CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Tuesday, September 5th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PUBLIC HEARINGS**	
	a) BYLAW NO. 1721 "Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".	**5**
	b) BYLAW NO. 1723 "Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".	**28**
	c) BYLAW NO. 1726 "Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".	**52**
4.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – August 17th, 2017	**74**
5.	**PRESENTATION**	
	a) Expression of Appreciation Re: To Len Caines for his community stewardship	
6.	**PUBLIC PARTICIPATION**	
7.	**COMMITTEE RESOLUTIONS**	
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	2. Application to amend the current OCP designation from "Neighbourhood" to "City Centre" and to rezone 976 Dunford Avenue from Rezone RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone to permit the construction of a 5 story apartment building	
	3. Application to Rezone 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow residential development on small lots	

4. **Application for Development Variance Permit to decrease the minimum front setback by 2.0 m and increase the maximum height by 0.6 m for a new dwelling to be constructed at 2926 Leigh Place**
5. **Application for Development Variance Permit to allow for an increase in signage at 3059 Jacklin Road and 3061 Jacklin Road**
6. **Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive**

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- **Staff Report (Engineering)**

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- **Staff Report (Engineering)**

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(SECOND AND THIRD READINGS)

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(FIRST, SECOND AND THIRD READINGS)

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"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(SECOND AND THIRD READINGS)

10. ADJOURNMENT

PUBLIC HEARING
Tuesday, 5 September 2017

Bylaw No. 1721
File No. Z17-0030

A Bylaw to Rezone 732 Meaford Ave from the CS1 (Service Commercial) 1 to the MU1A (Mixed Use Residential Commercial) Zone to develop a six storey high density residential building on the subject parcel as well as on the adjacent parcels fronting on to Meaford Avenue.

CITY OF LANGFORD
BYLAW NO. 1721

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 **CS1 (Service Commercial)** Zone and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132; PID No.: 029-961-696 (732 Meaford 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 subsection 6.51A.05 (5):

   "Despite article (2), the lot coverage of all buildings and structures on the properties legally described as Lots 1 and 2, Section 72, Esquimalt District, Plan 15185 (724 and 720 Meaford Avenue) and Lot A, Section 72, Esquimalt District, Plan EPP61132 (732 Meaford Ave) may not be less than 35%."

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	1721	LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132 (732 Meaford Ave)	a) $2,562 towards the General Amenity Fund; b) $610 towards the Affordable Housing Reserve Fund	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

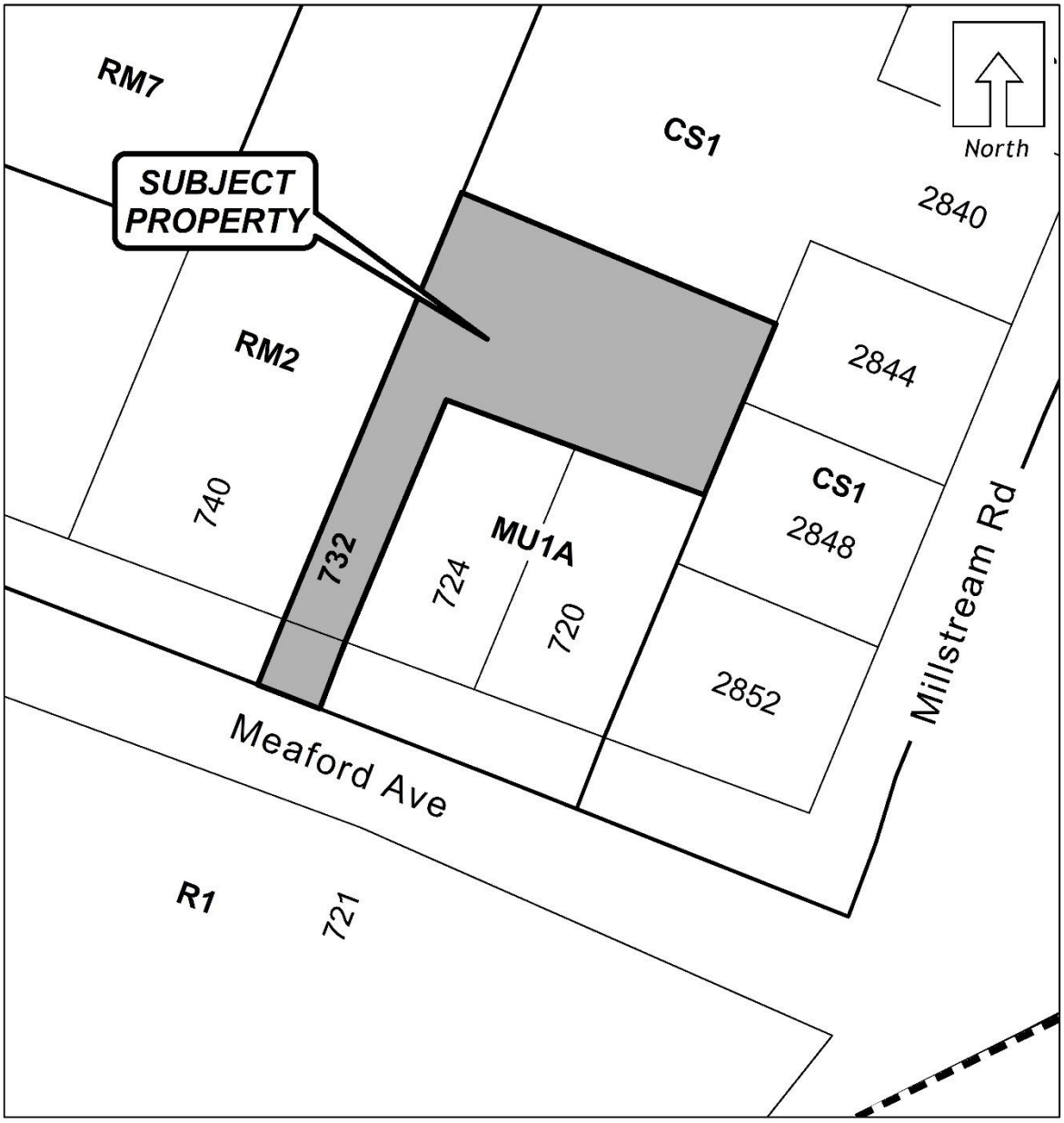
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1721

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1721

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2017

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. 1721. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Tuesday, 5 September 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	732 Meaford Ave	
File	Z17-0030	Bylaw Number: 1721
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: CS1 (Service Commercial 1)	Proposed: MU1A (Mixed-Use Residential Commercial)
Proposal	To align the zoning of the subject parcel with that of 720 and 724 Meaford Road in order to permit the construction of a 6 storey residential building on the properties.	

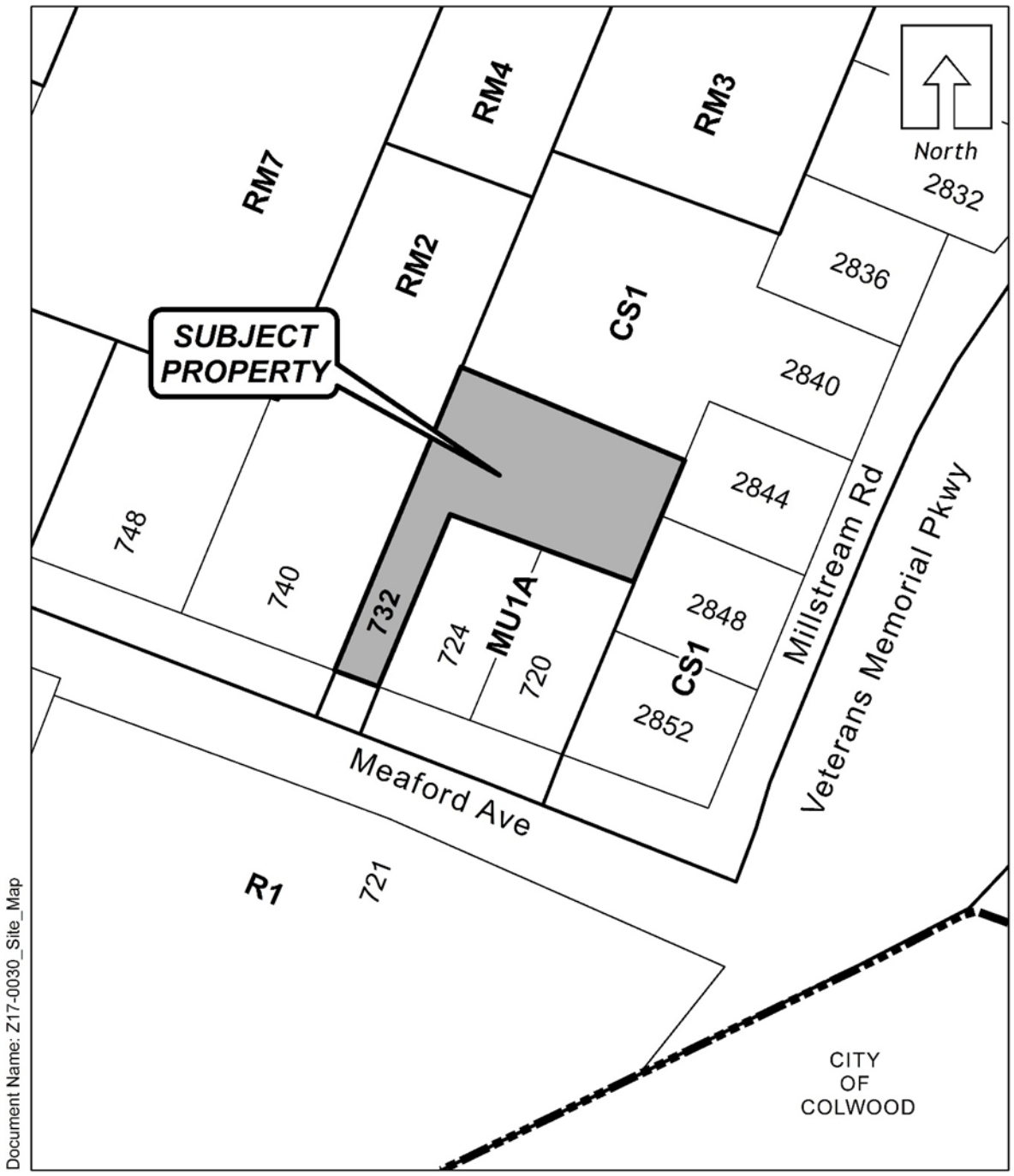
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 21 August 2017 to Tuesday, 5 September 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0030)

732 Meaford Ave



Document Name: Z17-0030_Site_Map

Scale: N.T.S.

Last Revised: 6/9/2017

Tour de Victoria promotes cycling to wider audience

Ryder Hesjedal remains the face of popular event

Don Descoteau
Black Press

Even Ryder Hesjedal continues to be amazed at the success of his annual Tour de Victoria mass cycling event.

More than 1,000 riders traversed the three main routes around Greater Victoria and a few dozen children raced around the front driveway of the B.C. legislature at the end of the day.

"It's the seventh year and I think it really shows the community what cycling means to Victoria, Vancouver Island and farther places away," said a weary-looking Hesjedal toward the end of the day's events.

"It seems like a whole lot of people out there, all levels, all styles and that's kind of what makes it really special. It's a mass participation ride and you get to be out there with all different people and levels."

The day's events continue to attract people from out of town to ride, but the majority are locals who range from national level competitors to weekend warriors who enjoy challenging themselves.

While most of the riders who greeted him afterwards at the finish area on Belleville Street thoroughly enjoyed the routes, he said, some locals discovered new routes. "One of the biggest compliments was from someone from here that rides who said, 'hey, I never rode that road before.'"

On the results sheet, Nathan Brown of Covington rode across the line first in the 140-kilometre Harbour Air Epic race in a time of three hours, 50 minutes, 47 seconds. He had a healthy lead over Taylor Little of Vancouver and Victoria's Andrew McCartney, who rode across the line together in second, clocking 3:51.31.

The next four riders, including Victoria's Sam Horn, Ian Hendry and Brendan Hodge and North Vancouver's Ian Hendry, were bunched together at 3:51.32, with Rob Brittton close behind in eighth (3:51.35).

Megan Rathwell of Victoria was the top women's rider, coming in at 3:59.11 in 19th overall. Local rider Claire Morgan, riding in the age 40 to 44 category, also rode a strong race to finish 41st overall in 4:06.36 and second fastest among women.

Brown also won the time trial portion of the Epic race in 22 minutes, 11 seconds, and was the top hill climber, completing that section in 7:47, a full 15 seconds faster than Eric Hung of North Vancouver.

The 90-km Trek Bikes Victoria Legend route saw Daniel Cure-Boulay of Vancouver finish fastest at 2:49.00 flat, almost 10 minutes ahead of second-place finisher Scott Waters of Duncan (2:58.54).

Kirk Van Ludwig and Giles Deshon of Victoria tied for third in 3:00.09, with Jon Watkin (3:00.11), Francois Bertrand (3:00.12) and L. John Alexander (3:02.33) of Victoria, and women's winner Kristin Campbell of North Vancouver rounding out the top eight. Lisa Magee of Victoria, competing in the age 50 to 54 division, was the second-fastest female, clocking 3:17.33 for 18th overall.

Victoria's Harley Preston shared the 45-km Christie-Phoenix Challenge crown with Sidney's John Botelho in 1:24.30, while Victoria's Paul Walker (1:25.47) and Nick Voss (1:27.41) were third and fourth, respectively. Hillerie Denning was the fastest woman across the line, placing eighth overall in 1:29.11 and capturing the age 55 to 59 division.

For full results, visit racedaytiming.ca/results.html and click on the 2017 Tour de Victoria race links.

editor@goldstreamgazette.com



Ryder Hesjedal rides alongside a pair of junior riders during the Kid's Race at the Tour de Victoria around the legislature front driveway and Belleville Street on Sunday. The event capped a day of rides of 140, 90 and 40 kilometres that all finished in front of the legislature. An estimated 1,500 riders took place overall in the seventh annual mass participation cycling event. *(DON DESCOTEAU/BLACK PRESS)*

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

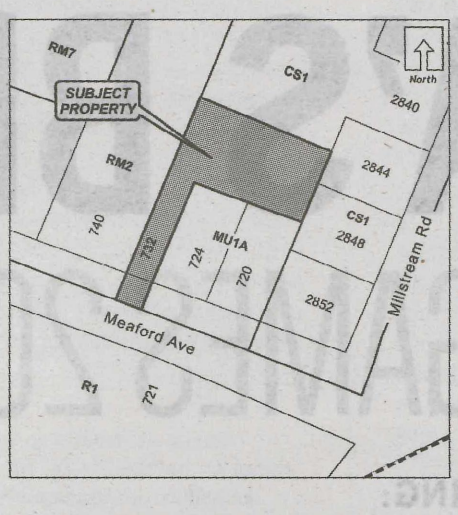
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Proposal: **The purpose of Bylaw No. 1721 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1721 from the CS1 (Service Commercial) Zone to the MU1A (Mixed-Use Residential Commercial) Zone to align the zoning of the subject parcel with that of 724 and 720 Meaford Road in order to construct a 6 storey residential building on the properties.**

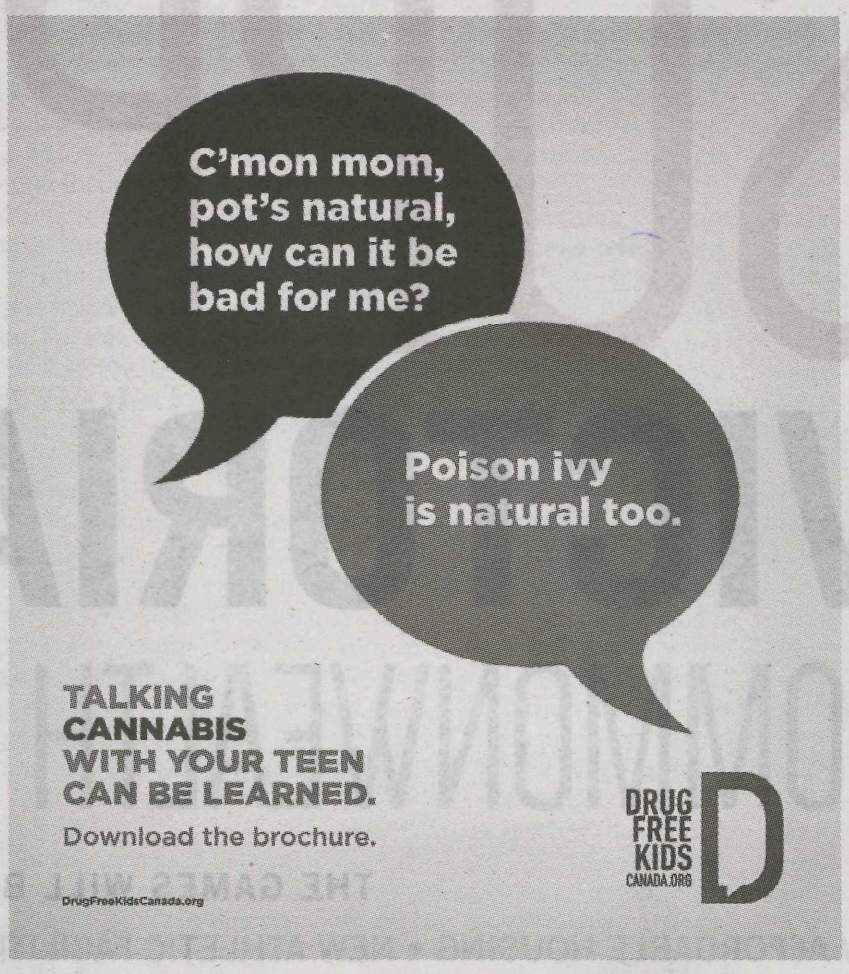
Applicant: **Rachael Sansom, Turnerlane Developments**

Location: **The land that is the subject of Bylaw No. 1721 is 732 Meaford Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services







Keep up with West Shore happenings with the Goldstream News Gazette
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City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

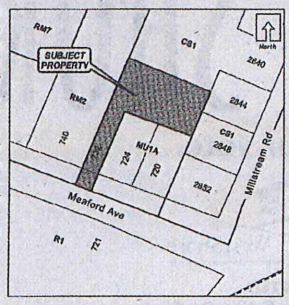
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Braden Hutchins
Director of Corporate Services

Not focusing on money, message hurt Games bid

Time crunch spelled doom for Commonwealth Games bid

Don Descoteau
Kristyn Anthony
Black Press

With a new provincial government working on its budget and the Victoria 2022 Commonwealth Games bid team working feverishly to have its submission ready by Sept. 30, timing was the enemy for those looking to bring the event to the city.

Last Thursday, in advance of a scheduled Aug. 28 meeting with bid committee chair David Black, B.C. Finance Minister Carole James announced that the province would not be supporting the bid with $400 million in funding and a guarantee to cover any cost overruns.

James stated that the NDP were elected with "a very clear set of priorities" to make life more affordable for B.C. residents and add to long-term economic growth around the province. She said the government will consider future bid proposals "when there is more time to do the work necessary to protect B.C. taxpayers from financial insecurity."

Suzanne Weckend, a member of the bid committee and former national team high-performance triathlete, told Black Press in an interview Sunday that the compressed timelines "made it trickier for us to fully explain and express the legacy pieces and the actual costs" to government and the public.

"Our bid really wanted to be a catalyst in the community … once the multi-sporting high performance event had taken place, there were legacy items – infrastructure and capacity, with people having volunteer experience – that would remain," she said.

While built legacies such as Saanich Commonwealth Place and the cluster housing at the University of Victoria – both constructed for the 1994 Commonwealth Games – come to mind when one thinks post-Games, less visual benefits are also gained, Weckend said.

"There were 4,000 to 5,000 people who were trained in CPR for the 1994 Games," she said.

James said the government analyzed the bid committee's work and found that too many details remained unknown to gain a full understanding of "the costs, obligations and risks associated with hosting such a large-scale event."

Stan Bartlett, chair of the Grumpy Taxpayer$ of Greater Victoria, insisted he wasn't against the Games themselves, but felt there was a lack of advance planning.

"The magnitude of these games is huge," Bartlett said. "It's not 1994. This is a huge undertaking and it can't be rushed if you want to do it properly. Four years is not long enough."

Esquimalt Mayor Barb Desjardins said she wasn't surprised at the province's decision, based on the short time frame and unanswered budget questions. Her municipality and the other 12 in the Capital Region were being asked to provide a total of $25 million in in-kind services, while the province and federal governments were being asked for $400 million each.

"I'm very hopeful the province will now look at providing dollars for transport and housing in our region, 'cause $400 million can go a long way," she said.





d) Application to Allow for a vehicle showroom at 2945 Jacklin Road (TUP17-0003)
Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: M. HALL
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with the consideration of this Temporary Use Permit for an automobile showroom for 2945 Jacklin Road for a period of 36 months with no option for renewal subject to the following conditions:

    a. Fire extinguisher be upgraded to a 10lb ABC once vehicles stored indoors;
    b. All motor vehicle tanks containing fuel or which have ever contained fuel shall have a locking gas cap;
    c. Fuel tank levels shall not exceed ¼ full;
    d. All motor vehicles shall have the battery terminals disconnected;
    e. Vehicles shall not be permitted to run while inside, except when travelling in and out of the building.

CARRIED

e) Application for a Liquor License Permit for Cherish at Central Park 917 Avrill Road (LLP17-0001)
Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

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

1. Inform the Liquor Control and Licensing Branch that the City of Langford recommends that the LCLB approve the application for a Patron Participation Entertainment Endorsement for Cherish at Central Park located at 917 Avrill Road.

CARRIED

At this point in the meeting, the Chair, Councillor Denise Blackwell excused herself from the meeting, and did not return.

f) Application to Rezone 732 Meaford Avenue from CS1 to MU1A to align with the zoning of the adjacent properties and accommodate a six storey residential building on these parcels (Z17-0030)
Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: D. HORNER

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

1. Direct staff to prepare an amendment to the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 732 Meaford Avenue from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) 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:

        i. $2,562 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

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

        i. Confirmation that public engagement has occurred regarding the proposal to rezone the subject parcel.

    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 the applicant provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development permit;

        ii. The applicant provide a Stormwater Management Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

        iii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first; and

        iv. That the applicant will construct full frontage improvements, as per Bylaw No.1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance

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

CARRIED

6. Application to Rezone 732 Meaford Avenue from CS1 to MU1A to align with the zoning of the adjacent properties and accommodate a six storey residential building on these parcels (Z17-0030)

Councillor Blackwell stepped out of the meeting at 8:16 p.m. due to a conflict of interest.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare an amendment to the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 732 Meaford Avenue from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) 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:

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        ii. The applicant provide a Stormwater Management Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;
        iii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first; and
        iv. That the applicant will construct full frontage improvements, as per Bylaw No.1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance

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

CARRIED.

Councillor Blackwell returned to meeting at 8:18 p.m.

8. REPORTS

a) 2016 Annual Report
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

1. That the City's 2016 Annual Report be received for information and considered by Council at the July 17 Council meeting.

CARRIED.

b) Westshore Rebels Request for Liquor License Decommissioning
- **Staff Report (Parks & Recreation)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Allow the Rebels to operate the food and beverage, including liquor, for the 2017 season provided they acquire the appropriate licencing from BCLCB and cover all costs associated with the licensing and de-licencing of the City's Primary Licence for Westhills Stadium

2. Inform the Liquor Control and Licensing Branch that the City of Langford has no objection to the granting of this liquor license;

AND

3. Require a damage deposit of $1000.00 to be paid to the City of Langford prior to the first regular season game and returned to the Rebels at the end of the season provided there are no outstanding damages or additional charges.

CARRIED.

c) Bylaw No. 1710 Application to Rezone 2839 Jacklin Road as well as 862, 864 and 866 Orono Avenue from MU1 (Mixed – Use Residential Commercial) zone to MU2 (Mixed – Use Residential Commercial 2) zone to permit the construction of two 6 storey apartment buildings.
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON

t) BYLAW NO. 1721
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1721 First Reading.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**July 10, 2017**
Department:	**Planning**
Application No.:	**Z17-0030**
Subject:	**Application to Rezone 732 Meaford Avenue from CS1 to MU1A to align with the zoning of the adjacent properties and accommodate a six storey residential building on these parcels**

PURPOSE

Rachel Sansom with Turnerlane Developments has applied on behalf of Meaford Holdings to rezone 732 Meaford from the CS1 (Service Commercial) 1 to the MU1A (Mixed Use Residential Commercial) zone in order to develop a six story high density residential building on the subject parcel as well as on the adjacent parcels fronting on to Meaford Avenue.

BACKGROUND

PREVIOUS APPLICATIONS

On August 15th, 2016 Council adopted Bylaw 1638 which rezoned several parcels along Millstream Road and Meaford Avenue in order to redevelop the area. The subject property was rezoned from the C1 (Neighbouhood Commercial) zone to the CS1 (Service Commercial) 1 zone in order to permit office and commercial warehouse businesses uses on the subject parcel. Included in this Bylaw was the rezoning of the properties at 720 and 724 Meaford Avenue to the MU1A zone in order to accommodate high density residential development.

A subsequent development permit (DP16-0051) was applied to develop the office warehouse building on the subject property, however a building permit to build the structure was never realized, and was cancelled prior to issuance.

The applicant now wishes to align the zoning of the subject parcel with that of 720 and 724 Meaford Avenue that were previously rezoned, under Bylaw 1638.

Table 1: Site Data

Applicant	Rachel Sansom	
Owner	Meaford Holdings Ltd.	
Civic Address	732 Meaford Avenue	
Legal Description	Lot A, Section 72, Esquimalt District, Plan EPP61132	
Size of Property	1614.86 m^2	
DP Areas	None	
Zoning	Existing: CS1 (Service Commercial 1)	Proposed: MU1A (Mixed Use Residential Commercial 1A)
OCP Designation	Existing: City Centre	Proposed: No Change

SITE AND SURROUNDING AREA

The subject property is a vacant panhandle lot, with a narrow, unpaved access onto Meaford Avenue. The parcel spans the rear of the two lots to the south that front onto Medford Avenue. A few trees exist on the property and are located close to the east and west property boundary.

The subject site an area of transition between original single family residential dwellings and redeveloped multi-residential developments. The properties along Millstream Road were rezoned to accommodate commercial and light industrial uses that would take advantage of the location's access to Veteran's Memorial Parkway and the Langford's City Centre. Properties to the south of the subject property remain undeveloped and zoned for low density residential development.

Table 2: Surrounding Land Uses

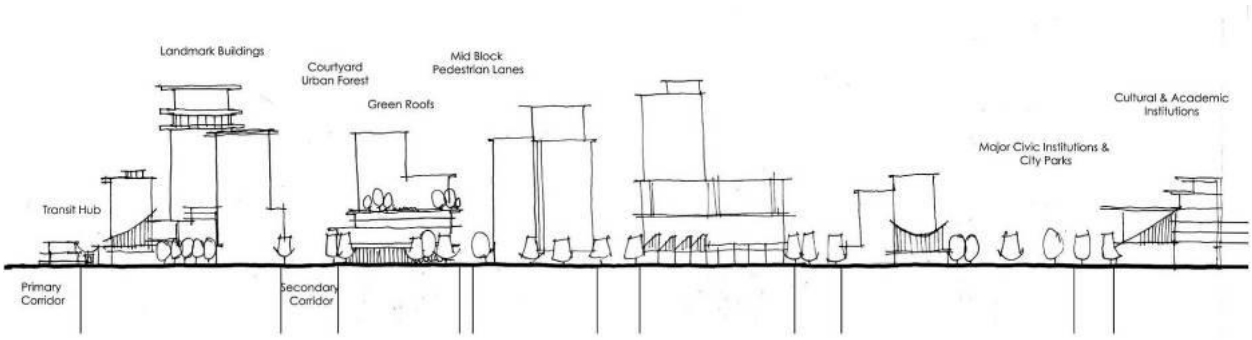
	Zoning	***Use***
North 2840 Millstream Road	CS1 (Commercial Service 1)	Accessory Storage of Recreational Vehicles (Alpine Marine)
East 2844 and 2843 Millstream Road	CS1 (Commercial Service 1)	Single Family Dwellings
South 721 Meaford Avenue	R1 (One Family Residential)	Vacant
West 740 Meaford Avenue	RM2 (Attached Housing)	Townhomes

COUNCIL POLICY

City Centre

- 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, light industrial uses
- 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 connect residents

A Concept for the City Centre



The proposed rezoning aligns with the City Centre designation within City of Langford's Official Community Plan (OCP) as a location that is close to a variety of services and amenities as well as public and alternative transportation, it is appropriate for the density being proposed.

DEVELOPMENT PERMIT AREAS

The subject parcel is not within any development permit areas, however a development permit will be required for a new multi-residential building and reviewed for compliance with the City of Langford's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property in order to align with the zoning of 720 and 724 Meaford Avenue, which were rezoned to MU1A under rezoning application Z16-0011. The applicant has plans to consolidate the 3 parcels and construct a 6 story apartment building on the site with parking provided in an underground parkade.

The MU1A (Mixed Use Residential Commercial 1A) zone allows for a 6 story apartment building with an Floor Area Ratio of 2.0, which may be increased to 2.25 if more than 50% of all required parking is located

in an underground parkade. This ratio may be increased by 0.02 for a maximum of 2.25 for every additional 5% of parking spaces provided underground. Setback regulations within the MU1A zone are as per Table 3 below.

Lot coverage in the MU1A zone may not exceed 90%, but cannot be less than 50%. As part of Bylaw 1658, text within the MU1A zone was amended in order to permit a 35% minimum lot coverage, instead of the required 50%, for 720 and 724 Meaford Avenue. The applicant has requested that 732 Meaford Avenue also be allowed a minimum lot coverage of 35% in order to align with 720 and 724 Meaford Avenue.

Parking requirements for apartments within the area designated by the OCP as the City Centre is 1 space per dwelling with visitor parking spaces in accordance to the number of residential units being developed. Parking in the MU1A zone

The applicant has not submitted any development plans with this rezoning application, therefore design comments, zoning regulations, access and parking requirements will be reviewed with the Development Permit.

Table 3: Proposal Data

	Permitted by CS1, (Service Commercial 1) (Current Zoning)	**Permitted by MU1A, (Mixed Use Residential Commercial) (Proposed Zoning)**	**Proposed by Rezoning Application**
Maximum Lot Coverage	50%	90%	As per MU1A zone
Minimum Lot Coverage	No Minimum	50%	**35%**
Floor Area Ratio	1.0	2.0, increased incrementally depending on number of underground stalls	As per MU1A zone
Height	12 m or 3 storeys	6 storeys	As per MU1A zone
Front Yard Setback	7.5 m	2 m	As per MU1A zone
Interior Side Yard Setback	6 m (as site adjoins a Residential zone)	0 m	As per MU1A zone
Exterior Side Yard Setback	7.5 m	2 m	As per MU1A zone
Rear Yard Setback	3 m	7.5 m	As per MU1A zone
Parking Requirement	Varies depending on use and size of unit	1 space per unit, visitor parking stalls based on number of units	1 space per unit, visitor parking stalls based on number of units

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Meaford Avenue provides access to Veteran's Memorial Parkway, a major traffic network in Langford and is in close proximity to Langford's City Centre via Peatt Road.

In order to ensure traffic flow along Meaford Avenue is not impacted by future construction on the site a construction parking plan should be submitted, to the satisfaction of the Director of Engineering, prior to Development Permit issuance.

BC Transit operates a public transit route that provides service North and South bound on Veterans Memorial Parkway to the Langford Bus Exchange on Station Avenue. Direct service to downtown is provided via Bus No.51 and is within 300 m to the subject site, on Goldstream Avenue.

Pedestrian pathways and paved sidewalks are provided down Veterans Memorial Parkway. Access to the E & N trail is within easy walking and cycling distance, along Station Avenue at the west end of Meaford Avenue.

The applicant will be required to provide full frontage improvements, to the standards of Bylaw No.1000 and to the satisfaction of the Director of Engineering. Frontage improvements would be expected to tie into those requested for the properties at 720 and 724 Meaford Avenue through Z16-0011. Frontage improvements will be required prior to subdivision approval and will be secured within a Section 219 covenant registered with the property.

INFRASTRUCTURE

As sewer is available on Medford Avenue the applicant will be responsible for connecting to the sanitary sewer and will be responsible for any costs incurred from doing so.

Frontage improvements will be required, in accordance with the City of Langford's Subdivision and Development Servicing Bylaw No.1000.

The applicant will be responsible for submitting a stormwater management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance.

NEIGHBOURHOOD CONSULTATION

Council may wish to require that the applicant undertake some sort of public engagement regarding the subject rezoning proposal. Council may wish to require confirmation that this has been completed prior to a Council Public Hearing meeting being scheduled.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**
General Amenity Reserve Fund	$2,562
Affordable Housing Reserve Fund	$610
TOTAL POLICY CONTRIBUTIONS	**$3,172**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**
Roads	$3,188
Park Improvement	$1,890
Park Acquisition	$1,100
Incremental Storage Improvement Fees	$331.65
Subtotal (DCCs paid to City of Langford)	**$6,509.65**
CRD Water	$1,493.63
School Site Acquisition	$419
TOTAL (estimate) DCCs	**$8,422.28**

OPTIONS

Option 1

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

1. Direct staff to prepare an amendment to the MU1A zone to permit a minimum lot coverage of 35% for the subject property;

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 732 Meaford Avenue from CS1 (Commercial Service 1) to MU1A (Mixed Use Residential Commercial) 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:

        i. $2,562 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

b) That the applicant provides, **prior to Public Hearing**, the following:
   i. Confirmation that public engagement has occurred regarding the proposal to rezone the subject parcel.

