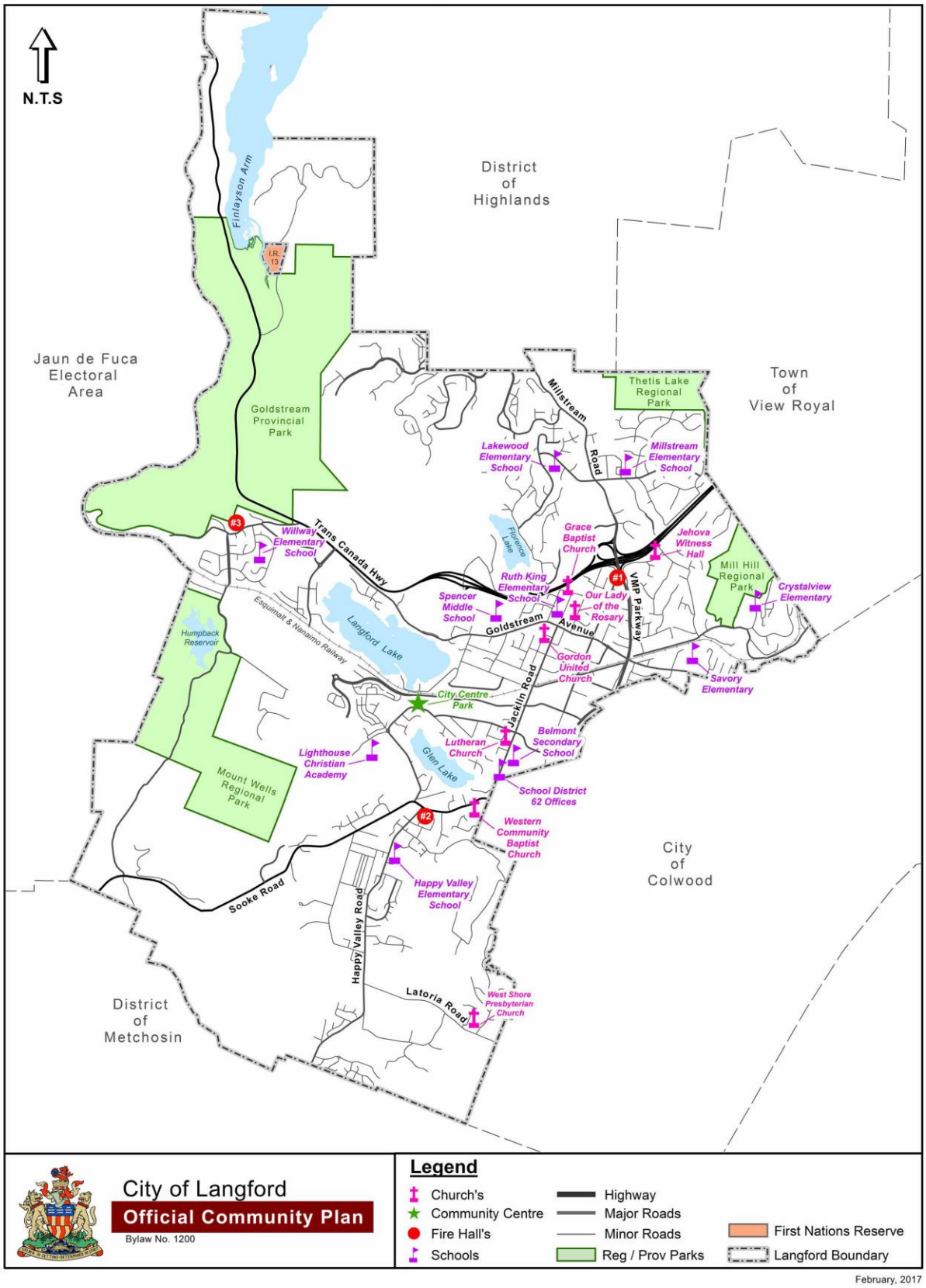
Map 5: Natural Setting, Parks & Open Spaces Inventory



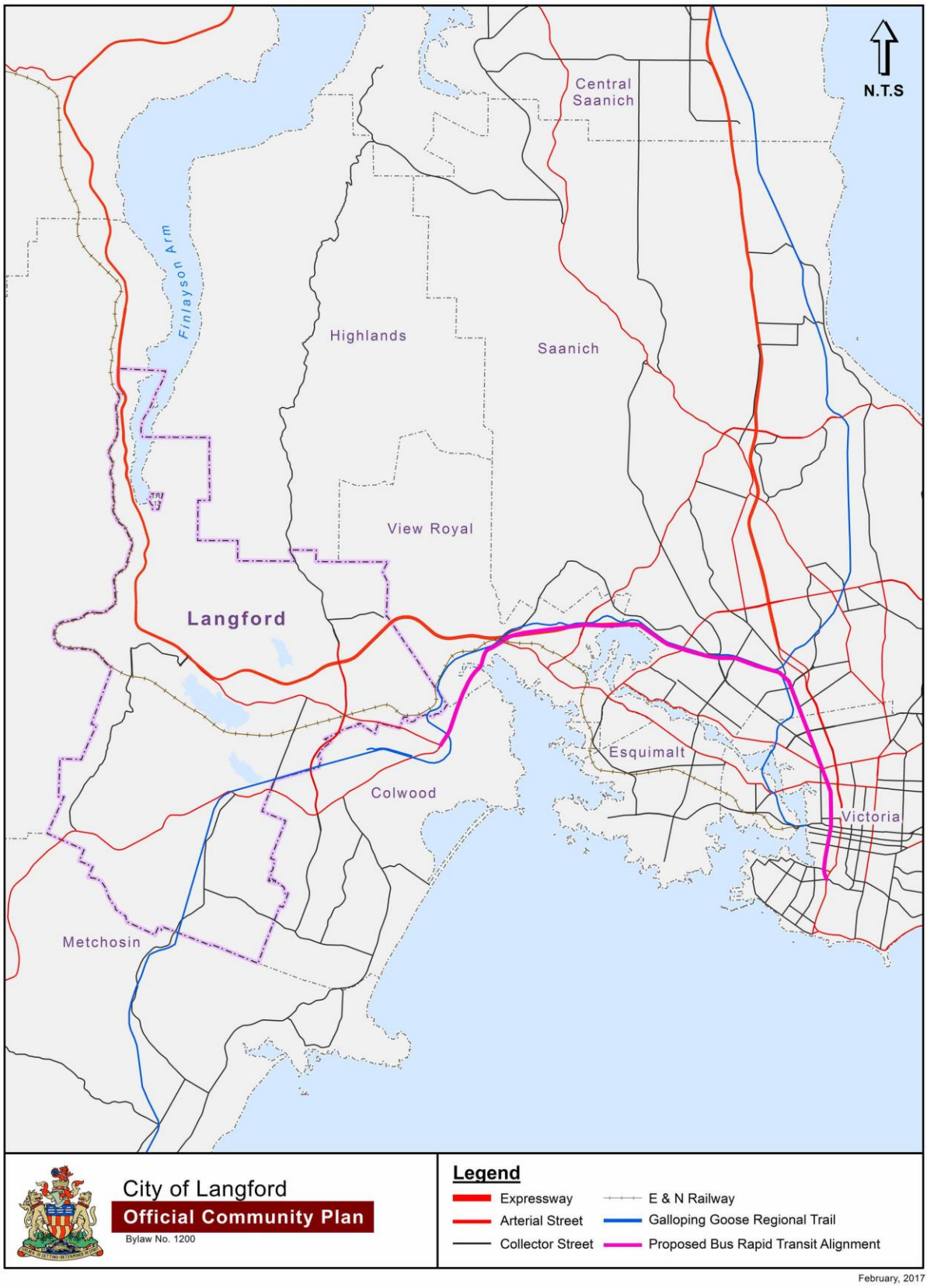
Map 6: Natural Settings Parks & Open Spaces Integration Strategy



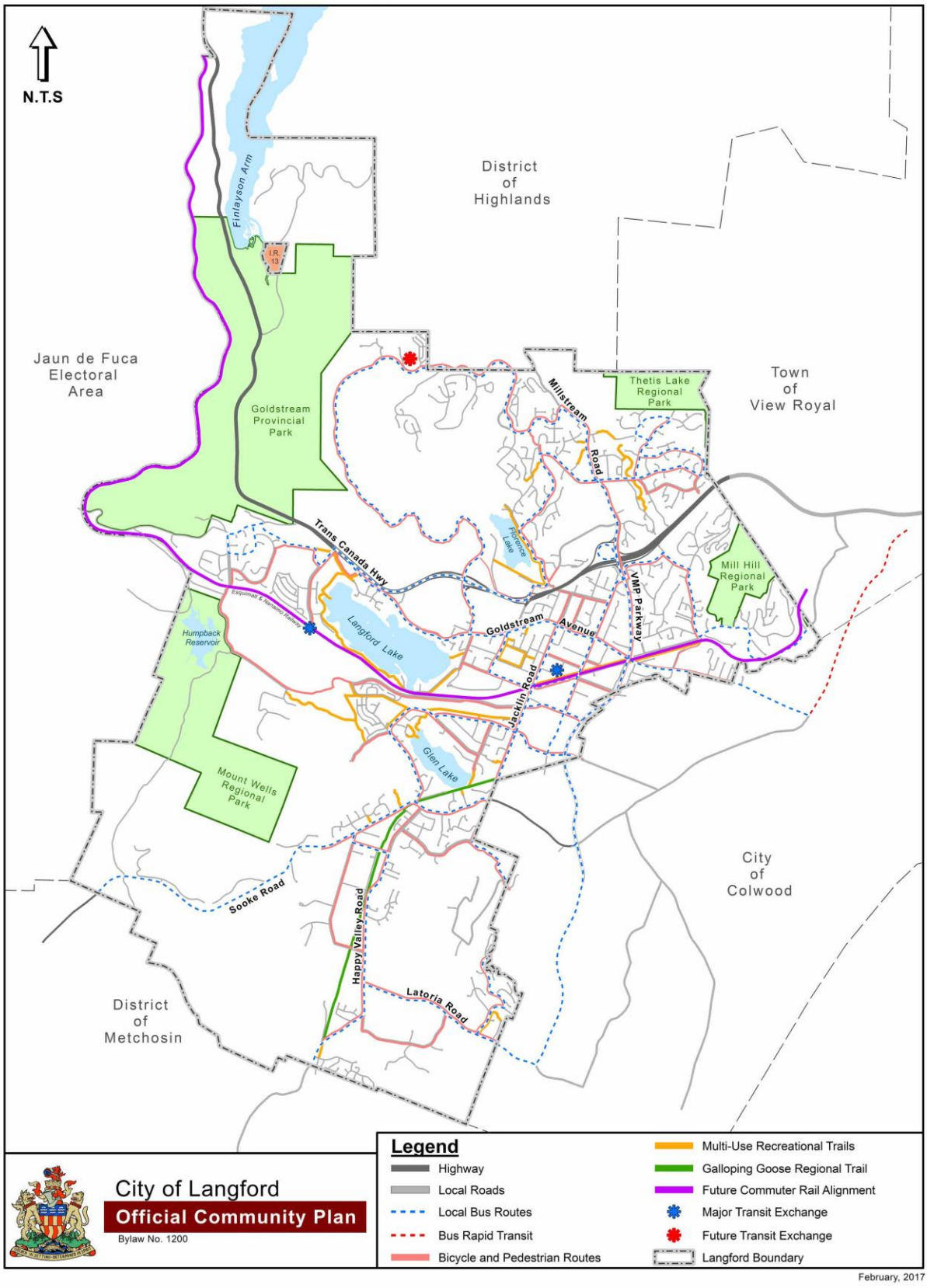
Map 7: Institutional Uses & Institutions Inventory



