CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, September 18th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

		Page
1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**ADOPTION OF MINUTES**	
	a) Minutes of the Meeting of Council – September 5th, 2017	**4**
4.	**PUBLIC PARTICIPATION**	
5.	**DEVELOPMENT VARIANCE PERMIT**	
	a) DVP17-0006 - 2926 Leigh Pl	**20**
	b) DVP17-0018 - 3059 & 3061 Jacklin Rd	**23**
6.	**COMMITTEE RESOLUTIONS**	
	a) Planning. Zoning and Affordable Housing Committee –September 11th, 2017	**30**
	1. Application to rezone 1177 Goldstream Avenue from R1 (One-Family Residential) to RM2A (Attached Housing) to allow for a 3 unit townhouse.	
	2. Application to rezone 1067 and 1077 Goldstream Avenue from RM3 (Apartment) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) to allow for the future development of a 165-unit multi-family residential building.	
	3. Application to rezone 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot) zone to allow an 18 small lot subdivision of single family dwellings.	
	4. Application for Development Variance Permit to vary the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development at 2282 and 2824 Knotty Pine Road.	
	5. Application for Development Variance Permit to allow for one additional freestanding sign at 2207 Millstream Road.	
	b) Administration and Finance Committee – September 12th, 2017	**35**
	1. 2018 Permissive Tax Exemptions – Bylaw No. 1718, 2017	
	2. Financial Statements January to July 31, 2017	
	3. Monthly Approval of Accounts Payable - May to August 2017	

7. REPORTS

a) ADDENDUM - Application for Development Variance Permit to allow the development of 10 townhouse units and two one-family dwellings at 3296 Jacklin Road
- **Staff Report (Planning) 36**

b) ALR17-0002 – Application to Partially Exclude 940 and 960 Latoria Rd from the Agricultural Land Reserve.
- **Staff Report (Planning) 54**

c) Bylaw No. 1717 – Application to Amend the Text of the CD 6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive. 56

8. BYLAWS

a) BYLAW NO. 1692 59
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".
(ADOPTION)

b) BYLAW NO. 1712 65
"Road Closure Bylaw No. 1712 (Glenshire Drive), 2017".
(ADOPTION)

c) BYLAW NO. 1717 68
"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2017".
(FIRST READING)

d) BYLAW NO. 1730 70
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(FIRST READING)

e) BYLAW NO. 1724 72
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(FIRST READING)

f) BYLAW NO. 1728 74
"Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".
(ADOPTION)

g) BYLAW NO. 1731 77
"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".
(FIRST READING)

h) BYLAW NO. 1734 80
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(ADOPTION)

i) **BYLAW NO. 1735** **82**
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(ADOPTION)

j) **BYLAW NO. 1740** **83**
"Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".
(FIRST READING)

k) **BYLAW NO. 1741** **85**
"Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 2017".
(FIRST READING)

9. ADJOURNMENT

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

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

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

Deputy Manager of Parks and Recreation, C. Manton, arrived at 5:34 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the agenda as presented with the addition of In-Camera as item #10 and adjournment as item #11.

CARRIED.

3. PUBLIC HEARINGS

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

Acting Mayor Sahlstrom opened the Public Hearing for Bylaw No. 1721 at 5:30 p.m.

Acting Mayor Sahlstrom 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. Acting Mayor Councillor Sahlstrom 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 Rachael Sansom of Turnerlane Developments has applied on behalf of

Meaford Holdings to amend the zoning of 732 Meaford Avenue from the CS1, Service Commercial, Zone to the MU1A, Mixed Use Residential Commercial, Zone.

This is being proposed in order to align the zoning of the subject with that of the parcels south of the subject property at 720 and 724 Meaford in order to allow for the construction of a 6 storey residential apartment building on the properties.

This proposal is consistent with the properties' City Centre designation, within Langford's Official Community Plan.

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, the applicant has agreed to provide the following in accordance with Council policy.

1. $2,562 per unit towards the General Amenity Reserve Fund and
2. $610 per unit towards the Affordable Housing Reserve Fund

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

Acting Mayor Sahlstrom called a first time for presentations.

None were presented.

Acting Mayor Sahlstrom called a second time for presentations.

None were presented.

Acting Mayor Sahlstrom called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1721 closed at 5:31 p.m.

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

Acting Mayor Sahlstrom opened the Public Hearing for Bylaw No. 1723 at 5:32 p.m.

Acting Mayor Sahlstrom 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 Ashaan Developments has applied on behalf of Marilyn Smith to amend the zoning of 967 Walfred Road from the R2, One and Two Family Residential, to the RS3, Residential Small Lot 3, Zone.

This is being proposed in order to allow for the development of a 5 lot subdivision.

The proposal is consistent with the OCP's Neighbourhood designation.
As a bonus for increased density, the applicant has agreed to provide the following in accordance with Council policy:

1. $6,000 per dwelling towards the General Amenity Reserve Fund and
2. $1,000 per dwelling towards the Affordable Housing Reserve Fund.

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

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

Acting Mayor Sahlstrom called a first time for presentations.

A resident at 3303 Lodmell Road asked how it will look and where will houses go.

Matthew Baldwin provided necessary clarifications.

Acting Mayor Sahlstrom called a second time for presentations.

None were presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1723 closed at 5:34 p.m.

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

The Mayor opened the Public Hearing for Bylaw No. 1726 at 5:34 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 Bill Buckley of Care Funeral Services has applied on behalf of Patricia Jean and Leonard Arthur Butler to amend the text of the CS1 (Service Commercial) Zone to allow a funeral parlour on the property at 934 Goldstream Avenue.

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

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 provided the following:

1. A road dedication plan approved by the Director of Engineering; and

2. A parking lot layout demonstrating conformity to the requirements of the Zoning Bylaw.

The applicant has also agreed to provide the following prior to Bylaw Adoption:

1. Registration of the road dedication on Matson Road; and

2. By way of a Section 219 Covenant registered on title, full frontage improvements, connection to municipal sanitary sewer services, and removal of the existing chain link and barbed wire fence on the site, all prior to the issuance of a Building Permit or Business License, whichever occurs first.

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

The Mayor called a first time for presentations.

None were presented.

Mayor Young called a second time for presentations.

None were presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1726 closed at 5:35 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on August 14th, 2017.

CARRIED.

5. PRESENTATION

Procedural Note: This item was dealt with following item 9. q)

a) Expression of Appreciation
Re: To Len Caines for his community stewardship

Mayor Young presented Mr. Caines with a plaque for his community stewardship in creating and maintaining a community garden on his street.

6. PUBLIC PARTICIPATION

None.