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 the applicant provide a Construction Parking Management Plan as a condition of rezoning and to the satisfaction of the Director of Engineering prior to issuance of a Development permit;

   ii. The applicant provide a Stormwater Management Plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

   iii. That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first; and

   iv. That the applicant will construct full frontage improvements, as per Bylaw No.1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance

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

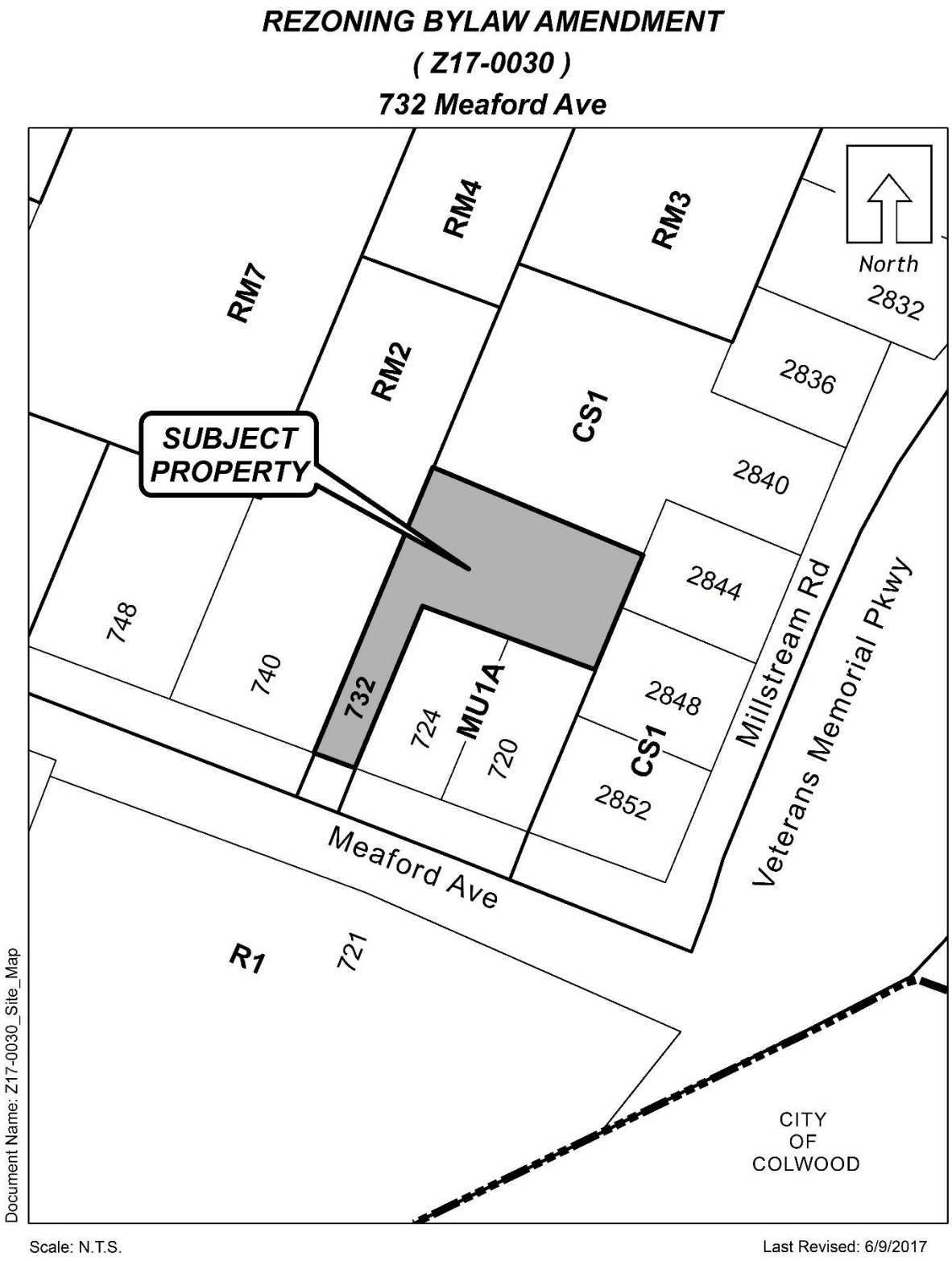
OR Option 2

3. Reject this application for rezoning.

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Jim Bowden, Chief Administrative Officer

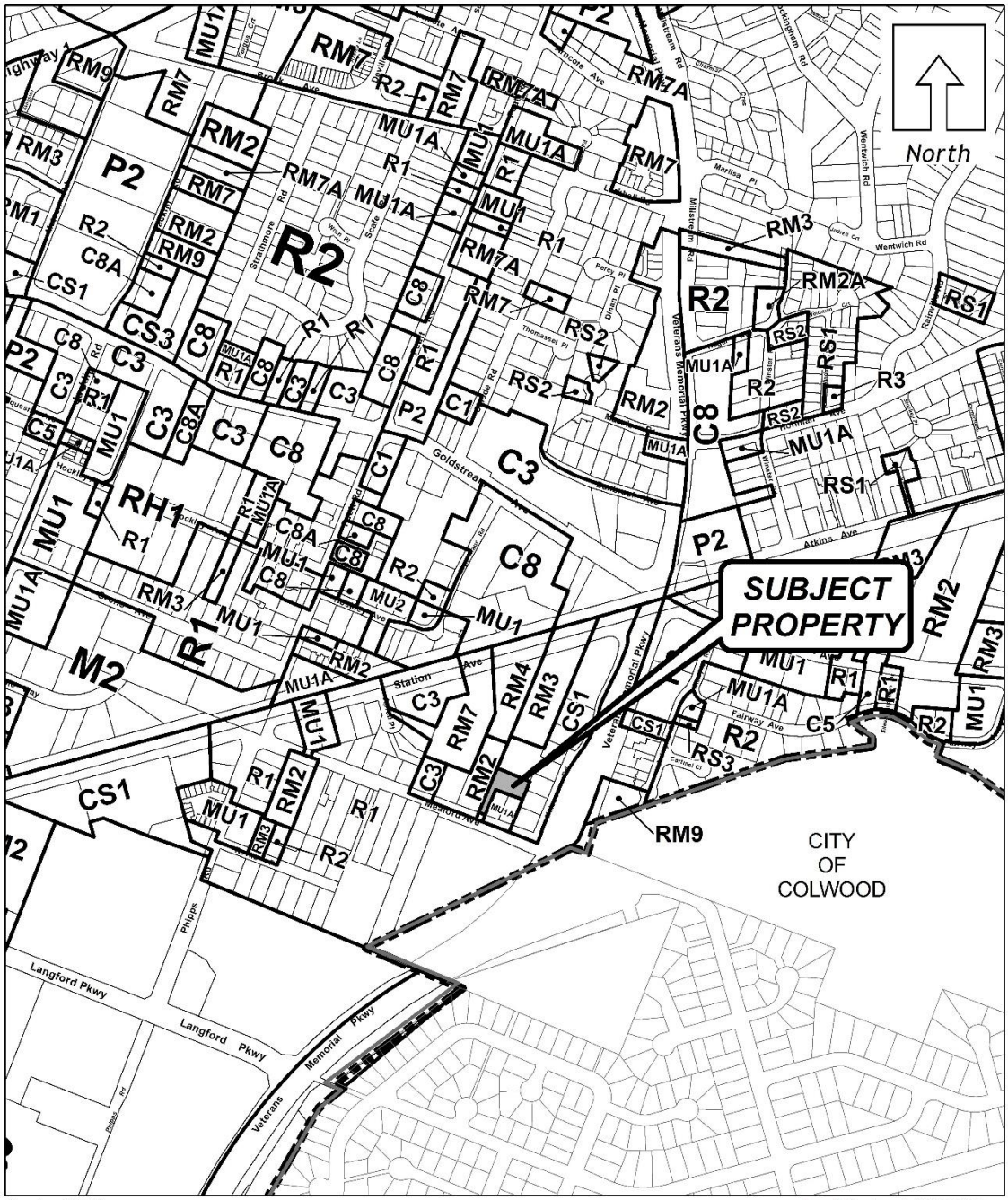
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Appendix A
SITE PLAN



Appendix B
SUBJECT PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z17-0030)
732 Meaford Ave



PUBLIC HEARING
Tuesday, 5 September 2017

Bylaw No. 1723
File No. Z17-0025

A Bylaw to Rezone 967 Walfred Rd from the R2 (One and Two Family Dwelling) zone to the RS3 (Residential Small Lot 3) Zone to allow for a 5 lot small lot subdivision made up of single family dwellings.

CITY OF LANGFORD
BYLAW NO. 1723

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196; PID No.: 003-380-980 (967 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1723	LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196 (967 Walfred Rd);	a) $3,960 per lot created towards the General Amenity Reserve Fund; b) $660 per lot created towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

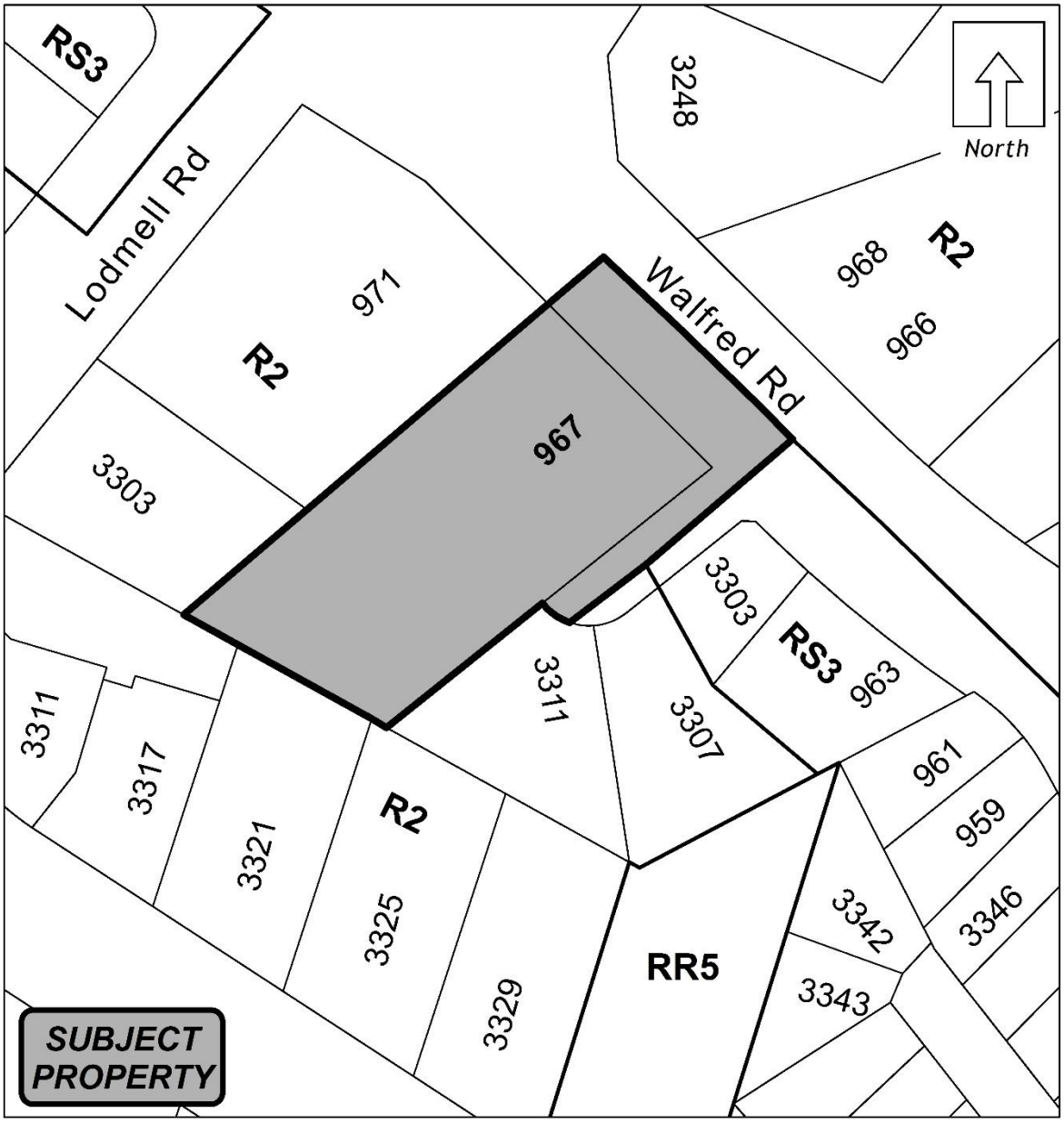
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1723

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1723

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

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. 1723. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Tuesday, 5 September 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	967 Walfred Rd	
File	Z17-0025	Bylaw Number: 1723
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
Proposal	To permit a 5 lot, small lot subdivision made up of single family dwellings.	

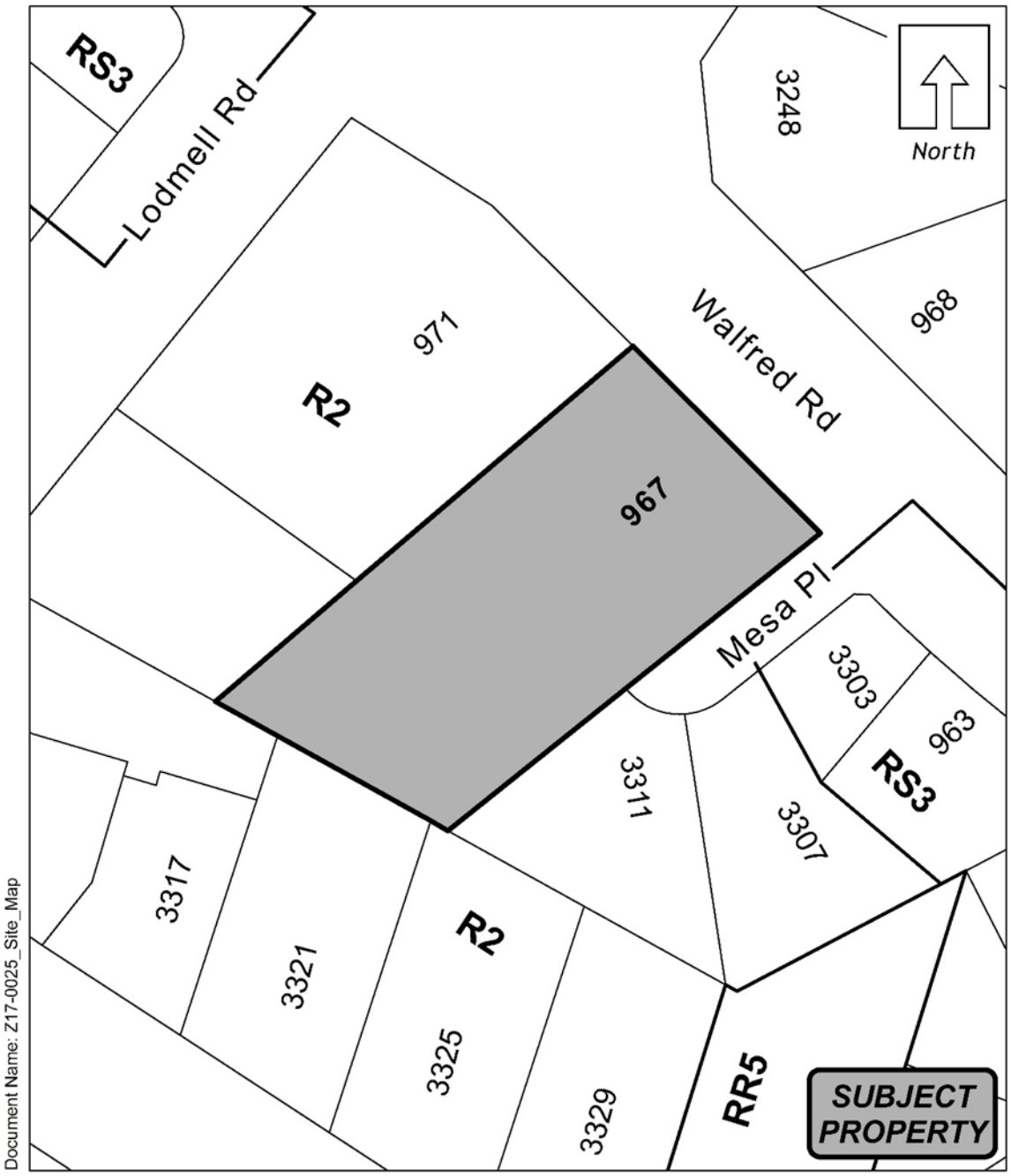
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 21 August 2017 to Tuesday, 5 September 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0025)

967 Walfred Rd



Document Name: Z17-0025_Site_Map

Scale: N.T.S.

Last Revised: 5/30/2017

Reader Photo
OF THE WEEK



Langford resident **Margaret Wood** stopped and snapped this photo at the Metchosin Sheepdog Trials after it tickled her funny bone.

If you've got a photo from the West Shore of people, places or things and want to share it with our readers, the *Goldstream News Gazette* can help you out with that.

Every week, we publish our pick for Reader Photo of the Week. To have your photo considered for publication, simply email us a high-resolution .jpg copy to editor@goldstreamgazette.com.

Please include your name, contact information including municipality of residence, where you took the photo and what you like about the image. Entries must be received by 5 p.m. Fridays to be included for consideration for the following week's paper.

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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

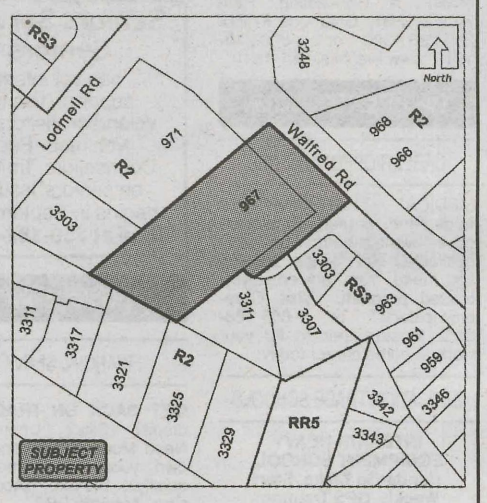
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Proposal: **The purpose of Bylaw No. 1723 is to amend the City of Langford Zoning Bylaw No. 300 by changing the zone of the land that is the subject of Bylaw No. 1723 from the R2 (One- and Two-Family Residential) Zone and adding to the RS3 (Residential Small Lot 3) Zone to allow for a 5 lot, small lot subdivision made up of single family dwellings.**

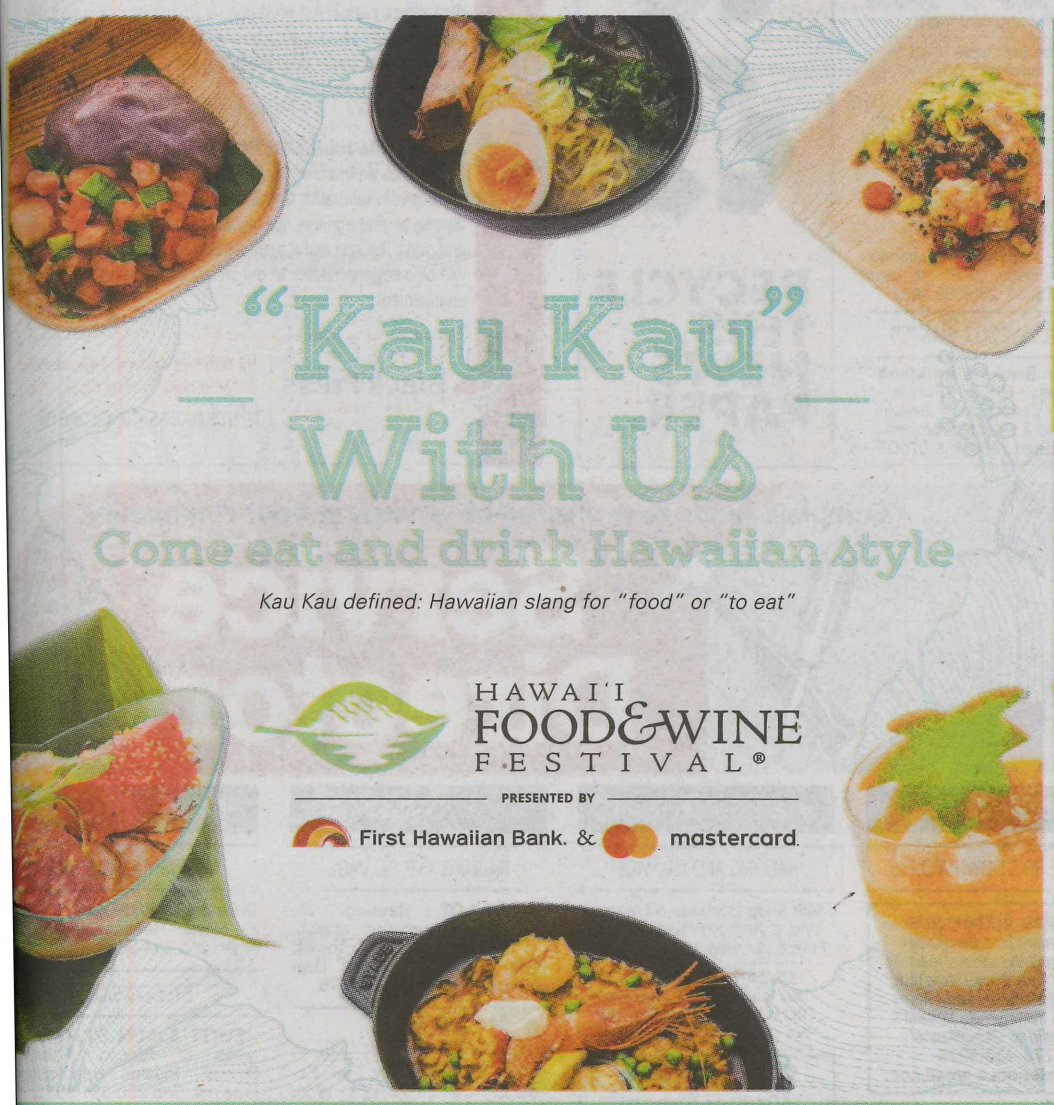
Applicant: **Ashaan Developments**

Location: **The land that is the subject of Bylaw No. 1723 is 967 Walfred Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



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- *Taste of the Seasons at Ko Olina Resort on November 4*

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For complete contest details visit Hawaii.com. No purchase necessary. **Must be 21+ years old to enter.** Entries accepted at Hawaii.com July 1, 2017 until August 31, 2017 at 11:59 PM HST. Multiple participants are not permitted to share the same email address. Any use of robotic, repetitive, automatic, programmed or similar entry methods or agents will void all entries by you. Employees (and their immediate families) of Oahu Publications, Inc. (Hawaii.com) and all participating sponsors are not eligible. Winner will be responsible for all taxes applicable to the total value of the prize(s) received. Prize(s) are non-transferable, not redeemable for cash and must not be used for re-sale. Prize(s) are for travel, accommodations and tickets during specified dates only. Winner will refer to the prize vouchers for complete details, terms and restrictions. If the winner has any issue with the prize or is not able to redeem the prize(s) as specified they must forfeit the prize and another winner will be drawn. Changes or extensions will not be made by Hawaii.com. Winner authorizes OPI to use their name and likeness for promotion at no additional compensation. Winner will be contacted. No phone calls please.

SPORTS

Send us your sports news to:
editor@goldstreamgazette.com
or call 250-478-9552 x224

'Rocks fall to the Salmonbellies in WLA finals

Head coach Bob Heyes proud of team's performance this season

Kendra Wong
New Gazette staff

It's not the ending they were hoping for.

On Sunday, the New Westminster Salmonbellies defeated the Victoria Shamrocks 13-11 in the Western Lacrosse Association finals, putting an end to the team's quest for their 10th Mann Cup title.

Head coach Bob Heyes said at times the 'Rocks showed flashes of the powerhouse team who captured the cup in 2015, but in the end, the Salmonbellies had the edge.

"I think you're always disappointed after you lose, but we got everything we could out of these guys. Our goal was to get to the Mann Cup but we didn't have the same type of depth that we had in 2015," Heyes said.

"The desire and everything else that you look for in a team was there, just maybe the depth and skill wasn't quite where it needed to be. We gave them a good taste of what it is to be a champion. They'll do well in representing the west."

It was a hard-fought battle for both teams heading into game five of the seven-game series on the mainland.

The Salmonbellies struck first with a pair of goals by Joel McCready early in the first. But the Shamrocks responded with three in a row, two off the stick of Corey Small and the other from Evan Messenger. The Bellies tied it up before Small finished off his first-period hat trick as the 'Rocks led 4-3 after the opening frame.

Kicking off the second stanza, the 'Rocks scored three goals in the first seven minutes, including two in under two minutes from Casey Jackson, Joe Resetarits and Chris Wardle. But their lead was short-lived as the Salmonbellies answered right back with four goals, including three in 1:50, to tie the game 8-8 at the end of the second.

The teams exchanged markers in the third, before the Salmonbellies' pulled away with a 13-11 win with goals from Kevin Crowley and Mike Messenger.

But Heyes believes it was the penalties that made the difference in the game. In the second stanza, Steve Priolo received a penalty for unsportsmanlike conduct for "something that was said" to a referee, while Greg Harnett also received one, along with a 10 minute misconduct shortly after.



Victoria Shamrocks players battle with the New Westminster Salmonbellies during game four of the Western Lacrosse Association finals at The Q Centre. The Salmonbellies went on to defeat the Shamrocks 11-13 on the mainland in game five of the series to move on to the Mann Cup. (SPENCER PICKLES/BLACK PRESS)

"Sure we probably took penalties that we should not have, but in the essence of that type of game and how vital and important this is [in the WLA finals], it gave New West an advantage, but we didn't do anything to harm them," Heyes said. "That's where the frustration comes in."

Despite the disappointing loss, Heyes is proud of how the team performed this season, which included defeating the first-place Burnaby Lakers in the first round of playoff action. In the coming months, Heyes plans on re-evaluating the season to determine how to build a team for next year.

"They said give it 24 hours, I think we maybe need to give it 24 days and go from there," he laughed.

The Salmonbellies will now face either Six Nations or Peterborough for the Mann Cup.

kendra.wong@goldstreamgazette.com

Westshore Rebels eye another Cullen Cup run

Team is 4-1 heading into second half of the season

Kendra Wong
News Gazette staff

For Charly Cardilicchia, the Westshore Rebels are like a pot of boiling water.

If you put a pot of water on a stove and set it at the highest temperature, it remains the same temperature the whole time, the water doesn't begin to boil until the molecules start reacting. It's the energy that builds that causes the water to boil. The same can be said of the Rebels.

And fans got a taste of what a well-oiled Rebels team could do during their 51-13 win over the Chilliwack Valley Huskers on Saturday.

"The temperature has been on hot for a while here, but the energy hasn't gotten us to the point of boiling. The second half of that game, we got to see how explosive we could be," said Cardilicchia, head coach of the Rebels.

"We've got a lot of athletes and weapons on the offense and we're very fast, strong and mean on defense."

Building on the momenum from last week's 29-5 win over the Langley Rams, the Rebels dominated on the ground, racking up 316 yards against the Huskers at Westhills Stadium.

Continued on A24

Capital Regional District CRD

Hartland Landfill
Labour Day Closure

The Hartland Landfill Facility will be closed on Labour Day, Monday, September 4, 2017.

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

Registered RF tag customers will have access to the active face from 7 am.

Please make sure your load is covered and secured.

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

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

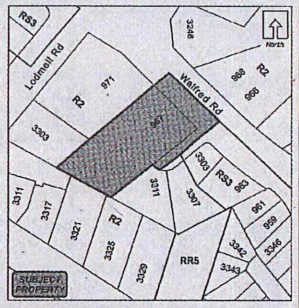
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Applicant: **Ashaan Developments**

Location: **The land that is the subject of Bylaw No. 1723 is 967 Walfred 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, 21 August 2017 to Tuesday, 5 September 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.



Braden Hutchins
Director of Corporate Services

located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and

vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

CARRIED

b) Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision (Z17-0025)
Staff Report (Planning)

MOVED BY: M. HALL
SECONDED: A. CREUZOT

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 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) zone, 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. $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**, the following:

i. Confirmation that public engagement, regarding the application to rezone the property, has occurred.

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 the applicant will complete full frontage improvements along Walfred Road and Mesa Place to Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

ii. That the applicant will dedicate road on Mesa Place, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iii. That the applicant will provide a storm water management plan, and complete

any required improvements or upgrades to infrastructure required for proper drainage on the subject property, to the satisfaction of the Director of Engineering, prior to subdivision approval;

iv. That the applicant be responsible for all costs resulting from infrastructure upgrades, including off site works, in order to bring services to the subject property, as a condition of rezoning of the lands;

v. That all prospective owners of the proposed development are aware of the proximity to the South Island Rangers gun range and the potential for noise nuisances that may occur due to this proximity;

vi. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval.

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

CARRIED

c) Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 1488 Pebble Place (DVP17-0014)
Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: M. HALL

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

1. Direct staff to proceed with consideration of the following variances for 1488 Pebble Place:

a) That Section 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied from the required 6m rear lot line setback to 3.15m;

Subject to the following condition:

i) That the applicant obtain written report from Strathcona Forestry Consulting with respect to interface fire hazard, and in particular the nature of the proposed patio structure and materials to be use and that all mitigation measures recommended in the report be implemented prior to issuance of a building permit.

CARRIED

i. A detailed site plan illustrating the proposed development, retention of at least 30% of the site as open space, and an emergency access via a trail connection south to the new driveway for the properties at 1289, 1277, 1265 and 1253 Valemount Court; and
ii. A stormwater management plan to the satisfaction of the Director of Engineering;

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 minimum of 30% of the site be retained as open space in its natural state;
ii. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
iii. That the required left hand turn lane on West Shore Parkway be constructed, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;
iv. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;
v. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on-site;
vi. That advisory notes be written and registered on Title to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1,400 m (4,593 ft) from the subject site and may generate a noise nuisance; and
vii. That the emergency access to the driveway located south of the subject site be secured by a statutory right-of-way prior to the issuance of a Building Permit;

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

CARRIED.

2. Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision (Z17-0025)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) zone, 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. $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**, the following:

i. Confirmation that public engagement, regarding the application to rezone the property, has occurred.

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 the applicant will complete full frontage improvements along Walfred Road and Mesa Place to Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iii. That the applicant will dedicate road on Mesa Place, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iv. That the applicant will provide a storm water management plan, and complete any required improvements or upgrades to infrastructure required for proper drainage on the subject property, to the satisfaction of the Director of Engineering, prior to subdivision approval;

v. That the applicant be responsible for all costs resulting from infrastructure upgrades, including off site works, in order to bring services to the subject property, as a condition of rezoning of the lands;

vi. That all prospective owners of the proposed development are aware of the proximity to the South Island Rangers gun range and the potential for noise nuisances that may occur due to this proximity;

vii. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval.

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

CARRIED.

3. Application for Development Variance Permit to allow for a reduction of the rear lot line setback at 1488 Pebble Place (DVP17-0014)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 1488 Pebble Place:

a) That Section 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied from the required 6m rear

CARRIED.

k) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1719 Second and Third Reading.

CARRIED.

l) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1720 Second and Third Reading.

CARRIED.

m) BYLAW NO. 1723
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1723 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1725 Second and Third Reading.

CARRIED.

o) BYLAW NO. 1726
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **July 10, 2017**

Department: **Planning**

Application No.: **Z17-0025**

Subject: **Application to Rezone 967 Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision**

PURPOSE

Ashaan Developments has applied on behalf of Marilyn Smith to rezone 967 Walfred Road from R2 (One and Two Family Dwelling) zone to the RS3 (Residential Small Lot 3) zone to allow for a 5 lot small lot subdivision made up of single family dwellings.

BACKGROUND

PREVIOUS APPLICATIONS

There are no previous applications for this site.

Table 1: Site Data

Applicant	Ashaan Developments	
Owner	Marilyn Smith	
Civic Address	976 Walfred Road	
Legal Description	Lot 2, Section 84, Esquimalt District, Plan 22196	
Size of Property	1776.10 m^2 or 0.435 Acres	
DP Areas	Drainage Concern	
Zoning	Existing: R2 Residential One and Two Family Dwellings	Proposed: RS3 Residential Small Lot 3
OCP Designation	Existing: No Change	Proposed: No Change

SITE AND SURROUNDING AREA

The subject property is located in South Langford, south of Sooke Road and east of Happy Valley Road. The property is addressed off of Walfred Road and shares a west property line with lot containing a single family dwelling and an east property line with Mesa Place.

Currently a one story house and several accessory buildings are located on the 0.40 acre subject parcel and access to the parcel is via an unpaved driveway off of Walfred Road. Both the front and the rear of the relatively flat lot are landscaped with large cedar and douglas fir trees.

In the past ten years this portion of South Langford has experienced the redevelopment of larger lots to accommodate small lot subdivisions and new low density residential development. Several original lots still remain in this area which was once made up of single family dwellings on large lots and rural properties.

The majority of properties along Walfred Road that have been redeveloped have been rezoned to accommodate small lot subdivisions, typically through the RS3, Residential Small Lot 3, zone. Properties along Weaver Place and Lodmell Road to the south of the subject property have not been redeveloped and are zoned R2, One and Two Family Dwelling. These lots are a variety of sizes and contain single family dwellings.

Adjacent to the subject parcel is Mesa Place, a strata road that was created in order to access to a four lot subdivision. As the redevelopment of the subject property, was imminent, the owner at the time paid for sewer infrastructure to be extended to the subject property and Mesa Place has been left with the understanding that development of the subject property will result in widening of Mesa Place through road dedication. Of these 4 lots, two were rezoned to RS3 to accommodate a smaller lot footprint.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North - 968 Walfred Road	R2 (residential one and two family) zone	Attached Duplex
East – 3000 block of Mesa Place	R2 (residential one and two family) zone and RS3 (residential small lot 3) zone	Single Family Dwellings
South – 3317 and 3321 Weaver Place	R2 (residential one and two family dwelling) zone	Single Family Dwellings
West – 971 Walfred Road and 3303 Lodmell Road	R2 (residential one and two family dwelling) zone	Single Family Dwellings

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

Langford's Official Community Plan (OCP) designates the subject property as "Neighbourhood" which encourages a variety of housing types, institutional facilities and amenity spaces to support the

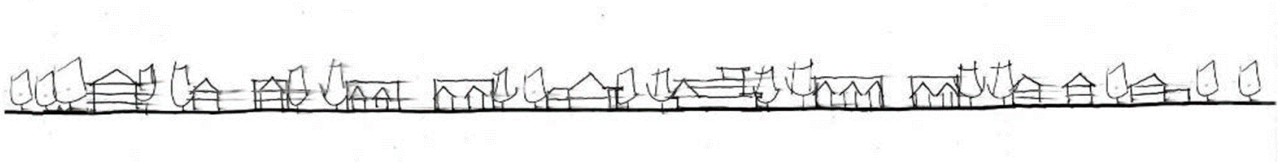
recreational pursuits of the residents. The Neighbourhood District also contains policy that suggests the appropriate density for the District is 40 units per hectare or 16 units per acre. The subject parcel is approximately 1776 m^2 or 0.44 acres therefore, according to this policy, 7 units on the subject parcel may be appropriate if all zoning regulations can be met.

Neighbourhood

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

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

A Concept for Neighbourhood Areas



SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject property falls within the South Langford Plan which encompasses the area between Highway 14 (Sooke Road) south to the boundary of the City of Langford. Within the South Langford Plan the subject property is designated as "Urban Residential" which applies to those lands where municipal services allows for redevelopment that includes single family residential buildings, without secondary suites, townhouses and attached housing. The Urban Residential designation suggests a maximum density of one unit per 200m^2 as being appropriate. For the subject property this is an approximate density of 9 units.

DEVELOPMENT PERMIT AREAS

A small portion of the northwest corner of the subject parcel has been identified as being within a hazardous development permit area due to drainage concerns. These concerns will be mitigated through a stormwater management plan, submitted prior to subdivision approval and secured within a covenant registered on the property.