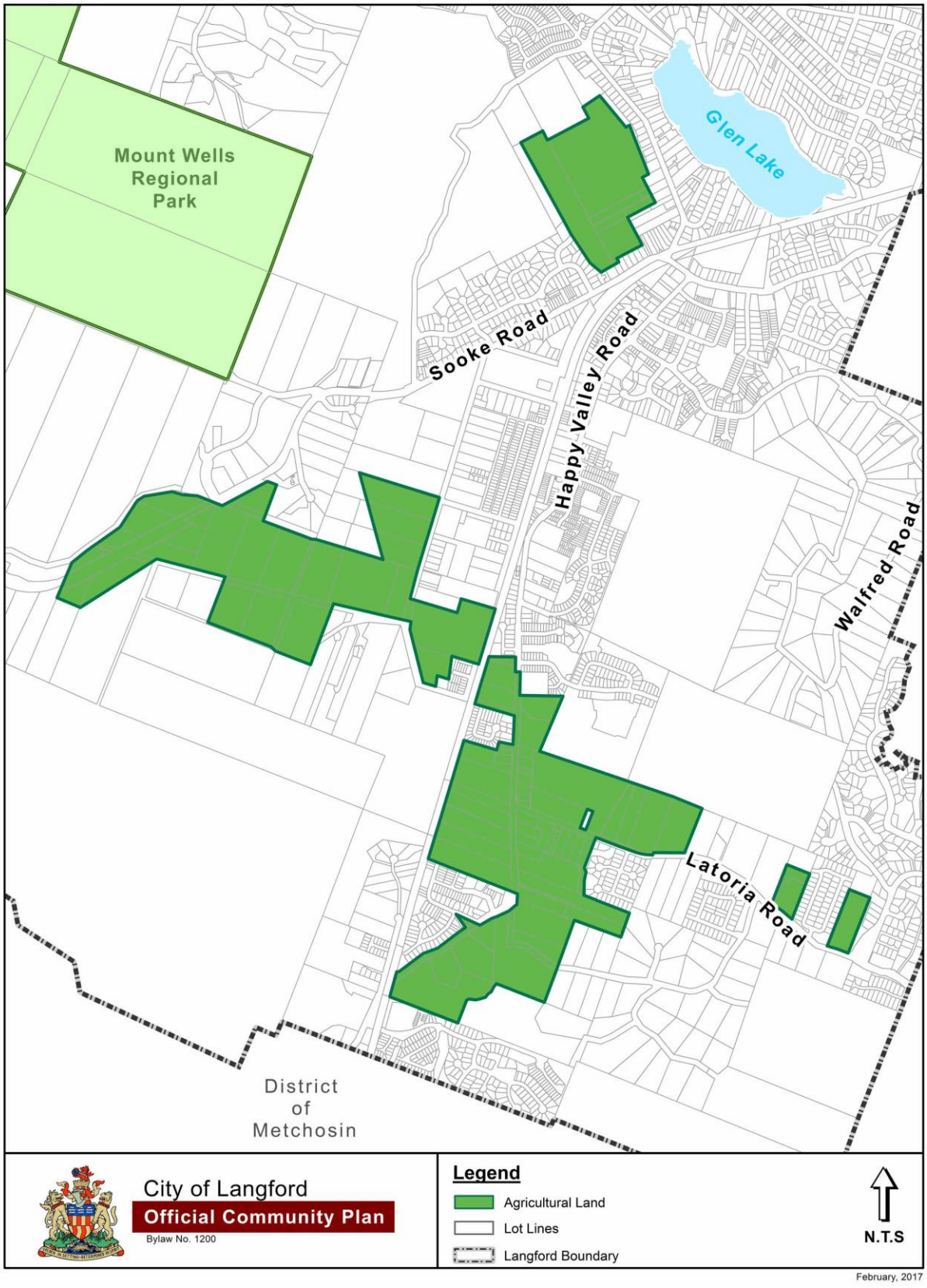
Map 8: Regional Trasportation System Context



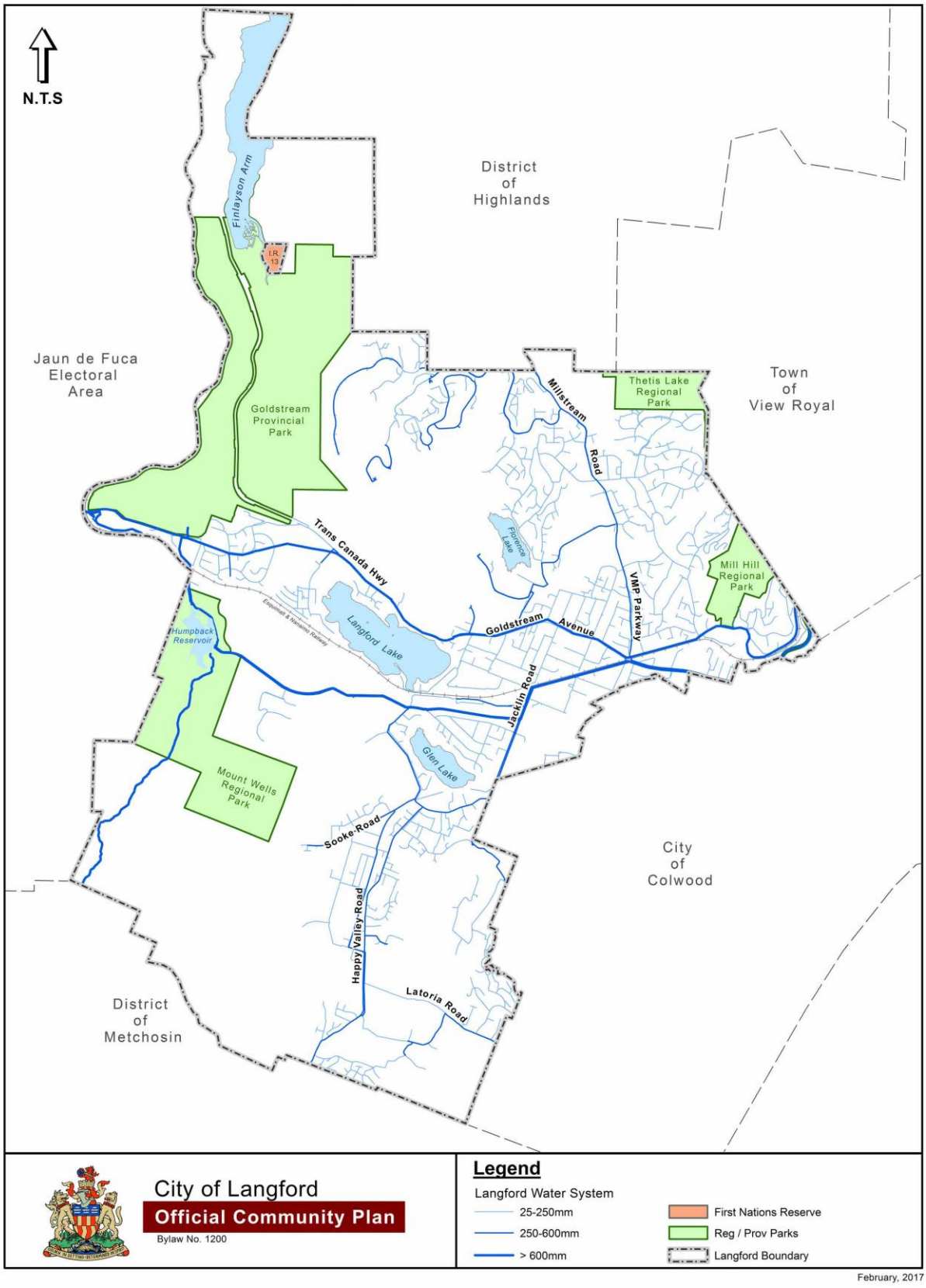
Map 9: Multi-Modal Transportation Strategy



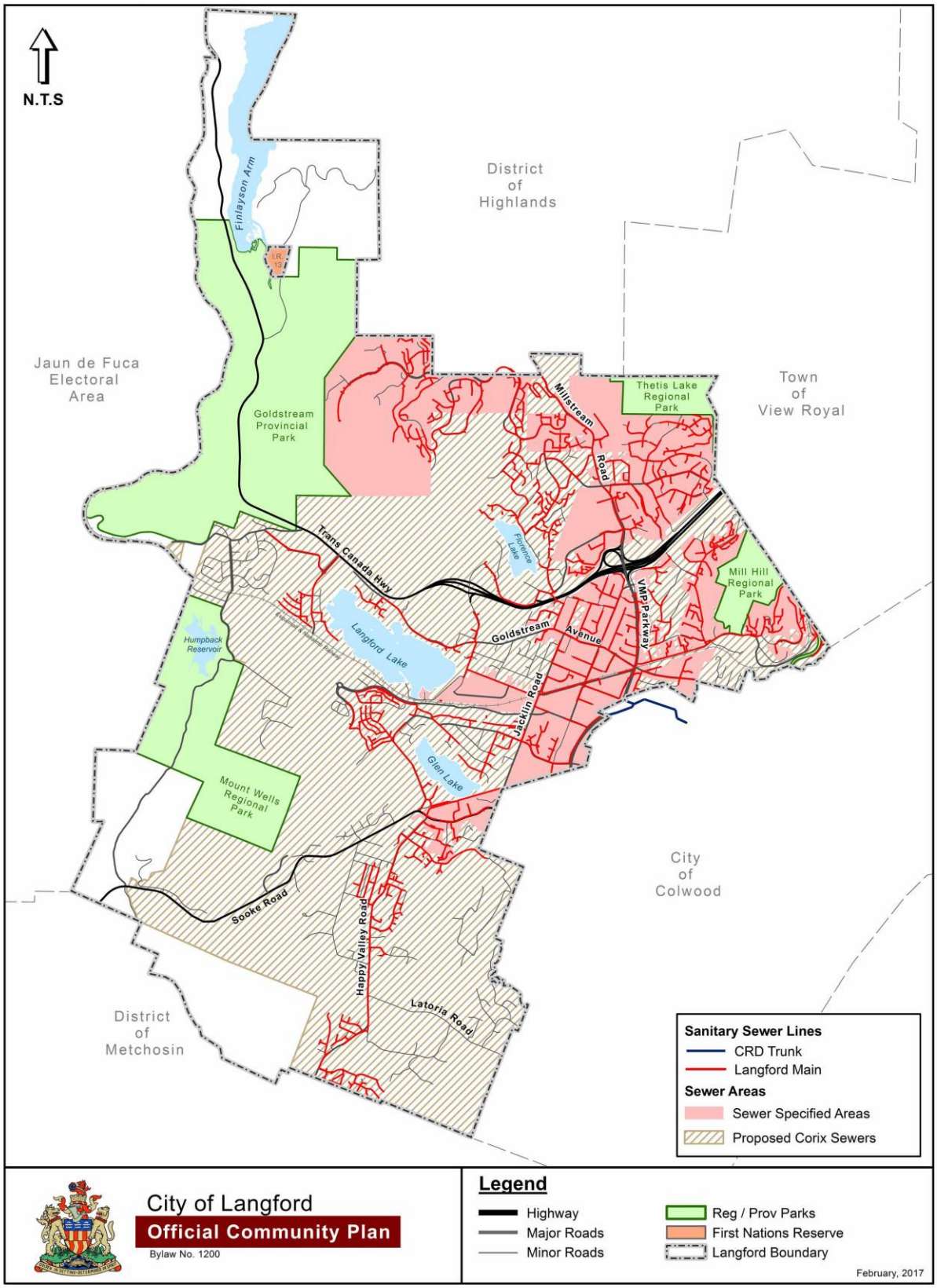
Map 10: Agricultural Land Reserve (ALR) Inventory