7. COMMITTEE RESOLUTIONS

a) Planning. Zoning and Affordable Housing Committee – 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

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 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

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 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council 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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council 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.

8. REPORTS

a) Bylaw 1712 – "Road Closure Bylaw No. 1712 (Glenshire Drive), 2017".

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council agree to close and dispose of the portion of Glenshire Drive as outlined in Bylaw No. 1712 and give Road Closure Bylaw No. 1712 1st, 2nd, and 3rd readings.

CARRIED.

b) Bylaw 1728 – "Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council 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 give Road Closure Bylaw No. 1728 1st, 2nd, and 3rd readings.

CARRIED.

c) Bear Mountain Neighbourhood Golf Cart Proposed Network

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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, so long as there is no cost to the City of Langford, 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;

CARRIED.

d) Jacklin Road Improvements – City Contribution to Paving

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council 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;

CARRIED.

e) Spencer Road Pedestrian Safety Improvements

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

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;

CARRIED.

f) Liquor License Referrals Policy

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

1. That Council establish the following as its policy:

   a) All liquor license referrals received from the BC Liquor Control and Licensing Branch, as well as any referrals related to the sale of cannabis, 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.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1503
"Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1503.

CARRIED.

b) BYLAW NO. 1576
"Langford Zoning Bylaw, Amendment No. 432, (2207 Millstream Rd), 2015".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1576.

CARRIED.

c) BYLAW NO. 1677
"Langford Zoning Bylaw, Amendment No. 473, (817 Arncote Ave), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1677.

CARRIED.

d) BYLAW NO. 1686
"Road Closure Bylaw No. 1686 (Bryn Maur Road), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1686.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1692 Second and Third Reading.

CARRIED.

f) BYLAW NO. 1705
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederic Rd and 765 Willing Dr), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1705.

CARRIED.

g) BYLAW NO. 1712
"Road Closure Bylaw No. 1712 (Glenshire Drive), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1712 First, Second and Third Reading.

CARRIED.

h) BYLAW NO. 1723
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1723 Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1725.

CARRIED.

j) BYLAW NO. 1726
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1726 Second and Third Reading.

CARRIED.

k) BYLAW NO. 1728
"Road Closure Bylaw No. 1728 (Portion of West Shore Parkway), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1728 First, Second and Third Reading.

CARRIED.

l) BYLAW NO. 1729
"Road Closure Bylaw No. 1729 (Hockley, 769), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1729.

CARRIED.

m) BYLAW NO. 1734
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1734 Second and Third Reading.

CARRIED.

n) BYLAW NO. 1735
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1735 Second and Third Reading.

CARRIED.

o) BYLAW NO. 1736
"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1736 First Reading.

CARRIED.

p) BYLAW NO. 1738
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1738 First Reading.

CARRIED.

Mayor Young and Councillor Blackwell left the meeting due to a conflict of interest.

q) BYLAW NO. 1721
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1721 Second and Third Reading.

CARRIED.

10. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding labour matters under Section 90 (1) (c) of the *Community Charter*;

AND

b) That Council waive the requirement for public notice of the In-Camera meeting pursuant to section 127 of the *Community Charter;*

AND

c) That Council continues the meeting in a closed session.

11. ADJOURNMENT

The Chair adjourned the meeting at 6:15 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0006 – 2926 Leigh Place

That Development Variance Permit No. DVP17-0006 be issued by the Council for the City of Langford to Jordan Milne to reduce the minimum front setback from 6.0 m to 4.0 m and increase the maximum permitted height from 9.0 m to 9.6 m for a new dwelling that is proposed to be constructed at 2926 Leigh Place subject to the following terms and conditions:

1. Variances

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

a) Section 6.20.05 of Zoning Bylaw No. 300 is varied to increase the maximum permitted height of a building or structure from 9.0 m to 9.6 m; and

b) Section 6.20.06(2)(a) of Zoning Bylaw No. 300 is varied to decrease the minimum required setback from a front property line from 6.0 m to 4.0 m.

2. Conditions

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

a) That the site shall be developed in accordance with the plans attached to this report as Appendix A; and

b) That the site shall be developed in accordance with a Development Permit authorizing development within the Riparian Development Permit Area, and that no land alteration, demolition or construction shall occur on the site until such Development Permit has been issued.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

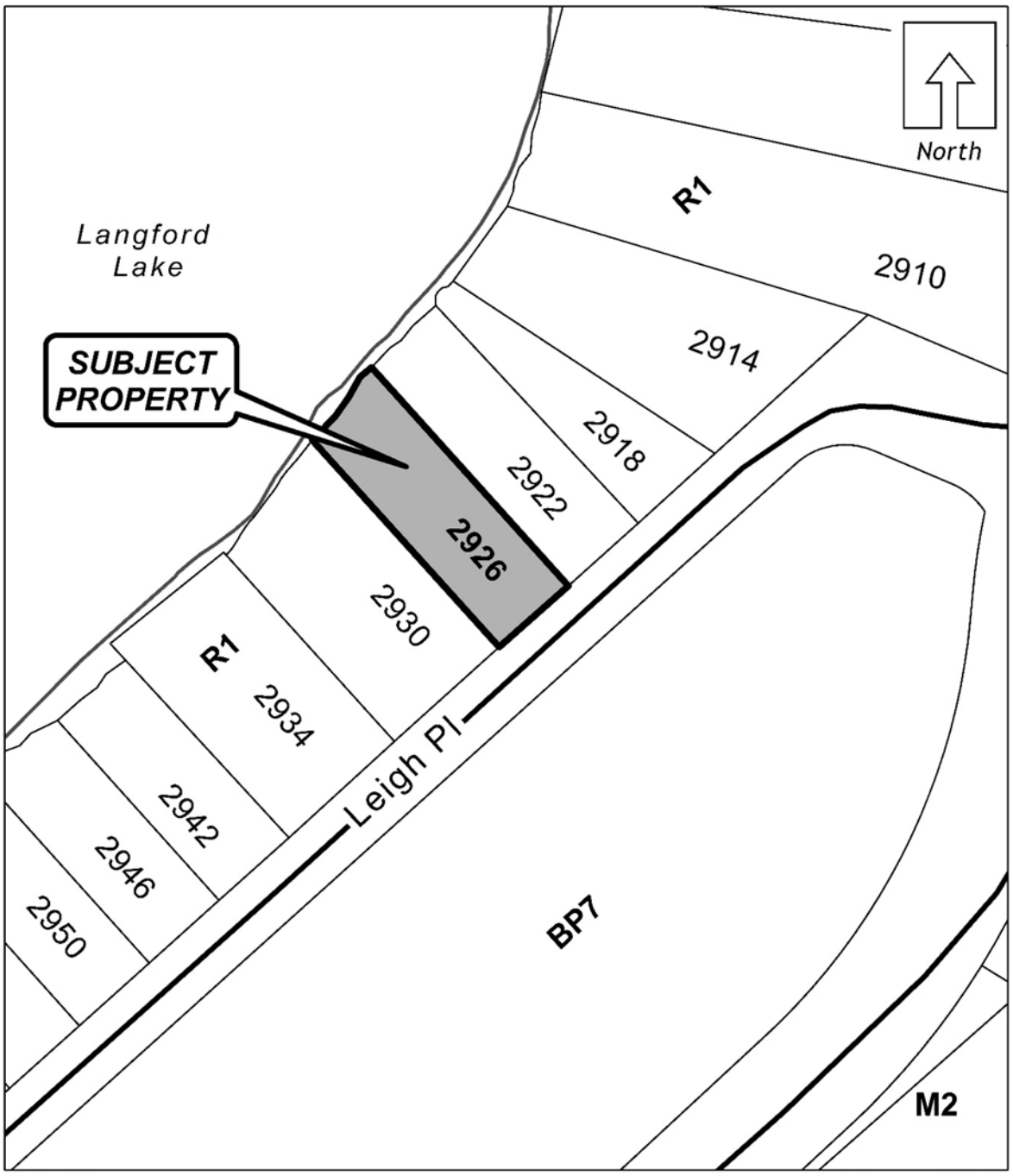
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 18 September 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0006
Applicant	Jordan Milne
Location	2926 Leigh Place
Proposal	1. 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 2. 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.
Purpose	To permit the reduction of the minimum front setback from 6.0 m to 4.0 m and increase the maximum permitted height from 9.0 m to 9.6 m for a new dwelling that is proposed to be constructed at 2926 Leigh Place.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 13 September 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of date during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Sarah Herring with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services