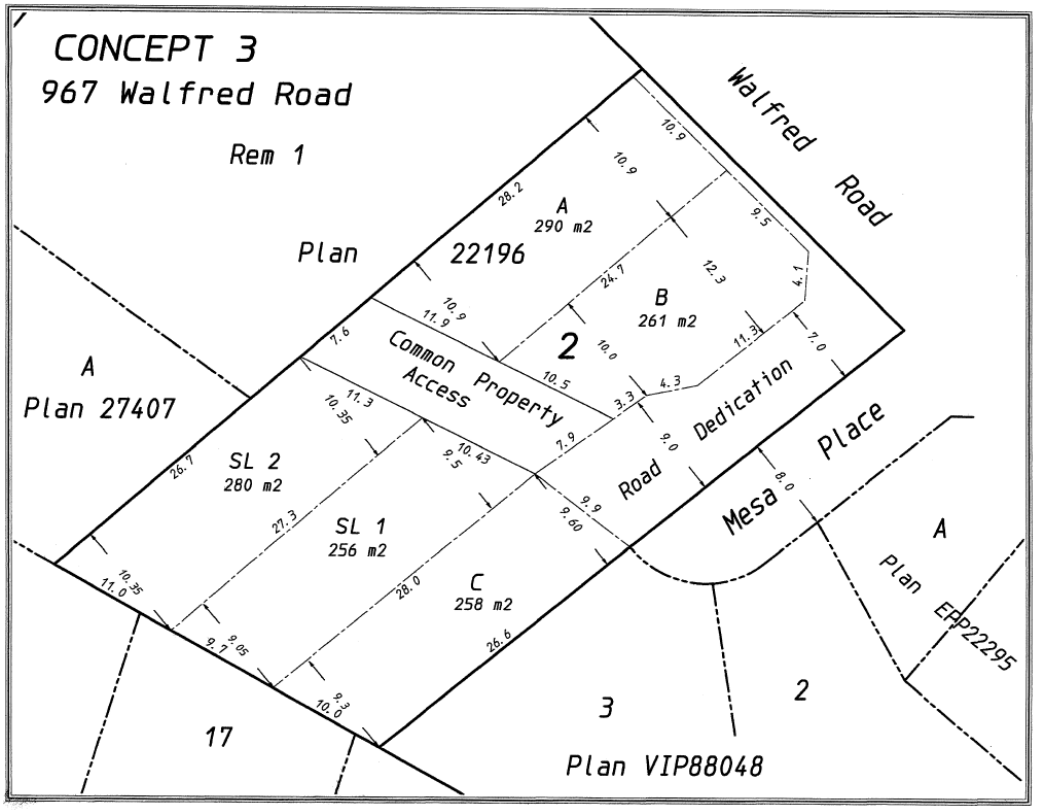
COMMENTS

DEVELOPMENT PROPOSAL

The applicant has applied to rezone these lands in order to develop the property into a 5 lot subdivision containing single family dwellings. Lot sizes are proposed to range in size from approximately 256 m^2 to 290 m^2, and are considered "small lots" within the Zoning Bylaw No.300.

In order to connect the strata lots and Lot C to Walfred Road, the applicant is required to widen Mesa Place and develop a new strata road that will span the frontage of Strata Lots 1 and 2. Lot C, as shown in Figure 1, will not be included in the strata plan to share access to a new strata road as it will have direct access to Mesa Place. The applicant intends to develop Lots A and B with direct driveway access to Walfred Road.

Figure 1: Concept Plan for 976 Walfred Road



No design plans have been submitted with this application but will be required as part of a development permit for Intensive Residential development prior to subdivision of the parcel. Landscaping plans will not be required as part of the development permit application.

The RS3 zoning regulations, in Langford's Zoning Bylaw No.300, require a minimum lot area of 220m^2, a lot width of 9 m and an overall building envelope that cannot be less than 74 m^2 (800 ft^2). These regulations, along with minimum setbacks and driveway length requirements, will dictate the overall design of the homes on the lots.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS3 (Proposed Zoning)**	**Proposed by Rezoning Application**
Permitted Use	One and Two Family Dwellings Secondary Suites, within a one family dwelling, in accordance to Section 3.08	One Family Dwellings	One Family Dwellings
Minimum Lot Area	550 m^2	220 m^2	256 m^2
Maximum Height	9 m (30 ft)	8.5 m (28 Ft)	As per RS3 zone
Site Coverage	50% (for lots less than 550 m^2)	50%	As per RS3 zone
Front Yard Setback	6 m	3.0 m	As per RS3 zone
Interior Side Yard Setback	1.5 m	1.5 m	As per RS3 zone
Exterior Side Yard Setback	4.5 m	3.5 m	As per RS3 zone
Rear Yard Setback	6 m	5.5 m	As per RS3 zone
Parking Requirement	2 stalls per dwelling, 1 additional stall for a secondary suite	2 stalls per dwelling	As per RS3 zone

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property directly accesses Walfred Road which is considered to be a primary road network within South Langford, connecting Happy Valley Road to Jacklin Road and to the City of Colwood communities. A construction parking management plan, to ensure traffic flow is not unduly impacted by construction, will be required prior to building permit issuance, and will be secured within a Section 219 covenant registered with the property.

While the location of the property is not within close proximity to Langford's City Centre, the Galloping Goose offers easy cycling and pedestrian access to surrounding services and amenities. Access to the Goose is approximately 300 m away from the subject property.

BC Transit bus number 48 operates north and south bound along Happy Valley Road with service to the Colwood bus terminal on Old Island Highway. The closest stops for this bus are at the corners of Walfred Road and Happy Valley Road.

Parking for the proposed single family dwellings will be provided in accordance with Zoning Bylaw No.300 requirements, 2 onsite parking stalls are required per dwelling. Although no plans have been submitted, it can be assumed these stalls will be provided within attached garages and on driveways. The applicant will be required to dedicate the remainder of Mesa Place in order to facilitate access to the property.

Frontage improvements, to Bylaw 1000 standards, will also be required for Mesa Place and the frontage along Walfred Road. Improvements may include the installation of sidewalks, light standards and boulevards and should be secured within a Section 219 covenant registered with the property

INFRASTRUCTURE

Services, including sewer and water are available at the property boundary. The applicant must connect to the municipal sanitary sewer infrastructure and water services and will be responsible for all costs incurred from doing so.

The Fire Department has suggested that fire hydrants be installed as required, in accordance to City of Langford's Development and Subdivision Servicing Bylaw No.1000. As well, a way finding sign at the common property access should be installed in order to identify building addresses for emergency first responders. FUS calculations, to determine adequate fire flow, be submitted prior development permit.

A stormwater management plan, to the satisfaction of the Director of Engineering, will also be required as a condition of rezoning.

NUISANCE EASEMENTS

As the South Vancouver Island Rangers gun range is located in South Langford, there is a potential for noise nuisances associated with the gun range to impact the enjoyment of the future owners of the subject property. It has been the City's practise to require that applicants for redevelopment in South Langford area register a Section 219 Covenant on the title of the proposed development acknowledging that this nuisance exists, and that the future home owners be notified of the potential issues.

NEIGHBOURHOOD CONSULTATION

The applicant is required to engage in public notification of the proposed development. Council may wish to require this occur prior to the scheduling of a Public Hearing.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total**
General Amenity Reserve Fund	$6,000	$30,000
Affordable Housing Reserve Fund	$1,000	$5,000
TOTAL POLICY CONTRIBUTIONS	**$7,000**	**$35,000**

Table 5 – Development Cost Charges

Development Cost Charge	**Per new lot contribution**	**Total (4 new lots)**
Roads	$3,985	$15,940
Storm Drainage	$1,166	$4,664
Park Improvement	$1,890	$7,560
Park Acquisition	$1,100	$4,400
Incremental Storage Improvement Fees	$371.25	$1,485
Integrated Survey Area	$35 (per parcel created)	$140
Subtotal (DCCs paid to City of Langford)	**$8,547.25**	**$34,189**
CRD Water	$2,655.34	$10,621.36
School Site Acquisition	$698	$2,792
TOTAL (estimate) DCCs	**$11,900.59**	**$47,602.36**

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 976 Walfred from the R2 (Residential One and Two Family) zone to the RS3 (Residential Small Lot 3) zone, 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. $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**, the following:

        i. Confirmation that public engagement, regarding the application to rezone the property, has occurred.

    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 the applicant will complete full frontage improvements along Walfred Road and Mesa Place to Subdivision and Development Servicing Bylaw No. 1000

standards, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

ii. That the applicant will dedicate road on Mesa Place, to the satisfaction of the Director of Engineering, prior to subdivision approval or building permit issuance, whichever is first;

iii. That the applicant will provide a storm water management plan, and complete any required improvements or upgrades to infrastructure required for proper drainage on the subject property, to the satisfaction of the Director of Engineering, prior to subdivision approval;

iv. That the applicant be responsible for all costs resulting from infrastructure upgrades, including off site works, in order to bring services to the subject property, as a condition of rezoning of the lands;

v. That all prospective owners of the proposed development are aware of the proximity to the South Island Rangers gun range and the potential for noise nuisances that may occur due to this proximity;

vi. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval.

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

OR Option 2

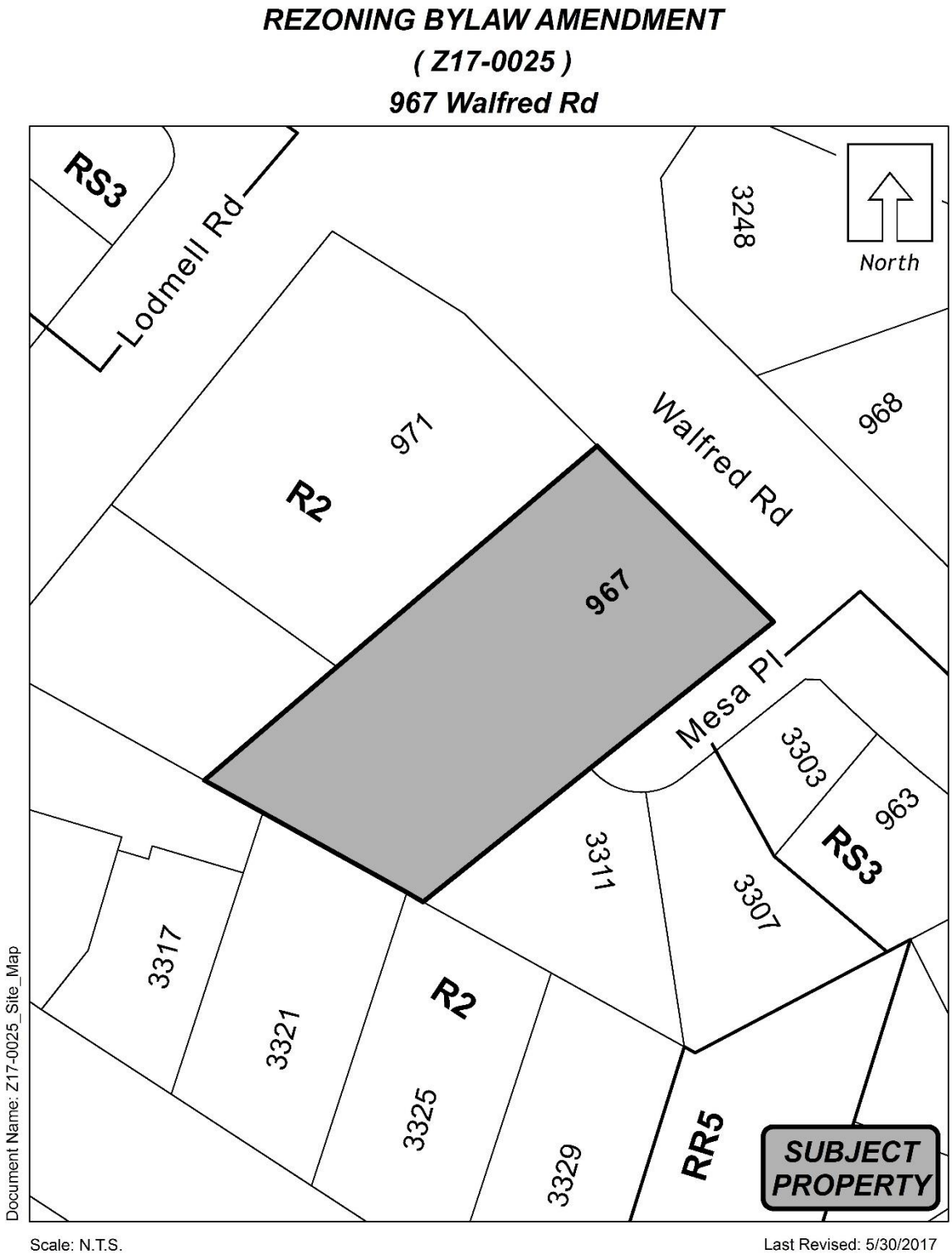
2. Reject this application to rezone 967 Walfred Road

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
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, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Deputy Chief Administrative Officer
Concurrence:	Jim Bowden, Chief Administrative Officer

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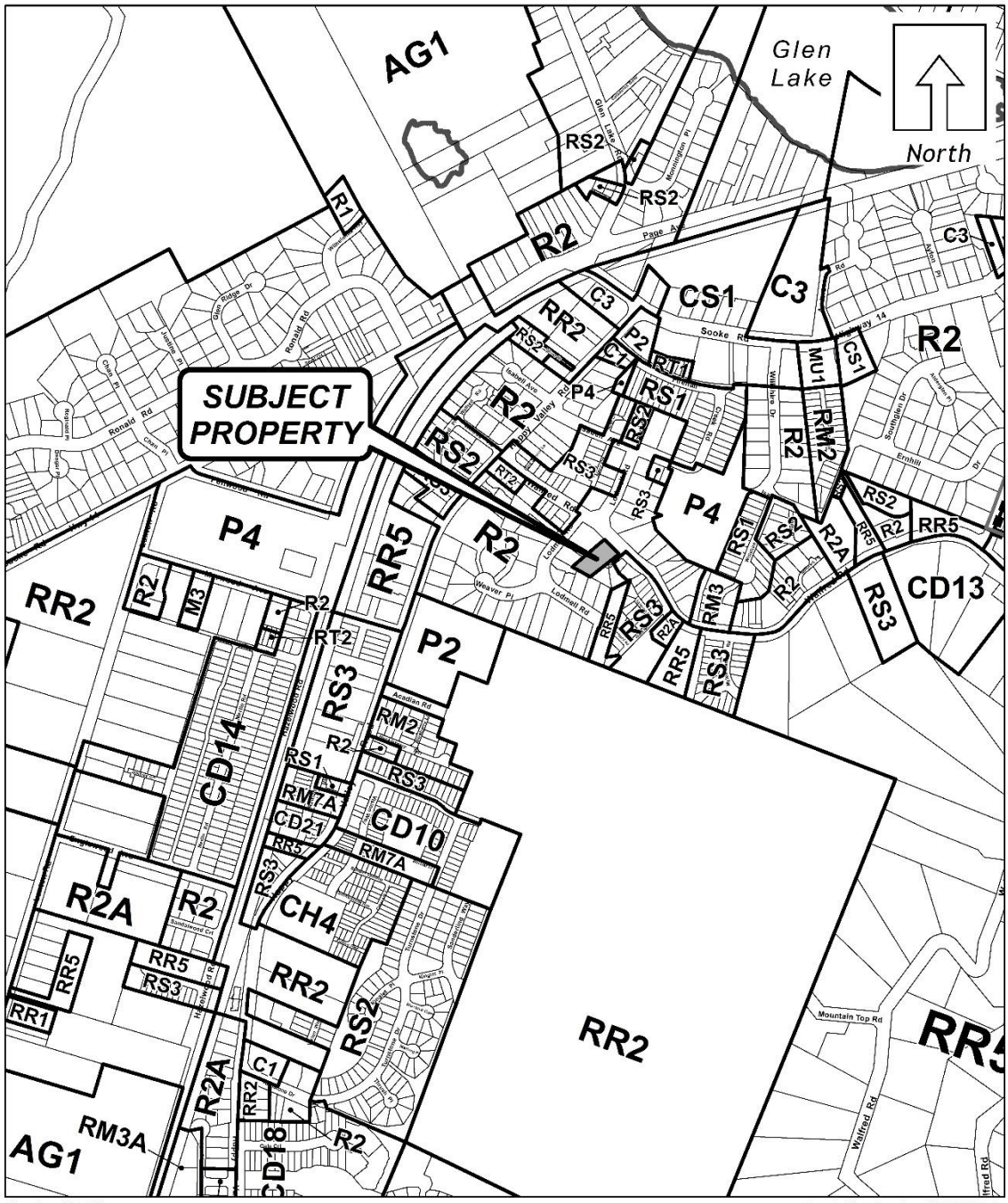
Appendix A

Site Map



Appendix B
Location Map

REZONING BYLAW AMENDMENT
(Z17-0025)
967 Walfred Rd



Ron Avis / Wendy Ouellet
3031 & 3041 Sooke Road
Victoria, BC V9B 5Y9
250-474-4471

April 27, 2017

City of Langford
2nd Floor – 877 Goldstream Ave.
Langford, BC V9B 2XB

Re: File OCP17-0001 and Z17-0005
Bylaw 1674 and 1675

Dear Council,

I am writing in regards to the "Notice of Public Hearing" we received for an application to re-zone properties shown in Bylaw Map 1674 & 1675. The properties to be re-zoned along Sooke Rd and Woodruff Rd are directly next to our properties located at 3031 and 3041 Sooke Road.

Firstly, I would like to express that we are not necessarily opposed to the re-zoning but have some real concerns. We have lived on our property for over 26 years and worried about the impact an industrial/business park could have on the heavily treed, natural surroundings that we have enjoyed for so long an also the impact on Bilston Creek.

Here is a list of our concerns;

1) Reduction in Property Value

We have not had time to research this yet, we only received the "Notice of Public Hearing" letter on April 21st, 2017 and the meeting is scheduled for May 1st, 2017. But we feel that our residential property may be de-evaluated because of the noise, extra traffic and deforesting that a business park could do to our two properties worth. This is one of our biggest worries. We are self employed and are relying on our land to retain and/or grow its worth, to help us in our retirement.

2) Noise

We are really concerned about the noise that will occur during and/on completion of the business park. I am assuming there will continuous blasting, drilling, trucking and

construction noise lasting for years. And once the construction is completed the noise will be replaced with noise that goes along with a commercial business park.

3) Bilston Creek / Environmental Impact

Yes, what about Bilston Creek, we thought the creek and our surrounding areas were part of the protected water shed area. (Again, we have not had time to do research on this). Is there going to be park area around the creek? Will the trees on and around the creek be left in place? We feel Bilston Creek is in jeopardy of being destroyed or its natural beauty greatly diminished. What about wildlife in and around the creek?

4) Rezoning Own Property

What are our options, if our residential property does face deflation because of the new business park, will we be able to subdivide or rezone our property to bring up its value again?

5) Request and/or Suggestions

a) We would like to ask if possible that Scaler Road (road allowance) which is directly adjacent and runs the full length of our property (3031 Sooke Road) be held as a buffer between the applicable properties. If this is something that can be done, we also would like to ask that the undeveloped Scaler Road allowance to remain in its natural treed state to help with noise and block the view into new business park.

b) Is there any chance of barrier wall between the new development and our property? For noise and privacy.

c) Sub-dividing / re-zoning our own property to help with possible decrease in value because of the new business park.

d) Is there a plan in place to protect Bilston Creek? Should the boundaries be set back even more for commercial business buildings? Are there going to be by-laws to protect the creek from contamination from industrial business'?

e) Restriction on heights on new commercial buildings, again for privacy?

Sincerely,

Ron Avis and Wendy Ouellet

PUBLIC HEARING

Tuesday, 5 September 2017

Bylaw No. 1726
File No. Z17-0031

A Bylaw to amend the text of the CS1 (Service Commercial) Zone to allow a funeral parlour on the property at 934 Goldstream Avenue.

CITY OF LANGFORD
BYLAW NO. 1726

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

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

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

1. By adding the following text to Section 6.45.01 of Zoning Bylaw No. 300:

   "Funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)".

2. By adding the following text to Section 6.45.08 of Zoning Bylaw No. 300:

   "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

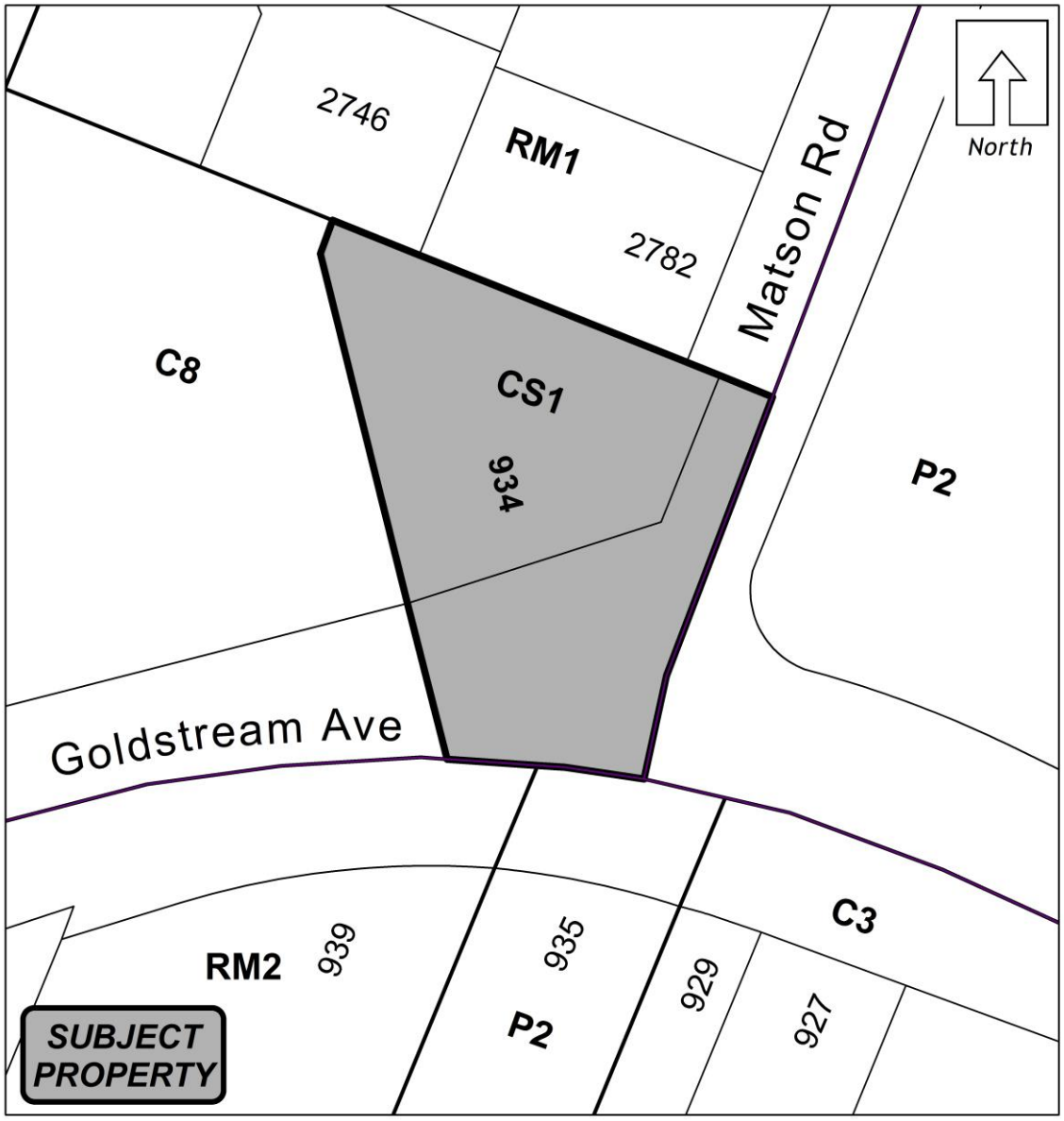
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1726

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1726

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/10/2017

City of Langford
www.cityoflangford.ca

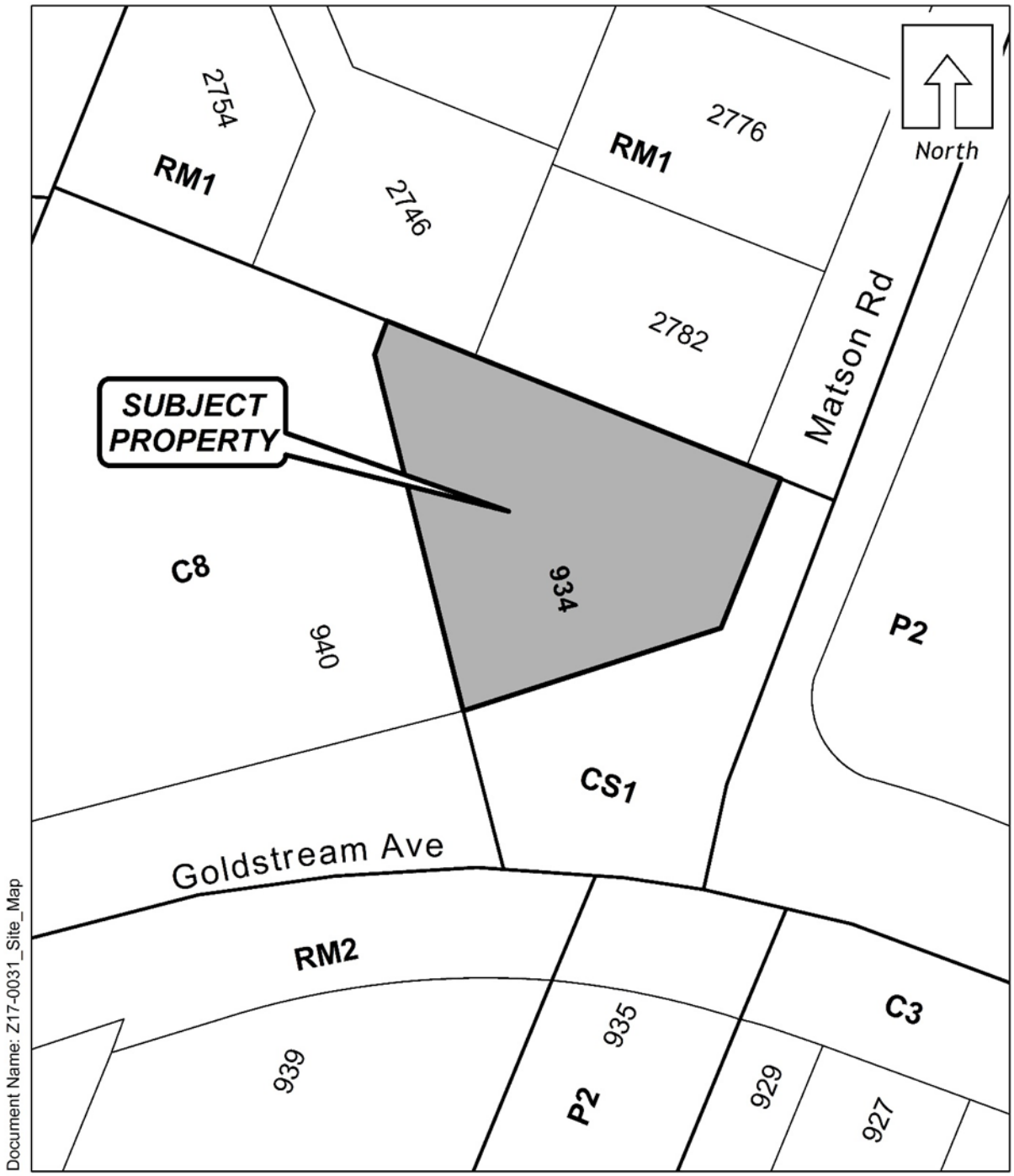
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1726. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Tuesday, 5 September 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	934 Goldstream Ave	
File	Z17-0031	Bylaw Number: 1726
Official Community Plan	Current: City Centre	Proposed: No Change
Zoning	Current: CS1 (Service Commercial 1)	Proposed: CS1 (Service Commercial 1) with a Text Amendment
Proposal	To permit a funeral parlour on the property located at 934 Goldstream Ave.	

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, 21 August 2017 to Tuesday, 5 September 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Document Name: Z17-0031_Site_Map

Scale: N.T.S.

Last Revised: 6/12/2017

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NOTICE OF PUBLIC HEARING

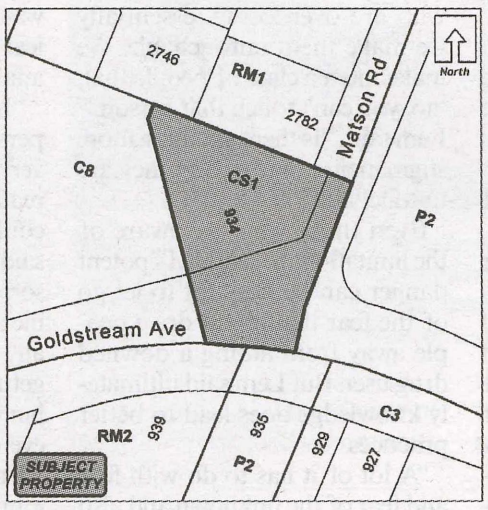
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Proposal: **The purpose of Bylaw No. 1726 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CS1 (Service Commercial) Zone for the land that is the subject of Bylaw No. 1726 to allow a funeral parlour on the property at 934 Goldstream Ave.**

Applicant: **Bill Buckley, Care Funeral Services**

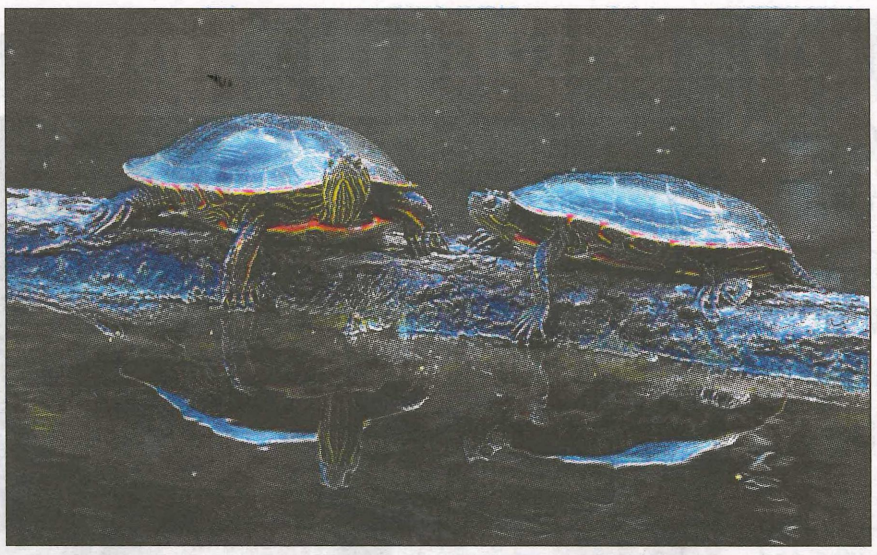
Location: **The land that is the subject of Bylaw No. 1726 is 934 Goldstream Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

CAST YOUR VOTE!
BEST of the WEST SHORE
Your community. Your vote.
GOLDSTREAM NEWS GAZETTE
WestShore Chamber of Commerce · Victoria, BC
Vote for your favourite
West Shore Businesses, Organizations & Non-Profit
VISIT: BOWSA.CA
and vote
*Voting ends Sept 4, 2017
Share your photos #BOWSA2017
CO-OP PENINSULA CO-OP
University of Victoria
COASTAL COMMUNITY
TOGETHER, LET'S DO GREAT THINGS
BEAR MOUNTAIN RESORT COMMUNITY
CAMOSUN
Royal Roads UNIVERSITY
ELEMENTSCASINO IT'S ALL HERE! VICTORIA



Adult western painted turtles basking at Langford Lake.
(PHOTO BY KEN GROAT)

Abandoned pet turtles threatening local species

Western painted turtle last of its species on Island

Rick Stiebel
News Gazette staff

If you're fed up with your pet whatever you do, don't hurtle that turtle into a lake, stream or field.

The Habitat Acquisition Trust (HAT) is asking people to make the effort to take unwanted pet turtles to an animal shelter instead of releasing them into Mother Nature's open arms. The reason is that red-eared sliders and yellowbelly sliders, two species commonly purchased as pets, pose a threat to the western painted turtle, the only remaining species of freshwater turtle on Vancouver Island, explained Paige Erickson-McGee, stewardship co-ordinator for HAT. The native species appear to be painted red to orange on its belly, while turtles with yellow bellies and red ears or a bold yellow stripe on its face are most likely abandoned pets.

Unfortunately, people who release pet turtles into the wild aren't aware that they can live up to 50 years and wreak considerable havoc through the spread of disease. They also compete with native basking turtles for food and nesting sites, and increase pressure on other species by eating crustaceans, aquatic insects, snails, amphibians and their eggs, Erickson-McGee noted.

The challenge in protecting native species is exacerbated by the fact that more than 80 per cent of pre-colonial wetlands have already been lost, and water quality in existing wetlands has declined as well, she added.

While it was once believed that red-eared sliders – on the International Union for the Conservation of Nature's list of 100 worst invaders – were unable to hatch babies in B.C.'s cool northern climate, that is no longer the case. A monitoring of nests in Delta, B.C., as part of a coastal painted turtle project showed evidence of successful hatching.

Coupled with the slider's lower age of maturity and the effects of global warming, that could provide a reproductive edge in overtaking the local endangered painted turtles, Erickson-McGee said.

The public can play an important role in protecting endangered species by sharing observations and clear photographs of non-native turtles and their nests on southern Vancouver Island and the Gulf Islands. Please send the photos and information on location to hatmail@hat.bc.ca.

HAT is a non-profit regional land trust and registered charity dedicated to conserving nature on south Vancouver Island. For more information, visit hat.bc.ca.

reporter@goldstreamgazette.com

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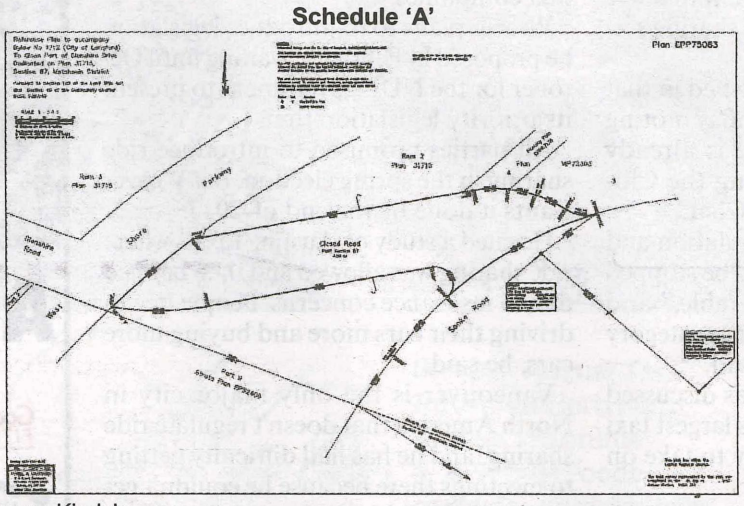
NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close and dispose of road, shown in heavy outline in Schedule 'A', known as a Portion of Glenshire Drive, which was dedicated as highway by Plan 31715.

The approximate 0.352 hectares (0.87 acres) of Glenshire Drive intended to be removed as highway dedication, will be considered by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Tuesday, September 5th, 2017 at 5:30pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Chief Administrative Officer by 4:00 pm on that date.

The City intends to dispose of the land.

Schedule 'A'



Darren Kiedyk
Chief Administrative Officer

Author's second book draws from famous heists

Former West Shore business owner returns for book tour

Rick Stiebel
News Gazette staff

If you ever wondered how a seemingly insignificant detail can derail a perfectly planned caper, you should add *Loot for the Taking* to your list of books to read.

Former Colwood resident Don Levers found inspiration for his book in three of the most famous robberies in history. Although Lever draws from the thefts in London at the Baker Street branch of the Lloyd's Bank Deposit in 1971 and the Knightsbridge Deposit in 1987, one famous heist much closer to home forms much of the creative threads that weave their way through his story.