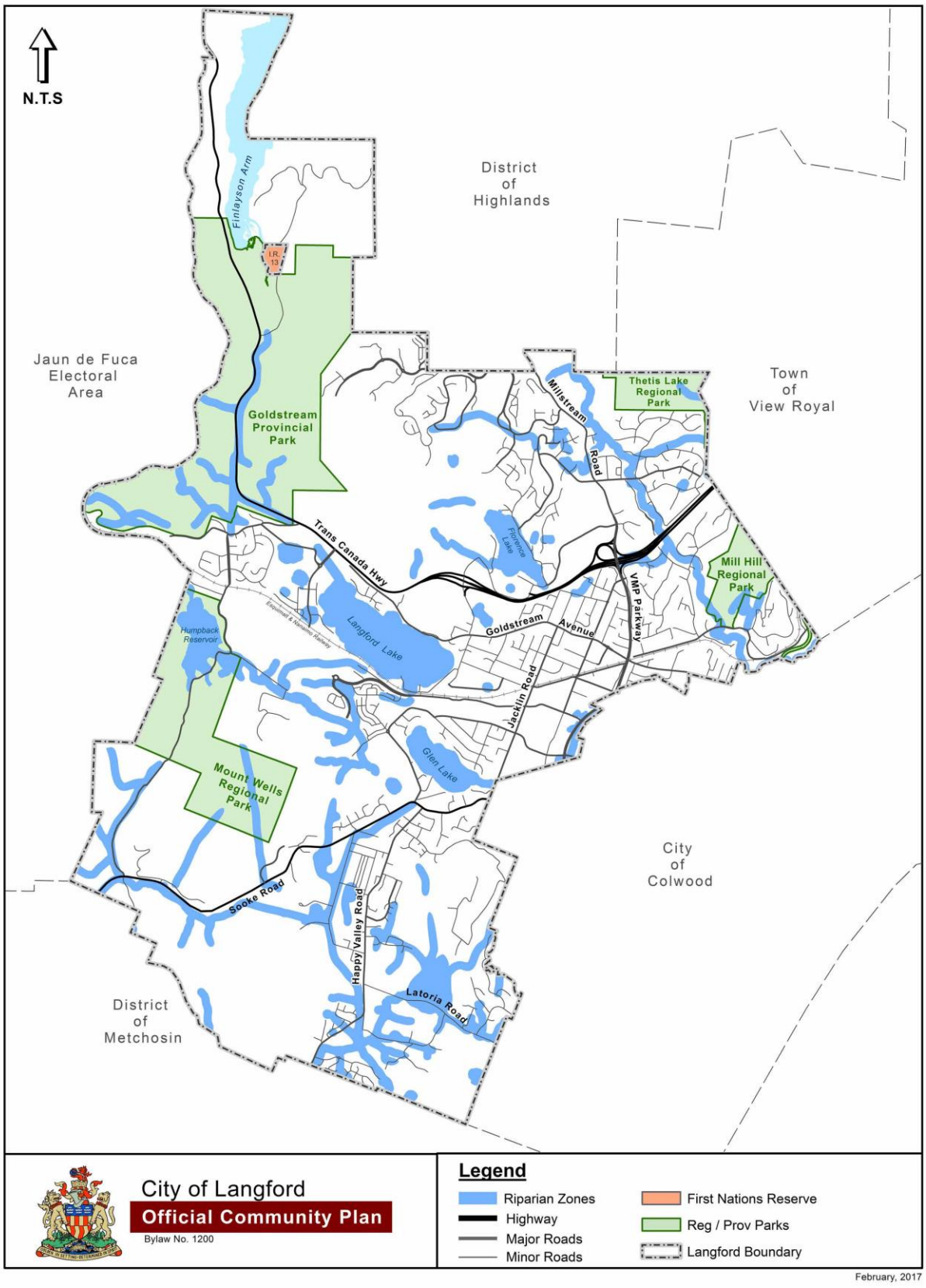
Map 11: Water Infrastructure Inventory



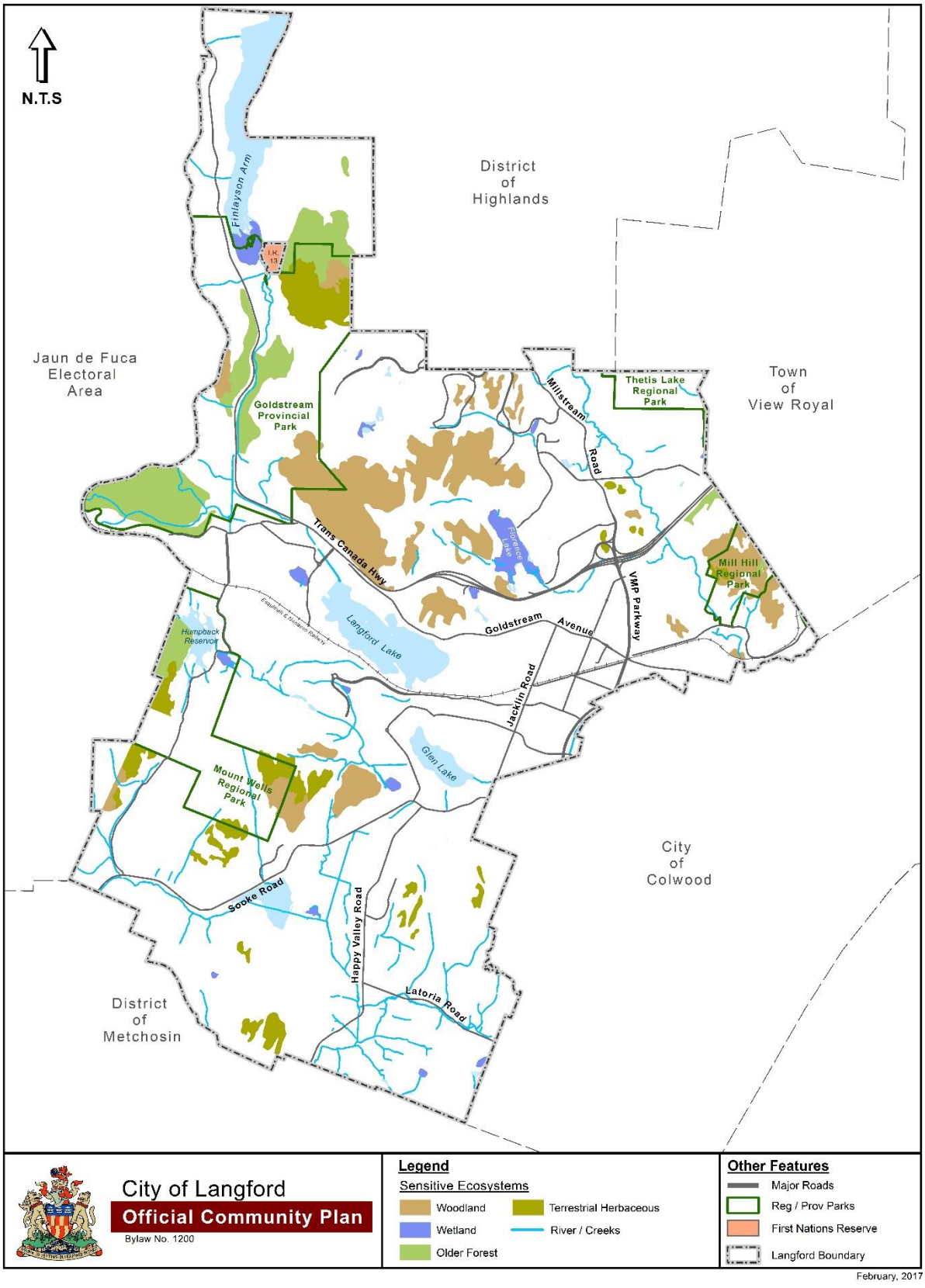
Map12: Sanitary Sewer Inventory



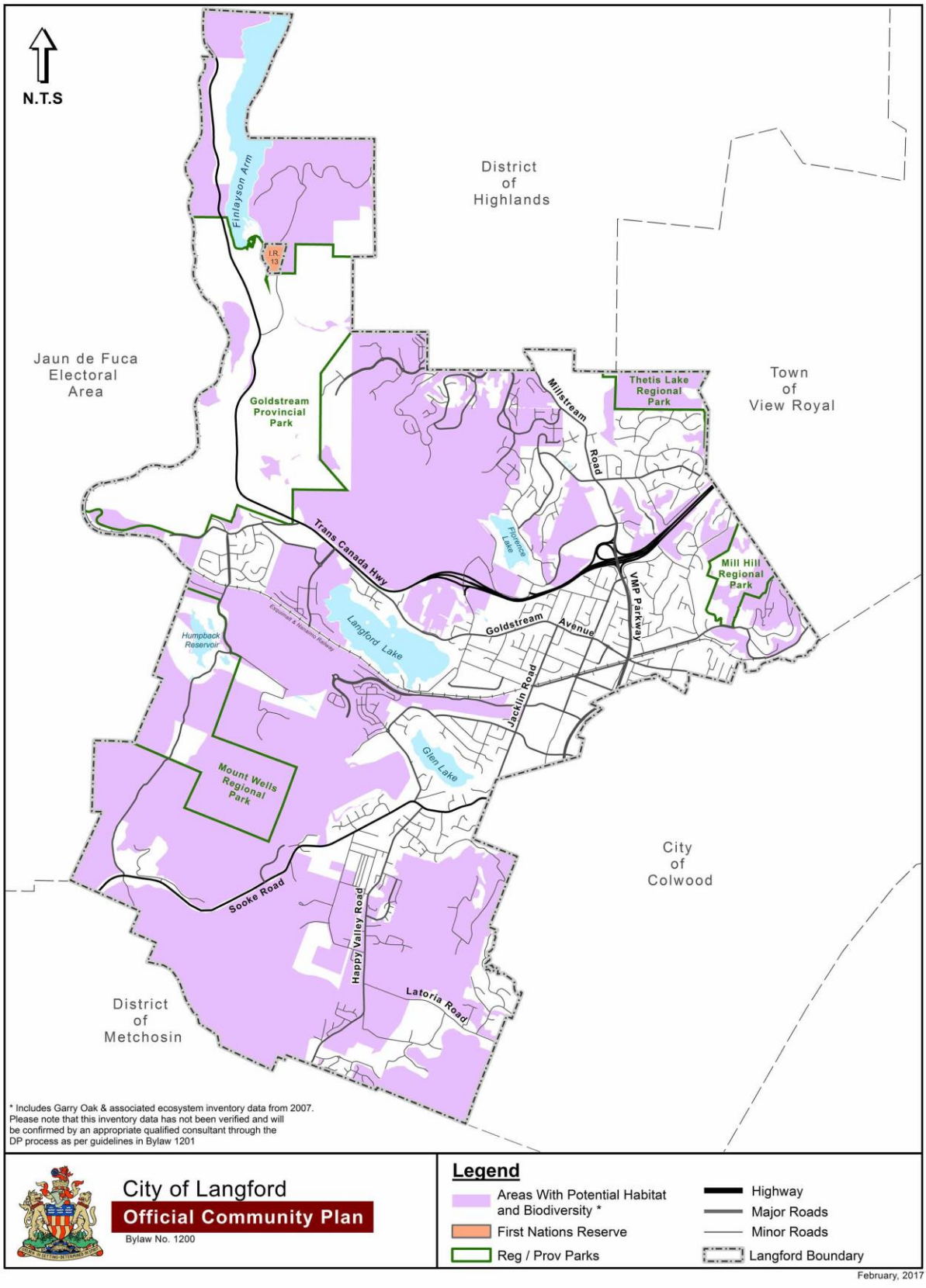
Map 13: Riparian Zones



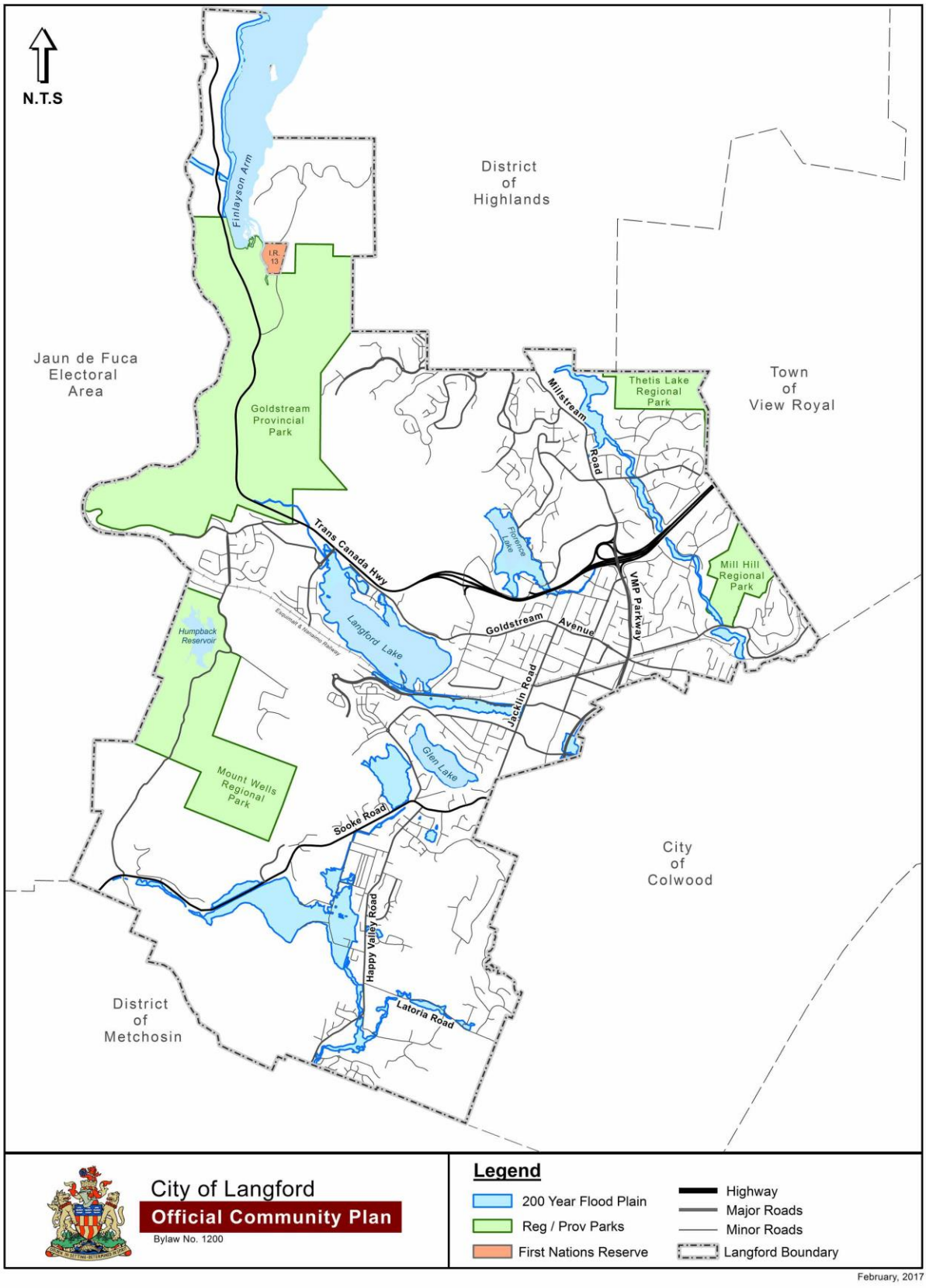
Map 14: Sensitive Ecosystems



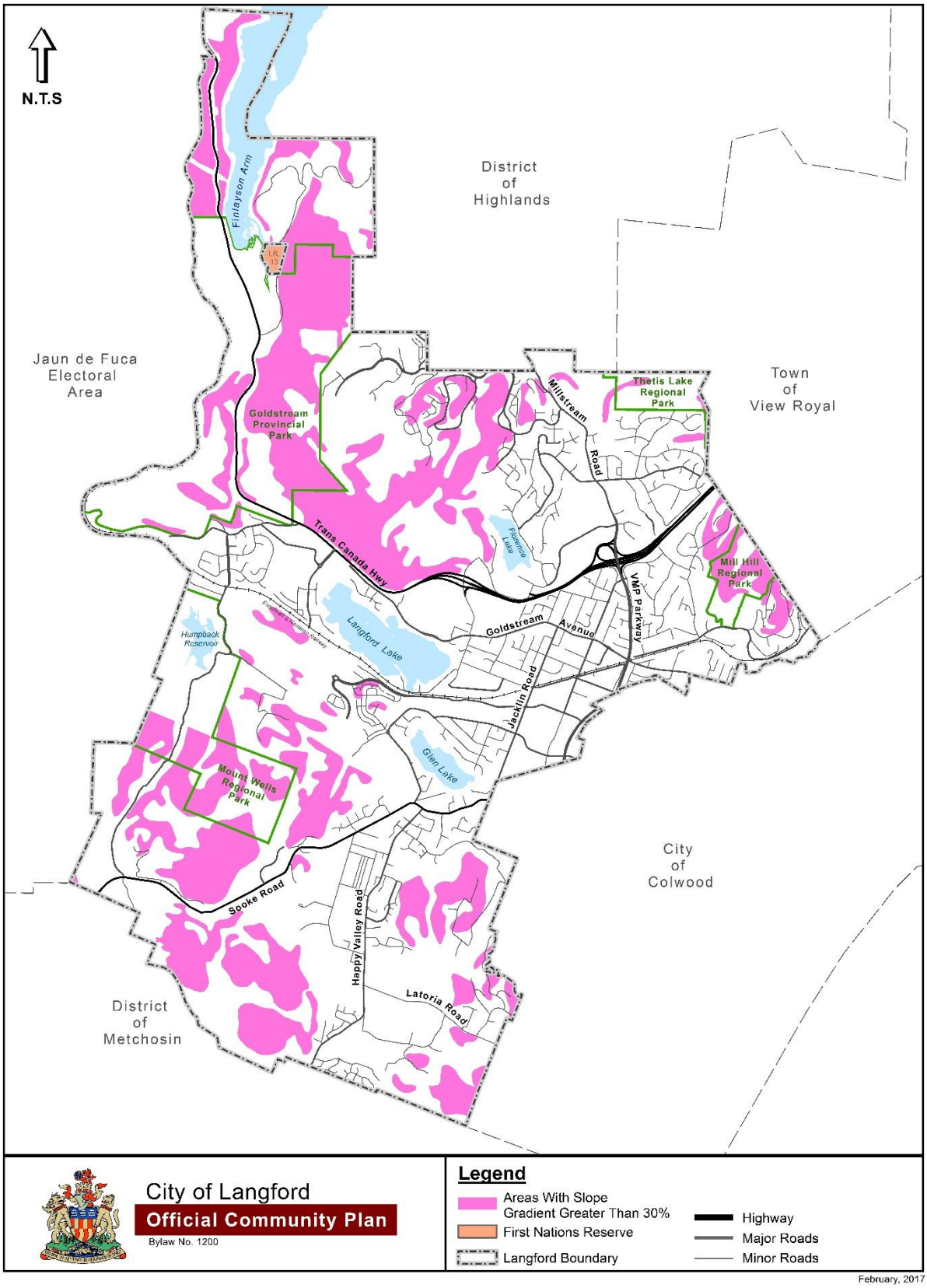
Map 15: Areas with Potential Habitat and Biodversity Values