Document Name: DVP17-0006_Site_Map

Scale: N.T.S.

Last Revised: 3/24/2017

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0018 – 3059 & 3061 Jacklin Rd

That Development Variance Permit No. DVP17-0018 be issued by the Council for the City of Langford to Barry Weih of Wensley Architecture has applied on behalf of Jacklin Properties Ltd for a development variance permit to allow an increase in the permitted signage and to increase the permitted façade sign area from 17% (or 25m^2) to 20% (or 30m^2) per building face within the Belmont Market development located at 3059 and 3061 Jacklin Road 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 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.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 18 September 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

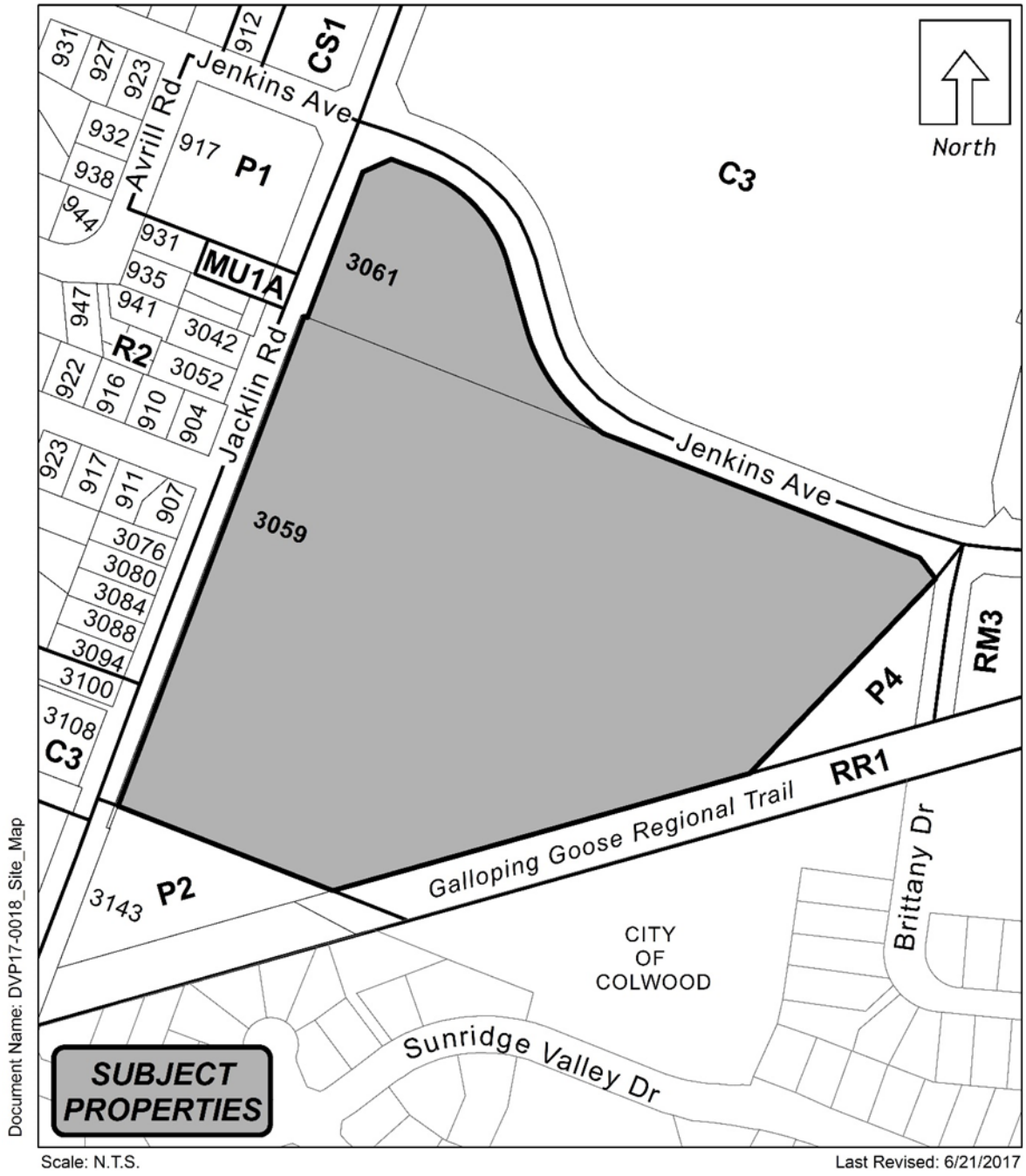
File	Development Variance Permit No. DVP17-0018
Applicant	Barry Weih, Wensley Architecture
Location	3059 & 3061 Jacklin Rd
Proposal	1. That Section 10(a)(i) of Sign Bylaw No. 1250 be varied to increase the maximum sign area of a façade sign from 25m^2 or 17%, whichever is less, to 30m^2 or 20%, whichever is less; 2. 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.
Purpose	To allow for an increase in the permitted signage at 3059 Jacklin Road and 3061 Jacklin Road.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 13 September 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of date during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT
(DVP17-0018)
3059 & 3061 Jacklin Rd



Scale: N.T.S.