The more Levers was able to find out about the theft from Vancouver Safety Deposit Vaults in 1977, the more that crime resonated with him, he explained in a telephone interview from Sturgeon County, Alberta, where he has lived since 2012.

"I first heard about it around the time it happened," Levers said. "It always amazed me that these guys pulled off the perfect robbery only to get caught at the airport because one of the suitcases was too heavy," he explained. "I kept thinking, who planned the getaway?" That motivated Levers to come up with a story involving a monumental heist pulled off by "just four average guys," instead of a seasoned gang of career criminals.

> *"It always amazed me that these guys pulled off the perfect robbery only to get caught at the airport because one of their suitcases was too heavy."*
>
> – Don Levers

Although he began writing *Loot for the Taking* in 1987, it had to stay on the back burner for the most part during a 17-year stretch when Levers owned and operated Cap-it Canopy and Truck Accessory on the West Shore. Once he finally found the time to invest in some serious research, Levers was surprised by how difficult it was to track down information on the robbery – arguably the largest in Canadian history – other than some old headlines and clippings he dug up at the library. It wasn't until June of last year that he was able to get down to some serious writing.

Loot for the Taking was published in July of this year, which was the 40th anniversary of the Vancouver Safety Deposit Vaults robbery.

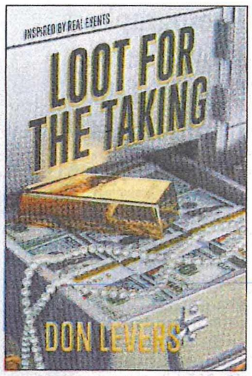
"I started writing stories when my kids were young," he explained when asked how he got bitten by the writer's bug. "History and writing were always my favourite subjects in high school."

He sold 25,000 copies of his first book, *Ogopogo the Misunderstood Lake Monster,* which Levers wrote for his children in about six months. "I worked with a friend, a local artist, who developed the art work to go with the story."

He enlisted the help of Tell-Well Talent in Victoria for *Loot for the Taking*, which assists writers through the process of getting their books published. Levers admits there's a sense of accomplishment when you finally finish the book. "I had some people whose opinion I respect take a look," he said. "They liked the story and the feedback was positive. As a self-published author, writing is the easy part," he noted. "Marketing and reaching out, the shameless self-promotion, is the hard part."

Levers will be back in B.C. to promote his book on Sept. 2 at Chapters bookstore in Victoria and Cole's bookstore in Westshore Town Centre in Langford on Sept. 3. For more on the book, take a look at lootforthetaking.com.

reporter@goldstreamgazette.com



Former West Shore resident and business owner Don Levers will be back on the West Shore in September to promote his latest book, *Loot for the Taking*. (IMAGE CONTRIBUTED)

Victoria Regional Transit

Service Change

Effective **September 5, 2017**

- **25 Maplewood/Admirals Walk** and **39 Westhills/UVic** – route changes
- **43 Royal Roads** and **46 Dockyard/ Westhills** – new routes
- Introducing the new Westhills Exchange at the YMCA in Langford

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7151

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NOTICE OF PUBLIC HEARING

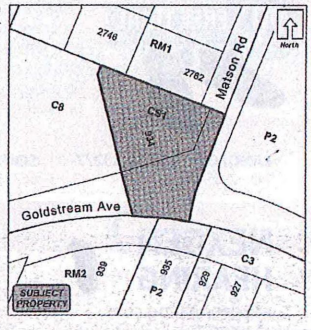
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Proposal: **The purpose of Bylaw No. 1726 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of the CS1 (Service Commercial) Zone for the land that is the subject of Bylaw No. 1726 to allow a funeral parlour on the property at 934 Goldstream Ave.**

Applicant: **Bill Buckley, Care Funeral Services**

Location: **The land that is the subject of Bylaw No. 1726 is 934 Goldstream Ave as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

City of Langford
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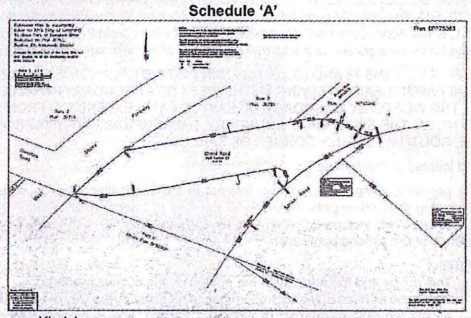
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The City intends to dispose of the land.

Schedule 'A'



Darren Kiedyk
Chief Administrative Officer

Keep up to date on West Shore news, community and sports.

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GOLDSTREAM NEWS GAZETTE

4. That the Director of Planning ensure that both structures are complimentary, but not necessarily of the same form and character;

CARRIED.

b) Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue (Z17-0031)
Staff Report (Planning)

MOVED BY: A. CREUZOT
SECONDED: S. HARVEY

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

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

a) Adding "funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and

b) Adding "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

i. That the applicant provides, **prior to Public Hearing:**

1) A road dedication plan to the satisfaction of the Director of Engineering; and
2) A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

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

1) That the applicant will construct full frontage improvements, as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering prior to Building Permit or Business License issuance, whichever occurs first;
2) That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and
3) That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

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

2. Require that the minimum number of parking spaces for the proposed use of 934 Goldstream Avenue, as required in Part 4 of Zoning Bylaw No. 300, be provided on the subject site.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:47 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

4. That the Director of Planning ensure that both structures are complimentary, but not necessarily of the same form and character;

CARRIED.

2. Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue

MOVED BY: COUNCILLOR L. SZPAK
SECONDED: COUNCILLOR W. SIFERT

That Council:

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

   a) Adding "funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and

   b) Adding "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

      a) That the applicant provides, **prior to Public Hearing:**

         i. A road dedication plan to the satisfaction of the Director of Engineering; and
         ii. A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

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

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         ii. That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and
         iii. That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

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

CARRIED.

k) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1719 Second and Third Reading.

CARRIED.

l) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1720 Second and Third Reading.

CARRIED.

m) BYLAW NO. 1723
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1723 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1725 Second and Third Reading.

CARRIED.

o) BYLAW NO. 1726
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".

(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1726 First Reading.

CARRIED.

p) BYLAW NO. 1727
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1727 First Reading.

CARRIED.

q) BYLAW NO. 1729
"Road Closure Bylaw No. 1729 (Hockley, 769), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1729 First, Second and Third Reading.

CARRIED.

r) BYLAW NO. 1734
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(FIRST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1734 First Reading.

CARRIED.

s) BYLAW NO. 1735
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(FRIST READING)

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council give Bylaw No. 1735 First Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **July 24, 2017**

Department: **Planning**

Application No.: **Z17-0031**

Subject: **Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue**

PURPOSE

Bill Buckley of Care Funeral Services has applied on behalf of Patricia Jean and Leonard Arthur Butler to amend the text of the Service Commercial (CS1) Zone to allow a funeral parlour on the property at 934 Goldstream Avenue.

BACKGROUND

PREVIOUS APPLICATIONS

Temporary Use Permit TUP13-0013 was issued on August 19, 2013 to allow for the temporary conversion of an existing 249 m^2 (2,688 ft^2) building into a dance academy at 934 Goldstream Avenue, provided that the applicant provide a parking plan, prior to the issuance of the permit; and that the parking stalls being marked on-site meet the dimensions required by Zoning Bylaw No. 300 to the satisfaction of the Director of Planning, prior to the proposed use being carried out.

The Temporary Use Permit expired on August 19, 2015.

Table 1: Site Data

Applicant	Bill Buckley of Care Funeral Services	
Owner	Patricia Jean and Leonard Arthur Butler	
Civic Address	934 Goldstream Avenue	
Legal Description	Lot 7, Section 5, Esquimalt District, Plan 3495, Except Part in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan	
Size of Property	742.44 m^2 (0.18 ac)	
DP Areas	Downtown	
Zoning	Existing: Service Commercial (CS1)	Proposed: Service Commercial (CS1) with Text Amendment
OCP Designation	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The subject site is located at the corner of Goldstream Avenue and Matson Road on the western edge of Langford's downtown, adjacent to Ruth King Elementary School. The existing building on the 742 m^2 (0.18 ac) site is currently unoccupied following the closure of the Lighthouse Dance Academy in June of 2017.

The surrounding area contains a wide range of residential, commercial and institutional uses, including the Ruth King Elementary School, a variety of one-family, townhouse and multi-family dwellings, and a mix of Service Commercial, District Commercial and Community Town Centre Pedestrian establishments.



Table 2: Surrounding Land Uses

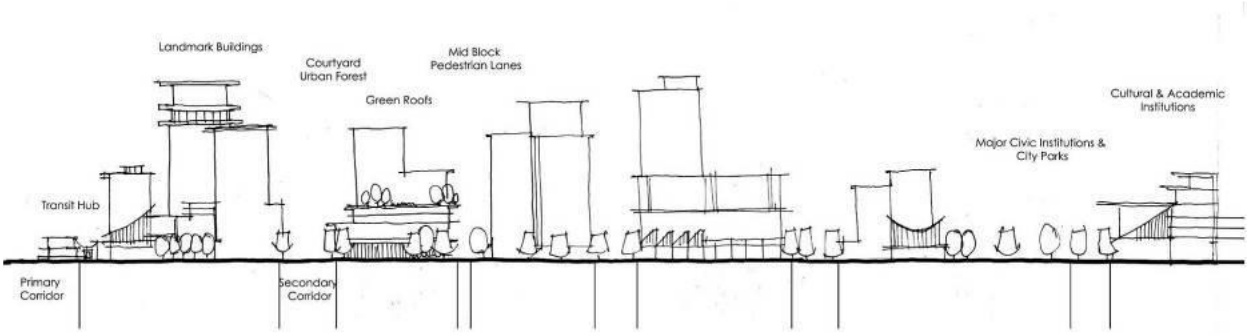
	Zoning	***Use***
North	Low Density Attached Housing (RM1)	One-family dwellings
East	Community Institutional (P2)	Elementary school
South	Community Institutional (P2)	Church
	Attached Housing (RM2)	Multi-family dwellings
West	Community Town Centre Pedestrian (C8)	Health centre

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject site is designated as *City Centre* by the City of Langford Official Community Plan (OCP). This designation is intended to:

- Be a major regional growth centre that supports a wide range of high density housing, including affordable housing and rental housing;
- Be a major employment area for institutional, office, commercial and light industrial uses;
- Design major civic uses and public buildings as key landmarks;
- Provide a major place of community gathering and celebration;
- Integrate a wide range of public squares, parks, and open spaces throughout the area;
- Act as the City's major entertainment and/or cultural precinct; and
- Connect residents as the inter-city and/or inter-regional transit hub.



The *City Centre* designation also provides a number of objectives and policies for development, including balancing the provision of regional commercial and institutional land uses, services and amenities with amenities and services for local residents.

The current proposal seeks to re-use an existing building within the *City Centre* for a regional and local service, and will provide some employment opportunities.

DEVELOPMENT PERMIT AREAS

The subject site is also located in the Downtown Langford Development Permit Area. The General Design Guidelines for Downtown Langford are intended to provide a design framework for the consistent development and redevelopment of the downtown, providing flexibility to allow for individual diversity while promoting a unique and identifiable character for the Downtown.

Provided that significant changes are not made to the site or exterior of the building during the establishment of the proposed new use, a Development Permit will not be required as a change in use is

not considered to be "development" for the purposes of the Design Guidelines. However, new signage will require a Sign Development Permit, and it will be evaluated with regards to the Signage section of the Design Guidelines.

The chain link fence and barbed wire surrounding the site are not in keeping with the Design Guidelines for Downtown Langford, but were presumably installed prior to the adoption of these Guidelines. The applicant has been asked to consider removing this fence and replacing it with more aesthetically pleasing fencing, if required.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant intends to establish a funeral parlour in the existing building on the subject site, and has asked that "funeral parlour" be added to the list of permitted uses in the CS1 Zone for the property at 934 Goldstream Avenue. A crematorium will not be included with the funeral parlour.

Table 3: Permitted and Proposed Uses in the CS1 Zone

Uses Permitted by CS1 (Current Zoning)		**Proposed Uses**
• Accessory buildings and uses • Accessory unenclosed storage • Animal hospitals in enclosed buildings • Auction rooms • Automobile repair and body painting shops • Car wash and drive-in businesses • Commercial nurseries and greenhouses • Feed and seed supply • Film production studio • Food catering facilities • Gasoline service stations • Health clubs • Indoor facilities for playing recreational paintball • Offices and storage buildings for contractors and towing companies • One dwelling unit for a caretaker • Parking facilities • Personal services <200 m^2 (2,150 ft^2)	• Pet day care • Printing, publishing and bookbinding • Public transportation depot • Recycling depot • Repair of household furnishings • Restaurants, including drive-in and drive-thru • Retail lumber and building supply • Retail sale, rental and repair of tools and small equipment • Retail sale and rental of automobiles, trucks, boats, camper vehicles, manufactured homes and farm machinery • Retail sale, rental and repair of small industrial equipment • Retail store <200 m^2 (2,150 ft^2) • Schools <280 m^2 (3,014 ft^2) • Temporary construction and real estate marketing offices • Uses permitted by subsection 3.01	Funeral parlour at 934 Goldstream Avenue

Section 4.01.01 of the Zoning Bylaw requires that the greater of one parking space per four seats, or one parking space per 5.6 m^2 (60 ft^2) of assembly space be provided for a funeral parlour. The applicant has indicated that a maximum of 86.4 m^2 (930 ft^2) of assembly space, and not more than 60 seats, could be established for a funeral parlour in the existing building, requiring a total of 15 on-site parking spaces. If Council wishes to review and update the parking requirement for this use, they may request that the applicant provide a parking study recommending an appropriate parking ratio.

The applicant has not submitted detailed site or building plans for the proposed use, but is confident that the site can accommodate the required 15 on-site parking spaces. If Council wishes, a parking plan demonstrating the required number of parking spaces can be required prior to Public Hearing. If the proposed text amendment is approved, but parking that satisfies the requirements of Part 4 of the Zoning Bylaw No. 300 cannot be provided on the site, a Business License will not be issued until a Development Variance Permit has been approved.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject site is located on Goldstream Avenue on the western edge of the City's downtown core. Goldstream Avenue provides convenient vehicular, pedestrian and transit access to the rest of Langford and the region. There are sidewalks and marked bike lanes on both sides of Goldstream Avenue at this location, and the closest transit stops are located directly across Goldstream Avenue and less than a block to the east of the subject site.

The Engineering Department has noted that full frontage improvements will be required with the proposed rezoning, including sidewalk, street lights, curb and gutters. As well, a portion of the Matson Road frontage will be required as a road dedication. The Land Development Department has indicated that the road dedication on Matson Road will be required to match the street cross-section to the north, and that the current gravel parking area on the Goldstream Avenue right-of-way will need to be formalized.

Frontage improvements could include the paving of this gravel parking area within the Goldstream Avenue right-of-way and the delineation of angled parking stalls, similar to the parking in front of the adjacent site at 940 Goldstream Avenue. These improvements would exceed the minimum requirements of Bylaw No. 1000, and if they are completed by the applicant, Council may wish to credit those angled parking spaces provided in excess of the Bylaw No. 1000 minimum to the required on-site parking for the subject site by directing staff to issuance a parking variance through a Development Permit.

The required road dedication on Matson Road will reduce the front yard setback for the existing building at 934 Goldstream below the minimum 7.5 m (25 ft) required in the CS1 Zone. As a result, Council may wish to amend the text of the CS1 Zone to recognize and permit a minimum setback 3 m (10 ft) from the front lot line of the property at 934 Goldstream Avenue.

The Ministry of Transportation has no objections to the proposed amendment and has no further requirements for approval. The certified Bylaws can be forwarded for completion at the City's convenience.

The Parks Department has indicated that boulevard frontage landscaping improvements will be required along both Matson Road and Goldstream Avenue. Improvements must meet the requirements of Bylaw

No. 1000, and will include one tree per 15 m (49 ft) of frontage and municipal irrigation that may be able to tie into the existing system on Goldstream Avenue. Any separated boulevards under 3 m (10 ft) in width will require artificial turf instead of grass.

INFRASTRUCTURE

Full municipal services are available on both Goldstream Avenue and Matson Road. The existing building at 934 Goldstream is not currently connected to municipal sewer, so connection will be required with the proposed text amendment for the site.

The Fire Department has no concerns with the proposed text amendment, and will provide further comments when Building Permit or Business License applications are submitted.

The Building Department has noted that a professional code analysis for the proposed funeral parlour will need to be submitted with any application for Building Permit, and that upgrades to the building may be required prior to approval for tenant improvements, an occupancy permit or the issuance of a Business License.

NEIGHBOURHOOD CONSULTATION

The applicant has been advised that he should engage neighbouring property owners regarding the requested text amendment.

FINANCIAL CONTRIBUTIONS

Amending the text of the CS1 Zone to allow a wider range of uses may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will complete the required frontage improvements and provide a required road dedication, the direct capital costs to the City associated with the proposed use of the site will be negligible.

Development Cost Charges are not applicable to the existing building and site.

OPTIONS

Option 1

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

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

    a) Adding “funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)” as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and

    b) Adding “(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel

C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

i. That the applicant provides, **prior to Public Hearing:**

1) A road dedication plan to the satisfaction of the Director of Engineering; and

2) A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

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

1) That the applicant will construct full frontage improvements, as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering prior to Building Permit or Business License issuance, whichever occurs first;

2) That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and

3) That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

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

AND EITHER

2. Direct staff to issue a variance, through a Development Permit, to reduce the required on-site parking by the number of paved and angled parking spaces provided, in excess of the minimum required by Bylaw No. 1000, within the improved parking area in the Goldstream Avenue right-of-way.

OR

3. Require that the minimum number of parking spaces for the proposed use of 934 Goldstream Avenue, as required in Part 4 of Zoning Bylaw No. 300, be provided on the subject site.

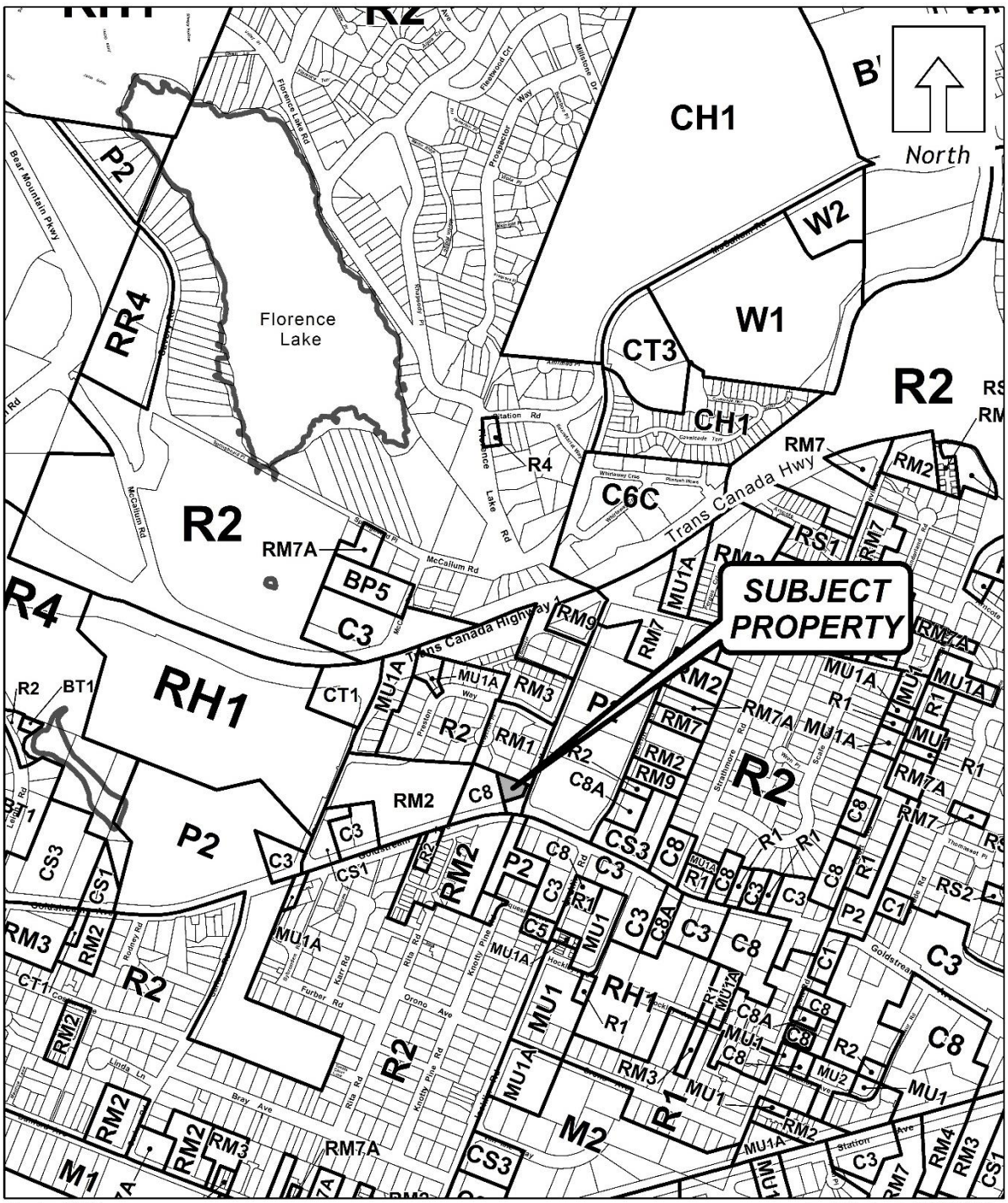
OR Option 2

4. Reject this application for rezoning.

Submitted by:	Sarah Herring, MCIP, RPP 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, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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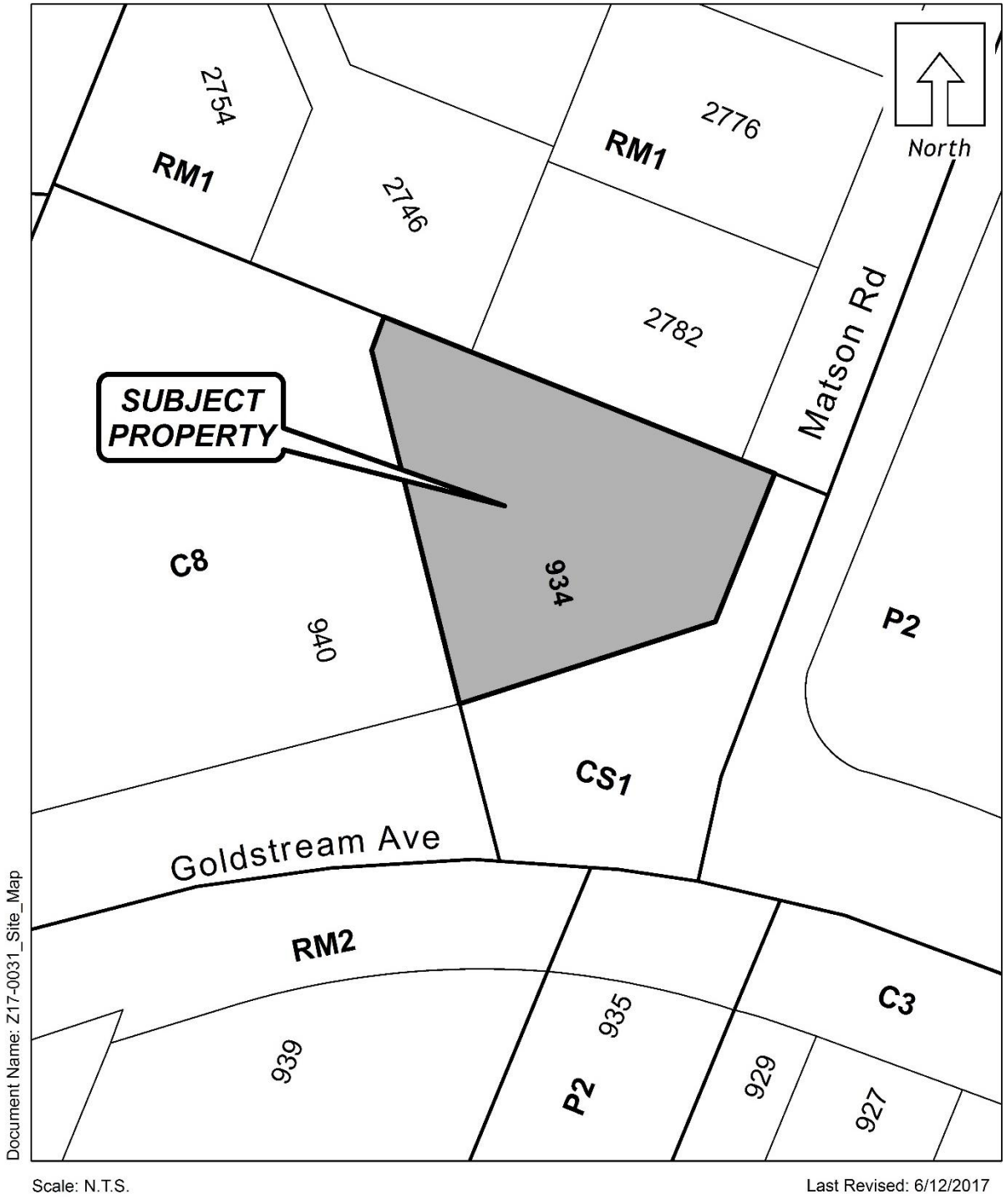
Appendix A



Document Name: Z17-0031_Location_Map

Scale: N.T.S. Last Revised: 6/12/2017

Appendix B


2754
RM1
2746
2776
RM1
North
2782
Matson Rd
SUBJECT PROPERTY
C8
934
940
P2
CS1
Goldstream Ave
RM2
939
935
P2
929
927
C3
Document Name: Z17-0031_Site_Map
Scale: N.T.S.
Last Revised: 6/12/2017

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, August 14th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Deputy Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin and Executive Assistant, A. Boyd (recorder).

ABSENT

Councillors: D. Blackwell, R. Wade
Director of Corporate Services, B. Hutchins

1. CALL TO ORDER

The Chair called the meeting to order at 5:31 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1710
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1710 at 5:31 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 Trevor Doyle, has applied on behalf of Becher Bay Log Booming Ltd to amend the zoning of 2839 Jacklin Road and 866, 864 and 862 Orono Avenue from the MU1 (Mixed Use Residential Commercial 1) zone to the MU2 (Mixed use Residential Commercial 2) zone.

The applicant has applied to rezone the properties in order to permit the construction of two 6 storey apartment buildings that will have a total of 123 residential units, which are being proposed as rental accommodations.

No setback variances are being proposed and the design of the buildings complies with the form and character guidelines set out in Langford's Design Guidelines. Council has requested that this design be secured within a Section 219 covenant registered on the title.

Access to the building's two level underground parkade will be from Orono Avenue, the applicant will be constructing a left hand turn lane onto Orono Avenue turning left onto Jacklin Road, as well as a left hand turn lane that turns into the property. The applicant is providing the required number of parking stalls, in accordance with the Zoning Bylaw which is one stall per unit and ten visitor parking stalls.

As a condition of rezoning, the applicant will be responsible for the installation of frontage improvements including landscaping and additional street lighting along Jacklin Road. Landscaping, sidewalks, street lighting and a bike lane will be installed along Orono Avenue.

The applicant underwent public engagement regarding the application to rezone the subject property.

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

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

1. $1525 per unit towards the General Amenity Reserve Fund and
   $610 per unit towards the Affordable Housing Reserve Fund as a bonus for increasing the permitted density through a zoning amendment.

2. A frontage design drawing that identifies all required road dedications, and a left hand turn lane on Orono Avenue into the subject site and a left hand turn lane on Orono Avenue onto Jacklin Road.

3. A Section 219 covenant, that agrees to the following:

   - That the applicant agrees to provide full frontage improvements to which will include left turn lanes on Orono Avenue to Jacklin Road and a left turn lane on Orono Avenue to the subject site;

   - That any necessary underground or above ground servicing upgrades, extensions, or other required servicing requirements be fulfilled at the applicant's expense;

- That prior to the issuance of a building permit, the applicant provides a stormwater management plan and that the applicant will incur all costs relating to infrastructure upgrades including offsite works, required to manage the subject property's drainage concern, as a condition for rezoning the land;

- That the applicant agrees to submit a construction parking management plan, prior to building permit issuance;

- That the applicant agrees to construct the building in substantial conformance with Appendices "A" to "C";

- That applicant agrees to register, on title, a reciprocal agreement between the two properties that grants each property access to, waste and recycling facilities, bicycle stalls and all storage and building maintenance rooms.

This proposal is consistent with the Official Community Plan City Centre designation.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1710 closed at 5:34 p.m.

b) BYLAW NO. 1680
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1680 at 5:35 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 Matthew McKay of DB Services of Victoria Inc. has applied on behalf of Lloyd Sutton, Anne Tamboline, Kristen Bjarnason and David Sanderson to amend the Zoning designation of 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial).

This is being proposed in order to allow for the development of a six-storey multiple residential building

with approximately 64 dwelling units.

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

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

a. Contributions to the Affordable Housing and General Amenity Reserve Funds as an amenity for increased density;

b. A road dedication plan prior to Public Hearing;

c. Road dedication prior to Bylaw Adoption; and

d. A Section 219 Covenant, registered prior to Bylaw Adoption, that agrees to provide a traffic and public safety plan, a construction parking plan, frontage improvements to Bylaw No. 1000 standards, and another Covenant for stormwater maintenance to be registered prior to Occupancy Permit.

This proposal is consistent with the Official Community Plan City Centre designation.

The applicant has submitted the required road dedication plan, and staff have prepared a Road Dedication Bylaw for Council's consideration.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1680 closed at 5:36 p.m.

c) BYLAW NO. 1682
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1682 at 5:37 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 Matthew McKay of DB Services of Victoria Inc. has applied to amend the Zoning designation of 2845, 2847 and 2850 Bryn Maur Road and a portion of 737 Goldstream Avenue from the R1 (One-Family Residential) and C8 (Community Town Centre Pedestrian) Zones to the MU2 (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow for the development of a six storey multiple residential building with approximately 93 dwelling units.

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

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

a. Contributions to the Affordable Housing and General Amenity Reserve Funds as an amenity for increased density;

b. Plans for road dedication and land exchange, and a plan demonstrating pedestrian connectivity from the Rail Trail to the Goldstream Station development, prior to Public Hearing; and

c. A Section 219 Covenant, registered prior to Bylaw Adoption, that agrees to provide a traffic and public safety plan, a construction parking plan, frontage improvements to Bylaw No. 1000 standards, another Covenant for stormwater maintenance to be registered prior to Occupancy Permit, and wayfinding signage at the trail junction.

This proposal is consistent with the Official Community Plan City Centre designation.

The applicant has provided plans that demonstrate pedestrian connectivity to the satisfaction of the City Engineer, and full detailed frontage design drawings will be required prior to the issuance of a Building Permit. The applicant has also submitted road dedication and land exchange plans, and staff have prepared a Road Dedication Bylaw for Council's consideration.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1682 closed at 5:38 p.m.

d) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1719 at 5:39 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 Mark Johnson has applied on behalf of David and Eva Zander to amend the zoning of 2148 Millstream Road and a portion of 2150 Millstream Road from the R2A (One and Two Family Residential A) zone and the RR4 (Rural Residential 4) zone to the RT1 (Residential Townhouse 1) zone. This is being proposed in order to allow for the development of townhomes on the properties.

In 2014 Council adopted Bylaw 1468 to amend the zoning for 2150 Millstream Road from RR4 to R2A in order to permit the development of a single family homes on the property.

The subject application is to rezone the westerly portion of 2150 Millstream Road and 2148 Millstream Road from RR4 and R2A to the RT1 zone in order to permit the construction of 47 townhomes on the properties.

The applicant is proposing to have three of the townhouse units and one of single family lot access their properties directly from Millstream Road. The remainder of the units will have access off of Kingbird Drive and Longspur Drive. The applicant is proposing an extension of these two roads to the northern boundary of the property at 2148 Millstream Road which Council has asked be secured through a statutory right of way registered on title.

As a condition of the initial application to rezone 2150 Millstream Road a Section 219 covenant was registered that required the applicant to preserve a portion of the area as a natural non-disturbance area and public access trail. There are no plans to alter the trail and non-disturbance area through this application to rezone.

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

As a bonus for increased density on the subject parcel, the applicant has agreed to provide the following contributions per dwelling unit:

$3660 per unit towards the General Amenity Reserve Fund
$610 per unit towards the Affordable Housing Reserve Fund

In support of this application:

The applicant has agreed to register a Statutory Right of Way in order to extend Kingbird Drive and Longspur Drive to the northern boundary of the subject property.

The applicant has also agreed to register A Section 219 covenant that agrees to the following:

- That the applicant will construct full frontage improvements as per Bylaw No. 1000 prior to subdivision approval or building permit issuance, whichever is first;
- That the applicant will submit a stormwater management plan prior to subdivision approval or building permit issuance, whichever is first;
- That the applicant will submit a construction parking management plan, prior to building permit issuance;
- That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
- That the applicant submit FUS calculations to the satisfaction of prior to subdivision approval or building permit issuance, whichever is first.

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

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1719 closed at 5:41 p.m.

e) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1720 at 5:42 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 Richard Irwin has applied on behalf of the Estate of Frederick Chidlow to amend the zoning of 3343, 3347, and 3359 Luxton Road from the RR2 (Rural Residential 2) Zone to the RS2 (Residential Small Lot 2) and RM2A (Attached Housing) Zones.

This is being proposed in order to allow for the development of a future subdivision of six (6) new single-family residential lots along Piper Road and the development of 72 townhomes on the remainder of the lands.

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

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

For each single-family lot:

1. $3,960 towards the General Amenity Fund;
2. $660 towards the Affordable Housing Fund;

For each townhouse unit:

1. $3,660 towards the General Amenity Fund;
2. $610 towards the Affordable Housing Fund;

Additionally, the applicant has agreed to provide to following:

1. A storm water management plan that demonstrates onsite detention;
2. A park plan for the open space being dedicated to the City along Piper Road;
3. More than the required street parking along Piper Road.

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

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

The Mayor called a first time for presentations.

1. Resident at 3442 Luxton Road: Would like to see traffic calming, sidewalks and parking on Luxton Road to have a safe walking area along Luxton Road. She noted that there would be more kids attending the local school, crossing Happy Valley Road, and it should be a safe walk for them.

It was noted that the condition for rezoning the property is that the developer is required to put in sidewalks.

Mayor Young noted, as development occurs, the City ensures that the developer pays for the sidewalks in front of that rezoned property, and if there are fill-ins for sidewalk connections required, that is when the City will pay. The City tries to get the developers to pay for the sidewalk infrastructure as their project develops.

Mayor Young called a second time for presentations.

2. Luxton Road Resident: Would like traffic reduced to 30km/hr.

The Mayor invited the residents of the area to try driving Luxton Road at 30km/hr. and see how it works.

It was noted that a study was done in Langford, and the majority of folks driving within your area(s), approximately 70%, are within the area, and policing yourselves sometimes works best.

Director of Engineering, M. Mahovlich noted that the standard city road speed limit regulation is 50km/hr. unless otherwise noted.