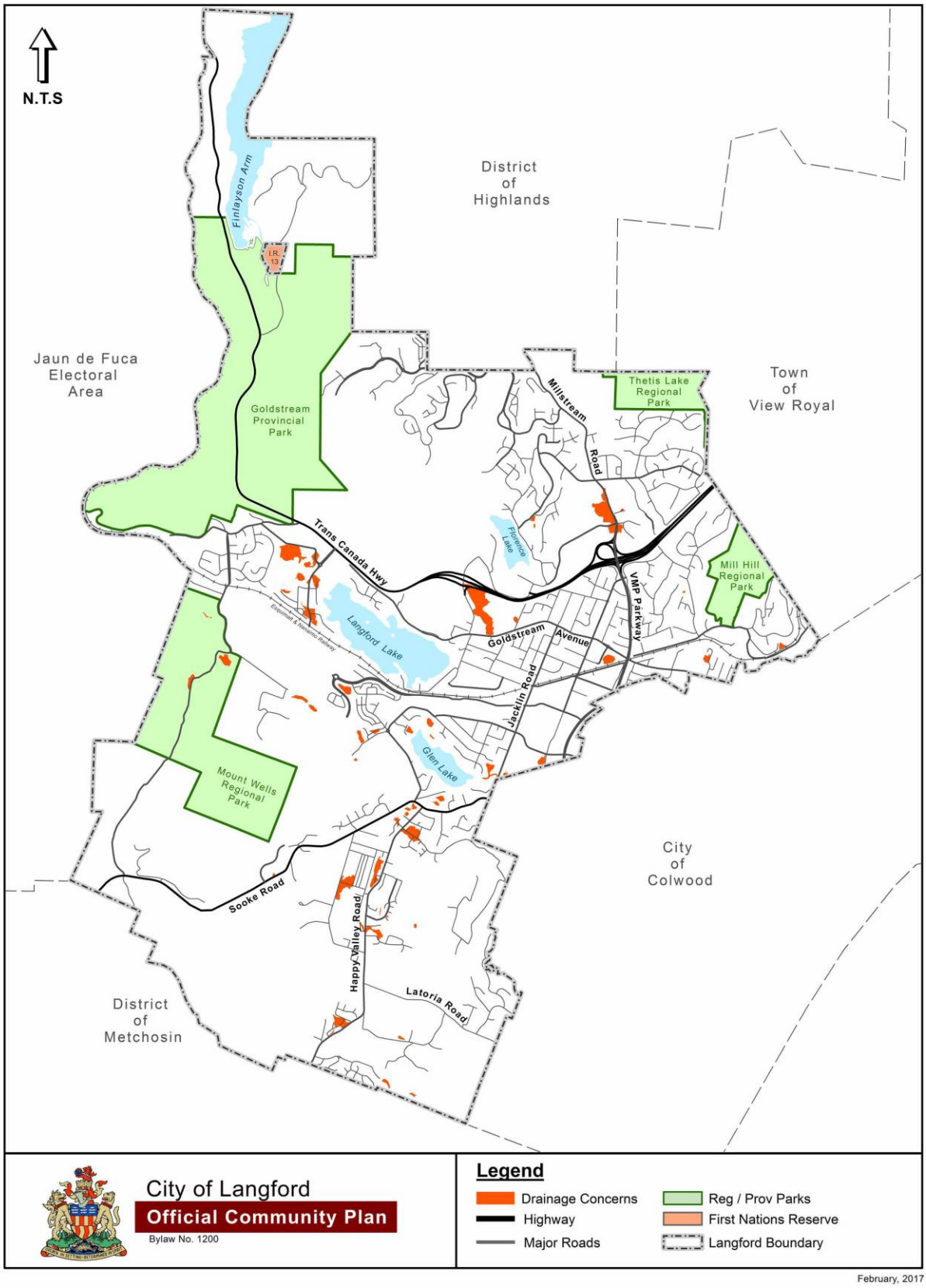
Map 16: 200 Year Flood Plain



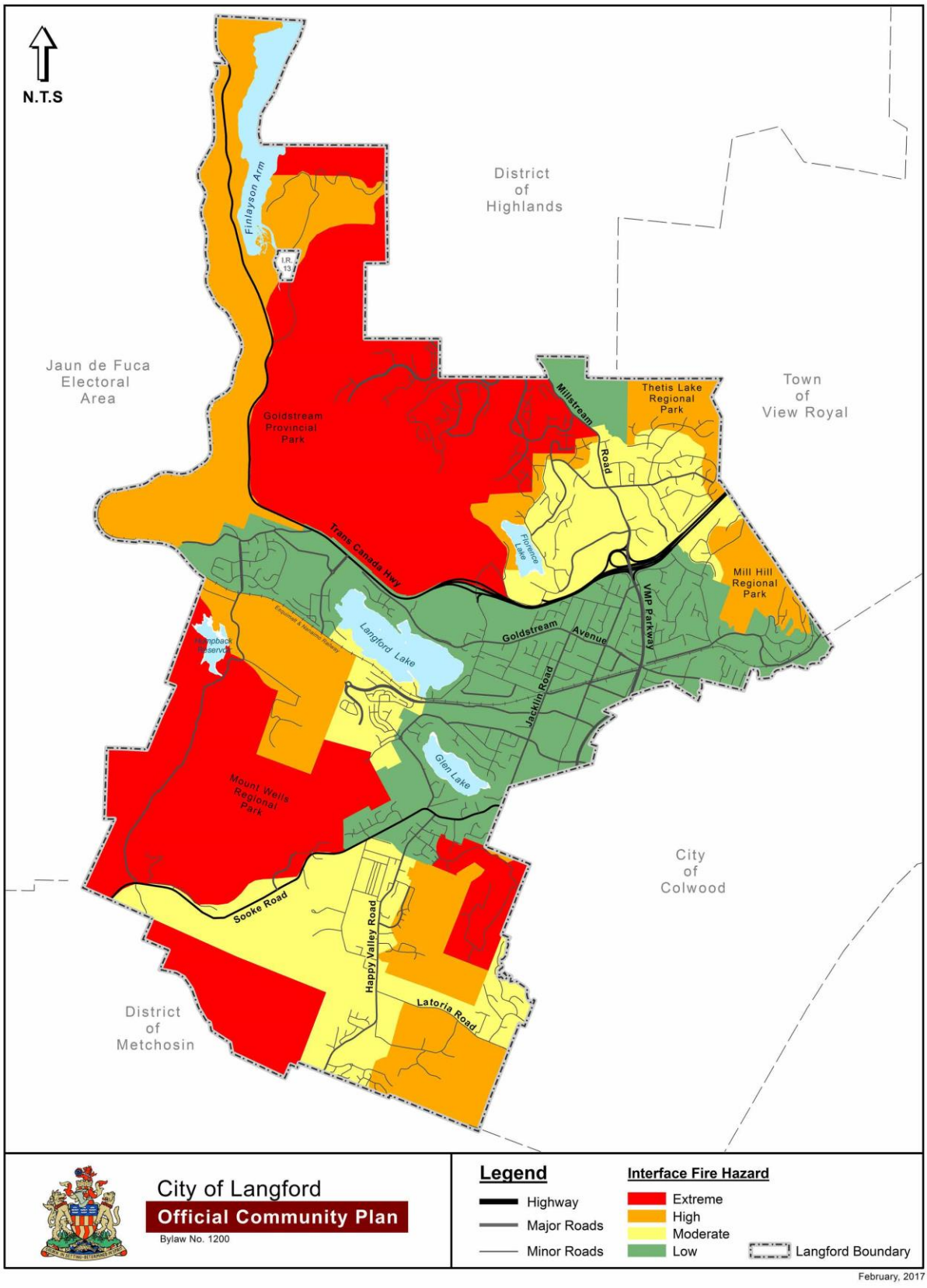
Map 17: Steep Slopes



Map 18: Drainage Concerns



Map 19: Interface Fire Hazard Areas



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 m^2 (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 1st day of May, 2017.

READ A SECOND TIME this 1st day of May, 2017.

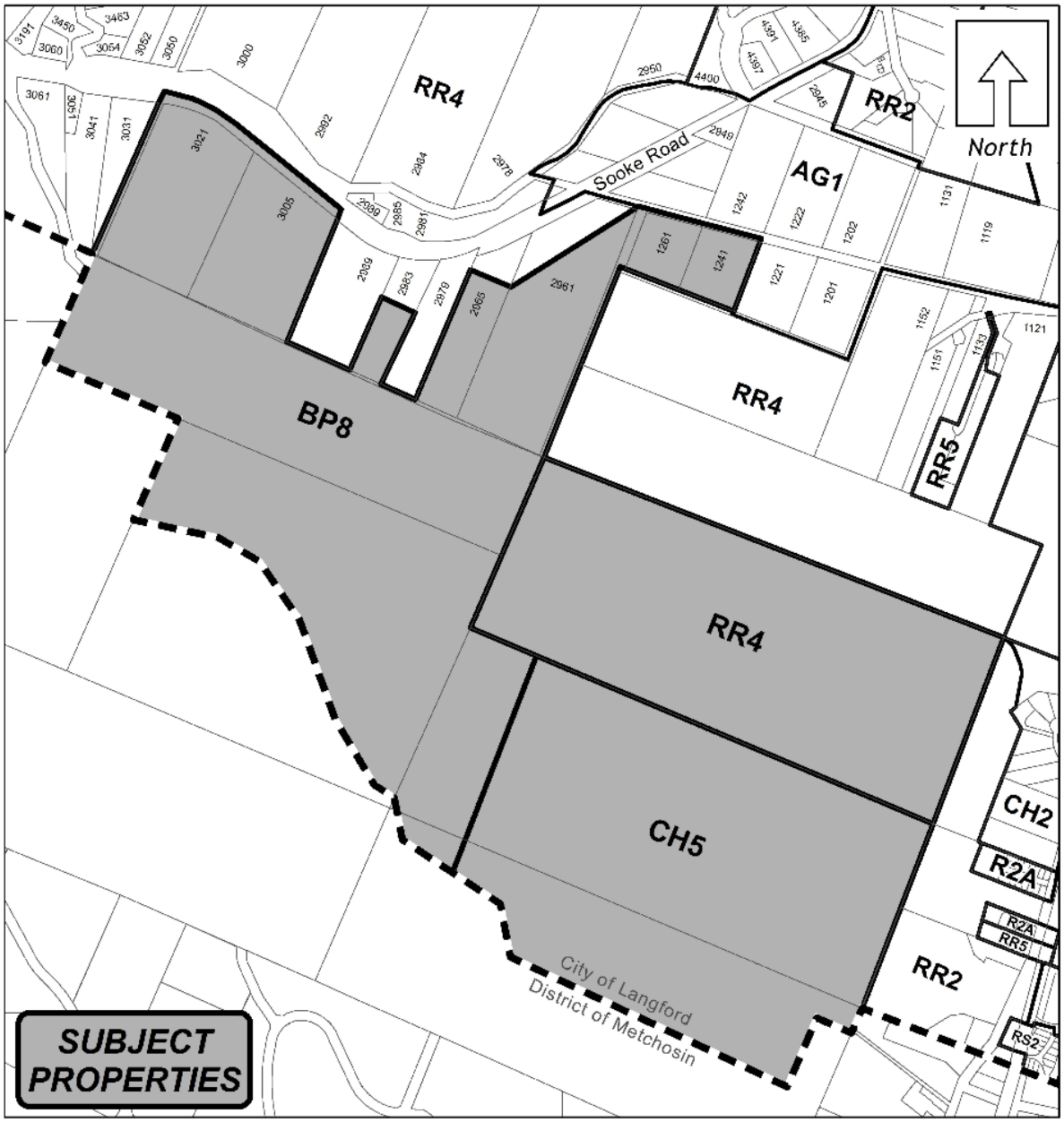
READ A THIRD TIME this 1st day of May, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 10th day of May, 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 m^2 (7,534.7 ft^2) 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 m^2 (8,987.9 ft^2) 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 m^2 (6,458.3 ft^2) 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 m^2 (2,152.8 ft^2) 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 m^2 (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
BYLAW NO. 1681

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as: THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT; PID No.: 006-227-431 (2762 Claude Rd); THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT, PID No.: 006-227-449 (2768 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting and replacing Section 6.56.04 (1) with the following: "Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 5."