Last Revised: 6/21/2017

From: Sharon Martin on behalf of Langford Administration General Mailbox
To: techdelta49@hush.ai
Cc: Langford Planning General Mailbox
Subject: RE: [BULK] Department Directory - Land Development - Development Variance Permit DVP17-0018
Date: Friday, September 8, 2017 9:54:01 AM

Good Morning Paul and Lucienne,

Thank you for contacting Langford City Hall. This will acknowledge receipt and advise that your email has now been forwarded to our Planning Department for that Department's review and follow up.

Sharon Martin
Administration

From: techdelta49@hush.ai [mailto:techdelta49@hush.ai]
Sent: Friday, September 8, 2017 9:40 AM
To: Langford Administration General Mailbox <administration@cityoflangford.ca>
Subject: [BULK] Department Directory - Land Development - Development Variance Permit DVP17-0018

You have received an email from Paul Lang & Lucienne Ouellette via the Langford website:

Department: Land Development

Name: Paul Lang & Lucienne Ouellette
Phone: 778.977.1444
Address: 3038 Jacklin Road
Topic: Development Variance Permit DVP17-0018

Message:
Neither of us agree to allowing the properties at 3059 & 3061 Jacklin Road a) to increase façade signage area, nor b) to increase the number of freestanding signs along Jacklin Road.

Jacklin Road already suffers from too much light pollution, along nearly the whole length from Goldstream Avenue to Jenkins Road. The last section from Jenkins Road to Sooke Road can be saved, in some small part, by maintaining the existing permit restrictions.

Light pollution has been shown to be detrimental to human health, affecting sleep patterns and emotional states due to not only the amount of nighttime light but the wavelength of the light (blue light being the most problematic). Also, the excess of nighttime lighting is a waste of energy, an ongoing contributor to climate change.

Westshore Mall is the current light polluter in the area where this new development is to be built, so increasing the size and number of signage at a neighbouring site is only going to aggravate the problem. Westshore Mall does not seem to suffer a lack of awareness of location nor stores and services contained within as evidenced by the daily near-full parking lots surrounding it, despite having on one street sign. We highly doubt that once the businesses are

established in the new development they would be any more disadvantaged because the signs were smaller or fewer in number.

The west side of Jacklin Road remains residential. This means a number of residents (potentially an increasing number of residents in the future as higher density buildings are built over time) will be faced with the glare of always-on lights from the businesses across the street. If not for those of us living there now, then for those who'll be living there in the future, we say "no" to approving the permit.

From:	Suzette Chapman
To:	Suzette Chapman
Subject:	FW: Subdivision and Land Development
Date:	Wednesday, September 13, 2017 8:30:29 AM

From: Matthew Baldwin
Sent: Wednesday, September 13, 2017 8:17 AM
To: shelley.d.mellors@gmail.com
Cc: Braden Hutchins <bhutchins@langford.ca>; Suzette Chapman <schapman@cityoflangford.ca>
Subject: RE: Subdivision and Land Development

Good morning Ms. Mellors,

Thank you for your email of earlier this morning with respect to Development Variance Permit DVP17-0018.

Council will consider issuance of this variance at their regular meeting to be held next Monday, September 18th at 5:30pm in Council Chambers. You may address your concerns to Council on this matter during the public participation portion of the agenda, which will occur very near to the beginning of the meeting.

If you have any additional questions or concerns, please do not hesitate to contact me here.

Sincerely,

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

City of Langford
www.cityoflangford.ca

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

T (250) 474-6919 · F (250) 391-3436

www.cityoflangford.ca

Please consider the environment before printing this email.

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

Sent: Wednesday, September 13, 2017 6:13 AM

To: Langford Engineering General Mailbox <engineering@cityoflangford.ca>
Subject: Subdivision and Land Development

You have received an email from Shelley Mellors via the Langford website contact us form

Name: Shelley Mellors
Email: shelley.d.mellors@gmail.com
Phone: 250 800 0176
Address: 3052 Jacklin Road

Message:
Attn: Braden Hutchins
I am writing concerning DVP17-0018. I did phone and leave voicemail but no return call. I am opposed to permitting further bright lights that will come with development across the street. Residential homes are on this street.

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING

Monday, September 11th, 2017

1. **Application to rezone 1177 Goldstream Avenue from R1 (One-Family Residential) to RM2A (Attached Housing) to allow for a 3 unit townhouse.**
   - **Staff Report (Planning)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1177 Goldstream Avenue from R1 to RM2A, 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 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 prior to building permit issuance, the applicant provides a Stormwater Management Plan to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;

        iii. That prior to building permit issuance, the applicant agrees to provide a Construction Parking Management Plan, subject to approval from the Director of Engineering;

2. Authorize the Director of Planning to issue a variance to allow a front lot line setback of less than 4.5m/5.5m, and a variance to reduce the off-street visitor parking requirement to nil within the Development Permit, subject to the provision of double car garages in each unit and visitor parking within the frontage of the subject property.

CARRIED

2. Application to rezone 1067 and 1077 Goldstream Avenue from RM3 (Apartment) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) to allow for the future development of a 165-unit multi-family residential building.
- Staff Report (Planning)

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 1067 and 1077 Goldstream Road RM3 (Apartment) and CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) subject to the following terms and conditions:

    a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per unit, prior to 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, which include an operating 3-lane cross-section and a bus pull off with an accompanying concrete pad;
        ii. That all boulevard improvements to Bylaw 1000 standards are provided to the satisfaction of the Manager of Parks;
        iii. That all road dedication necessary for frontage improvements are provided to the satisfaction of the Director of Engineering and Approving Officer prior to bylaw adoption;
        iv. That a storm water management plan be provided to the satisfaction of the Director of Engineering, and its maintenance plan be registered on title;
        v. That a construction parking management plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.

    c) That the design of the building be amended, prior to Public Hearing, so that the outdoor seating area is located in a more central location, closer to the building.

2. Direct staff to prepare a bylaw to reduce the minimum required lot coverage to 29% for the building permit;

3. Direct staff to commence a road closure process for the lands noted in this report and to authorize its sale equal to the market value on a square metre bases of the abutting lands, minus any land dedicated to the City.

4. Direct staff to apply the 75% reduction to Amenity Contributions in the bylaw to rezone the property, subject to the registration of a covenant securing the rental tenure of the units for a minimum of 10-years.