3. Resident at 3389 Piper Road.
   a) Questioned the future of Luxton Road, as she had heard it was going to be one way.

Director of Engineering, M. Mahovlich, noted that there are no plans at this time for Luxton Road to be one way. She ensured that residents coming down Luxton Road towards Sooke Road, will be able to use West Shore Parkway turning left on to Sooke Road, at a controlled intersection.

   b) Noted that there will be a significant amount of extra traffic flow, and children are in the area. Can you show plans of how it will become?

The Mayor welcomed the public to view the plans submitted at City Hall.

4. Resident at 3317 Piper Road: Had a number of questions regard, congestion, traffic, safety of the children, parking, trees, and location of the park.

Director of Planning, M. Baldwin, noted that the park would be increased to 8700 sq. ft., and that it would be the extension of the existing Piper Road, and new homes. At this time the developer has not submitted what the amenities will be in the park.

The Mayor welcomed the public to come and see the map and layout of the area at City Hall.

The Mayor called a third and final time for presentation, there being no further presentations, the Mayor officially declared the Public Hearing for Bylaw No. 1720 closed at 6:01 p.m.

f) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1725 at 6:02 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 Duncan Magee of Spencer Heights Inc. has applied on behalf of Jacktree Developments Ltd. to amend the Zoning designation of the recently closed portions of Spencer Road and Preston Way from CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) and amend the text of the MU1A Zone for the closed portions of Spencer Road and Preston Way and the properties at 2741, 2749, 2751, 2753, 2757, and 2761 Spence Road and 996 Preston Way.

This is being proposed in order to allow for the development of a multiple residential building with approximately 128 dwelling units and a minimum site coverage of 20%.

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

This proposal is consistent with the Official Community Plan City Centre designation.

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

The Mayor called a first time for presentations.

1. Resident at 2780 Spencer Road: Was concerned with parking, and wondered if there were any plans to widen the road, or add sidewalks.

Director of Engineer, M. Mahovlich, noted that the site lines can be investigated and more signage up for parking accessibility.

Mayor Young called a second time for presentations.

2. Residents at 994 Preston Way: Questioned if there would be a turnaround at the end of Preston Way, as they are the last house and people would be using their driveway to turnaround.

Director of Planning, Matthew Baldwin, advised that there will be new parking in the area, on Preston Way at the end, there will be at turnaround area, and no parking signs erected in the turnaround area.

Mayor Young noted that the property lines are on the edge of Spencer Road, so it does not give the City much, if any, working room. The City is working with the neighborhood to try and find a way that works for the owners, to acquire property on one side of the street, but it will take some time. Staff will work with developers to fix the road as the development happens.

Council directed staff to look at the area for parking and a sidewalk on Spencer Road and parking on Preston Way.

3. Resident at 976 Preston Way: Asked if there will be enough parking for the building, and will the trees be saved in the turnaround?

It was noted that 1 spot for parking per unit, and parking for visitors. It was requested of the Director of Planning to do his best to save the trees.

4. Resident at 2780 Spencer Road.
    a) Questioned if Spencer Road would open to the highway again.

The Mayor noted that the City worked hard with the Ministry to close Spencer Road and re-route traffic to the Leigh Road interchange. Spencer Road will not open to the highway.

    b) Questioned if Preston Way would remain closed.

The Mayor noted that Preston Way will be closed to through traffic, but a gate will be at the end for emergency access.

    c) Questioned if the plan made sense, to increase density, causing more traffic in the area, with young people walking to school.

It was noted, that only a few years ago Spencer Road was a through road to Highway No. 1 and traffic was at a standstill, and backed up on to Goldstream Avenue. The City has worked with the Ministry to make it a dead-end with no through traffic. The current and future traffic going down Spencer Road will be residents and visitors. The City will look at the parking in and around that area, and consider a trail connection. The City will need the land on the mobile home side to make a sidewalk and parking, and the City is working with the owners in the area. The City needs to work with the owners of the old septic field to fill that part in. The City will work with property owners and developers to make Spencer Road safer.

d) In front of the trailer park, there was a barn. Is this part of the development?

Mayor Young noted that it is not part of the development.

Jim Hartshorne, developer, noted that he purchased in 2005 and it was rezoned in 2012. Initially, zoned for multi-use zoning which included a daycare, which was removed. Now, being a 128 rental unit, which is a reduction of density use.

The Mayor called a third and final time for presentation, there being no further presentations, the Mayor officially declared the Public Hearing for Bylaw No. 1725 closed at 6:28 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – July 17th, 2017

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Regular Meeting of Council held on July 17th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

1. Resident at 2641 Urnhill Drive: Development Variance Permit 17009-3296 Jacklin Road. Asked why are there maximum heights and minimum setbacks?

Mayor Young noted maximum heights and minimum setbacks are planning tool guides.

Resident noted that reducing 20ft to 4ft, we will have 4-10 ft. is unfair to the existing development that has been there for 35 years, also noting that traffic issues are already a problem. Resident quoted the Goldstream Gazette of August 11, 2017 Development Permit stirs Up in Colwood, “we are not turning in to Langford, too big too high, too fast”.

2. Resident at 2621 Urnhil Drive: Resident is concerned with the amount of volume on roads, and variance setback to the rear of his yard, from 20ft to 4ft.

Director of Planning, M. Baldwin, advised that the rear yard, west side, is 3296 Jacklin and in the OCP it is 1.5 meters setback. Within this project, the interior side is the variance, not the back line.

Mayor Young requested staff to work with the applicant of the variance, to keep as much treed privacy, and invited the public to come speak to staff in the Planning Department.

3. Resident at 2641 Urnhill Drive: Resident noted her home is kitty-corner to the development and objected to the variance.

4. Resident at 915 Northville: Resident asked if there were any more parks in development or planning for North Langford, noting that he drives his kids to the more desirable ones in Langford.

Mayor Young noted that Westhills Development put their own park infrastructure in, as part of their development and set the bar high. The City is working with School District #62 for the future of North Langford's new school, which will include a park.

Councillor Szpak noted that there is a plan to upgrade Goldie Park, at the end of Goldie Road, and are currently looking for funding.

Councillor Seaton noted that the City gave funding for an upgrade for the top field at Lakewood Elementary, and there is a conceptual drawing on Players Drive for a park.

6. <u>DEVELOPMENT VARIANCE PERMIT</u>

a) DVP17-0009 - 3296 Jacklin Rd

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Development Variance Permit No. DVP17-0009 be issued by the Council for the City of Langford to Terry Mogensen on behalf of Doug and Krista Nachtigal and Terry Mogensen for the property located at 3296 Jacklin Rd subject to the following terms and conditions:

1. <u>Appendix</u>

The site shall be developed in accordance with:

a) The site plan attached to and forming part of this Permit (Appendix A);

b) The floor plans attached to and forming part of this Permit (Appendix B); and

c) The elevation plans attached to and forming part of this Permit (Appendix C).

2. <u>Variances</u>

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

a) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted

height of a principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;

b) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed onefamily dwelling on Site 2B;

c) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing 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.

That staff look at the variances and work with the applicant to save some trees and situate the house in a reasonable location and that staff work with the residents that came forward in today's meeting.

CARRIED.

b) DVP17-0014 - 1488 Pebble Pl

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Development Variance Permit No. DVP17-0014 be issued by the Council for the City of Langford to Ryan Hoyt of Ryan Hoyt Designs Inc. on behalf of Rachelle McGregor to allow the construction of a single-family dwelling with a covered roof over the rear yard patio at 1488 Pebble Place subject to the following terms and conditions:

1 Appendix

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

2. Variances

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

a) That Section 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 6m (19.7 ft) to 3.15 (10.3 ft).

3. **Conditions**

That the applicant obtain approval from Strathcona Forestry Consulting with respect to the forest fire interface implications, in particular the nature of proposed patio structure and materials to be used and that all mitigation measure recommended be implemented prior to the issuance of a building permit.

CARRIED.

c) TUP17-0003 - 2945 Jacklin Rd

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Temporary Use Permit No. TUP17-0003 be issued by the Council for the City of Langford to Jody Dick of Auto Canada Hometown Motors on behalf of BCIMC Realty Corporation to allow for a vehicle showroom at 2945 Jacklin Road subject to the following terms and conditions:

1. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

a) Fire extinguisher be upgraded to a 10lb ABC once vehicles stored indoors;

b) All motor vehicle tanks containing fuel or which have ever contained fuel shall have a locking gas cap;

c) Fuel tank levels shall not exceed ¼ full;

d) All motor vehicles shall have the battery terminals disconnected;

e) Vehicles shall not be permitted to run while inside, except when travelling in and out of the building.

2. Expiry

This Temporary Use Permit for an automobile showroom for 2945 Jacklin Road for a period of 36 months from date of issuance with no option for renewal.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – July 24th, 2017

1. Application to Amend the Text of the One-Family Residential (R1) Zone to allow a Secondary Suite in an Accessory Building at 2874 Leigh Road

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, 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 all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

   2. Amend Section 3.18.01 of Zoning Bylaw No. 300 to include the following:

Feature	**Lot Size**	**Setback Required by Part 6 of this Bylaw**	**Type of Lot Line**	**Permitted Projection**
Principal Building, except those features noted separately below	All Lots	From Exterior Side Lot Line	Exterior Side Lot Line abutting a Highway less than 4.5 m (14.8) wide	Principal Building may be located a minimum of 2.0 m (6.6 ft) from the Exterior Side Lot Line

   3. Direct staff to proceed with consideration of a variance to reduce the minimum setback from the exterior side lot line from 2.0 m (6.6 ft) to 1.5 m (5 ft) for the proposed one-family dwelling at 2874 Leigh Road through a Development Variance Permit application to be submitted by the applicant;

   4. That the Director of Planning ensure that both structures are complimentary, but not necessarily of the same form and character;

CARRIED.

2. Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council:

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

a) Adding "funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and

b) Adding "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)" to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

a) That the applicant provides, **prior to Public Hearing:**

i. A road dedication plan to the satisfaction of the Director of Engineering; and
ii. A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

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

i. That the applicant will construct full frontage improvements, as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering prior to Building Permit or Business License issuance, whichever occurs first;
ii. That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and
iii. That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

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

2. Require that the minimum number of parking spaces for the proposed use of 934 Goldstream Avenue, as required in Part 4 of Zoning Bylaw No. 300, be provided on the subject site.

CARRIED.

8. REPORTS

a) Bylaw 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills Geothermal)
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council give first three readings to Bylaw No. 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills, Geothermal).

CARRIED.

b) Belmont Secondary Funding Request for Dry Grad

- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council approve the $10,000 funding to Belmont High School for the 2017 Dry Grad.

CARRIED.

c) Noise Bylaw – Construction Site Preparation

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that construction site preparation and its related noise on residential zones is not permitted on Saturdays, Sundays and Statutory Holidays; **AND/OR**
2. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that construction site preparation and its related noise is not permitted anywhere in the City of Langford on Sundays and Statutory Holidays; **AND/OR**
3. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that work hours for construction site preparation and its related noise on residential zones are limited to 8:00 am until 4:30 pm on any weekday (or as directed by Council); **AND/OR**
4. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) to increase the maximum fine for an infraction up to $10,000.00 (or as directed by Council);
5. Direct staff to bring forward an amendment to the Ticket Information Authorization Bylaw (Bylaw 34) for a blasting infraction fine to $1,000.00 (or as directed by Council).

CARRIED.

d) ALR17-0001 – 940 and 960 Latoria Rd.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Recommend to the Agricultural Land Commission that 4.5 ha (11 acres) of property at 940 and 960 Latoria Rd. be removed from the Agricultural Land Reserve, subject to the development of the properties as a school site, the retention of 1.6 ha (4 acres) of the property as ALR and the inclusion of approximately 4.5 ha (11 acres) of land that the School District owns on Latoria Road into the ALR; and

2. Direct staff to prepare bylaws to amend the official community plan and zoning designations of the subject properties to permit the development of a school site, if approved for ALR Exclusion by the Agricultural Land Commission, and to concurrently hold a public hearing with regards to the release of the Option to Purchase a portion of 960 Latoria Rd. and the Right of First Refusal to purchase 940 Latoria Rd.

CARRIED.

e) Quarterly Report
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the Quarterly Report as presented.

CARRIED.

f) Council to Consider Rescinding 2nd and 3rd Readings of Bylaw No. 1692, - Application to Rezone 3130 Jacklin Road from the R2 (One and Two Family Residential) to the RM7A (Medium Density Apartment A) Zone and Bylaw 1716 to amend the OCP designation from Neighbourhood to Mixed Use Employment
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council rescind second and third readings of Bylaw 1692 and 1716 and direct staff to provide public notice that Council intends to waive the Public Hearing requirement for Bylaw No. 1692.

CARRIED.

g) Bylaw No. 1723 – Application to Rezone Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR. SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Require the owner to provide, ***as a bonus for increased density****, the following contributions, prior to subdivision approval:*
   b) $3960 per new lot created towards the General Amenity Reserve Fund;

c) $660 per new lot created towards the Affordable Housing Reserve Fund;

AND

2. Give first reading to Bylaw No. 1723.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1503
Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1503 First, Second and Third Reading.

CARRIED.

b) BYLAW NO. 1580
"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SALSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1580.

CARRIED.

c) BYLAW NO. 1680
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1680 Second and Third Reading.

CARRIED.

d) BYLAW NO. 1682
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1682 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1686
"Road Closure Bylaw No. 1686 (Bryn Maur Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1686 First, Second and Third Reading.

CARRIED.

f) BYLAW NO. 1716
"Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".
(RESCIND SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council rescind Second and Third Reading of Bylaw No. 1716.

CARRIED.

g) BYLAW NO. 1692
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".
(RESCIND SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council rescind Second and Third Reading of Bylaw No. 1692.

CARRIED.

h) BYLAW NO. 1710
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1710 Second and Third Reading.

CARRIED.

i) BYLAW NO. 1713
"Road Closure Bylaw No. 1713 (Unnamed Roads), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1713.

CARRIED.

j) BYLAW NO. 1714
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1714.

CARRIED.

k) BYLAW NO. 1719
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLORSIFERT

That Council give Bylaw No. 1719 Second and Third Reading.

CARRIED.

l) BYLAW NO. 1720
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1720 Second and Third Reading.

CARRIED.

m) BYLAW NO. 1723
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1723 First Reading.

CARRIED.

n) BYLAW NO. 1725
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1725 Second and Third Reading.

CARRIED.

o) BYLAW NO. 1726
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1726 First Reading.

CARRIED.

p) BYLAW NO. 1727
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1727 First Reading.

CARRIED.

q) BYLAW NO. 1729
"Road Closure Bylaw No. 1729 (Hockley, 769), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1729 First, Second and Third Reading.

CARRIED.

r) BYLAW NO. 1734
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1734 First Reading.

CARRIED.

s) BYLAW NO. 1735
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(FRIST READING)

MOVED BY: COUNCILLOR. SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1735 First Reading.

CARRIED.

Mayor Young exited from the meeting at 7:01 p.m.

t) BYLAW NO. 1721
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1721 First Reading.

CARRIED.

Mayor Young entered the meeting at 7:02 p.m.

11. <u>ADJOURNMENT</u>

The Chair adjourned the meeting at 7:03 p.m.

_____ _____

PRESIDING COUNCIL MEMBER: CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, August 21st, 2017

1. **Application to Rezone the northerly portion of 1253 Goldstream Avenue from R1 to RS4 to allow for a proposed 4 lot subdivision**
   - **Staff Report (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the northerly portion of the property located at 1253 Goldstream Avenue from R1 to RS4, 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 above and beyond 4 dwelling units, 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. Register a Statutory Right of Way along the strata common property access road and through a 1.8m wide portion of Proposed Lot 4 along the outer edge of the fish bearing stream SPEA boundary, reaching the property to be dedicated to the City as park. The SRW shall contain a clause that the City will discharge the SRW once an alternate access has been established;
      ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
      iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

   c) That the applicant pay cash-in-lieu for frontage improvements to the satisfaction of the Director of Engineering prior to subdivision.

2. Direct staff to proceed with consideration of the following variances for 1253 Goldstream Avenue:

   a) That Section 6.27A.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 3m front lot line setback to 2m;

   b) That Section 6.27A.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 5.5m rear lot line setback to 4.4m.

CARRIED

2. Application to amend the current OCP designation from "Neighbourhood" to "City Centre" and to rezone 976 Dunford Avenue from Rezone RM2 (Attached Housing) Zone to MU2 (Mixed Use Residential Commercial 2) Zone to permit the construction of a 5 story apartment building - Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 976 Dunford Avenue from the RM2 (Attached Housing) zone to the MU2 (Mixed Use Residential Commercial 2) zone and direct staff to prepare a bylaw to amend the OCP designation of the property located at 976 Dunford from Neighbourhood to City Centre designation, 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 dwelling unit , prior to building permit issuance

      i. $2,562 towards the General Amenity Reserve Fund;
      ii. $610 towards the Affordable Housing Reserve Fund;

   b) Allow the applicant to pursue a 75% reduction to the amenity contribution funds if they secure rental tenure of the property for the next 10 years through an agreement registered on the title of the subject property.

   c) That the applicant provides**, prior to Public Hearing**, the following:
      i. Confirmation that public engagement has occurred regarding the subject application to rezone the property at 976 Dunford Avenue.

   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 prior to building permit issuance the applicant provides full frontage improvements, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
      ii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
      iii. That prior building permit issuance the applicant provides a stormwater management plan to standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering.
      iv. That the applicant agrees to implement the recommendations within the stormwater management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
      v. That prior to building permit issuance the applicant agrees to provide a Construction Parking Management plan, subject to approval from the Director of Engineering;

vi. That the applicant acknowledges and agrees that the proximity to industrial business operators may be a nuisance to the future residents of the development and that the applicant agrees to divulge this information, as is feasible, to prospective residents.

CARRIED.

3. Application to Rezone 4342 West Shore Parkway (formerly 1312 Glenshire Drive) from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) to allow residential development on small lots
- Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 4342 West Shore Parkway from RR4 (Rural Residential 4) to RS4 (Residential Small Lot 4) with the inclusion of "townhouses" subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new Single Family Equivalent (SFE) created, 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**:

      i. A detailed site plan illustrating the proposed access to the site, internal roadways, lot layouts and the retention of a minimum of 20% of the site as open space; and
      ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approving Officer;

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

      i. That a minimum of 20% of the subject site be retained as open space in its natural state;
      ii. That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision approval or Building Permit issuance, whichever occurs first, to the satisfaction of the Director of Engineering;
      iii. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on the site; and
      iv. That provisions be registered on title and run with and be a charge upon the Lands to notify future landowners that the lands are located in proximity to a developing industrial park and a developing residential area that may create general noise and other disturbances, and that the owner assumes all risk and annoyance of noise or other nuisances cause by adjacent developments.

CARRIED.

4. Application for Development Variance Permit to decrease the minimum front setback by 2.0 m and increase the maximum height by 0.6 m for a new dwelling to be constructed at 2926 Leigh Place
- Staff Report (Planning)

That Council:

1. Direct staff to amend the Design Guidelines to authorize the Director of Planning to approve setback variances that will minimize impact on environmentally sensitive areas; and

2. Direct staff to proceed with consideration of the following variances for 2926 Leigh Place:

   i. That Section 6.20.05 of Zoning Bylaw No. 300 be varied to increase the maximum permitted height of a building or structure from 9.0 m to 9.6 m; and
   ii. That Section 6.20.06(2)(a) Zoning Bylaw No. 300 be varied to decrease the minimum required setback from a front property line from 6.0 m to 4.0 m;

Subject to the following terms and conditions:

   i. That the site is developed in accordance with the plans attached to this report as Appendix C; and
   ii. That the site is developed in accordance with a Development Permit authorizing development within the Riparian Development Permit Area, and that no land alteration, demolition or construction occurs on the site until such Development Permit has been issued

CARRIED.

5. Application for Development Variance Permit to allow for an increase in signage at 3059 Jacklin Road and 3061 Jacklin Road
- Staff Report (Planning)

That Council:

1. Direct staff to proceed with consideration of the following variances for 3059 Jacklin Road and 3061 Jacklin Road:

   a) That Section 10(a)(i) of Sign Bylaw No. 1250 be varied to increase the maximum sign area of a façade sign from 25m^2 or 17%, whichever is less, to 30m^2 or 20%, whichever is less;

   b) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from the one freestanding sign per highway frontage to two freestanding signs per highway frontage along Jacklin Road;

CARRIED.

6. Application to Amend the Text of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive
- Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the text of "Area 2" of the CD6 (Comprehensive Development – Bear Mountain) Zone to permit the development of townhouses at a maximum density of 50 dwelling units per hectare (20 dwelling units per acre) on the property at 2500 Echo Valley Drive, subject to the following terms and conditions:

   a) That the applicant provides, **prior to Public Hearing**:

      i. A detailed site plan illustrating the proposed development and two routes for access to and egress from the site;
      ii. A stormwater management plan to the satisfaction of the Director of Engineering and the Approval Officer;
      iii. Confirmation of adequate water, fire flow and sanitary sewer capacities to serve the proposed development;

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

      i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
      ii. That any on- or off-site improvements required by the stormwater management plan be implemented, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first; and
      iii. That a water supply, meeting the Fire Underwriter's Survey (FUS) requirements be established prior to any construction on the site;
      iv. That access to the site, including two routes for access to and egress (if required and unless varied) from the site be provided to the satisfaction of the Director of Engineering and the Fire Chief prior to subdivision or Building Permit issuance, whichever occurs first; and
      v. That provisions be provided to run with and be a charge upon the lands to notify future landowners that the lands are located in proximity to a developing area that may create general noise and other nuisances, and that the owner assumes all risk and annoyance of nuisances caused by continuing development from time to time.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: September 5, 2017

Department: **Engineering**

Subject: Road Closure Portion of Glenshire Drive Bylaw No. 1712

Background

The City is nearing completion of the West Shore Parkway project. As part of the agreements for access to Sooke Road Highway No. 14, the Ministry of Transportation and Infrastructure (MoTI) allowed the new West Shore Parkway to meet at the new signalized intersection and in return has asked that the intersection of Glenshire Drive, west of Sooke Road be closed. A new driveway has been constructed for home owners at 1300 through to 1253 Glenshire Drive who are aware that their new driveway access will be from the West Shore Parkway. The purpose of this report is to introduce the road closure bylaw for this redundant portion of Glenshire Drive.

Commentary

A portion of Glenshire Drive is being closed as part of the West Shore Parkway project. The area to be closed is shown in the attached Road Closure Bylaw No. 1712.

Staff are suggesting that Council give first three readings of Road Closure Bylaw No. 1712 and dispose this 0.352 ha (0.87 acres) portion of Glenshire Drive to the adjacent landowner to the south.

Financial Implications

All costs associated with the closure and disposition of this portion of the Glenshire Drive are borne by the West Shore Parkway completion project.

Legal Implications

None noted.

Options

That Council:

1. Agree to close and dispose of the portion of Glenshire Drive as outlined in Bylaw No. 1712;

   AND

2. Give Road Closure Bylaw No. 1712 1st, 2nd, and 3rd readings

   OR

3. Do nothing at this time and not close the portion of Glenshire Drive as outlined in Bylaw No. 1712.

Respectfully submitted,

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

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CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1712, 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 0.352 hectares (0.87 acres), which was dedicated as highway by Plan 31715 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 0.352 hectares of highway, which was dedicated as highway by Plan 31715, Sections 87, Metchosin District, labelled "Closed Road" on the Road Closure Plan EPP75083

   (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. 1712 (Glenshire Drive), 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.

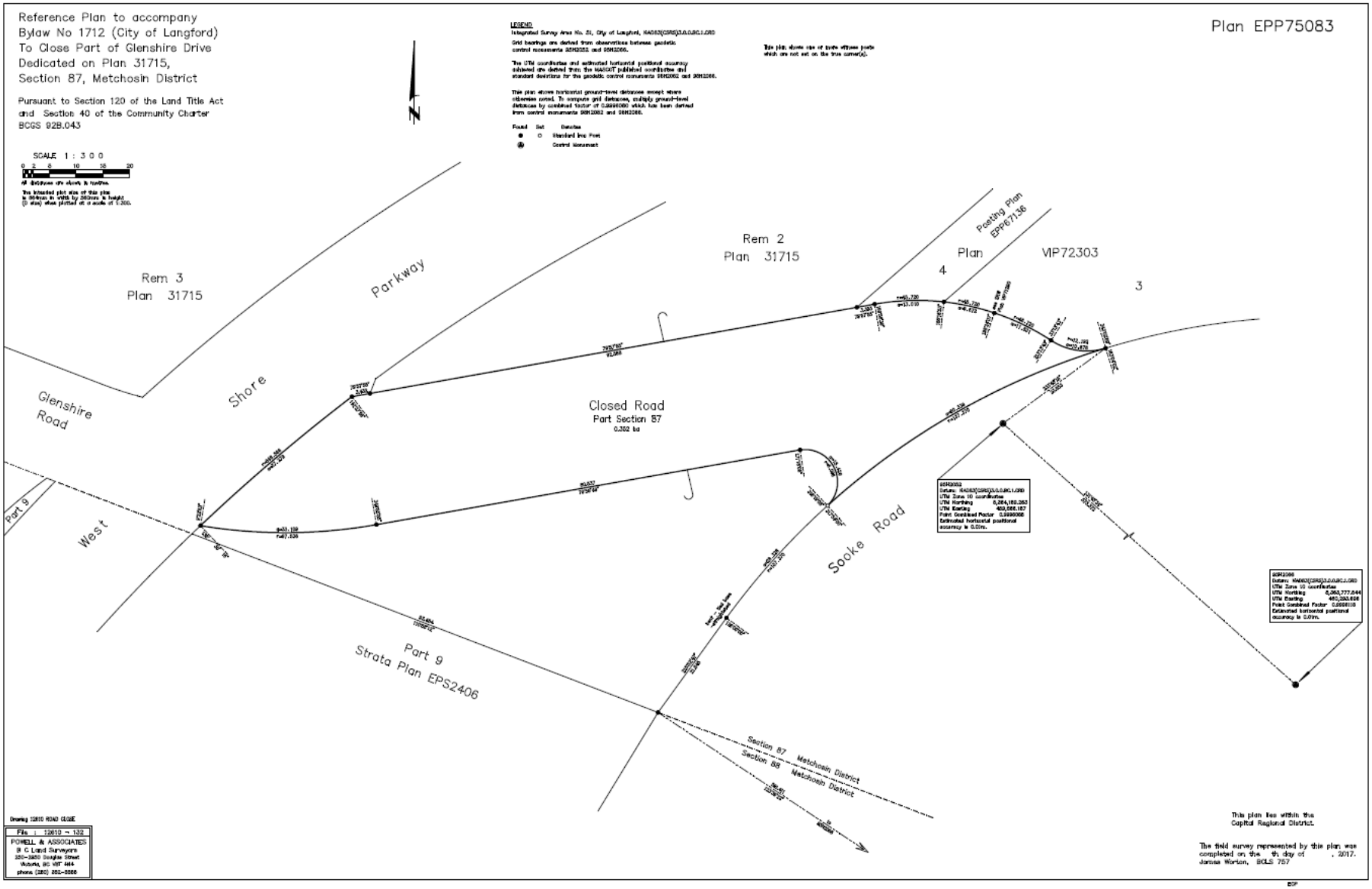
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: September 5, 2017

Department: **Engineering**

Subject: Road Closure Portion of West Shore Parkway Bylaw No. 1728

Background

The City is nearing completion of the West Shore Parkway project. The final alignment of the road has changed somewhat in the south end from what was originally anticipated during the subdivision of the Glenshire Industrial Park. The purpose of this report is to obtain Council approval to divest of a remnant portion of road right of way that has already been replaced by the ultimate road right of way.

Commentary

A small portion of the original West Shore Parkway road dedication requires closure so that it can be returned the adjacent landowner who has already dedicated the ultimate portion of West Shore Parkway as shown in the attached Road Closure Bylaw No. 1728.

Staff are suggesting that Council give first three readings of Road Closure Bylaw No. 1728 and dispose of this 0.223 ha (0.55 acres) portion of West Shore Parkway to Glenshire Industrial Park Inc. as reciprocity for land already dedicated to the City for the West Shore Parkway completion project.

Financial Implications

All costs associated with the closure and disposition of this portion of the West Shore Parkway are borne by the West Shore Parkway completion project.

Legal Implications

None noted.

Options

That Council:

1. Agree to close and dispose of the portion of West Shore Parkway as outlined in Bylaw No. 1728 to Glenshire Industrial Park Inc. in exchange for land already dedicated to the City for the West Shore Parkway completion project;

   AND

2. Give Road Closure Bylaw No. 1728 1st, 2nd, and 3rd readings

   OR

3. Do nothing at this time and not close the portion of West Shore Parkway as outlined in Bylaw No. 1728.

Respectfully submitted,

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

:mm

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1728, 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 0.223 hectares (0.55 acres), which was dedicated as highway by EPP45525, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS, 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 0.223 hectares of highway, which was dedicated as highway by EPP45525, 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. 1728 (Portion of West Shore Parkway), 2017”.

READ A FIRST TIME this day of September, 2017.

READ A SECOND TIME this th day of September, 2017.

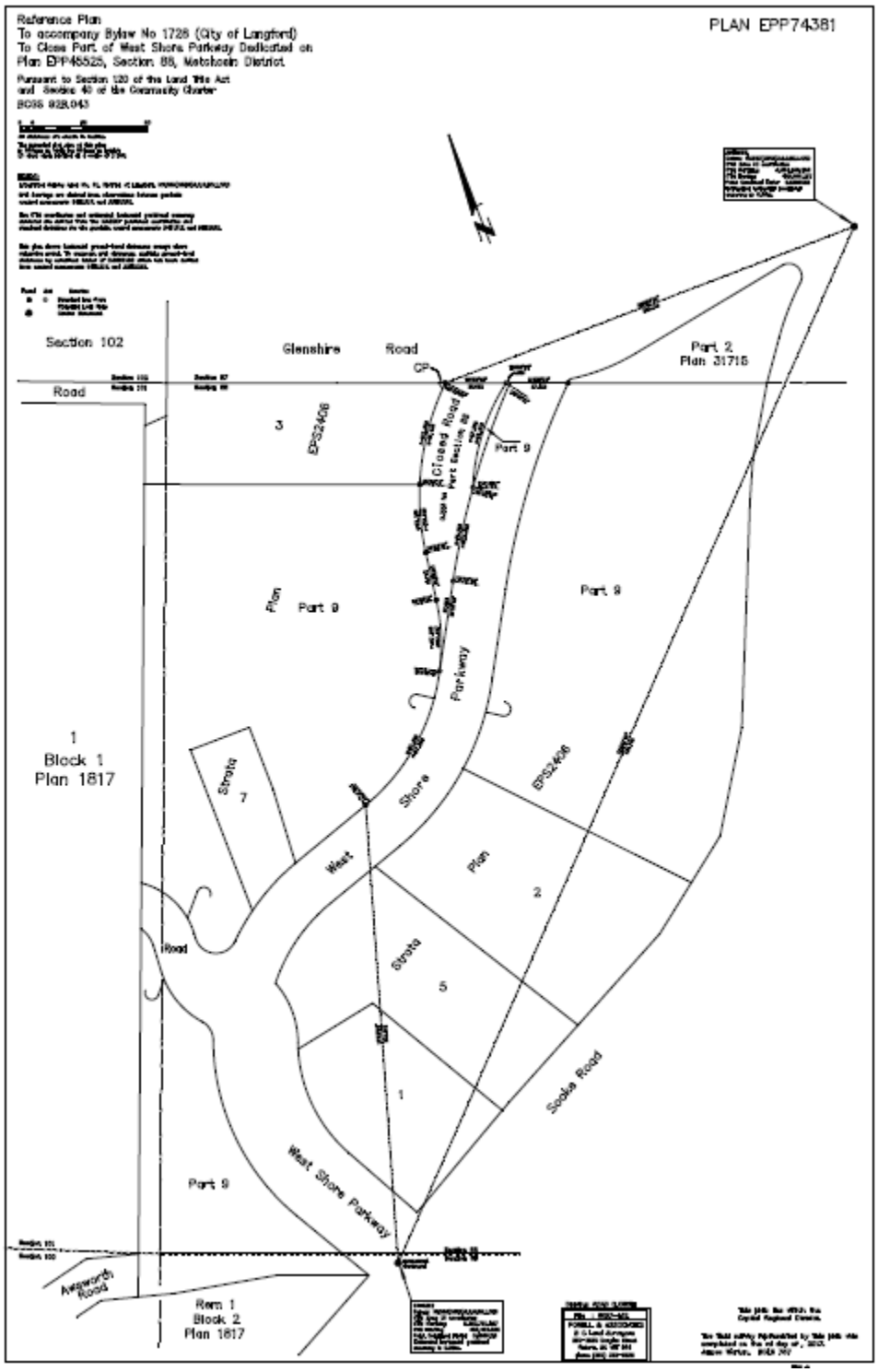
READ A THIRD TIME this th day of September, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: September 5, 2017

Department: **Engineering**

Subject: Bear Mountain Neighbourhood Licensed golf carts Proposed Network

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Background

Ecoasis has written to the City to propose a Neighbourhood Licensed golf carts (NGC) Network within the Bear Mountain development area.

The Province of BC initiated two Pilot Programs for NGCs in 2016, one in Chase and one in Qualicum Beach. The one in Chase has been in place since the Spring of 2017.

The NGC pilot program in Qualicum Beach began in 2016 but has since been rescinded. Initially Qualicum Beach chose to become a "Designated Low Speed Community" which would allow Low Speed Vehicles to travel up to 40kph on roads with a posted speed of 50kph. This program was not successful because of the high volume of traffic as the Town of Qualicum Beach is flanked by two major highways #19 and #19A and feeder roads that have posted speeds of 70kph. During the busy tourist season, the roads are filled with motor homes, boat trailers and excessive traffic. The Pilot project for licensed golf carts traveling 30 kph on these same busy roads was even more challenging than the LSV program and potentially more dangerous. For this reason Qualicum Beach is no longer implementing their pilot program.

The purpose of this report is to gain Council support to petition the Province to allow Bear Mountain to implement a NGC Network, replacing the now defunct Qualicum Beach pilot program.

Commentary

Bear Mountain is a destination resort that is part of a Master planned community and is ideally suited for lower vehicle speeds. The Pilot project for licensed golf carts travelling at 30km/h with all of the safety features outlined in the program is suitable for the Bear Mountain type of resort community. The ability to post signage and have designated parking areas all add to the overall appeal for this type of program moving forward.

Ecoasis has proposed a road network with appropriate vehicle speed signage (Appendix A) as well as proposed NGC rules (Appendix B).

Ecoasis also commissioned WATT Consulting Group (WATT) to undertake a network study for the proposed NGC routes (WATT, August 2017). Their study was completed based on research into the regulatory framework governing NGC use in British Columbia as well as an examination of technical uses of NGC and road design standards with a focus on safe and efficient use of licensed golf carts in the Bear Mountain Community. The information below is gleaned from the WATT report.

NGCs are small, clean, environmentally friendly vehicles and are electric powered, four wheeled and capable of speeds up to 32km/h. The licensed golf carts are required to have seatbelts, lights, brakes, rear view mirrors, and turn signals. These vehicles can carry two to four people with limited cargo and are not suitable for use on roads with vehicle speeds greater than 30km/h.