3. By deleting and replacing Section 6.56.04 (2) with the following: "The floor area ratio may exceed 0.3 and in no case may it exceed 5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below."

4. By deleting and replacing Section 6.56.04 (3) with the following: "Notwithstanding Section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 5 if the owner of the land proposed to be developed:

   (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit."

5. By deleting and replacing Section 6.56.06 (1) with the following: "No building or structure may have a height less than two storeys or exceed a height of eleven stories".

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU2	1681	THAT PART OF LOT 6 SECTION 72 ESQUIMALT DISTRICT PLAN 3544 LYING TO THE NORTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2762 Claude Rd); and THAT PART OF LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 3544, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH WESTERLY AND SOUTH EASTERLY BOUNDARIES OF SAID LOT (2768 Claude Rd)	1. a. $1,525 per unit towards the General Amenity Reserve Fund; and b. $610 per unit towards the Affordable Housing Reserve Fund. 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $381.25 per unit towards the General Amenity Reserve Fund; and b) $152.50 per unit towards the Affordable Housing Reserve Fund.	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 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.

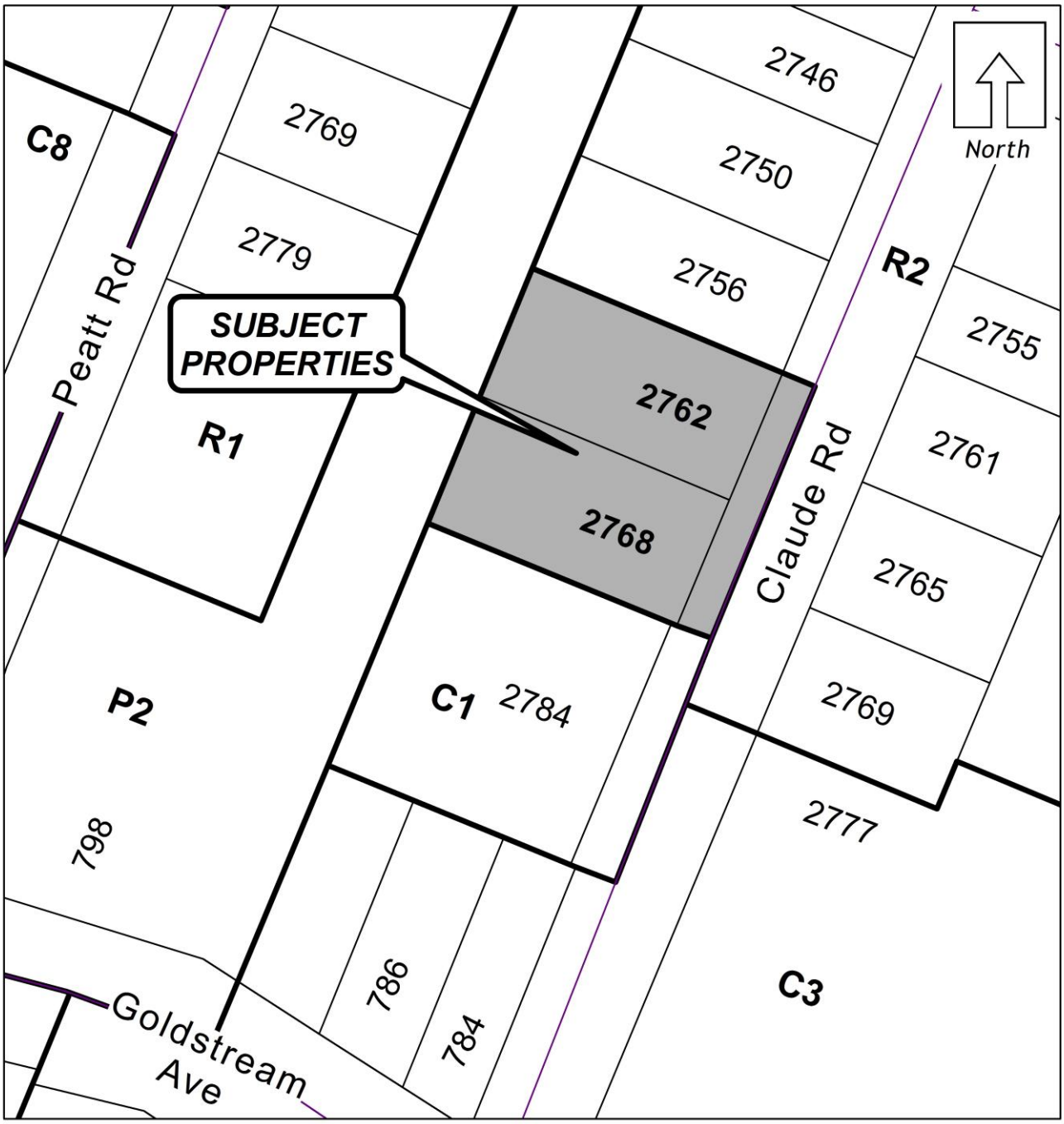
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1681

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1681

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/3/2017

CITY OF LANGFORD
BYLAW NO. 1684

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 6.70.01(5) and re-numbering subsequent subsections accordingly:

"(5) community care facilities, where the care provided is for adults and where none of those in care, or providing care, reside at the property;"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017".

READ A FIRST TIME this 18th 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

CITY OF LANGFORD
BYLAW NO. 1691

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 subsection 6.99.04(c);

This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

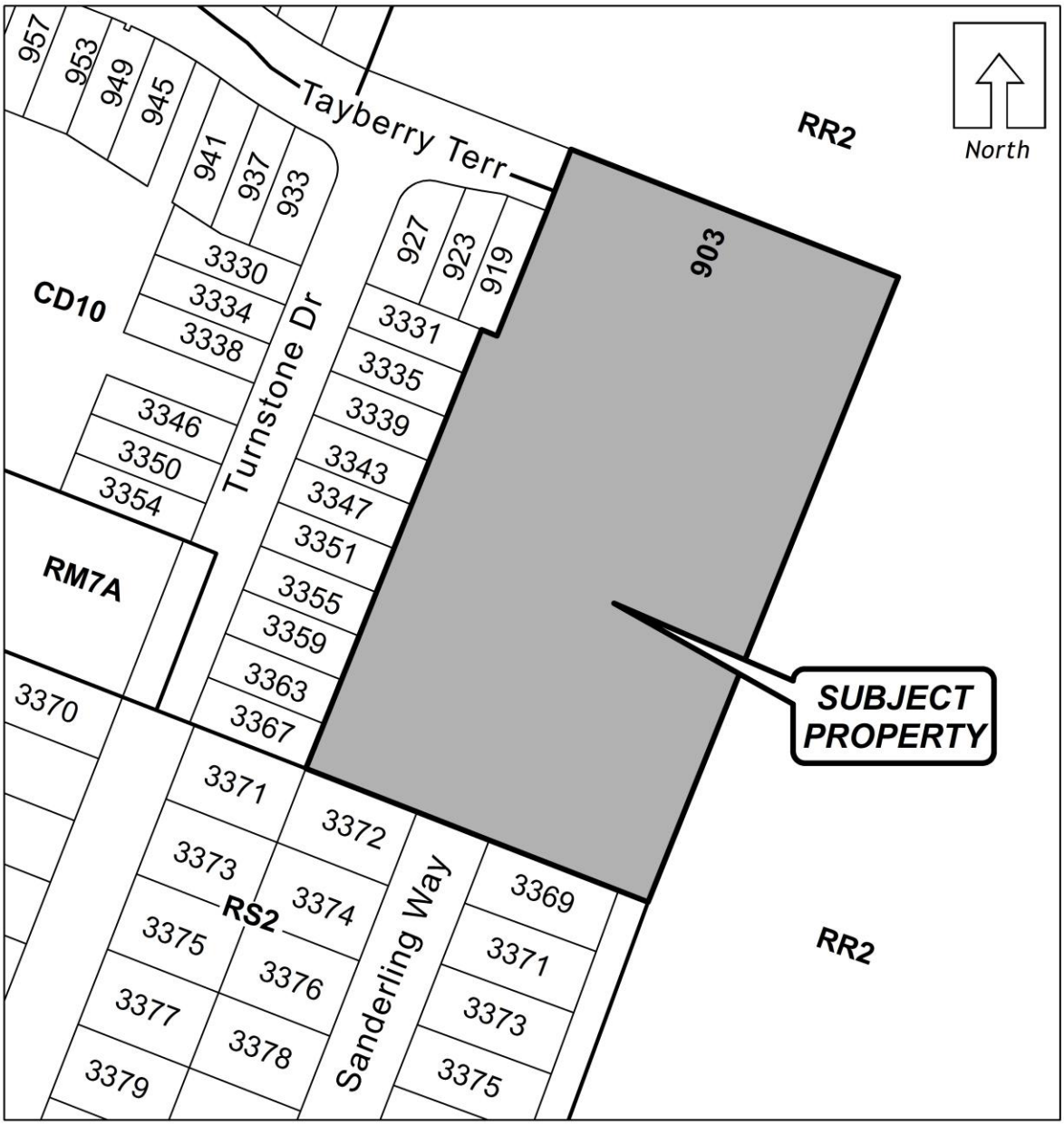
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1691

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1691

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/5/2017

CITY OF LANGFORD
BYLAW NO. 1692

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium-Density Apartment A) Zone** the properties legally described as LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489; PID No.: 005-456-509 (3130 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1692	LOT B, SECTION 82, ESQUIMALT DISTRICT, PLAN 8784 EXCEPT PART IN PLANS 28273 AND 31489 (3130 Jacklin Rd)	1. a) $2562 to the General Amenity Reserve Fund b) $610 to the Affordable Housing Reserve Fund 2. Notwithstanding Section 1 above, if the project is secured as rental housing, the following contributions are required: a) $640.50 per unit towards the General Amenity Reserve Fund b) $152.50 per unit towards the Affordable Housing Reserve Fund	Yes, Column 4 of Table 2 Only

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin 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.

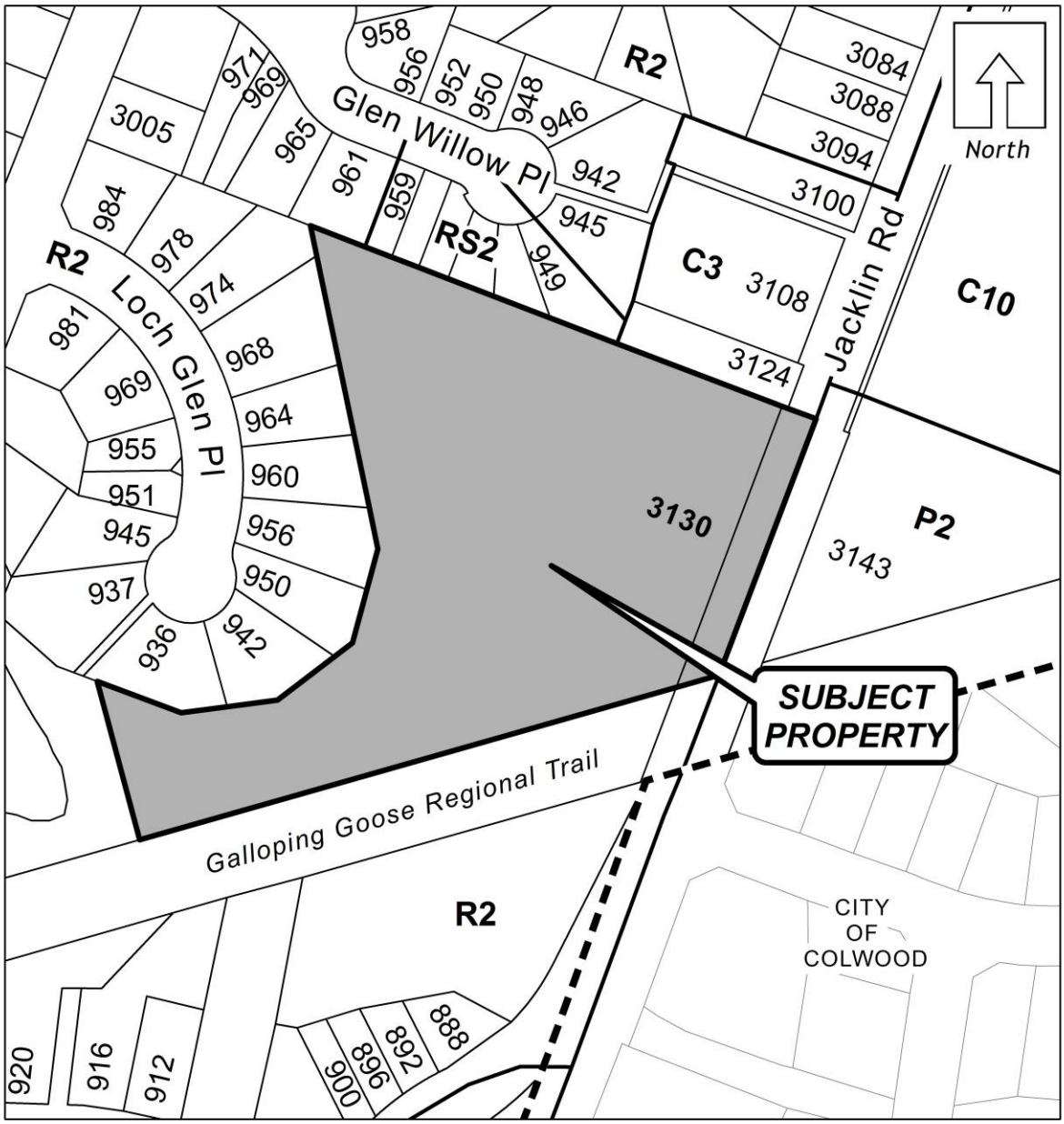
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1692