CARRIED.

3. Application to rezone 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS4 (Residential Small Lot) zone to allow an 18 small lot subdivision of single family dwellings.
- Staff Report (Planning)

That Council:

1. Give First Reading to Bylaw 1731 in order to amend the text within the RS4 Zone of Zoning Bylaw No.300 to permit lot sizes of 260 m^2, on the subject property, and limit the number of parcels that can be developed on the subject property to 18 parcels. As well as amend the zoning designation of the property located at 2955 Irwin Road from RR4 (Rural Residential 4) zone to 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 per single family lot; and
        ii. $3,960 towards the General Amenity Reserve Fund per single family small lot;
        iii. $1,000 towards the Affordable Housing Reserve Fund per single family lot; and
        iv. $660 towards the Affordable Housing Reserve Fund per single family small lot;

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

        i. Confirmation that some sort of public engagement has occurred in regards to the subject application to rezone 2955 Irwin Road;
        ii. A frontage improvement plan to the satisfaction of the Director of Engineering and Bylaw No.1000.

    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, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
        ii. That the applicant agrees to develop the parcels in substantial compliance to the plans attached as Appendix A in regards to landscaping and driveway design, to the satisfaction of the Director of Planning;
        iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
        iv. That the applicant acknowledge and agree that no recreational vehicles or commercial vehicles will be allowed to be stored or parked on a driveway for more than 48 hours on driveways. **CON'T**

v. That, prior to building permit issuance, the applicant register an access agreement for the shared driveways between single family dwellings, to the satisfaction of the Approving Officer.

vi. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will 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;

vii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provides full frontage improvements and road dedication, if required, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;

viii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will register a Statutory Right of Way Plan along the western portion of the property for trail and park improvements;

ix. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant constructs park improvements and trail infrastructure to the standards of Bylaw No.1000 and the Manager of Parks;

x. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will be required to connect to municipal sanitary sewer infrastructure which may necessitate the requirement for service upgrades and extensions, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and

xi. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the applicant.

d) That, **prior to Bylaw Adoption**, the applicant submits and registers a road dedication plan, if required, to the satisfaction of the Director of Engineering and to the standards of the Subdivision and Servicing Bylaw No.1000.

e) Direct staff to proceed with the following variance for 2955 Irwin Road, subject to the applicant applying for the necessary DVP:

i. That section 4.11.4 of Bylaw No.1000 be varied from one on street parking space per 2 lots to 0.

CARRIED.

4. Application for Development Variance Permit to vary the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development at 2282 and 2824 Knotty Pine Road.
- Staff Report (Planning)

That Council:

1. Direct staff to proceed with consideration of the following variances for 2822 and 2824 Knotty Pine Road:

   i. That Section 6.36A.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from 5.57 m, in accordance with Z16-0018, to 3.4 m;
   ii. That Section 6.36A.06(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback from 2 m, in accordance with Z16-0018, to 1.2 m; and
   iii. That Table 4.01.02 of the Zoning Bylaw No.300 be varied to reduce the required length of an off street parking space from 5.5 m to 4.6 m;

Subject to the following terms and conditions:

i. That the site is developed in accordance with the plan attached to this report as Appendix A; and;
ii. That the applicant submits a revised Frontage Improvement Plan, to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering, prior to the issuance of this Development Variance Permit.

CARRIED.

5. Application for Development Variance Permit to allow for one additional freestanding sign at 2207 Millstream Road.
- Staff Report (Planning)

That Council:

1. Direct staff to proceed with consideration of the following variances for 2207 Millstream Road:

   a) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from one permitted freestanding sign per highway frontage to two freestanding signs per highway frontage.

2. Direct Staff to waive the DVP fee of $1,364 as well as the Sign Permit fee of $150.

CARRIED.

CITY OF LANGFORD

RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING

Tuesday, September 12th, 2017

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1. 2018 Permissive Tax Exemptions – Bylaw No. 1718, 2017

- **Staff Report (Finance)**

That the Administration and Finance Committee recommend to Council the following 2018 Permissive Tax Exemptions:

All properties included within the September 12th, 2017 report to Committee, with the exception of the application from the Nature Conservancy of Canada's application for exemption of Lot 1, 1152 Lippincott Road, until staff confirm that there is general public access to the property;

AND

That the Administration and Finance Committee recommend that Council proceed to give Tax Exemption Bylaw No. 1718, 2017 the first three readings at the regular Council Meeting of October 2, 2017;

AND

That the Administration and Finance Committee recommend that Council require reapplication every two (2) years rather than annual, with the understanding that staff monitor their activity.

CARRIED.

2. Financial Statements January to July 31, 2017

- **Staff Report (Finance)**

That Council receive the January to July 31, 2017 Financial Review for information as outlined in the report dated September 12th, 2017.

CARRIED.

3. Monthly Approval of Accounts Payable - May to August 2017

- **Staff Report (Finance)**

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

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **September 18, 2017**

Department: **Planning**

Application No.: **DVP17-0009**

Subject: **ADDENDUM - Application for Development Variance Permit to allow the development of 10 townhouse units and two one-family dwellings at 3296 Jacklin Road**

PURPOSE

Terry Mogensen, on behalf of Doug and Krista Nachtigal and Terry Mogensen has applied for a Development Variance Permit to allow the development of 10 townhouse units and two one-family dwellings at 3296 Jacklin Road.

BACKGROUND

At the regular meeting of Council on April 3, 2017, during consideration of the rezoning application for the property at 3296 Jacklin Road, Council directed staff to consider the following variances through a Development Variance Permit application to be submitted by the applicant:

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

b) *To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;*

c) *To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;*

d) *To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; and*

e) *To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A.*

At the regular meeting of Council on August 14, 2017, Council issued Development Variance Permit DVP17-0009 and directed staff to meet with neighbouring property owners to discuss their concerns regarding the requested variances.

COMMENTS

Due to an oversight by staff, the April 3, 2017 resolution did not include two variances shown on the plans considered by the Planning, Zoning and Affordable Housing Committee and Council. These variances are as follows:

a) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and

b) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A.

As directed by Council, staff met with 10 neighbouring residents of Ernhill Drive on August 24, 2017 to review the requested variances and discuss their concerns. The neighbours indicated that their primary concerns were:

a) That tree clearing and construction on the subject site would damage the root systems of mature trees on their properties;

b) That traffic from the proposed townhouse development would decrease the safety and function of Ernhill Drive;

c) That clearing the subject site would impact storm drainage and that Provincial regulations may prevent the extension of storm drainage pipes; and

d) That their privacy and enjoyment of their properties would be negatively impacted by the requested reductions in rear yard setbacks.