In British Columbia NGCs are regulated by the Motor Vehicle Act (MVA Division 24). This Division of the MVC currently only applies to Chase and the Town of Qualicum Beach. If this option were pursued on Bear Mountain the MVA would need to be amended to allow this application on Bear Mountain.

If Bear Mountain became a neighbourhood designated for usage of NGCs, the City would issue the NGC permit to the owner and they would be required to have insurance from ICBC. The NGC could only be operated on the designated NGC routes (ie. As shown in the attached schedules).

Ecoasis has been working with Club Car (distributed on the Island through Isle Golf Cars in Parksville) with the desire to permit the ONWARD NGC model as illustrated below.

FIGURE 1. COMMON NGC MODELS



Common NGC vehicle types include (left to right) the ONWARD 2[5], ONWARD 4[6], and ONWARD Lifted 4[7]

In the proposed network plan there is at least one direct route to Bear Mountain Village from each neighbourhood on Bear Mountain using local streets or purpose-built NGC Trails. Designated public parking areas are proposed on Bear Mountain as shown on Appendix B. Owners would keep the NGC on their own property once home.

Staff are suggesting that Council support this proposal for an NGC network on Bear Mountain.

Financial Implications

There is a section of multi-use path that Ecoasis would need to construct alongside Bear Mountain Parkway. Ecoasis has asked if the City is interested in constructing this or cost sharing on it.

Legal Implications

A municipal bylaw permitting NGC use on public roads would be required to implement this proposed use. The Village of Chase has a bylaw that would be suitable as a template for applications on Bear Mountain (see attached Schedule C).

Options

That Council:

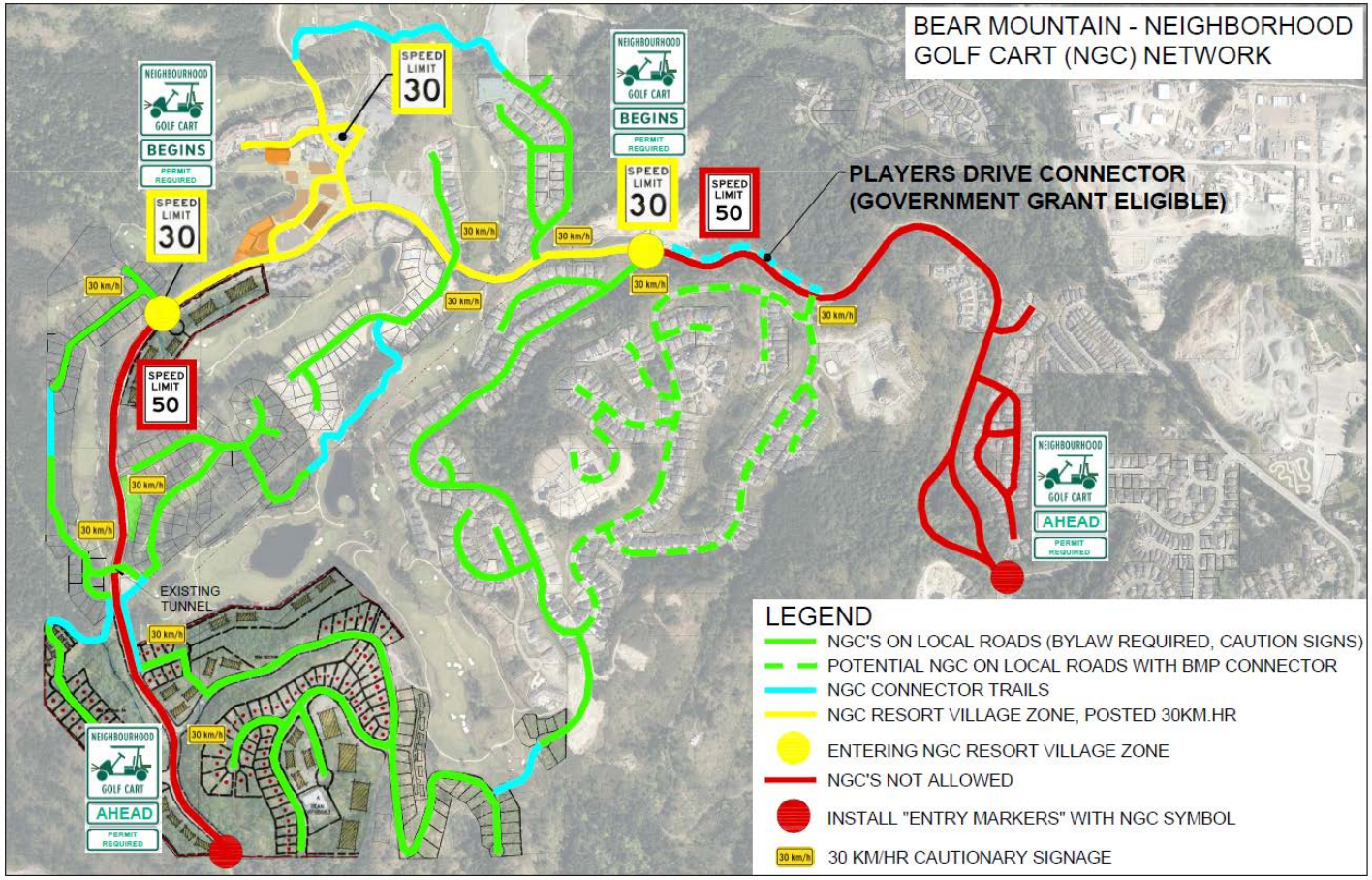
1. Support the concept of a Neighbourhood Licensed golf carts Network on Bear Mountain as illustrated in Appendix A and B of this report and petition the Provincial Government to have Bear Mountain added as a pilot program in the provincial NGC program;
   AND
2. Work with Ecoasis to determine what additional costs for the addition of roadside NGC trails along Bear Mountain Parkway are required and determine funding options for these to bring to Council for future consideration;
   OR
3. Do nothing at this time to support the Neighbourhood Licensed golf carts Network on Bear Mountain as illustrated in Appendix A and B of this report.

Respectfully submitted,

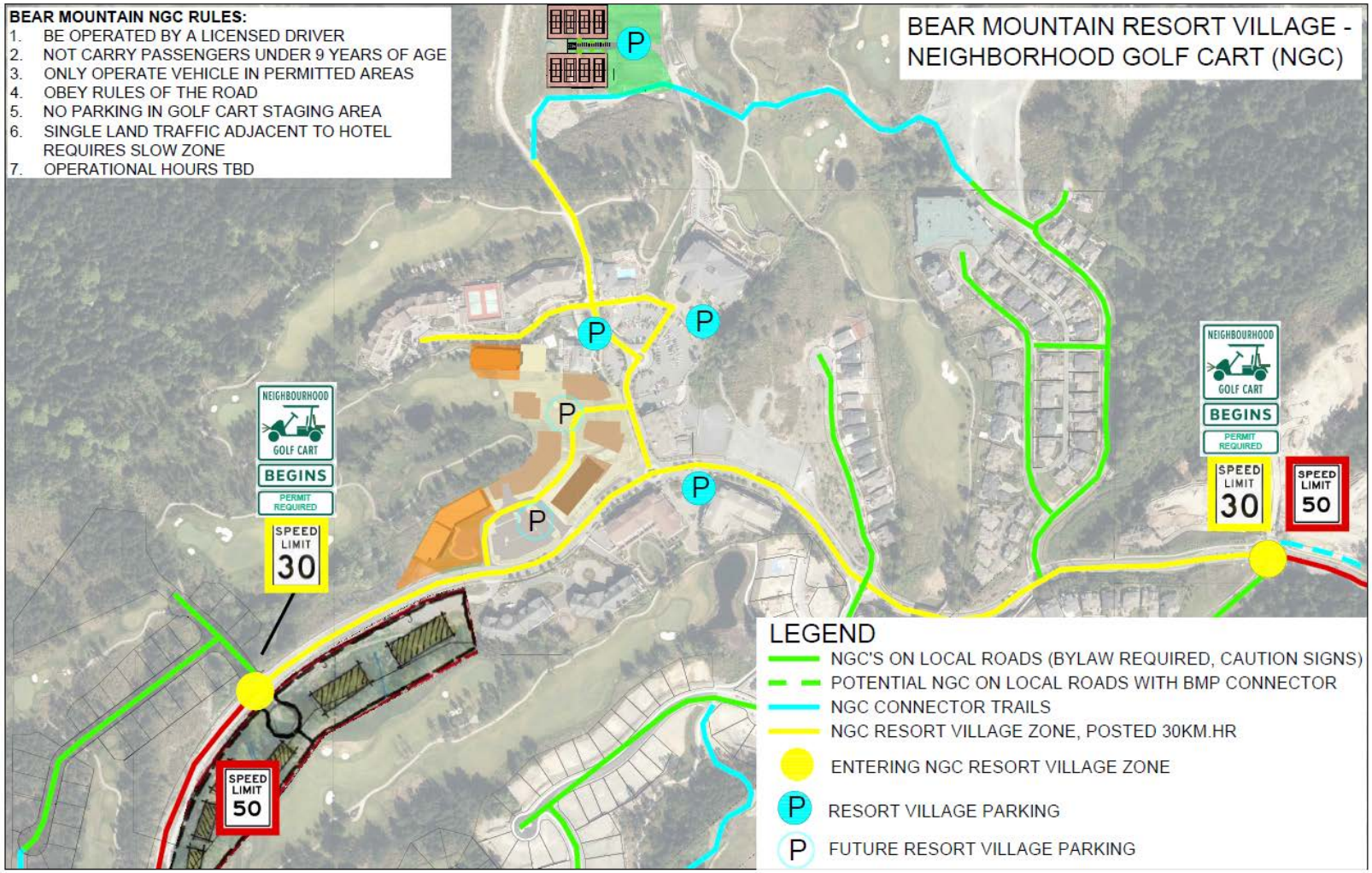
Submitted by:	Michelle Mahovlich, P.Eng., P.Geo., Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	George Henshall, AScT, Deputy Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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APPENDIX A – Proposed Network Plan with Signage



APPENDIX B – Neighbourhood Licensed golf carts Rules



APPENDIX C – NGC Bylaw, Town of Chase

VILLAGE OF CHASE
BYLAW NO. 838, 2017

NEIGHBOURHOOD GOLF CART BYLAW

A Bylaw to Regulate Neighbourhood Golf Carts

WHEREAS on September 6, 2016 the Province of British Columbia has added to Division 24 of the Motor Vehicle Act Regulations, B.C. Reg. 26/58 to add PART 3.1 – NEIGHBOURHOOD GOLF CARTS with amendments effective March 20, 2017;

AND WHEREAS and whereas the Regulation has designated the Village of Chase to allow Neighbourhood Golf Carts on the Village's highways;

AND WHEREAS the Council of the Village of Chase is empowered and authorized pursuant to the Community Charter to regulate, prohibit and impose requirements respecting public places including highways within the Village of Chase;

NOW THEREFORE the Council of the Village of Chase, in the Province of British Columbia, hereby ENACTS AS FOLLOWS:

1. **TITLE**

   This bylaw may be cited for all purposes as the "Village of Chase Neighbourhood Golf Cart Bylaw No. 838, 2017".

2. **NGC HIGHWAYS**

   Neighbourhood Golf Cart Highways are as shown in Schedule "1" of this bylaw, with neighbourhood golf carts allowed on highways marked in "green" and prohibited on highways marked in "red".

3. **NGC REGULATIONS**

   Neighbourhood Golf Cart Regulations are as shown in Schedule "2" of this bylaw, as outlined in *"Motor Vehicle Act Regulations, B. C. 26/58* – PART 3.1 – NEIGHBOURHOOD GOLF CARTS".

4. **ROAD USE PERMIT FOR NCGs**

   The authority to issue a road use permit for neighbourhood golf carts is through the Village of Chase. Persons may apply for a permit (shown in "Schedule "3" of this bylaw) by:

   (a) demonstrating compliance with Section 24.215 – Equipment Requirements for Neighbourhood Golf Carts as outlined in Schedule "2" of this bylaw,
   (b) providing a copy of ICBC insurance for the NGC,
   (c) providing a copy of a current Class 5 BC Driver's license, and
   (d) paying a $25.00 permit fee.

   The NGC permit expires on November 15th of each year.

In accordance with the Order of the Lieutenant Governor in Council No. 160, March 20, 2017, the effective date of this bylaw shall be June 5, 2017.

READ A FIRST TIME this 2nd day of May, 2017.

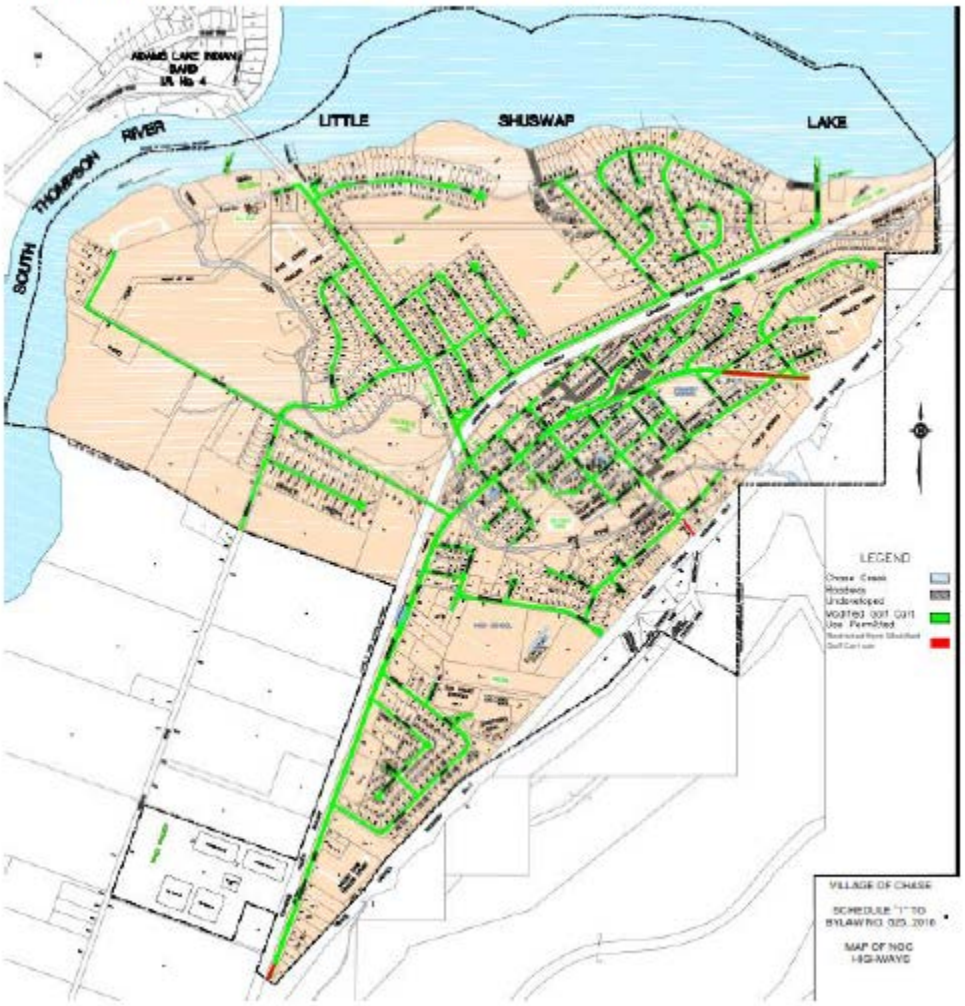
READ A SECOND TIME this 2nd day of May, 2017.

READ A THIRD TIME this 2nd day of May, 2017.

ADOPTED THIS 9th day of May, 2017.

Original Signed
Rick Berrigan, Mayor

Original Signed
Sean O'Flaherty, Corporate Officer


LITTLE
SHUSWAP
LAKE
RIVER
THOMPSON
SOUTH
LEGEND
VILLAGE OF CHASE
MAP OF NGC
HIGHWAYS

SCHEDULE "2" TO BYLAW NO. 838, 2017
COPY OF NGC LEGISLATION

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 606, Approved and Ordered August 11, 2016.
Order in Council No. 160, Approved and Ordered March 20, 2017.

Executive Council Chambers, Victoria
On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that, effective September 6, 2016, the Motor Vehicle Act Regulations, B.C. Reg. 26/58, are amended as set out in the attached Schedule.

Original Order signed by the Minister of Transportation and Infrastructure and the Presiding Member of the Executive Council

Authority under which Order is made: Motor Vehicle Act, R.S.B.C. 1996, c.318, ss. 209 (2) and 210
Other: OIC 1004/58 – June 16, 2016, March 20, 2017

SCHEDULE
The following Part is added to Division 24 of the Motor Vehicle Act Regulations, B.C. Reg. 26/58:

PART 3.1 - NEIGHBOURHOOD GOLF CARTS

Definitions
24.211
In this Part:

"designated municipality" means either of the following municipalities:
(a) Village of Chase;
(b) Town of Qualicum Beach;

"municipal highway" means a municipal highway as defined in the *Transportation Act;*

"neighbourhood golf cart" means a golf cart that
(a) has 2 axles and 4 wheels,
(b) has a minimum seating capacity for 2 persons and a maximum seating capacity for 4 persons,
(c) has a motor that is not capable of propelling the golf cart faster than 32 km/hr on a paved level surface, and
(d) meets the equipment requirements of section 24.215 (1) and (2);

"NGC highway" means the following located in a designated municipality:

(a.1) a municipal highway that
(i) has a maximum speed limit of over 30 km/hr but no more than 50 km/hr,
(ii) is designated, by bylaw of the council of the designated municipality, for use by neighbourhood golf carts, and
(iii) has signs erected by the designated municipality indicating that the operation of neighbourhood golf carts is allowed, and
(iii) has Maximum Speed When Approaching or Passing Neighbourhood Golf Carts (regulatory) signs, as set out in Schedule 1 of Division 23, erected by the designated municipality;, and

(b) a private place or passageway
(i) to which the public, for the purpose of the parking or servicing of vehicles, has access or is invited, and
(ii) that is immediately adjacent to a municipal highway referred to in paragraph (a) or (a.1);

"NGC permit" means a neighbourhood golf cart permit issued under section 24.216.

Application
24.212
(1) Despite Parts 2 and 3 of this Division, this Part authorizes the use of neighbourhood golf carts
(a) on NGC highways in the circumstances described in section 24.213, and
(b) to cross a municipal highway that is not an NGC highway in the circumstances described in section 24.214.

(2) Despite sections 24.213 and 24.214, this Part does not affect the use of a golf cart on a highway when the use is authorized under section 3.1 of the Act or Parts 2 and 3 of this Division.

Use of neighbourhood golf carts on NGC highways
24.213
A person must not use a neighbourhood golf cart on an NGC highway unless

(a) the designated municipality in which the golf cart is being used has issued an NGC permit for the golf cart, the permit is valid and subsisting and the permit is kept with the golf cart,
(b) the use occurs during the period beginning 1/2 hour before sunrise and ending 1/2 hour after sunset,
(c) the daytime running lamps on the golf cart are illuminated,
(d) every person in the golf cart is at least 9 years of age, and
(e) the roadway is clear of snow, ice and slush.

Intersections
24.214
A person must not use a neighbourhood golf cart that is on an NGC highway to cross another highway that is not an NGC highway unless the other highway is

(a) a municipal highway that has a maximum speed limit that is 30 km/hr or less,
(b) a municipal highway that has a maximum speed limit that is greater than 30 km/hr and the intersection is controlled by a traffic control signal,
(c) a municipal highway that has a maximum speed limit that is greater than 30 km/hr and the intersection is controlled by only stop signs or only yield signs, or
(d) a municipal highway that has a maximum speed limit that is greater than 30 km/hr and there are signs erected by the designated municipality indicating that neighbourhood golf carts may cross at the intersection.

Equipment requirements for neighbourhood golf carts
24.215
(1) A neighbourhood golf cart must have the following equipment:
(a) a steering wheel;
(b) service brakes;
(c) a parking or emergency brake that, when applied, will alone stop and hold stationary the golf cart;
(d) a rear view mirror;
(e) a horn;

(f) tires that do not have any of the following defects:
  (i) a cord break or air leak;
  (ii) cracks, cuts or snags on the tread or sidewall of the tires that exceed 2.5 cm in length and expose the ply cords;
(g) daytime running lamps mounted on the front of the golf cart;
(h) a lamp type turn signal system consisting of
  (i) 2 lamps mounted on the front of the golf cart that are capable of displaying flashes of white or amber light that are visible to the front, and
  (ii) 2 lamps mounted on the rear of the golf cart that are capable of displaying flashes of red or amber light that are visible to the rear;
(i) 2 red stop lamps that arc
  (i) illuminated exclusively on application of the service brakes, and
  (ii) mounted on the rear of the golf cart near the sides of the golf cart;
(j)) 2 amber reflectors mounted on the side of the golf cart near the front and 2 red reflectors mounted on the rear of the golf cart;
(k) a seat belt assembly, as defined in section 220 (1) of the Act, for each seat in the golf cart.

(2) The equipment referred to in subsection (1) must be in good working order.

(3) Divisions 4 *[Lamps/,* 5 *[Brakes/,* 7 *[Other Equipment/* and 7B *[Slow moving vehicles and equipment/* do not apply to a neighbourhood golf cart.

NGC permit
24.216

(I) A designated municipality may issue a neighbourhood golf cart permit to an owner of a motor vehicle if the municipality is satisfied that

(a) the motor vehicle is a neighbourhood golf cart, and
(b) the owner knows the provisions in this Part respecting the use of neighbourhood golf carts.

(2) An NGC permit expires on the earliest of the following:
(a) the expiry date specified in the permit;
(b) the transfer of ownership of the neighbourhood golf cart;
(c) the date that is 2 years after the date the permit is issued.

(3) A designated municipality that issues an NGC permit for a motor vehicle may cancel the permit if
(a) the municipality becomes aware that the motor vehicle does not meet the requirements for a neighbourhood golf cart, or
(b) the municipality becomes aware that the owner or a person operating the owner's neighbourhood golf cart has contravened section 24.213 or 24.214 and the municipality is satisfied that the contravention presents a safety risk.

(4) An NGC permit issued by a designated municipality is automatically cancelled on the day that the bylaw designating municipal highways in the designated municipality for use by neighbourhood golf carts is repealed.

Presentation of NGC permit
24.217
A person operating a neighbourhood golf cart on a highway in a designated municipality must, on request of a peace officer, present the NGC permit for the golf cart.

VILLAGE OF CHASE
SCHEDULE "3" TO BYLAW NO. 838, 2017

ROAD USE PERMIT TO OPERATE GOLF CARTS

This permit is issued under Division 24 of the Motor Vehicle Act Regulations, B.C. Reg. 26/58

THE PERMIT HOLDER HEREBY ACKNOWLEDGES AND AGREES:

1. That the neighbourhood golf cart noted in this permit has been modified in accordance with the Part of Division 24 of the *Motor Vehicle Act Regulations*, B. C. Reg. 26/58 (as outlined in Schedule 1 of Bylaw No. 838, 2017), and
2. That the neighbourhood golf cart noted in this permit is considered a motor vehicle and that I agree that the operators/drivers of this neighbourhood golf cart are subject to the same rules and regulations as with other vehicles (including a driver's license copy attached), and
3. That the neighbourhood golf cart noted in this permit is required to be insured by ICBC (copy of insurance attached), and
4. That, as the owner of the neighbourhood golf cart noted in this permit, I have made myself familiar with the regulations contained in Part of Division 24 of the *Motor Vehicle Act Regulations*, B.C. Reg. 26/58 which governs neighbourhood golf carts, and that I agree to abide by these regulations in the operation of the neighbourhood golf cart noted in this permit.

I have read the above-noted and hereby acknowledge that I fully understand the conditions of this permit.

_____ $_____ _____
Signature of Permit Holder Fee Paid Date

Permit issued to:

Name	
Address	
Telephone	
Vehicle Registration Number	

Permit issued by:

Signature	
Print Name	
Village Title	
Date (yyyy/mm/dd)	

Attachments: Copy of current BC Driver's License
Copy of current ICBC insurance document

Permit expires on November 15th each year. ***This permit is to be kept with the golf cart.***

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: September 5, 2017

Department: **Engineering**

Subject: Jacklin Road Improvements – City Contribution to Paving

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Background

The former Belmont School Property was purchased by Sobeys Inc. in 2015 and is currently being developed by the real estate arm of Sobeys (Crombie). During the rezoning of the subject property the City mandated several infrastructure improvements to be completed on both Jenkins Avenue and Jacklin Road. The improvements on Jacklin Road are to the ultimate buildout of this road and include additional laning, bikelanes, sidewalks, streetlights and a new signal at Jacklin and Trelane Avenue. The Jacklin Road frontage improvements are included in the City's current Road Development Cost Charge Bylaw No. 1700 and will be DCC creditable to Crombie and are several millions of dollars in improvements.

Commentary

Pavement reinstatement on Jacklin Road is being shared by Crombie as part of their laning improvements, Westshore Environmental Services (WSES) as part of their new sewer extension and CRD Integrated Water Services as part of the watermain replacement all of which are being done coincidentally at the City's urging so that the road can be completed with minimal chance that it will need to be impacted in the future for any future utility work. The pavement reinstatement is over the utility trenches and where the road needs to be widened however this still leaves areas of old pavement in between all of these construction areas. Staff are suggesting that the City contribute to this project by paving all missing areas so that the road is completed as one solid surface.

McElhanney Consultants are the civil engineers overseeing this work and have estimated that the proposed City's share of paving would be $200,000 (this includes a 10% contingency).

Staff are suggesting that Council consider allocating $200,000 from the Road DCC program in 2018 to contribute to the remainder of paving on Jacklin Road. This would make for one complete pavement restoration project on Jacklin Road.

Financial Implications

The City has allocated $1.7M from the Road DCC program for 2018 to complete the Millstream Overpass project from the Road DCC program. This is a carryover from 2017 since that tender was cancelled. The City will retender that project in September 2017 for construction February to April 2018.

Staff have reviewed the DCC accounts and there is sufficient funding budgeted to fund both the Millstream overpass project and the proposed $200,000 for the additional paving on Jacklin Road.

Legal Implications

None noted.

Options

That Council:

1. Approve allocation of $200,000 from the Road Development Cost Charge program to paving on Jacklin Road in conjunction with the frontage improvements being completed for the former Belmont High School property slated for completion in Summer 2018 and direct staff to enter into a payment agreement with the developer for allocation of these funds for the City's share of paving;

   OR

2. Not approve allocation of $200,000 from the Road Development Cost Charge program to paving on Jacklin Road in conjunction with the frontage improvements being completed for the former Belmont High School property

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng., P.Geo, Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	George Henshall, AScT, Deputy Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mm

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: September 5, 2017

Department: **Engineering**

Subject: Spencer Road Pedestrian Safety Improvements

Background

Spencer Road was closed to the Trans Canada Highway when the Leigh Road Interchange was opened in 2013 and now acts as a cul-de-sac serving a relatively large mobile home park on the west side and a townhome development on the east side.



Staff have received complaints about pedestrian safety on Spencer Road given the lack of any gravel shoulder, a relatively steep drop off on the west edge of the road and no sidewalks in the area. In addition vehicles parking in the southbound lane are posing a hazard to pedestrians trying to navigate to and from Goldstream Avenue.

The purpose of this report is to seek Council direction with respect to installation of a paved trail on this road.

Commentary

The Engineering Department carries an annual budget for construction of multi-use trails/bike lanes in the Green City Strategies category. Funding for this budget comes from Federal Gas Tax money. Typically staff use this budget to match funds obtained if bike lane grants are applied for, the most common being the annual Bike BC grant program administered by the Ministry of Transportation and Infrastructure. This year however there has been no intake to the Bike BC program therefore little to none of the $300,000 budget in the Green City Strategies has been allocated this year. We are nearing the end of the favourable construction season and with the concerns on Spencer Road staff investigated this area to see if a trail could be constructed in this location in a fairly quick timeframe.

A review of the existing road structure indicated that the southbound lane measures 3.6m and the northbound lane measures 3.0m. For a road of this traffic use a 3.0m driving lane is sufficient, meaning on the west side the City has 0.6m of additional paved area.

Staff are suggesting that the City install a paved 1.8m wide path on the east side of Spencer Road from Goldstream Avenue to the southern driveway of 2780 Spencer Road (the mobile home park). The east side was selected because it is flatter and does not have an exposed slope on it. The paved trail can be separated from the road within City owned right of way. Staff are suggesting that the west side of the road be signed as No Parking, the yellow centerline moved west so that the southbound lane is 3.0m wide, the northbound lane would also be 3.0m wide and on street road edge parking could still be provided on the east side of the road.

Staff have estimated the cost to install a 1.8m paved trail in this location would be $45,000.

Financial Implications

This project can be funded from the Green City Strategies Engineering Budget.

Legal Implications

None noted.

Options

That Council:

1. Authorize staff to install a 1.8m wide paved path on the east side of Spencer Road north to the southern driveway access of 2780 Spencer Road and fund this from the Green City Strategies budget;
   AND
2. Authorize staff to issue an Invitation to Quote for this project work and award the project to the lowest bidder who is within the estimated project budget of $45,000;
   OR
3. Do nothing at this time with respect to a paved path on Spencer Road

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng. P.Geo., Director of Engineering
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning and Acting CEO
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	George Henshall, AScT, Deputy Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services

:mm

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **September 5, 2017**

Department: **Planning**

Subject: **Liquor License Referrals Policy**

At the regular meeting of May 4th, 2015, Council decided to opt back into the Province's Liquor Licensing process. Now that the City of Langford is again part of the Province's approval process, liquor license applications are referred to the City for comment.

The purpose of this report is to propose, for Council, a policy with respect to Liquor License referrals from the BC Liquor Control and Licensing Branch (BCLCLB).

Commentary

The BCLCB refers certain types of liquor license applications to Langford Council, and expects to receive Council's response in the form of a formal resolution. These applications can include applications for new liquor primary (bars, pubs) licenses and instances where licensees wish to amend operation days/times.

For new "food primary" applications that are consistent with zoning, the BCLCLB does not send referrals to the local municipality. This saves Council from having to weigh in on a new license for every new restaurant that opens.

Council may wish to have all liquor license referrals reviewed by Council's Protective Services Committee, so that they may make a recommendation to Council. The Committee may also wish to recommend that Council require the proponent undertake a public consultation (Council required this for a recent amendment of opening hours for Darcy's Pub on Goldstream) prior to Council providing a formal resolution to the BCLCLB. Public consultation could include a written notice to neighbours (similar to notification for a Development Variance Permit) indicating the time and date of the meeting where Council intends to give final consideration to the liquor license referral.

Financial Implications

None.

Legal Implications
None.

Options

1. That Council establish the following as its policy:

    a) All liquor license referrals received from the BC Liquor Control and Licensing Branch shall be reviewed by Council's Protective Services Committee and that Committee shall make a recommendation to Council;

    b) Council may require that an applicant for a liquor license that has been referred to Council consult with and notify owners and tenants of property within 30m (100ft) of the property to be licensed, and that written notice be provided to owners and tenants of property within 30m (100ft) of the property to be licensed not less than 2 weeks prior to the meeting of Council where Council may pass a resolution with respect to the Liquor License application.

2. That Council take no action at this time with respect to Liquor License referrals.

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning and Subdivision
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Deputy Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mgsb

CITY OF LANGFORD
BYLAW NO. 1503

A BYLAW TO AMEND THE Multi Utility Bylaw No. 1291, 2010

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

1. Multi Utility Bylaw No. 1291, 2010 is amended by replacing Schedule A, Westhills Water Service Area and Westhills Energy Service Area with new Schedule A attached

2. This Bylaw may be cited for all purposes as "Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".

READ A FIRST TIME this 14th day of August, 2017.

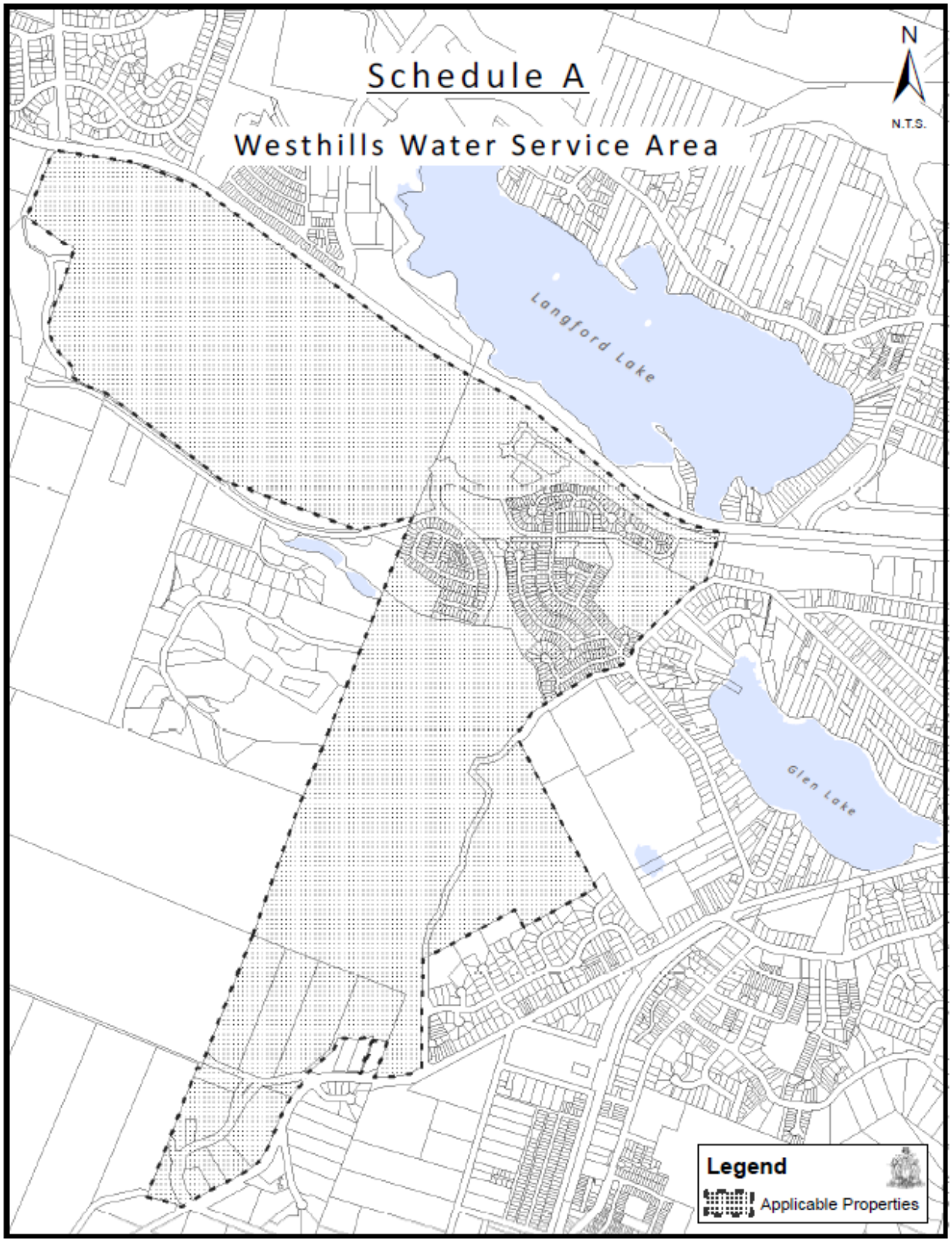
READ A SECOND TIME this 14th day of August, 2017.