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1692

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/5/2017

CITY OF LANGFORD
BYLAW NO. 1693

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

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

1. Bylaw No. 209, cited as "District of Langford Development Procedures, 1997" is amended by:

   a) By replacing Schedule 'D' with the following: "

Official Community Plan Amendment			
Application Type	**Base Fee**	**Public Hearing**	**Combined Fee**
Application concurrent with Application to Rezone	$2,184	nil	**$2,184**
All Land Uses <1000m^2 of site area	$3,056	$2,402	**$5,458**
All Land Uses 1001m^2 – 8094m^2 (2ac) of site area	$6,332	$2,402	**$8,734**
All Land Uses >8094m^2 – 40,467m^2 (10ac)	$9,061	$2,402	**$11,463**
All Land Uses >40,467m^2 (10ac)	$11,245	$2,402	**$13,647**
Application Type	**Base Fee**	**Public Hearing**	**Combined Fee**
Text amendment only, under existing zoning for changes to Density Bonusing provisions	$983	$2,402*	**$3,385**
Text Amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonus provisions	$1,964	$2,402*	**$4,366**
All Land Uses <1000m^2 of site area	$3,056	$2,402*	**$5458**
All Land Uses 1001m^2 – 8094m^2 (2ac) of site area	$6,332	$2,402*	**$8734**
All Land Uses >8094m^2 – 40,467m^2 (10ac)	$9,061	$2,402*	**$11,463**

All Land Uses >40,467m^2 (10ac)	$11,245	$2,402*	**$13,647**

*Fee reduced to $1,997 if public hearing waived
**Add $2,184 for the creation of a new zone designation"

b) By replacing Schedule 'E' with the following: "

Development Permit Fees **If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled.**	
Interface Fire Hazard Development Permit Area (ONLY) – standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.	**$273**
Minor: Riparian Development Permit Area where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional; Agricultural Development Permit Area where no work is occurring within an agricultural buffer as defined by a qualified professional; Either a) and/or b) (above) combined with an standard form development permit for one- and two-family residential development and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines.	**$545**
Two-Family Residential (Duplex) - compliant with Design Guidelines and which may/may not include standard form for interface fire hazard;*	**$874**
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include standard form for interface fire hazard and may or may not include variances;**	**$2238**

For combined Environmentally Sensitive/Hazardous and Form & Character applications, fees shall be paid on the basis of the greater of either the Environmentally Sensitive/Hazardous Development Permit Area(s) Impacted (column A) OR the scale of development (column B)

Column A	**Column B**	**Fee**
Environmentally Sensitive/Hazardous Development Permit Areas Impacted	**Form & Character**	
Less than 150m^2 of site area within a defined development permit area	less than 100m^2 of new commercial/industrial/business park GFA; exterior renovation of existing intensive residential (including duplex) and multi-family residential buildings that represents a change to the form and character of a building or buildings;	**$545**
150-1000m^2 of site area within a defined development permit area	Up to and including 4 residential units; **and/or** up to 100m^2 of new Com/Ind/Bus Park GFA; **and/or** exterior renovation of existing Com/Ind/Bus Park buildings up to 200m^2 of GFA that represents a change to the form and character of a building or buildings;	**$1,964**
1001-4500m2 of site area within a defined development permit area	5- 12 residential units; **and/or** 100m^2 – 200m^2 of new Com/Ind/Bus Park GFA **and/or**	**$4,149**

	exterior renovation of existing Com/Ind/Bus Park buildings up 2000m^2 of GFA that represents a change to the form and character of a building or buildings;	
4,501-25,000m^2 of site area within a defined development permit area	13-49 residential units; **and/or** 201 m^2 – 4500 m^2 of new Com/Ind/Bus Park GFA **and/or** exterior renovation of existing Com/Ind/Bus Park buildings over 2000m^2 of GFA that represents a change to the form and character of a building or buildings;	**$6,332**
>25,000m^2 of DP site area	50+ residential units; **and/or** 4501 m^2+ of new Com/Ind/Bus Park GFA	**$10,372**

*A duplex development permit issued by Council's delegate
**A duplex development permit issued by Council

Development Permit Amendment Fees	
Amendment of Development Permit after Issuance **Minor amendment** for changes that are eligible for a Development Permit Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	**No Fee, unless a Letter of Exemption is requested or required**
Minor amendment for changes that: • Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; • Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; • Require the issuance of a Development Permit Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	**$218**
Moderate amendment for changes that: • Are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300; • Maintain the overall intent of the previously issued Development Permit, to the satisfaction of the Director of Planning; • Require the issuance of a Development Permit Amendment for one of the following reasons: ○ A proposed increase to floor space comprises more than 10% of the GFA originally approved, but less than 20%; ○ An additional variance is requested to reduce a bylaw requirement by more than 10%; ○ A streamside protection and enhancement area is proposed to be adjusted per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and such adjustment is supported by the project biologist	**16% of the original fee**
Major amendment for changes that are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300 and that require the issuance of a Development Permit Amendment for changes that are considered to be a Minor or Moderate amendment	**26% of the original fee**
Appeal Fee (if Development Permit cannot be issued by Council's delegate)	**$1,364 in addition to above fees**
Development Permit Issued by Council with Variances (other than duplex)	**$1,364 in addition to the above fees**
Letter of Exemption from the Requirements of a Development Permit	**$109**

	Fee
Board of Variance	**$71**
Counter Petition: If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan Amendment, Rezoning, Development Permit, Development Variance Permit, and Temporary Use Permit).	**$611**

Development Variance Permit Fees	
Application Fee	**$1,364**

Temporary Use Permit Fees	
Application Fee	**$1911**
Renewal Fee	**$273**

2. This Bylaw may be cited for all purposes as "City of Langford Development Procedures, Amendment Bylaw No. 17, 2017".

READ A FIRST TIME 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. 1694

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:

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 **RR4 (Rural Residential 4)** Zone and adding to the **RS4 (Residential Small Lot 4) Zone** the properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting the phrase "6.04.02(1)" in Subsection 6.13.02(2) and replacing it with "6.13.02(1)";

3. By adding the following as Section 6.13.02(3):

   (3) Notwithstanding Subsection 6.13.02(2), a lot with an area of less than 40 ha but not less than 2.7 ha may be created by subdivision without connection to the municipal sanitary sewer system on the property legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd)";

4. By adding the following as Section 6.27A.01(6) and renumbering subsequent subsections accordingly:

   "(6) Townhouses on those properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) only";

5. By adding the following as Subsection 6.27A.03(2): "Notwithstanding subsection 6.27A.03(1) there may be more than one residential building on a lot, if those residential buildings contain a townhouse use;

6. By adding the following as Subsection 6.27A.03(3): "Under no circumstances may the density of development on those properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT

PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) exceed 125 Single Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE":

7. By adding the following text as Subsection 6.27A.08 and renumbering subsequent subsections accordingly:

"Regulations of Use for a Townhouse:
(1) A Townhouse will be subject to the regulations of the Residential Townhouse (RT1) zone and not the regulations of this Zone."

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

Zone		Bylaw No.	Legal Description	Amenity Contributions
RS4		1694	THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319 (3690 Happy Valley Rd); and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006 (3694 Happy Valley Rd)	a) $1000 per one-family lot greater than or equal to 550 m2 towards the Affordable Housing Reserve Fund; b) $6000 per one-family lot greater than or equal to 550 m2 towards the General Amenity Reserve Fund; c) $660 per one-family lot less than 550 m2 towards the Affordable Housing Reserve Fund; d) $3960 per one-family lot less than 550 m2 towards the General Amenity Reserve Fund e) $610 per townhouse unit towards the Affordable Housing Reserve Fund; and f) $3660 per townhouse unit towards the General Amenity Reserve Fund.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

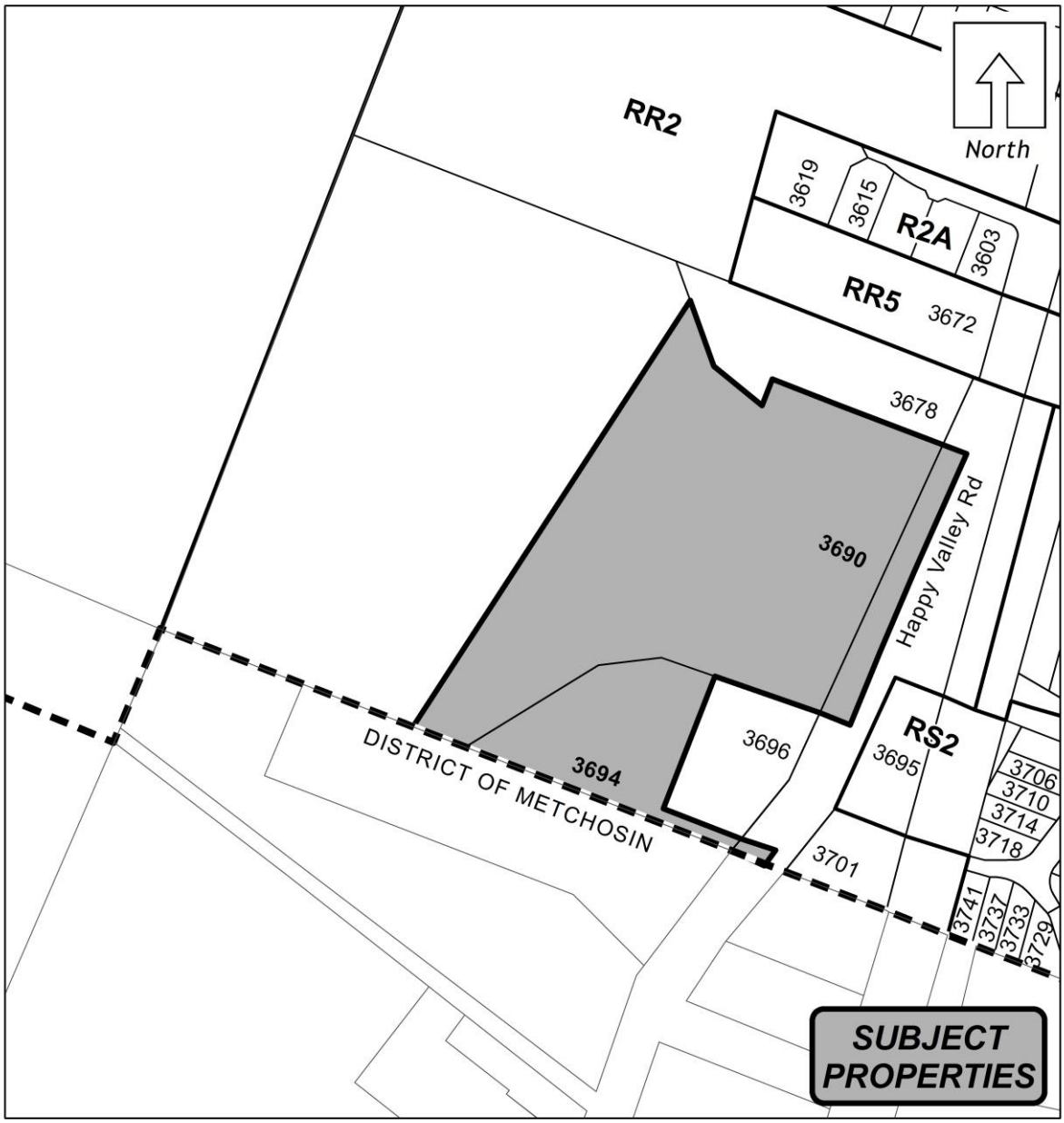
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1694

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1694

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/3/2017

CITY OF LANGFORD
BYLAW NO. 1702

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 **RM3 (Apartment)** Zone and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443; PID No.: 005-500-907 (731 Station Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following as Section 6.51A.05 (5): "Despite article (2), the lot coverage of all buildings and structures on the property legally described as LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443, PID 005-500-907, (731 Station Avenue) may be less than 50%."