Staff and the neighbours discussed potential changes to the proposed development that would help to alleviate their concerns about tree clearing and reduced setbacks, and staff then presented these strategies to the applicant in a subsequent meeting.

On September 7, 2017, staff and the applicant met with six of the neighbouring residents to present and discuss the following changes to the proposed landscaping plans:

a) The applicant will delineate the drip lines of all trees located along the rear property line and ensure that development does not disturb the root systems of these trees;

b) The 1.8 m (6 ft) high solid fence behind proposed Townhouse Building 1 has been moved 1.0 m (3.3 ft) into the subject site to allow for additional space between the fence and the property line for a hedge abutting the properties at 2637 and 2633 Ernhill Drive. The shrub species selected for the hedge, Hyrid Mahonia (*Mahonia x media 'Charity'*), can grow to a height of 3.0 m (10 ft), is hardy and drought tolerant, grows well in full sun to dappled shade, and is recommended as an appropriate species for Fire Hazard Areas in the FireSmart Guide to Landscaping;

c) Additional landscaping has been added behind the parking area for the townhouses and behind the driveways for the one-family dwellings, inside of the fence, to ensure that headlights will not be visible from abutting properties; and

d) Additional deciduous trees have been added behind the one-family dwellings to help screen upper storeys of the houses above the fence. The species selected, 'Slender Silhouette' sweetgum (*Liquidamber styraciflua 'Slender Silhouette'*) can grow to a height of 10.0 m to 15.0 m (35 to 50 ft) and grows quickly in full sun to part shade.

These changes were well received by the neighbours, and appeared to satisfy their concerns about the protection of their trees and preservation of their privacy.

OPTIONS

Option 1

That Council:

1. Direct staff to proceed with consideration of the following variances for the proposed development of 3296 Jacklin Road:

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

   b) To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;

   c) To reduce the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;

   d) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B;

   e) To reduce the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A;

f) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and

g) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A.

Subject to the following terms and conditions:

i) That the site shall be developed in accordance with the site plan, floor plans, elevation plans and revised landscaping plans attached to this report; and

ii) That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensures that development does not disturb the root systems of these trees.