READ A THIRD TIME this 14th day of August, 2017.

ADOPTED this #____ day of_____, 2017.

Mayor

Corporate Officer


Schedule A
Westhills Water Service Area
N
N.T.S.
Longford Lake
Glen Lake
Legend
Applicable Properties

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**September 5, 2017**
Department:	**Planning**
Application No.:	**Z15-0005**
Subject:	**Bylaw No. 1576 - Application to Amend the Text of the CR1 (Commercial Recreation 1) Zone to Allow a Church and a Group Day Car at 2207 Millstream Road.**

At their Regular Meeting of June 1st, 2015 Council passed the following resolution with respect to the property at 2207 Millstream Road:

1. *That Council direct staff to prepare a bylaw for the property located at 2207 Millstream to amend the text of the CR1 (Commercial Recreation 1) Zone to add "church" and "group day care in accordance with Section 3.26.02" to Section 6.49.01 as Permitted Uses, subject to the following terms and conditions:*

    a) *That the applicant provide, prior to Public Hearing, a road dedication plan to the satisfaction of the Director of Engineering; and*

    b) *That the applicant dedicate to the City, prior to Bylaw Adoption, the land outlined in the road dedication plan to the satisfaction of the Director of Engineering.*

COMMENTS

Council gave first reading to Bylaw No. 1576 on June 15th, 2015 and second and third readings on October 5th, 2015.

The applicant has provided a road dedication plan to the satisfaction of the Director of Engineering and had dedicated those portions of land to the City as municipal road.

OPTIONS

That Council:

1. Adopt Bylaw No. 1576;

   OR

2. Take no action at this time with respect to Bylaw No. 1576;

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Deputy Manager Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1576

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

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

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

1. By adding the following text to Section 6.49.01: "On the property legally described as Lot A, Sections 2 and 3, Range 3 West, Highland District, Plan VIP53467 (2207 Millstream Rd), church and group day care are permitted uses".

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 432, (2207 Millstream Rd), 2017".

READ A FIRST TIME this 15th day of June, 2015.

PUBLIC HEARING held this 5th day of October, 2015.

READ A SECOND TIME this 5th day of October, 2015.

READ A THIRD TIME this 5th day of October, 2015.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1576

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1576

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/26/2015

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**September 5, 2017**
Department:	**Planning**
Application No.:	**Z16-0006**
Subject:	**Bylaw No. 1677 - Application to Rezone 817 Arncote Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A) to Allow a Future Development of Five New Multi-Family Residential Units.**

At their Regular Meeting of March 6th 2017, Council passed the following resolution with respect to the property at 817 Arncote Avenue:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 817 Arncote Avenue from R2 (One- and Two-Family Residential) to RM7A (Medium-Density Apartment 7A), subject to the following terms and conditions:*

   a) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to the issuance of a Building Permit:*

      i. *$2,562 towards the General Amenity Reserve Fund;*
      ii. *$610 towards the Affordable Housing Reserve Fund;*

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

      i. *That a stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;*
      ii. *That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit; and*
      iii. *That the visitor parking be painted as 'Visitor Parking' and that these spaces be designated as common property, not limited common property, on the strata plan.*

2. *Authorize the Director of Planning to issue the following variances within the Development Permit for 817 Arncote Avenue:*

   a) *That Section 6.36.06(1) be varied to reduce the minimum front yard setback to 3.0m; and*
   b) *That Section 6.36.06(2) be varied to reduce the minimum interior side yard setback to 1.5m; and*
   c) *That Section 6.36.06(5) be varied to reduce the minimum rear yard setback to 3.6m*

Comments

The applicant has registered a Section 219 covenant against the title of the subject property that agrees to item 1(b) in Council's resolution of March 6th, 2017.

Bylaw No. 1677 was signed by the Minister of Transportation on April 6th, 2017.

Options

That Council:

1. Adopt Bylaw No. 1677;

   OR

2. Take no action at this time with respect to Bylaw No. 1677;

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Deputy Manager Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:rd

CITY OF LANGFORD
BYLAW NO. 1677

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 7A) Zone** the properties legally described as LOT 3, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071; PID No.: 004-961-064 (817 Arncote Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1677	LOT 3, SECTION 111, ESQUIMALT DISTRICT, PLAN 12071 (817 Arncote Ave)	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 473, (817 Arncote Ave), 2017".

READ A FIRST TIME this 6th day of March, 2017.

PUBLIC HEARING held this 3rd day of April, 2017.

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

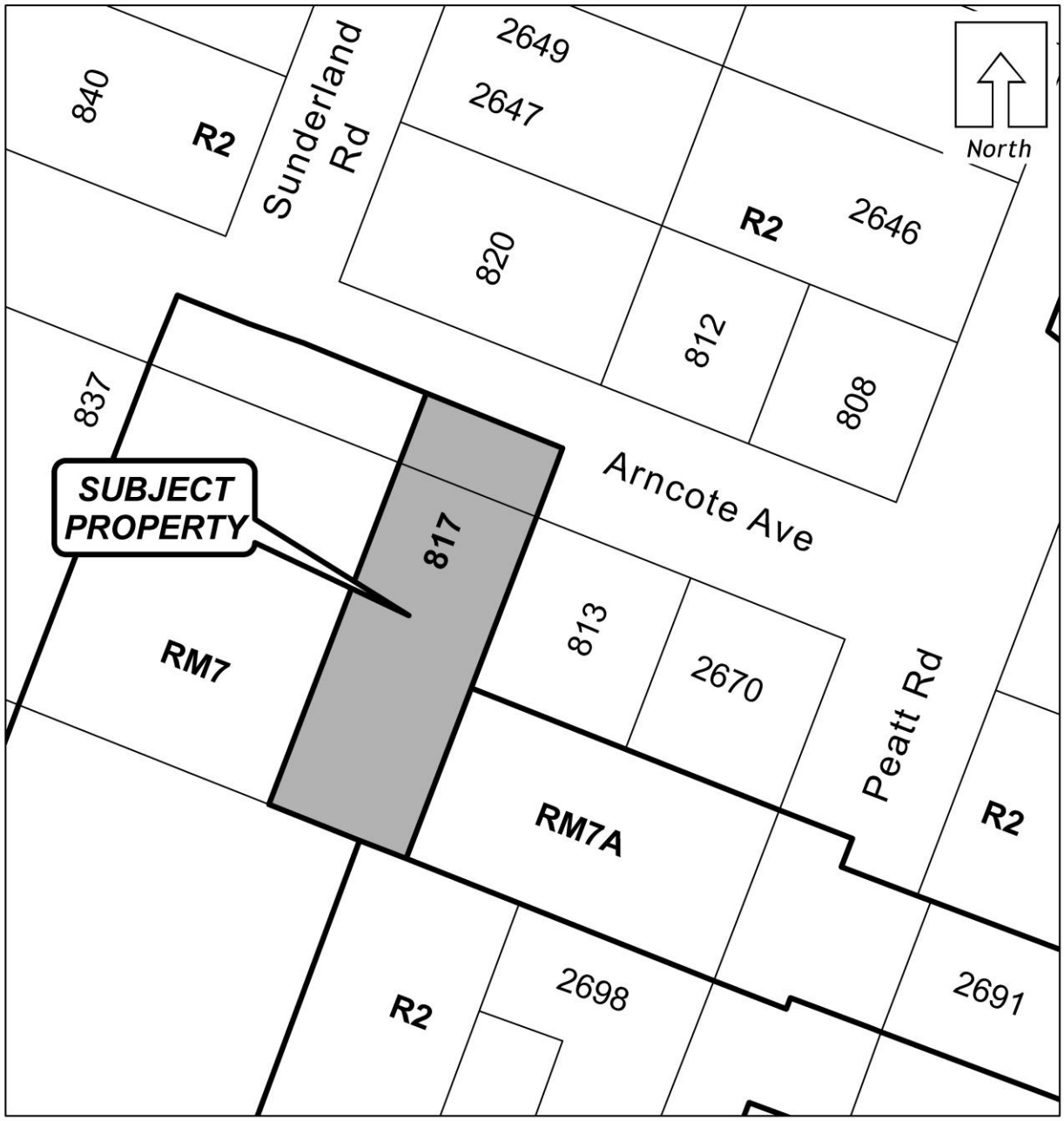
READ A THIRD TIME this 3rd day of April, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 6th day of April, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1677

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1677

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/28/2017

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1686, 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 220.7m² (2,376 ft²), which was dedicated as highway by Plans 6319 and 25643, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS, 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 220.7m² of highway, which was dedicated as highway by Plans 6319 and 25643, 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. 1686 (Bryn Maur Road), 2017".

READ A FIRST TIME this 14th day of August, 2017.

READ A SECOND TIME this 14th day of August, 2017.

READ A THIRD TIME this 14th day of August, 2017.

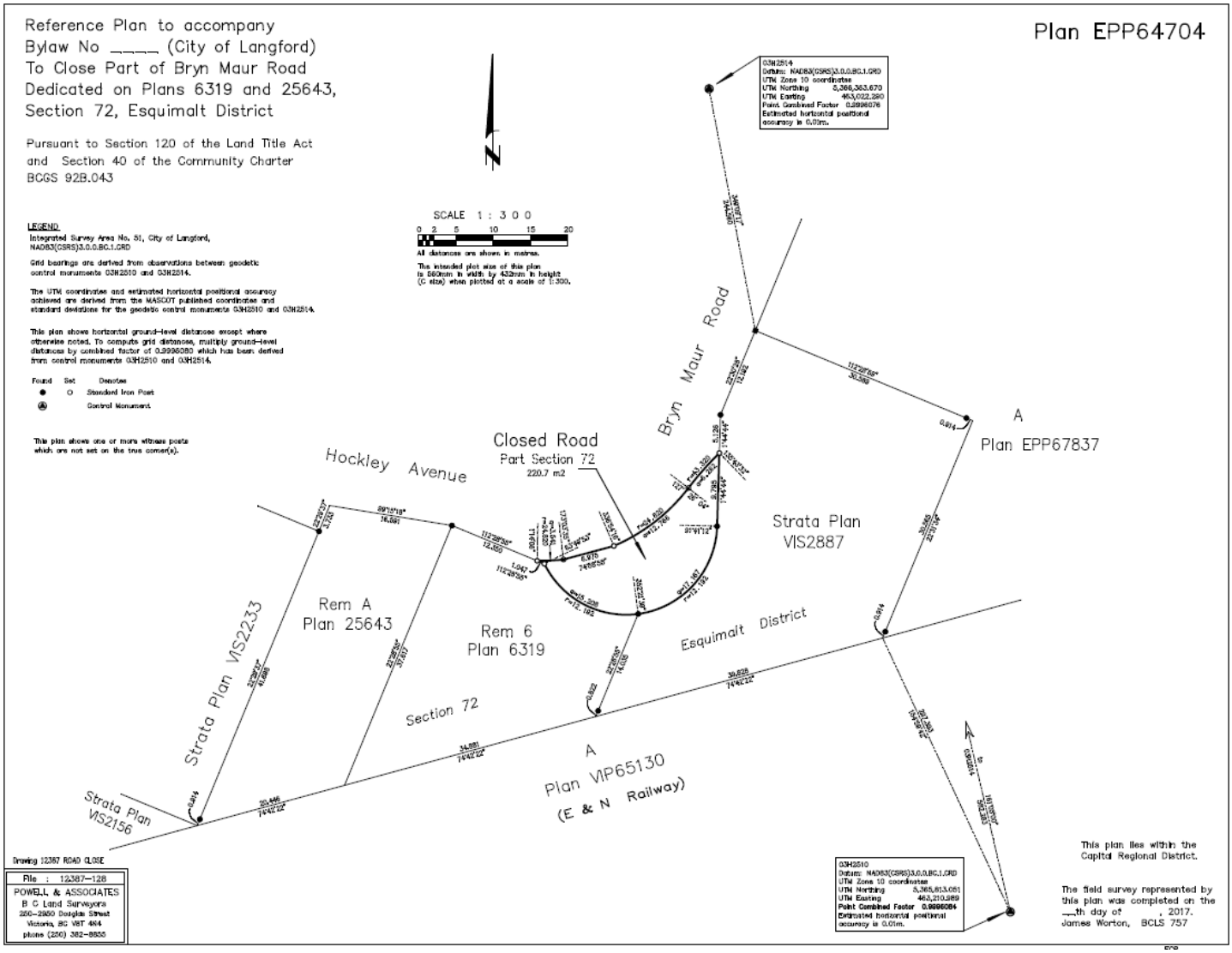
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 24th DAY OF AUGUST, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



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 per unit to the General Amenity Reserve Fund b) $610 per unit to the Affordable Housing Reserve Fund	Yes

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 15th day of May, 2017.

PUBLIC HEARING WAIVED this day of , 2017.

READ A SECOND TIME this day of , 2017.

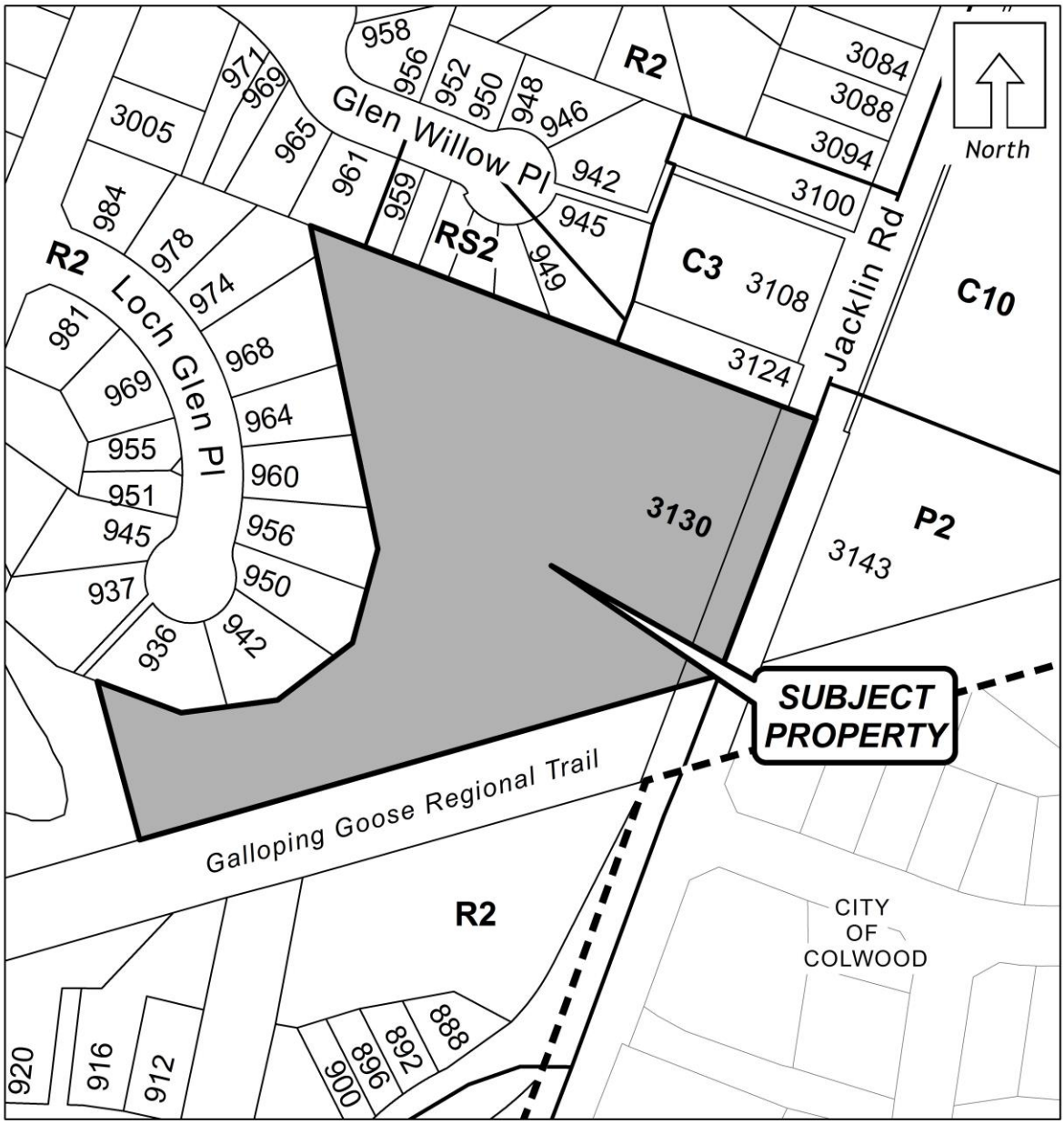
READ A THIRD TIME this day of , 2017.

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
www.cityoflangford.ca

Staff Report to Council

Date:	**September 5, 2017**
Department:	**Planning**
Application No.:	**Z17-0011**
Subject:	**Bylaw No. 1705 - Application to Rezone 656 Frederic Road and 765 Willing Drive from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A) to facilitate the subdivision of approximately 53 lots with minimum lot areas of 550 m^2 (5,920 ft^2)**

At their Regular Meeting of May 15, 2017, Council passed the following resolution with respect to the properties at 656 Frederic Road and 765 Willing Drive:

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; and*
      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 undertakes 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;*

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 Frederic Road 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 within 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.*

COMMENTS

The applicant has provided the required Section 219 covenant signed by the property owners, along with a legal undertaking to immediately register the covenant upon receipt of a copy executed by the City's signatories.

As Council has set no other conditions on the Adoption of Bylaw No. 1705, Council may wish to proceed with adoption of this Bylaw.

OPTIONS

That Council:

1. Adopt Bylaw No. 1705;

OR

2. Take no action at this time with respect to Bylaw No. 1705.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services

:sh

CITY OF LANGFORD
BYLAW NO. 1705

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 **RR2 (Rural Residential 2)** Zone and adding to the **RR6A (Rural Residential 6A) Zone** the properties legally described as LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 51070; PID No.: 016-451-546 (656 Frederic Rd); and LOT 4, SECTIONS 68 AND 69, METCHOSIN DISTRICT, PLAN 23855; PID No.: 001-447-475 (765 Willing Dr) 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)
RR6A	1705	LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 51070 (656 Frederic Rd); and LOT 4, SECTIONS 68 AND 69, METCHOSIN DISTRICT, PLAN 23855 (765 Willing Dr)	a) $6,000 per lot towards the General Amenity Reserve Fund; and b) $1,000 per lot towards the Affordable Housing Reserve Fund.	

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017".

READ A FIRST TIME this 19th day of June, 2017.

PUBLIC HEARING held this 17th day of July, 2017.

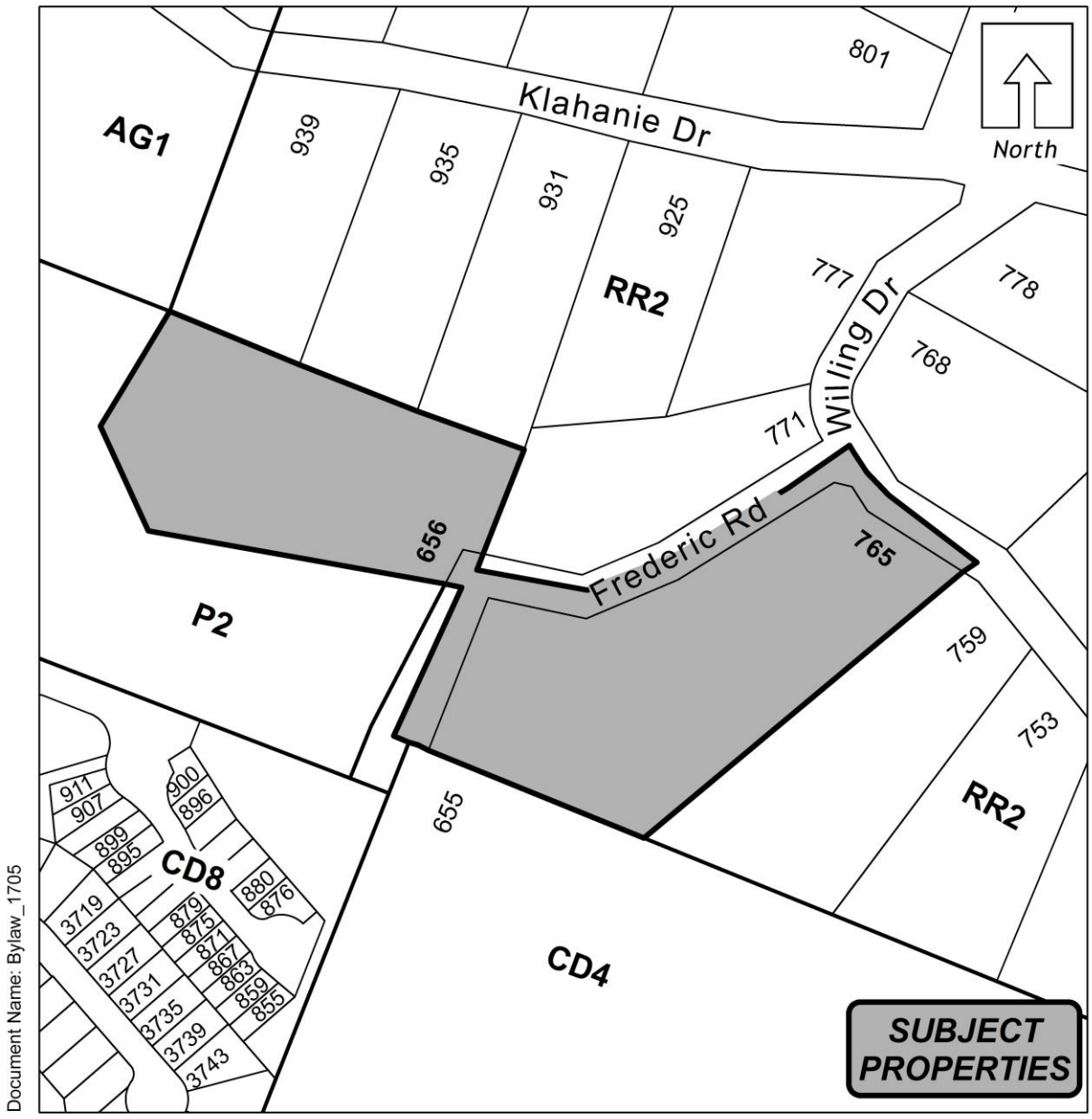
READ A SECOND TIME this 17th day of July, 2017.

READ A THIRD TIME this 17th day of July, 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. 1705

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/13/2017

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1712, 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 0.352 hectares (0.87 acres), which was dedicated as highway by Plan 31715 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 0.352 hectares of highway, which was dedicated as highway by Plan 31715, Sections 87, Metchosin District, labelled "Closed Road" on the Road Closure Plan EPP75083

   (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. 1712 (Glenshire Drive), 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.

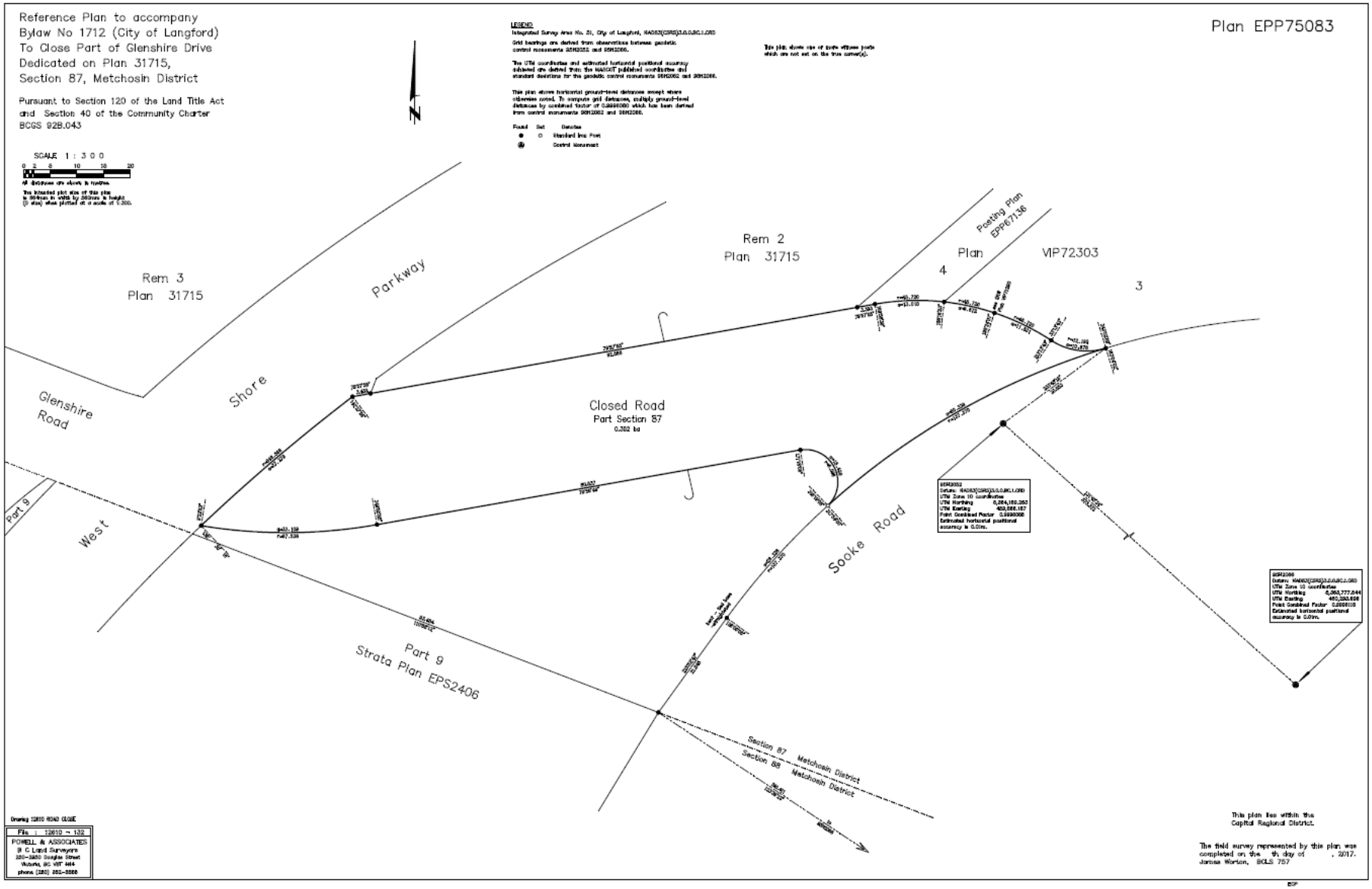
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS DAY OF , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1723

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

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196; PID No.: 003-380-980 (967 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1723	LOT 2, SECTION 84, ESQUIMALT DISTRICT, PLAN 22196 (967 Walfred Rd);	a) $3,960 per lot created towards the General Amenity Reserve Fund; b) $660 per lot created towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

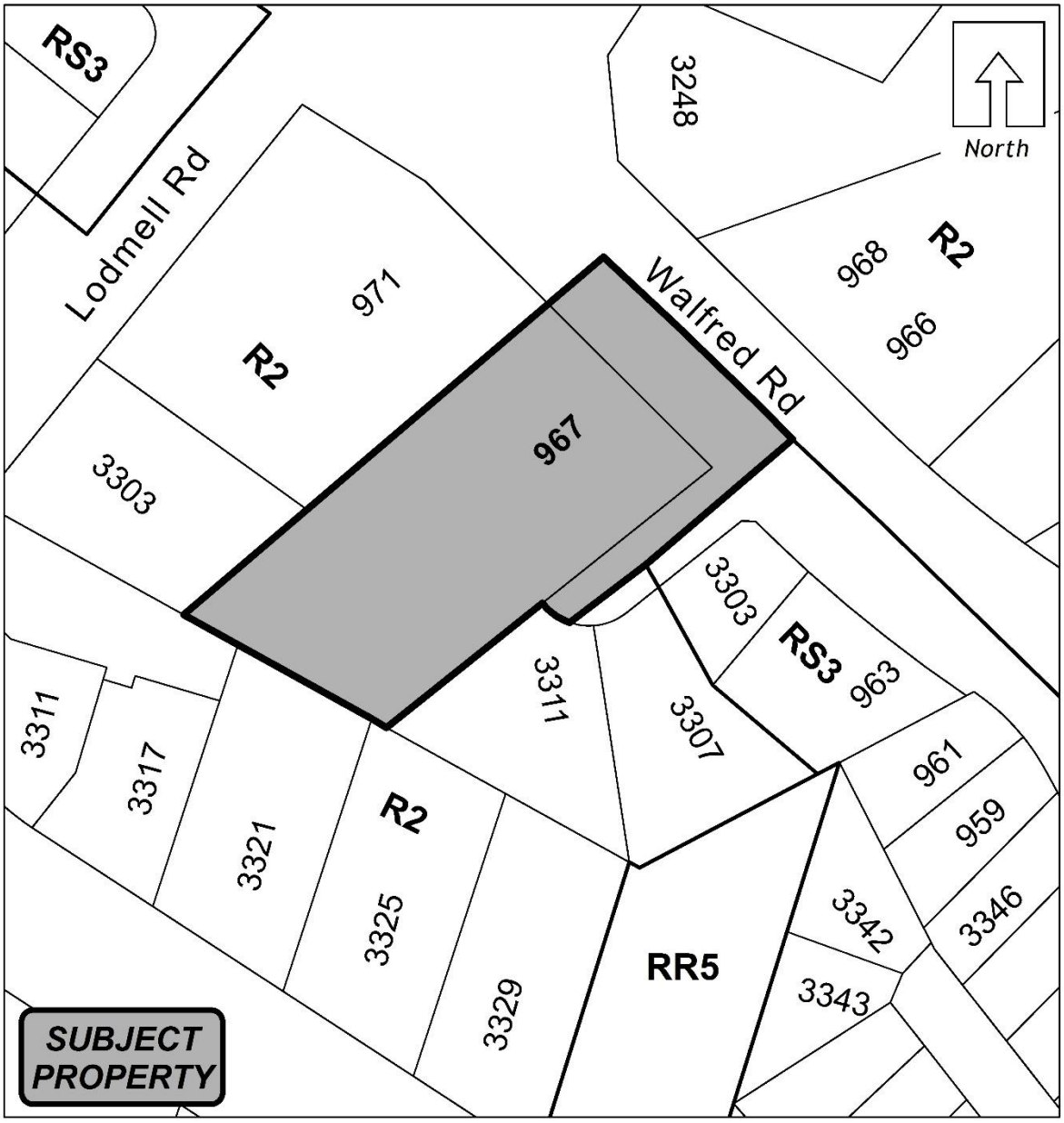
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1723

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1723

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**September 5, 2017**
Department:	**Planning**
Application No.:	**Z17-0032**
Subject:	**Bylaw No. 1725 - Application to Rezone a Portion of the Closed Spencer Road Right-of-Way from CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) and Amend the Text of the MU1A Zone to Reduce the Minimum Lot Coverage for the Proposed Development of 2741, 2749, 2751, 2753, 2757 and 2761 Spencer Road and 996 Preston Way**

At their Regular Meeting of July 17, 2017, Council gave First Reading to Bylaw No. 1725 to rezone a portion of the closed Spencer Road right-of-way from CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A), and to amend the text of the CT1 Zone to reduce the minimum required lot coverage for the proposed development of a 128 unit multi-family residential building at 2741, 2749, 2751, 2753, 2757 and 2761 Spencer Road, and 996 Preston Way.

COMMENTS

Council did not impose any requirements on the Adoption of Bylaw No. 1725.

Bylaw No. 1725 was signed by the Minister of Transportation on August 29, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1725;

OR

2. Take no action at this time with respect to Bylaw No. 1725.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP, Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services

:sh

CITY OF LANGFORD
BYLAW NO. 1725

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 **CT1 (Tourist Commercial – Motel) Zone** and adding to the **MU1A (Mixed Use Residential Commercial A) Zone** the closed portion of the Spencer Road right-of-way shown shaded on Plan No. 1 and attached to and forming part of this Bylaw.
2. By adding the following to Section 6.51A.05 of Zoning Bylaw No. 300:

   (5) Despite Article (2), the lot coverage of all buildings and structures shown shaded on Schedule AK, attached to and forming part of this Bylaw, may not be less than 20%.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".

READ A FIRST TIME this 17th day of July, 2017.

PUBLIC HEARING held this 14th day of August, 2017.

READ A SECOND TIME this 14th day of August, 2017.