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
MU1A	1702	LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN 44443 (731 Station Ave)	a) $610 per dwelling unit towards the Affordable Housing Reserve Fund; and b) $1,525 per dwelling unit towards the General Amenity Reserve Fund.	Yes, Column 5 of Table 2 only

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 489, (731 Station Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

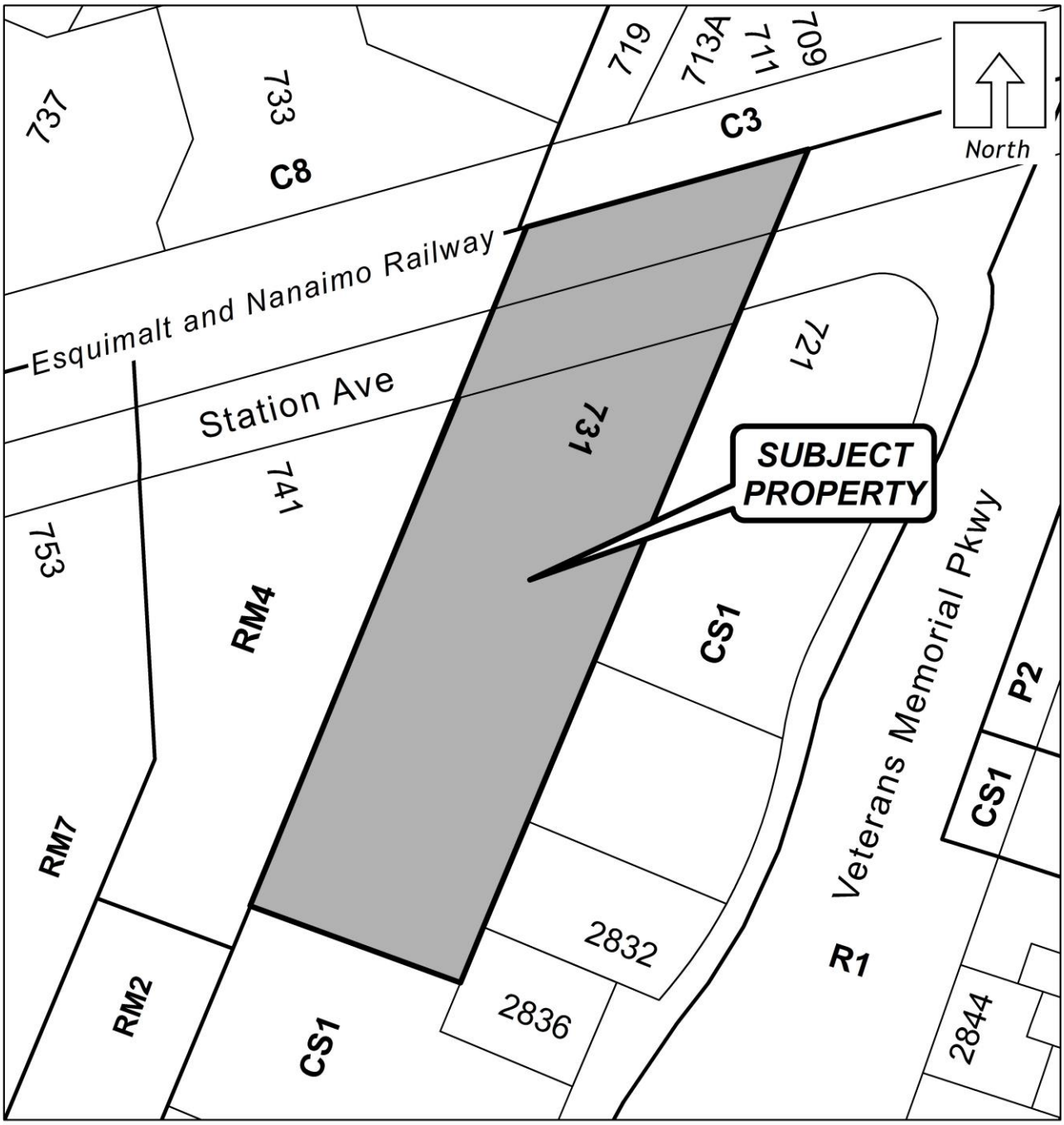
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1702

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1702

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/1/2017

CITY OF LANGFORD
BYLAW NO. 1703

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 **RR4 (Rural Residential 4)** Zone and adding to the **RS4 (Residential Small Lot 4) Zone** the property legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By deleting Subsection 6.13.02(3);
3. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions
RS4	1703	THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319 (3690 Happy Valley Rd); and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006 (3694 Happy Valley Rd)	a) $1000 per one-family lot greater than or equal to 550 m2 towards the Affordable Housing Reserve Fund; b) $6000 per one-family lot greater than or equal to 550 m2 towards the General Amenity Reserve Fund; c) $660 per one-family lot less than 550 m2 towards the Affordable Housing Reserve Fund; d) $3960 per one-family lot less than 550 m2 towards the General Amenity Reserve Fund e) $610 per townhouse unit towards the Affordable Housing Reserve Fund; and f) $3660 per townhouse unit towards the General Amenity Reserve Fund.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

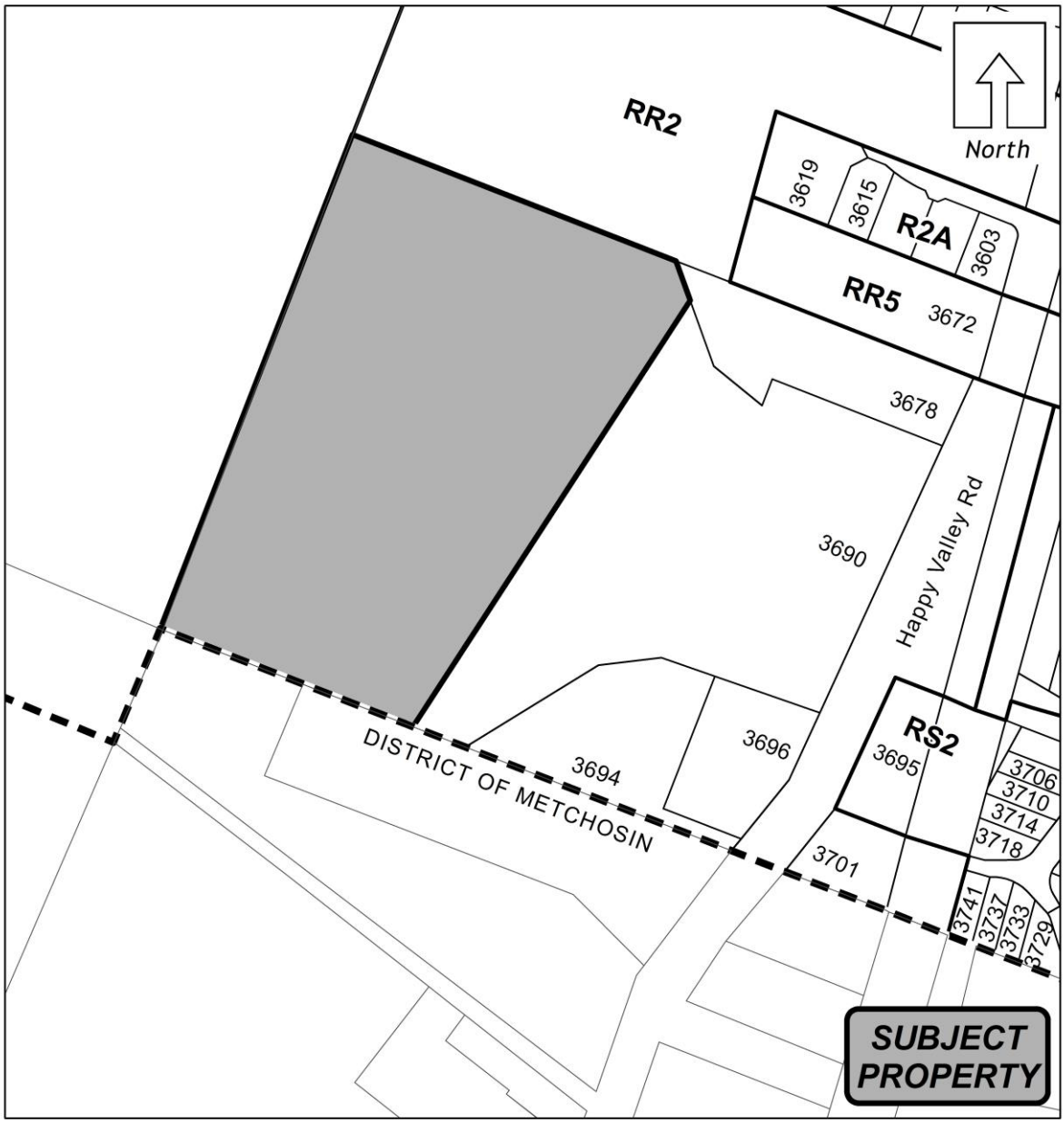
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1703

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1703

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/3/2017

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **May 15, 2017**

Department: **Administration**

Subject: **Closure and Disposition of a Portion of Spencer Road**

Background
The City was approached by Spencer Heights Inc. with an offer to purchase a portion of Spencer Road south of the Trans-Canada Highway. Given that Spencer Road is no longer connected to the Trans-Canada Highway, the City agreed to sell this land for $168,938.00. The attached plan outlines the proposed road closure in bold outline.

Commentary
Spencer Heights Inc. has requested to purchase a portion of Spencer Road as they intend to develop lands to the east of the road closure and use portions of the closed road for parking associated with the development. Emergency access to the Trans-Canada Highway would still exist and be secured with a statutory right of way (SRW).

It has been noted that there are services and third-party utilities within the portion of Spencer Road that is proposed to be closed. Council may wish to ensure these services and utilities are accessible following the closure of this road by requesting SRW's be registered concurrent with raising of title to this land. A blanket SRW would be sufficient in the interim, with the understanding that defined SRW's would be registered prior to a building permit being issued for this property.

Financial Implications
All costs associated with the closure and disposition of this portion of Spencer Road would be the responsibility of the developer. Additionally, the City would receive $168,938 from the sale of this land.

Legal Implications
The closure is subject to approval from The Ministry of Transportation and Infrastructure prior to adoption, and no known legal barriers to the proposed closure and disposition of this portion of Spencer Road. Prior to bylaw adoption, the road closure and sale will be advertised as per the Community Charter.

Options
That Council;

1. Give Spencer Road Closure Bylaw No. 1704 1st, 2nd, and 3rd readings.

   AND

2. Direct staff to ensure a statutory right of way for access to services and utilities within the closed road is registered concurrently with the raising of the title to this land to the satisfaction of the service and utility providers.

   OR

3. Do nothing at this time, and not close Spencer Road as outlined in this report.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Braden Hutchins, Director of Corporate Services

:rd

Reference Plan to accompany Bylaw No 1704 (City of Langford)
To Close Parts of Spencer Road and Preston Road Dedicated on
Plans 26096, 28421, 35765, VIP62910, VIP62911, VIP62912,
VIP62914, VIP62431, VIP62970, VIP62939, VIP65827, VIP89283,
and by Form 12 accompanying Plan EPP72251,
Sections 5 and 99, Esquimalt District

Plan EPP72232

Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043

LEGEND

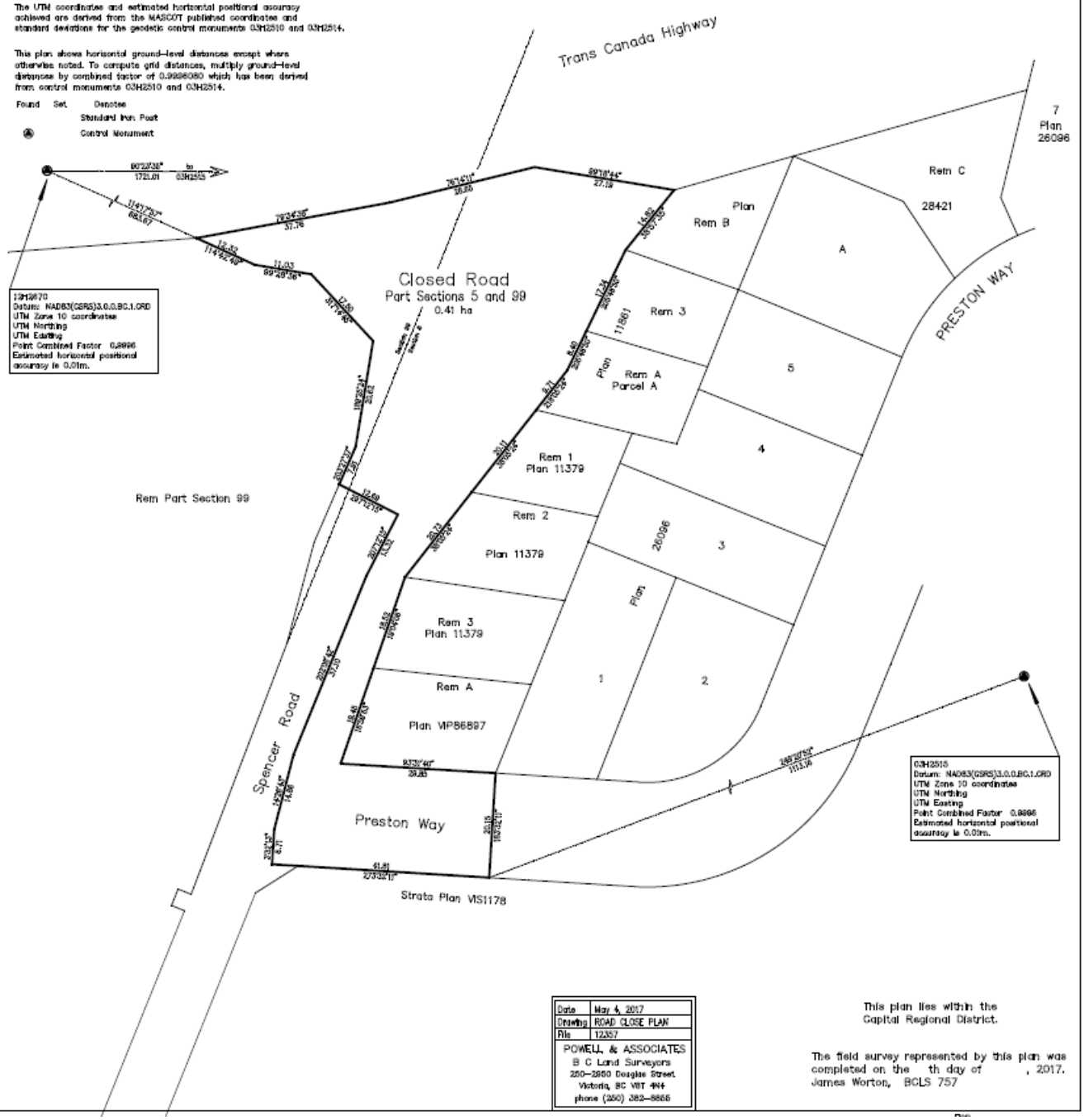
Integrated Survey Area No. 81, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2510 and 03H2514.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2510 and 03H2514.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996080 which has been derived from control monuments 03H2510 and 03H2514.