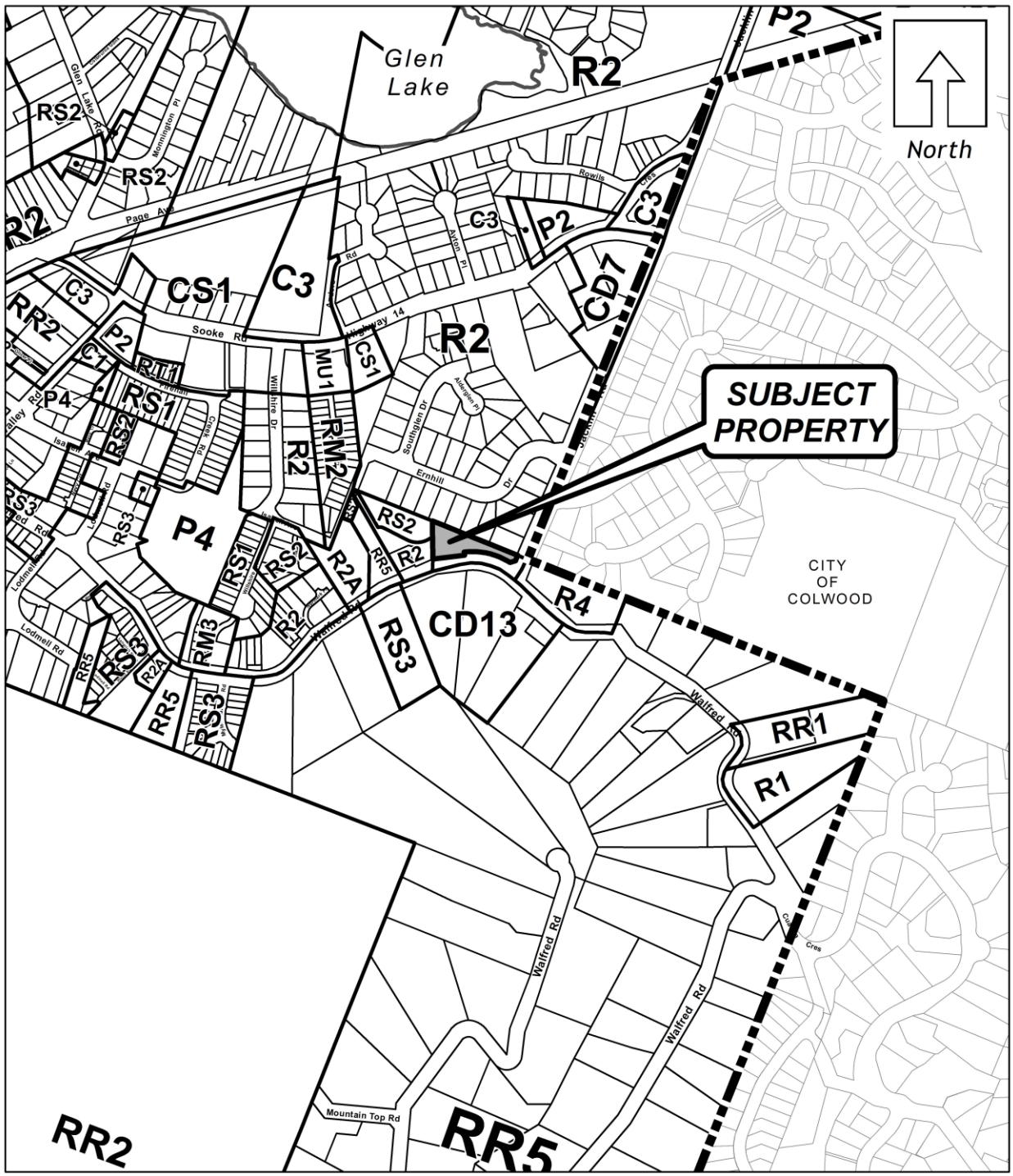
OR Option 2

2. Reject this application for a Development Variance Permit.

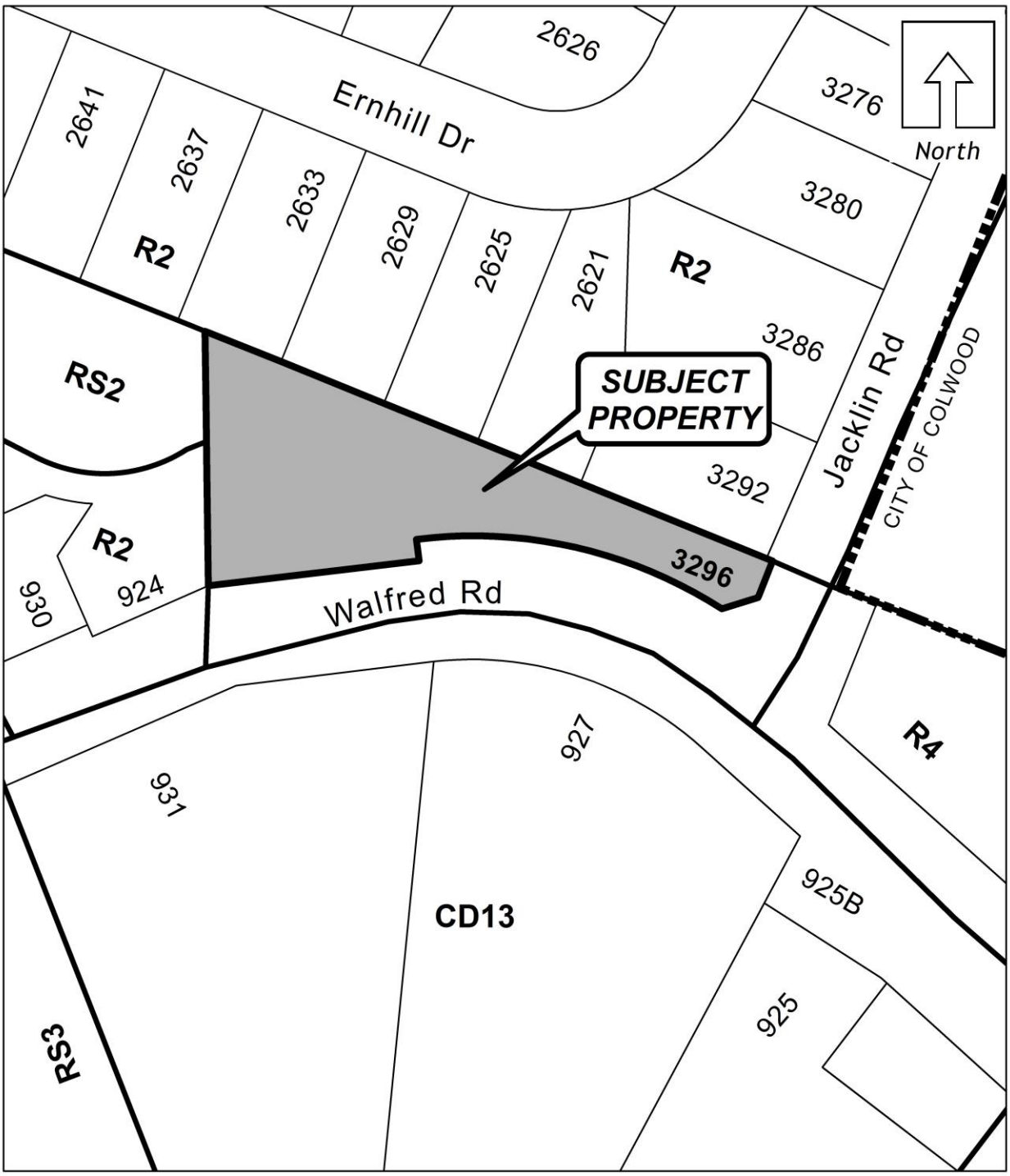
Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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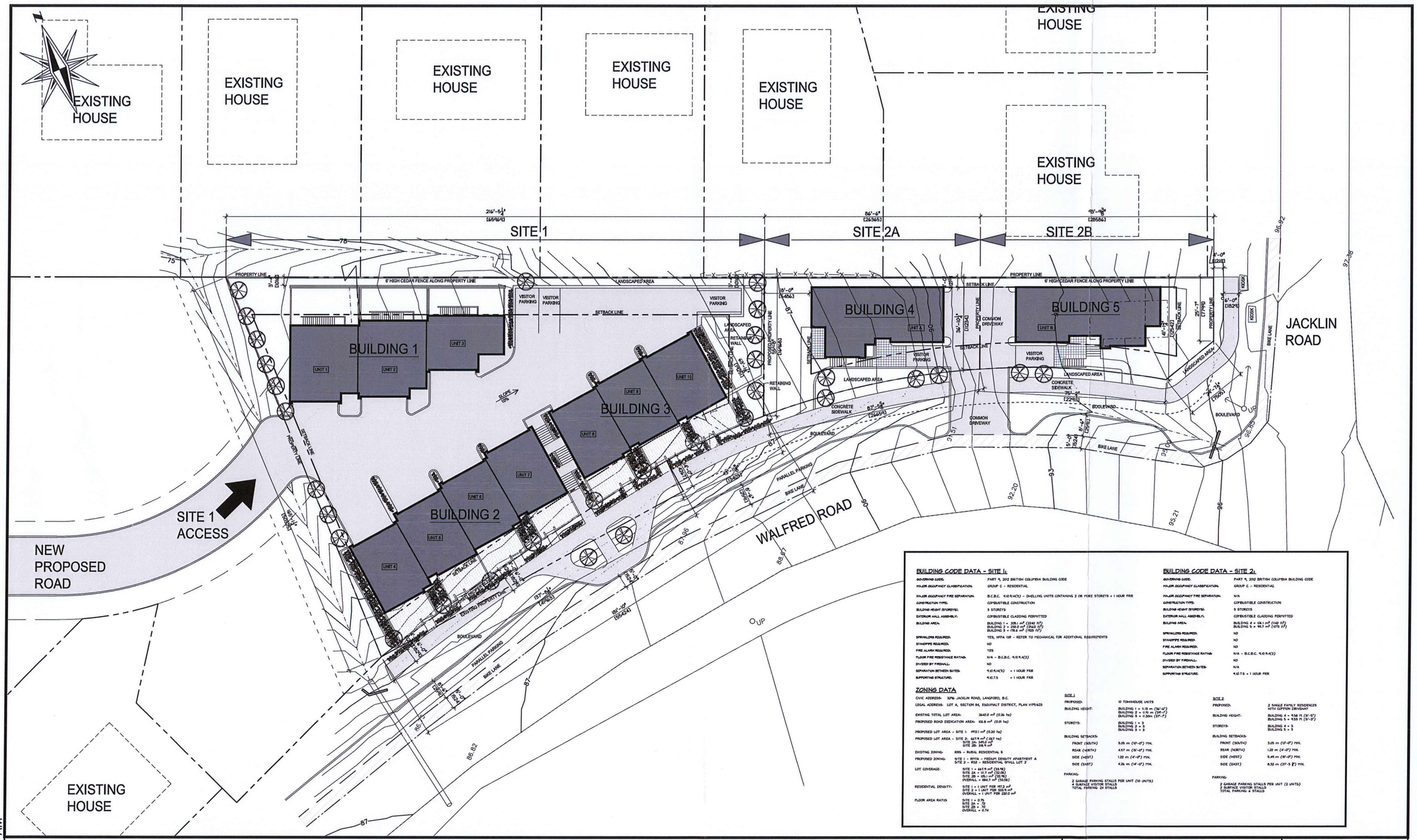
Appendix A