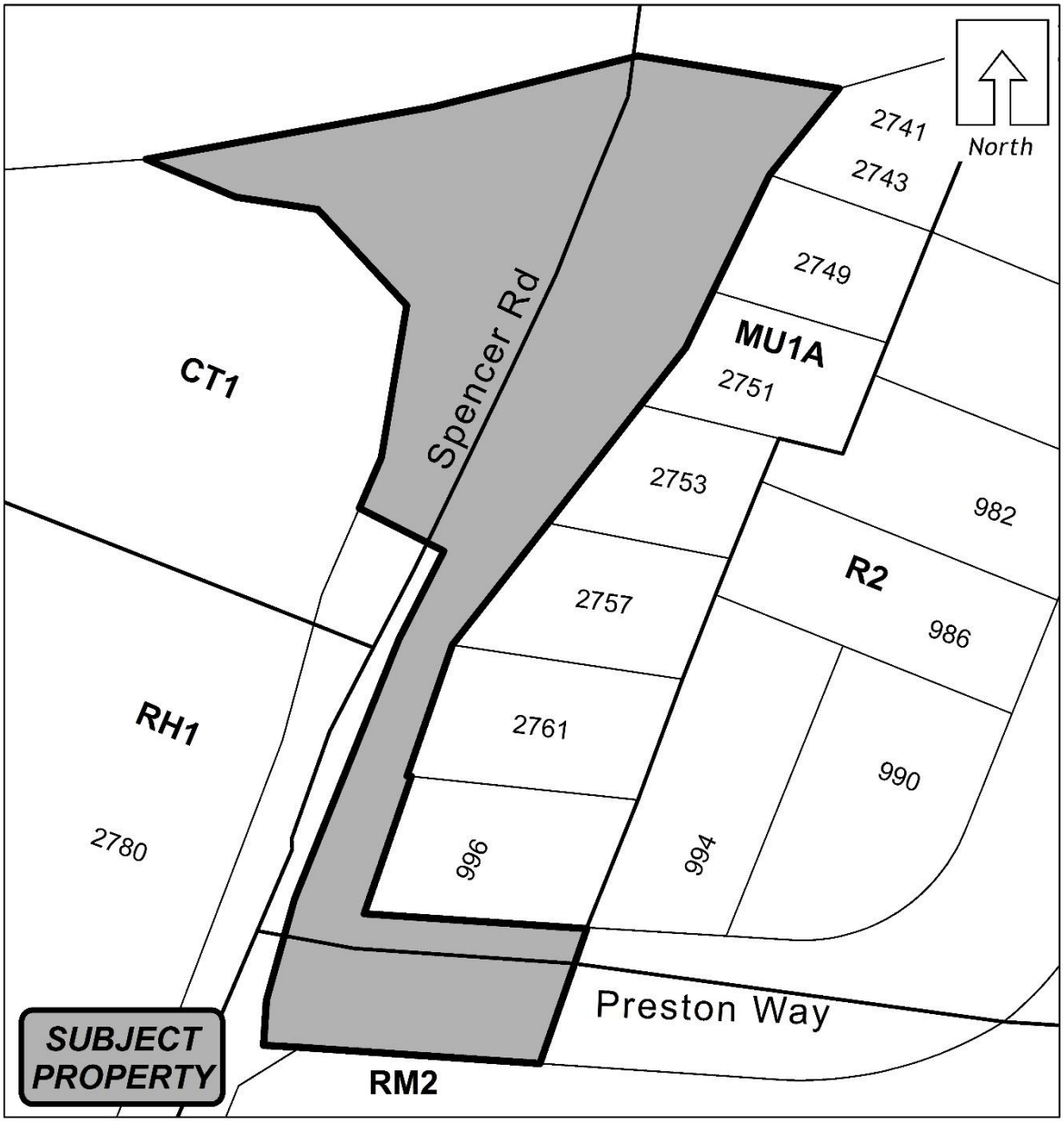
READ A THIRD TIME this 14th day of August, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 29th day of August, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1725

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1725

_____
MAYOR

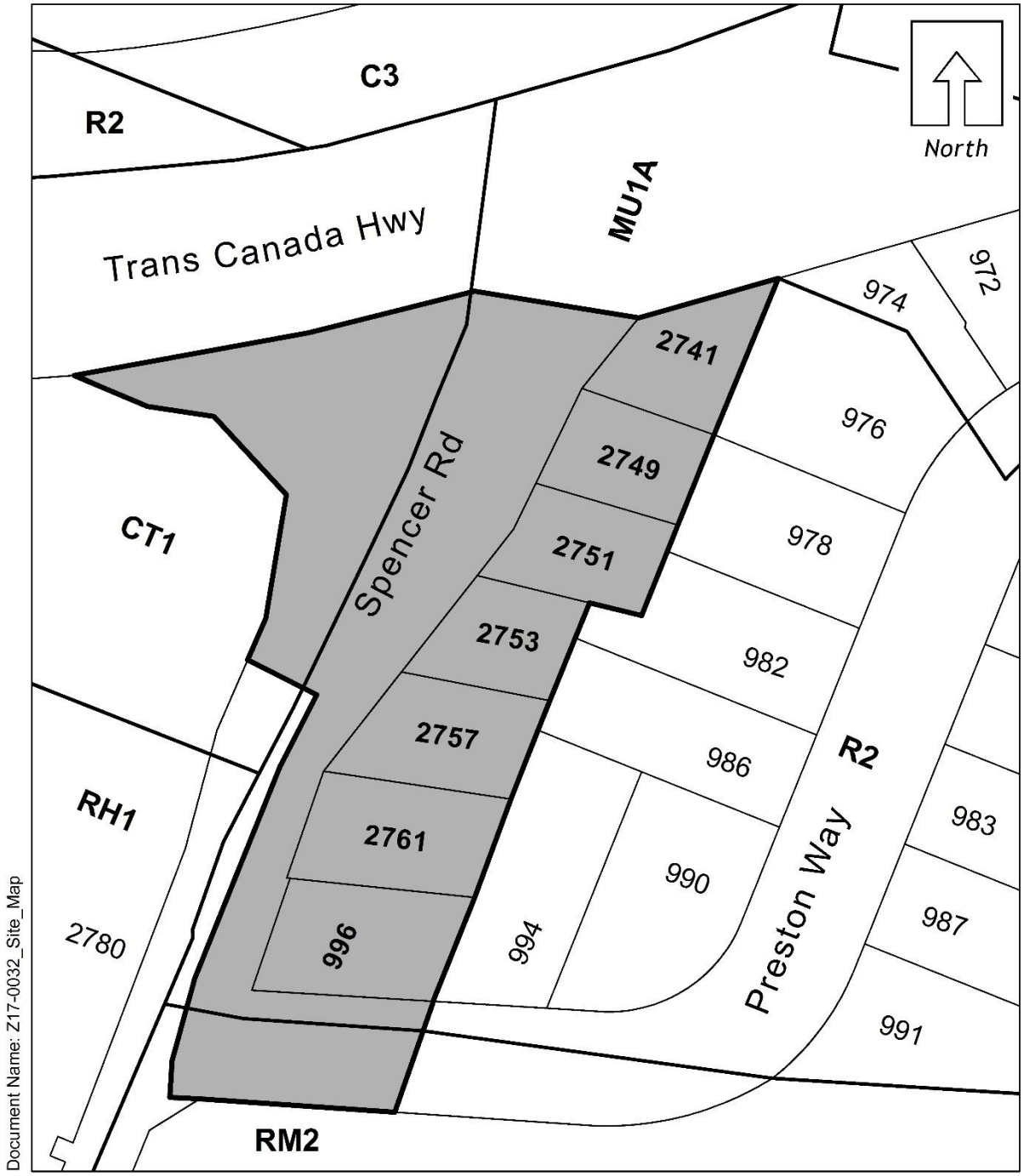
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/5/2017

SCHEDULE "AK" TO BYLAW No. 300



Scale: N.T.S.

Last Revised: 7/5/2017

CITY OF LANGFORD
BYLAW NO. 1726

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

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

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

1. By adding the following text to Section 6.45.01 of Zoning Bylaw No. 300:

   "Funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)".

2. By adding the following text to Section 6.45.08 of Zoning Bylaw No. 300:

   "(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

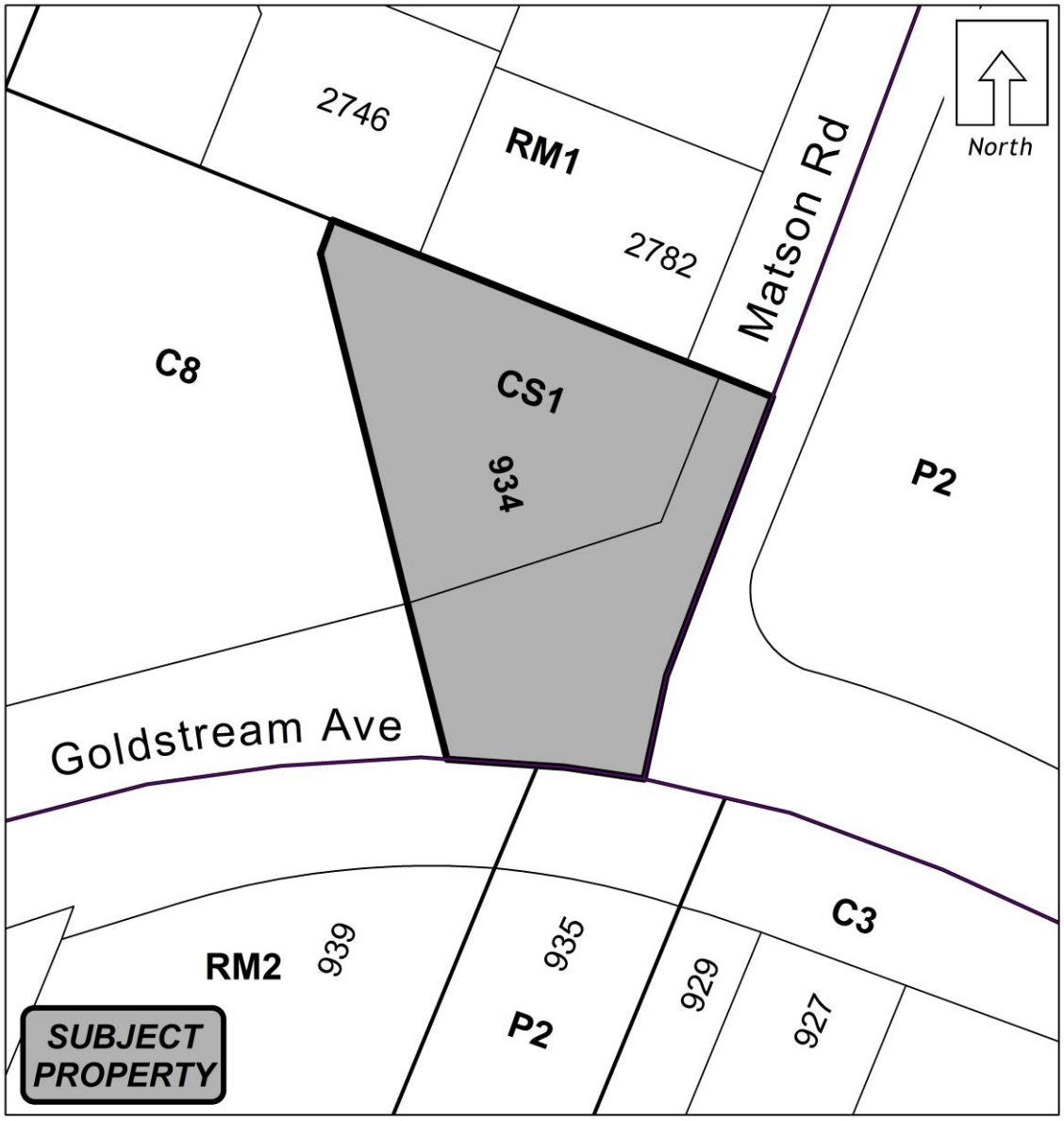
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1726

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1726

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/10/2017

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1728, 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 0.223 hectares (0.55 acres), which was dedicated as highway by EPP45525, shown outlined in a bold black line on the reference plan prepared by James Worton, BCLS, 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 0.223 hectares of highway, which was dedicated as highway by EPP45525, 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. 1728 (Portion of West Shore Parkway), 2017”.

READ A FIRST TIME this day of September, 2017.

READ A SECOND TIME this th day of September, 2017.

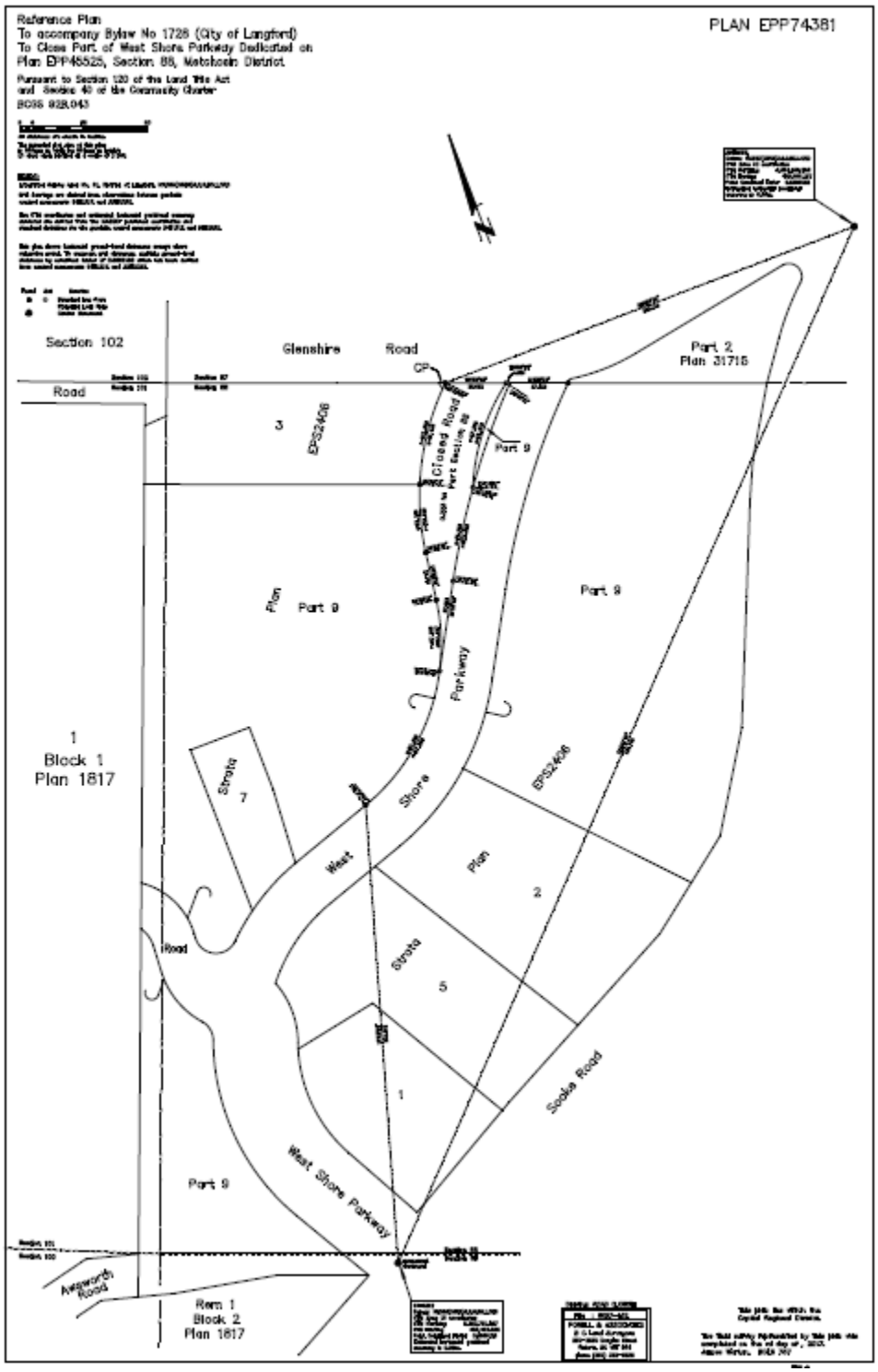
READ A THIRD TIME this th day of September, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1729, 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 7.1m² (76 ft²), which was dedicated as highway by Plan 6434, shown outlined in a bold black line on the reference plan prepared by James Worto, BCLS, 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 7.1m² of highway, which was dedicated as highway by Plan 6434, 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. 1729 (Hockley, 769), 2017".

READ A FIRST TIME this 14th day of August, 2017.

READ A SECOND TIME this 14th day of August, 2017.

READ A THIRD TIME this 14th day of August, 2017.

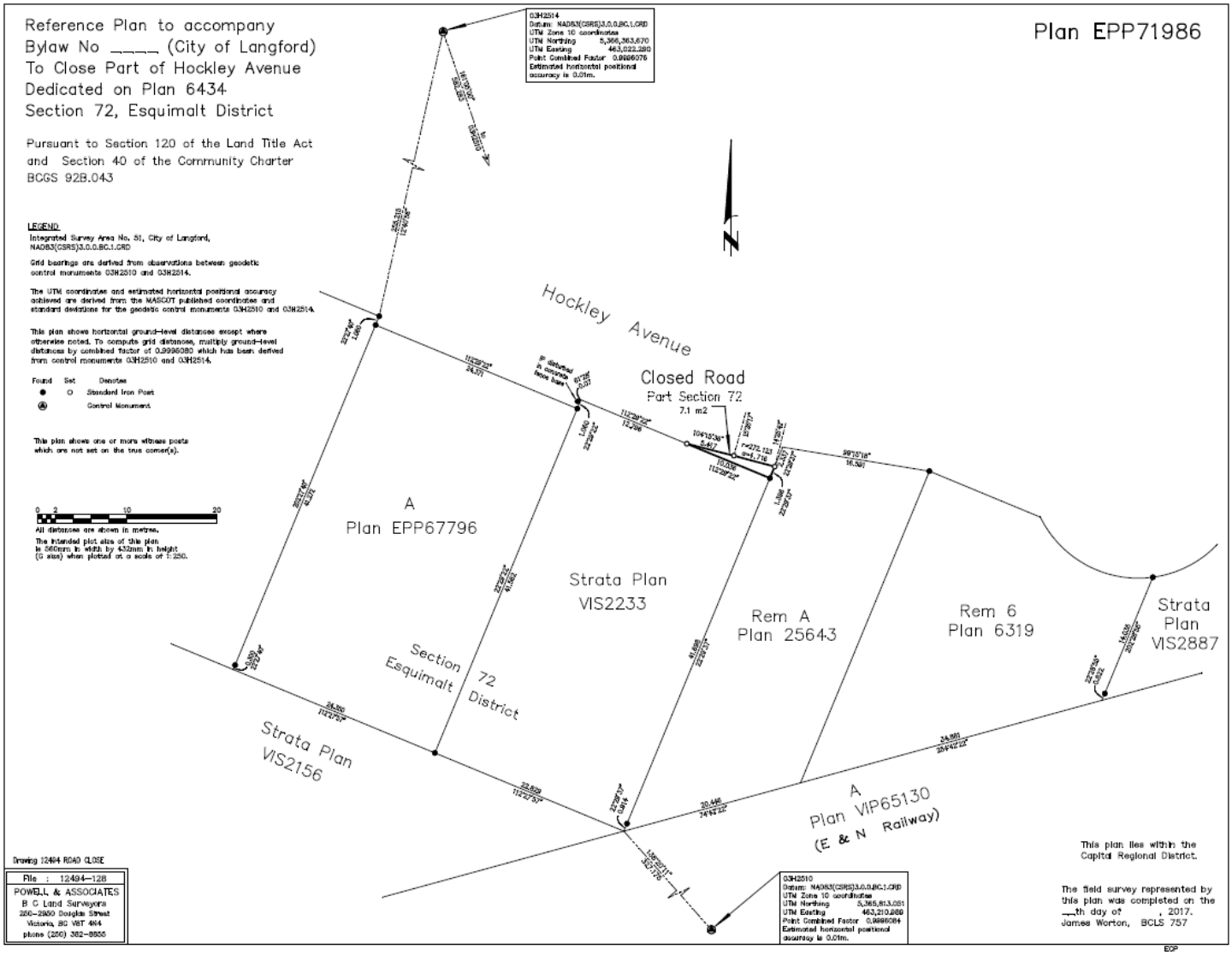
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 24th DAY OF AUGUST, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD

BYLAW NO. 1734

A BYLAW TO AMEND CAPITAL REGIONAL DISTRICT BYLAW NO. 961, A BYLAW TO PROVIDE FOR THE ABATEMENT AND CONTROL OF OBJECTIONABLE NOISE IN THE CITY OF LANGFORD, 2017.

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

1. The Noise Suppression By-law, 1981 is hereby amended as follows:

    a. By replacing the words "District of Langford" with the words "City of Langford";

    b. By deleting subsection 3(8) and replacing it with the following:
    3(8) Blasting and rock drilling

        (a) no person shall detonate any explosives, ignite an explosive device, crush rocks, mechanically break rock (including jackhammering), or undertake any coring or drilling for rock blasting:
            i. anywhere within the City of Langford on Sundays and Statutory Holidays; or
            ii. on land within a zone belonging to the Rural Residential Zones, Residential Zones or Multiple Residential Zones zone categories under the Langford Zoning Bylaw on Saturdays, Sundays or Statutory Holidays; or
            iii. on land within a zone belonging to the Rural Residential Zones, Residential Zones or Multiple Residential Zones zone categories under the Langford Zoning Bylaw before 8:00 a.m. or after 4:30 p.m. on any weekday.

    c. By deleting subsections 5(2) and 5(3) and replacing them with the following:

        (2) A person who contravenes this by-law by doing any act which it forbids, or failing to do any act which it requires to be done, is guilty of an offence and is liable upon summary conviction to a fine of not less than $50.00 and not more than $10,000.00. A separate offence shall be deemed to be committed upon each day during and in which the contravention occurs or continues.

        (3) Despite subsection 5(2), a person who contravenes section 3(8) of this by-law is liable upon summary conviction to a fine of not less than $1,000.00 and not more than $10,000.00 for each detonation, ignition, or other prohibited act or undertaking.

(4) The penalties imposed under this section shall be in addition to, and not in substitution for, any other penalty or remedy imposed by this by-law or any other statute, law or regulation.

2. Citation

This bylaw may be cited for all purposes as “Langford Noise Suppression Bylaw Amendment No. 5, 2017”.

READ A FIRST TIME this 14th day of August, 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. 1735

A BYLAW TO AMEND BYLAW NO. 34 BEING THE "DISTRICT OF LANGFORD TICKET INFORMATION AUTHORIZATION BYLAW, 1993."

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

1. Bylaw No. 34 cited as "District of Langford Ticket Information Authorization Bylaw, 1993" is amended by adding the following entry to the table in Schedule 9:

9. Blasting Off Hour	3(8)	$1000.00

2. This Bylaw may be cited for all purposes as "District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".

READ A FIRST TIME this 14th day of August, 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. 1736

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

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

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

1. By adding the following text to Section 6.21.01: "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861 (2847 Leigh Road)"; and

2. By adding the following line to Section 3.18.01:

Feature	**Lot Size**	**Setback Required by Part 6 of this Bylaw**	**Type of Lot Line**	**Permitted Projection**
Principal Building, except those features noted separately below	All Lots	From Exterior Side Lot Line	Exterior Side Lot Line abutting a Highway less than 4.5 m (14.8) wide	Principal Building may be located a minimum of 2.0 m (6.6 ft) from the Exterior Side Lot Line

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh 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.

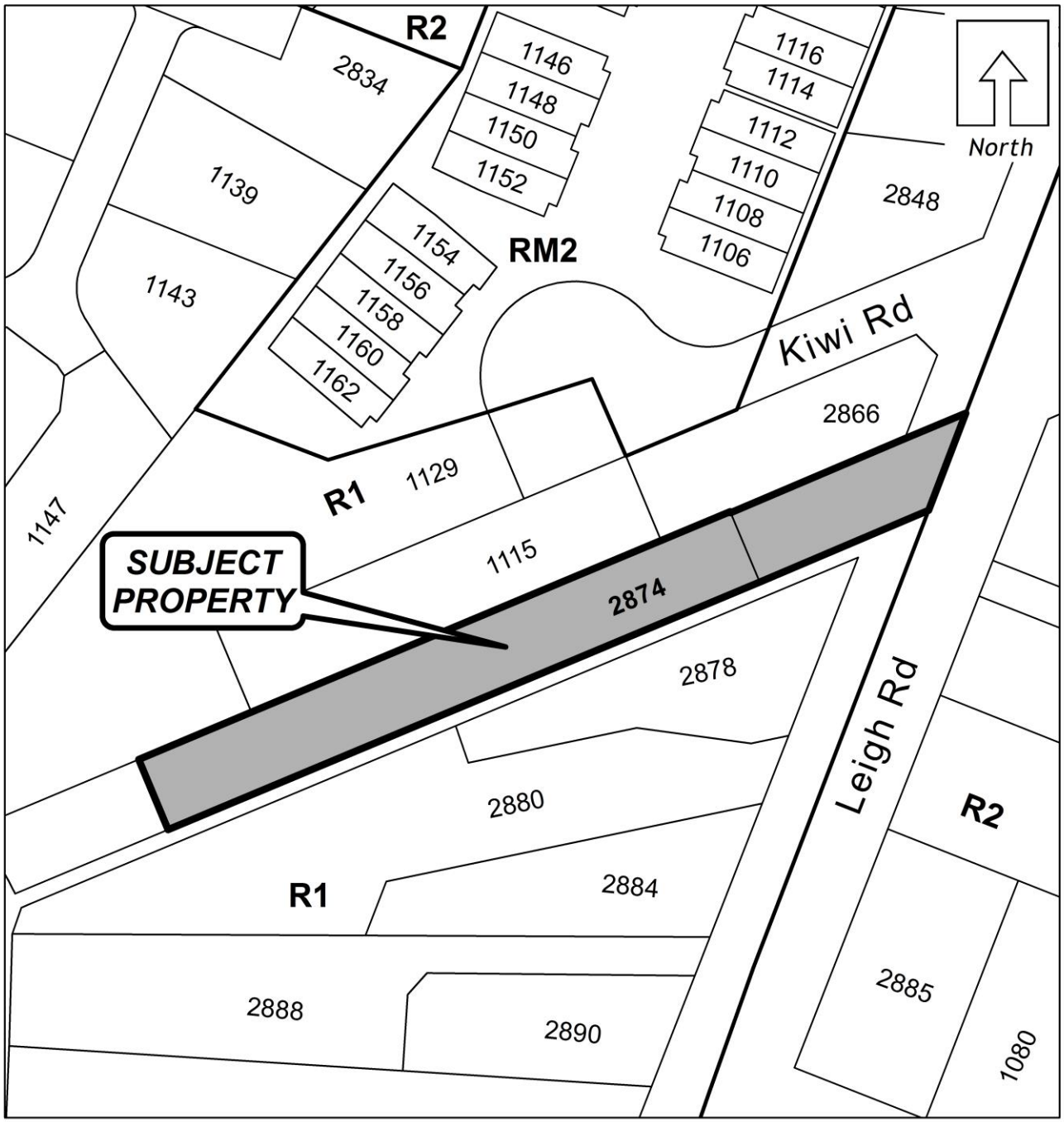
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1736

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1736

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/18/2017

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **September 5, 2017**

Department: **Planning**

Subject: **Bylaw No. 1738: Omnibus Amendment to Official Community Plan Map 2 – Growth Management & Land Use Strategy**

Purpose
The purpose of this report is to introduce Bylaw No. 1783 which would amend Map 2 of Langford's Official Community Plan by changing the land use designation of various parcels of land in and around the City Centre.

Background
At its in-camera meeting of July 17th, 2017, Council reviewed, among other things, a parking strategy for the City Centre of Langford and directed staff to bring forward necessary bylaws to change the Official Community Plan (OCP) and Policy with respect to the City Centre.

Commentary
Bylaw No. 1738 is a proposal to amend Langford's OCP by amending Map 2, the City's Growth Management and Land Use Strategy. Map 2 is the foundation of the Official Community Plan. All applications for rezoning must be consistent with the land use designation found in Map 2.

Specifically, Bylaw No. 1738 would expand the "City Centre" designation westward from Jacklin Road to the east side of Leigh Road to encompass the neighbourhood bounded by Dunford Avenue, Leigh Road, Goldstream Avenue and Jacklin Road. This area is within a 400m "walkshed" from rapid bus service on Jacklin Road and Goldstream Avenue, and is seen as an area where higher density forms of development should be permitted. Bylaw No. 1738 would also designate the business/industrial uses on the south side of Dunford Avenue as "business or light industrial", where they had previously be mapped as "neighbourhood". Bylaw No. 1738 also picks up the "Mixed Use Employment Centre" designation that Council has previously considered for the property at 3130 Jacklin Road.

Financial Implications
The OCP amendments proposed in Bylaw No. 1738 may improve the developability of some properties, which may lead to development and higher tax revenues.

Legal Implications
Council is within its mandate and powers to amend the OCP as it sees fit, provided that the amendment is considered at open public meetings and subject to a Public Hearing in accordance with the requirements of the *Local Government Act.*

Options

1. That Council give first reading to Bylaw NO. 1738 as presented;

2. That Council amend Bylaw No. 1738 as presented, and give the amended version of Bylaw No. 1738 first reading;

3. That Council take no action at this time with respect to Bylaw No. 1738

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services

:mgsb

CITY OF LANGFORD
BYLAW NO. 1738

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 amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations those lands shown shaded and outlined on the map attached to this bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

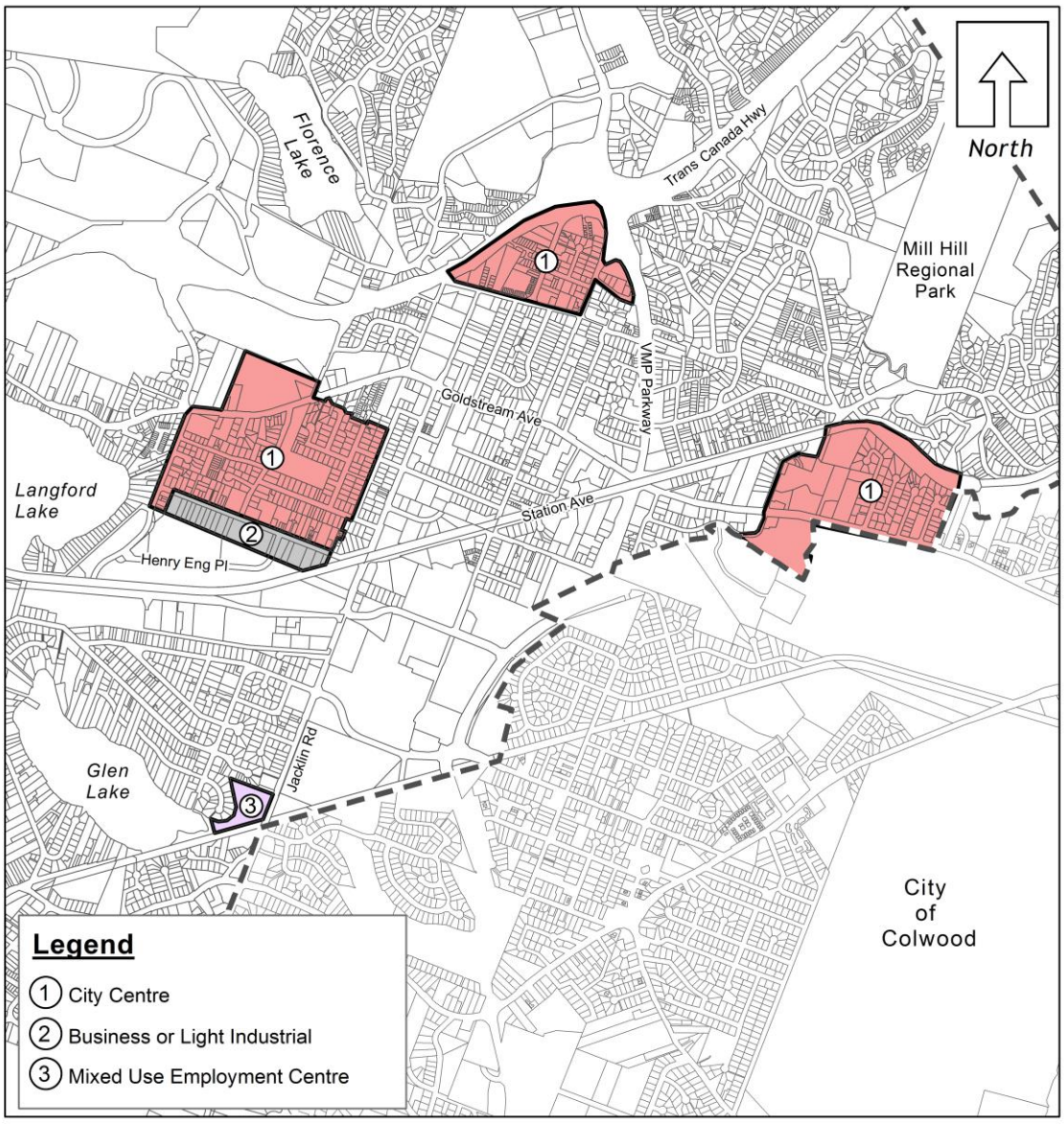
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1738

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1738

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

CITY OF LANGFORD
BYLAW NO. 1721

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 **CS1 (Service Commercial)** Zone and adding to the **MU1A (Mixed-Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132; PID No.: 029-961-696 (732 Meaford 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 subsection 6.51A.05 (5):

   "Despite article (2), the lot coverage of all buildings and structures on the properties legally described as Lots 1 and 2, Section 72, Esquimalt District, Plan 15185 (724 and 720 Meaford Avenue) and Lot A, Section 72, Esquimalt District, Plan EPP61132 (732 Meaford Ave) may not be less than 35%."

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	1721	LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP61132 (732 Meaford Ave)	a) $2,562 towards the General Amenity Fund; b) $610 towards the Affordable Housing Reserve Fund	Yes

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".

READ A FIRST TIME this 14th day of August, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

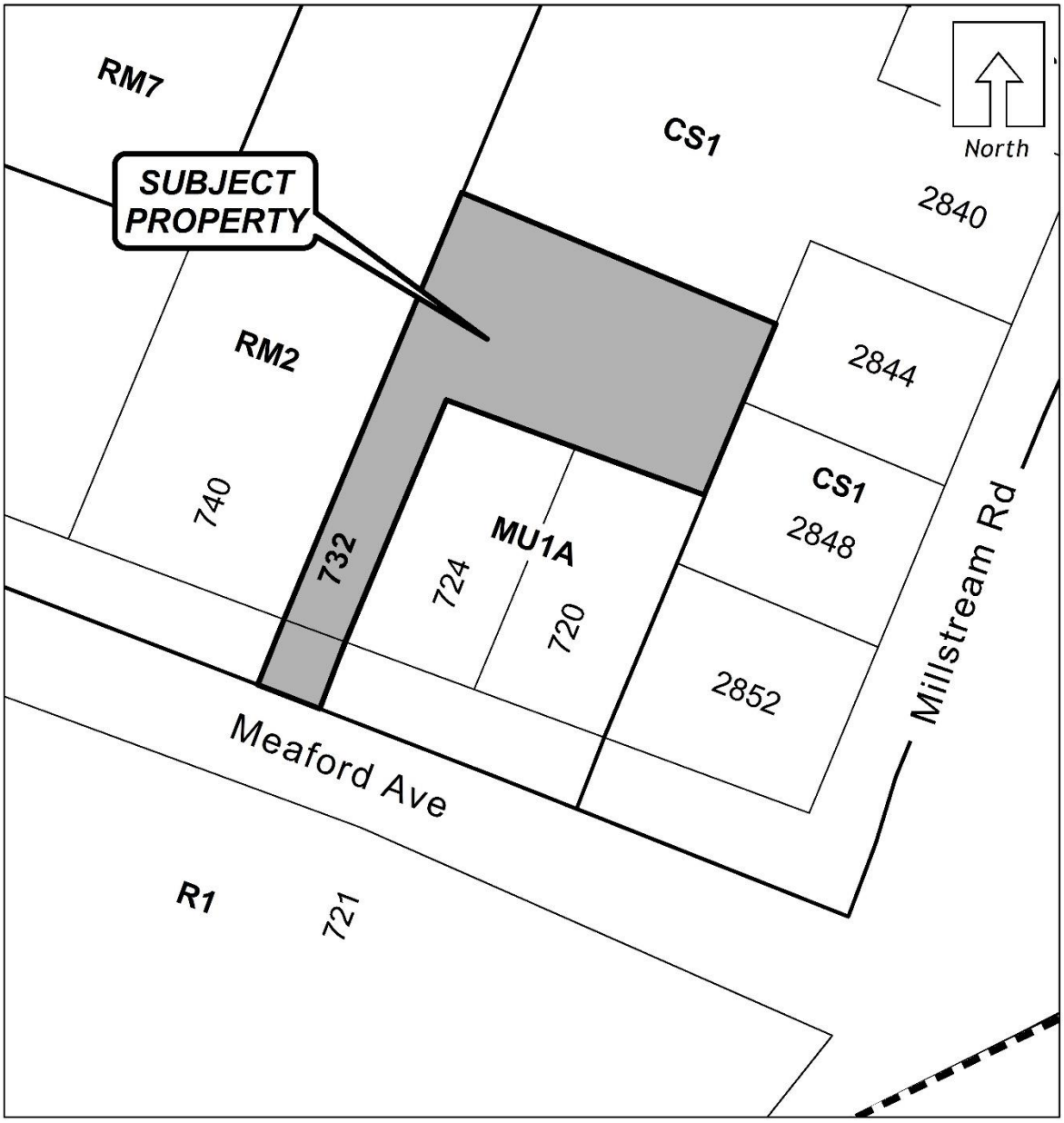
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1721

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1721

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/21/2017