Found Set Denotes
Standard Iron Post
Control Monument



Date	May 4, 2017
Drawing	ROAD CLOSE PLAN
File	12357

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street,
Victoria, BC V8T 4N4
phone (250) 382-8866

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the th day of , 2017.
James Worton, BCLS 757

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1704, 2017
Road Closure Bylaw

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

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 0.41 hectares (1.01 acres), which was dedicated as highway by Plans 26096, 28421, 35765, VIP62910, VIP62911, VIP62912, VIP62914, VIP62431, VIP62970, VIP62939, VIP65827, VIP89283 and by Form 12 accompanying Plan EPP72251, Sections 5 and 99 , Esquimalt District, as shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS 757, a reduced copy of which is attached hereto (the "Road Closure Plan");

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

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

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

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

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 0.41 hectares of highway, which was dedicated as highway by Plan Plans 26096, 28421, 35765, VIP62910, VIP62911, VIP62912, VIP62914, VIP62431, VIP62970, VIP62939, VIP65827, VIP89283 and by Form 12 accompanying Plan EPP72251, Sections 5 and 99 , Esquimalt District, labelled "Closed Road" on the Road Closure Plan

   (the "Closed Road").

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

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 1704 (Spencer Road), 2017”.

READ A FIRST TIME 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 AND INFRASTRUCTURE THIS DAY OF, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

Reference Plan to accompany Bylaw No 1704 (City of Langford)
To Close Parts of Spencer Road and Preston Road Dedicated on
Plans 26096, 28421, 35765, VIP62910, VIP62911, VIP62912,
VIP62914, VIP62431, VIP62970, VIP62939, VIP65827, VIP89283,
and by Form 12 accompanying Plan EPP72251,
Sections 5 and 99, Esquimalt District

Plan EPP72232

Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter
BCGS 92B.043

LEGEND

Integrated Survey Area No. 61, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 03H2510 and 03H2514.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 03H2510 and 03H2514.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996080 which has been derived from control monuments 03H2510 and 03H2514.

Found Set Denotes
Standard Iron Post
Control Monument

Trans Canada Highway

Closed Road
Part Sections 5 and 99
0.41 ha

Rem Part Section 99

Rem B Plan 11861

Rem C Plan 28421

7 Plan 26096

A

Rem 3 Plan 11861

Rem A Parcel A Plan 11861

5

4

Rem 1 Plan 11379

Rem 2 Plan 11379

3 Plan 26096

Rem 3 Plan 11379

Rem A Plan VIP86897

1

2

PRESTON WAY

Spencer Road

Preston Way

Strata Plan VIS1178

13H2970
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing
UTM Easting
Point Combined Factor 0.9996
Estimated horizontal positional accuracy is 0.01m.

03H2515
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing
UTM Easting
Point Combined Factor 0.9996
Estimated horizontal positional accuracy is 0.01m.

Date	May 4, 2017
Drawing	ROAD CLOSE PLAN
File	12357

POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8866

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the th day of , 2017.
James Worton, BCLS 757

CITY OF LANGFORD

BYLAW NO. 1706

A BYLAW TO AMEND BYLAW NO. 1160,
"LANGFORD BUILDING BYLAW NO.1160, 2008"

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

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

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

B. This Bylaw may be cited for all purposes as "Langford Building Bylaw No.1160, Amendment No 9, 2017".

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

FINALLY PASSED AND ADOPTED this day of , 2017.

_____
MAYOR

_____
(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.

2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.

3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be $53. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of $53 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.

4. **Reduction of Fee Where a Certified Registered Professional Reviews -** Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

5. **Reduction of Fee for Specified Buildings** - When a proposed new building has not less than four above-ground stories, is located on land within the Downtown Pedestrian Commercial Development Permit Area as shown on Map 21 of the City of Langford Official Community Plan, and is directly adjacent to a BC Transit bus route, public sidewalk, or bike lane, fees shall be reduced as follows:

   (a) 35% reduction for multi-family residential buildings,

   (b) 50% reduction for mixed commercial/multi-family residential buildings, or

   (c) 75% reduction for Federal or Provincial office buildings and for Rental Housing, Affordable Housing, Non-market Housing, or Senior's Housing secured by covenant.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:

    (a) For permits $1,000.00 or less in value: $53

    (b) For permits in excess of $1,000.00, the fees shall be $53 for the first thousand, plus $10.60 per thousand or part for the next $99,000.00, plus $8.50 per thousand, or part thereof, for the next $900,000, plus $4.25 per thousand, or part thereof, for the next $14,000,000, plus $2.15 per thousand or part thereof for all values in excess of $15,000,000

    (c) For extension of permit: $53

    (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.

        (1) For permits with a construction value of $200,000 or less: $103.00
        (2) For permits with a construction value more than $200,000: $1,030.00

    (e) Revision fees

        (1) For permits with a construction value of $500,000 or less: $53
        (2) For permits with a construction value of more than $500,000: $106.00

2. The value of construction shall be the greater of:

    (a) the contract price including taxes and a reasonable allowance for extras, or

    (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, “Marshall Valuation Service” or “Residential Cost Handbook**”**.

3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: $53 plus deposits and fees as required.

4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be $106.00.

C. SCALE OF FEES - PLUMBING PERMITS

1.	**Plumbing Fixtures:**		
	(a)	For each fixture	$16.00
	(b)	For any alteration or replacement not involving installation of a fixture	$26.50
	(c)	For each internal roof leader	$10.60
	(d)	Hydronic Heating System	$53.00
2.	Sewer Connections		
	(a)	House storm drain	$26.50
	(b)	House sanitary sewer	$26.50
	(c)	House sanitary sewer and removal or de-commission of septic tank	$53.00
	(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	$26.50
	(e)	Manholes, catch-basins or interceptors	$53.00
	(f)	Pumping stations	$53.00
3.	Fire Protection Equipment		
	(a)	Sprinkler system 1 to 8 sprinkler heads	$31.80
	(b)	Each additional 20 sprinkler heads	$21.20
	(c)	Standpipe hose outlets	$21.20
	(d)	Fire Hydrants	$21.20
4.	Hot water storage tank		$16.00
5.	Residential irrigation system		$31.80
6.	Commercial irrigation system		$106.00

7.	Floor drain for hot water tank	$16.00
8.	Water and drain connections for a swimming pool (each)	$16.00
9.	Minimum plumbing permit fee	$16.00
10.	Water service connection to property line	$26.50

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

1.	Chimney	$26.50
2.	Fireplace Including Chimney	$42.50
3.	Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	$26.50
4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	$42.50
5.	Installation or replacement of a residential oil burning furnace	$26.50
6.	Removal and/or replacement of a residential oil supply tank	$26.50
7.	Installation or replacement hydronic heating boiler	$26.50

CITY OF LANGFORD
BYLAW NO. 1707

A BYLAW TO AMEND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

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

1. City of Langford Subdivision and Development Servicing Bylaw No. 1000 is amended as follows:

   i) By replacing Table 1 – 1 "Applications and Fees" in Schedule 1 Procedures and Fees with the table on the following page:

2. This Bylaw may be cited as "Subdivision and Development Servicing Bylaw, Amendment No. 16 (Fee Schedule), Bylaw No. 1707".

READ A FIRST TIME 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

Table 1 – 1

Bylaw No. 1000, 2009
Applications and Fees

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's **Statement of Conditions** (Residential Lots)	**$267**	Plus, **per new lot** created: • $53.50 for <550m^2 lots (any zone) • $53.50 for >550m^2 and <835m^2 lots in an R2 zone • $53.50 all other residential
1.1.1	Application for the Approving Officer's **Statement of Conditions** (Commercial or Industrial)	**$530**	Plus, **per new lot** created: • $530 for Commercial or Industrial
1.3.1	Boundary Adjustment	**$798**	Plus $268 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for **within one year** of original application)	**$798**	
1.5.1	**Extension** of a Statement of Conditions (valid for 6 months)	**$268**	
1.5.1	Signature Expiration (or re-signature)	**$108**	
1.6	Approval of a **Phased Strata Plan**; or amendment of Phased Strata Plan (due upon Form P submission)		$530 per phase
1.7.1	Strata-Title Conversion Residential Compliant	**$798**	
1.7.1	Strata-Title Conversion Residential Non-Compliant	**$2120**	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	**$1590**	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	$**3180**	
	Council Consideration	**$134**	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.8.1	Application for **Pre-Design** Meeting	**$530**	Plus, **per new lot** created: • $216 for <550m^2 lots (any zone) • $319 for >550m^2 and <835m^2 lots in an R2 zone • $530 all other residential • $530 Commercial or Industrial
1.9.1	Application to Construct – **On Site** (Construction Administration Fee)	**$745**	Plus **2.5**% of engineers estimate of cost of works and services up to $200 000 and **1%** of the remainder
	Application to Construct – **Off Site** (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) **To include all utilities except Hydro**
1.11.2	Application for **Final Approval** of a Subdivision	**$268**	Plus, **per new lot** created: • $160 for <550m^2 lots (any zone) • $216 for >550m^2 and <835m^2 lots in an R2 zone • $427 all other residential • $530 Commercial or Industrial • DCC Payment Due (Residential ONLY)

CITY OF LANGFORD
BYLAW NO. 1708

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

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

1. District of Langford Fees and Charges Bylaw No. 113, 1995 is amended as follows:

    a) By replacing existing Schedules “A” through “G” inclusive to Bylaw No. 113 with Schedules “A” through “G” which are attached to and form part of this Bylaw;

2. This Bylaw may be cited for all purposes as “City of Langford Fees and Charges, Amendment No. 11, Bylaw No. 1708, 2016”.

READ A FIRST TIME 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

Schedule A - Administration	
Item	**Fee**
Photocopies (for materials not provided under the Freedom of Information and Protection of Privacy Bylaw of the Municipality - Single-sided - Double-sided	 $0.30 per page $0.60 per page
Minutes – Council or Committee	$5.40 per set
Minute Packages – One-Year Subscription	$130 per year/per package
Copy of Electors - Printed - Electronic media	 $25.75 per copy At cost
Copy of Council Agenda (Including all back-up material)	$25.75 per copy ($415 for one year supply (no charge for media)
Copies of Special Reports/Studies	At cost
Municipal Bylaws (other than those cited in other Schedules) - Single-sided - Double-sided	 $0.30 per page $0.60 per page
Staff Time to Obtain and Photocopy Documents	$10.25 per ¼ hour after first 3 hours
City of Langford Pins - First pin free of charge to Langford residents and business community - Groups active in the City may be given 20 free pins per year for distribution at special functions, each additional pin after 20 pay full price	At cost

Schedule B – Finance	
Item	**Fee**
Certificate of Taxes and Charges Outstanding (to other than a registered property owner)	$26.75 per certificate – available electronically $47.50 per certificate – prepared by City of Langford
Tax Demand Notice (to other than a registered owner)	$16.50 per notice
Annual Gross Tax Information List	$320 per copy
Accounts Outstanding Beyond 30 Days	Interest charge of 1.5% per month, compounded to an annual rate of 19.56%
Returned Cheque Service Charge	$26.75 per cheque
Statement of Financial Information (Printed)	$16.50 per copy
Five-Year Financial Plan (Printed)	$16.50 per copy
Mortgage Company Tax List	$6 per folio
Police Information Check	Volunteer $ 0.00 Adoption* $70.00 Homestay* $70.00 Practicum* $35.00 Employment* $70.00 Police Certificate $70.00 Record Suspension – Local Police Records Check $70.00 *Vulnerable Sector Fingerprinting Additional fee $25.00
Fingerprints	Volunteer $ 0.00 Manual $70.00 Electronic $70.00 Each additional set $25.00
Criminal Records Review Program	Electronic Fingerprints -Volunteer and Employment $70.00 Each additional set $25.00

Schedule C – Planning

Item		Fee
Comfort Letter	Request for Written Response to Zoning Enquiries (Price is Per Property) *Hourly charges apply when extensive research is involved **To be included if file is in off-site storage and must be returned for photocopying	Partial - $53.50 Full - $107 Plus $0.26/page Plus $108/hour* Plus $25.75/box**
Exemption Letter	Request for Written Letter With Exemption	$26.75
Bylaws	Official Community Plan Bylaw Sign Bylaw Zoning Bylaw	$6 per electronic media
Reports	Community Profile Wildfire Interface Plan	$6 per electronic media

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

Schedule E – Building	
Item	**Fee**
Building Bylaw	$11.25
Archive Research	$108/hour

Schedule F – Mapping	
Standard Products	**Format**
Cadastral Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Address Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Street Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Floodplain Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Official Community Plan Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Topographic or Contour Map	Hard Copy – Poster Size
Zoning Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Development Permit Area Map Series	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Parks and Trails Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Fees	
Type	**Cost**
Poster - regular Poster - custom	$31 each $41 each
Booklets	$41 each
Hard copy 11x17 or smaller	$6 each
Electronic Adobe Format	No charge
Aerial photos added to 11x17 or smaller	Additional $6

Schedule G – Parks	
Item	**Fee**
Bicycle Plan	$11.50
Parks Master Plan	$26.75
Trail Master Plan	$16.50

City of Langford
www.cityoflangford.ca

May 15th, 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 personal information about an identifiable individual and land acquisition under Section 90 (1) (a) and (e) of the Community Charter.
b) That Council continues the meeting in closed session.