Glen Lake
North
SUBJECT PROPERTY
CITY OF COLWOOD
R2
RS2
CS1
C3
P2
CD7
RR2
P4
RS1
RM2
MU1
RS3
R2A
RR5
CD13
R4
RR1
R1
RM3
Sooke Rd
Page Ave
Glen Lake Rd
Rowlls Rd
Highway 14
Ermhill Dr
Wilshire Dr
Lodmell Rd
Walfred Rd
Mountain Top Rd
RR2
RR5

Appendix B


2626
Ernhill Dr
2641
2637
2633
2629
2625
2621
3276
North
3280
R2
R2
3286
SUBJECT PROPERTY
Jacklin Rd
CITY OF COLWOOD
RS2
3292
3296
R2
930
924
Walfred Rd
R4
927
931
CD13
925B
925
RS3

Appendix C



BUILDING CODE DATA - SITE 1:

GOVERNING CODE:	PART 9, 2012 BRITISH COLUMBIA BUILDING CODE
MAJOR OCCUPANCY CLASSIFICATION:	GROUP C - RESIDENTIAL
MAJOR OCCUPANCY FIRE SEPARATION:	B.C.B.C. 9.10.9.14(5) - DWELLING UNITS CONTAINING 2 OR MORE STOREYS = 1 HOUR FRR
CONSTRUCTION TYPE:	COMBUSTIBLE CONSTRUCTION
BUILDING HEIGHT STOREYS:	3 STOREYS
EXTERIOR WALL ASSEMBLY:	COMBUSTIBLE CLADDING PERMITTED
BUILDING AREA:	BUILDING 1 = 228.1 m² (2340 ft²) BUILDING 2 = 258.0 m² (2762 ft²) BUILDING 3 = 178.6 m² (1921 ft²)
SPRINKLERS REQUIRED:	YES, NFPA 13R - REFER TO MECHANICAL FOR ADDITIONAL REQUIREMENTS
STANDPIPE REQUIRED:	NO
FIRE ALARM REQUIRED:	YES
FLOOR FIRE RESISTANCE RATING:	N/A - B.C.B.C. 9.10.9.4(2)
DIVIDED BY FIREWALL:	NO
SEPARATION BETWEEN SUITES:	9.10.9.14(5) = 1 HOUR FRR
SUPPORTING STRUCTURE:	9.10.7.5 = 1 HOUR FRR

BUILDING CODE DATA - SITE 2:

GOVERNING CODE:	PART 9, 2012 BRITISH COLUMBIA BUILDING CODE
MAJOR OCCUPANCY CLASSIFICATION:	GROUP C - RESIDENTIAL
MAJOR OCCUPANCY FIRE SEPARATION:	N/A
CONSTRUCTION TYPE:	COMBUSTIBLE CONSTRUCTION
BUILDING HEIGHT STOREYS:	3 STOREYS
EXTERIOR WALL ASSEMBLY:	COMBUSTIBLE CLADDING PERMITTED
BUILDING AREA:	BUILDING 4 = 136.1 m² (1462 ft²) BUILDING 5 = 99.7 m² (1073 ft²)
SPRINKLERS REQUIRED:	NO
STANDPIPE REQUIRED:	NO
FIRE ALARM REQUIRED:	NO
FLOOR FIRE RESISTANCE RATING:	N/A - B.C.B.C. 9.10.9.4(2)
DIVIDED BY FIREWALL:	NO
SEPARATION BETWEEN SUITES:	N/A
SUPPORTING STRUCTURE:	9.10.7.5 = 1 HOUR FRR

ZONING DATA

CIVIC ADDRESS: 3296 JACKLIN ROAD, LANGFORD, B.C.

LEGAL ADDRESS: LOT A, SECTION 84, ESQUIMALT DISTRICT, PLAN VIP61623

EXISTING TOTAL LOT AREA: 3540.0 m² (0.35 ha)

PROPOSED ROAD DEDICATION AREA: 826.8 m² (0.01 ha)

PROPOSED LOT AREA - SITE 1: 1972.1 m² (0.20 ha)

PROPOSED LOT AREA - SITE 2: 667.4 m² (0.07 ha)
SITE 2A: 349.0 m²
SITE 2B: 318.5 m²

EXISTING ZONING: RR5 - RURAL RESIDENTIAL 5

PROPOSED ZONING: SITE 1 - RM7A - MEDIUM DENSITY APARTMENT A
SITE 2 - R52 - RESIDENTIAL SMALL LOT 2

LOT COVERAGE:
SITE 1 = 667.6 m² (33.9%)
SITE 2A = 117.7 m² (33.7%)
SITE 2B = 105.1 m² (33.1%)
OVERALL = 664.7 m² (33.5%)

RESIDENTIAL DENSITY:
SITE 1 = 1 UNIT PER 197.2 m²
SITE 2 = 1 UNIT PER 333.4 m²
OVERALL = 1 UNIT PER 220.0 m²

FLOOR AREA RATIO:
SITE 1 = 0.75
SITE 2A = .72
SITE 2B = .70
OVERALL = 0.74

SITE 1

PROPOSED:	10 TOWNHOUSE UNITS
BUILDING HEIGHT:	BUILDING 1 = 11.15 m (36'-6") BUILDING 2 = 11.15 m (36'-6") BUILDING 3 = 11.30m (37'-1")
STOREYS:	BUILDING 1 = 3 BUILDING 2 = 3 BUILDING 3 = 3
BUILDING SETBACKS:	
FRONT (SOUTH)	3.05 m (10'-0") MIN.
REAR (NORTH)	4.57 m (15'-0") MIN.
SIDE (WEST)	1.22 m (4'-0") MIN.
SIDE (EAST)	4.26 m (14'-0") MIN.
PARKING:	2 GARAGE PARKING STALLS PER UNIT (10 UNITS) 4 SURFACE VISITOR STALLS TOTAL PARKING: 24 STALLS

SITE 2

PROPOSED:	2 SINGLE FAMILY RESIDENCES WITH OPTION DRIVEWAY
BUILDING HEIGHT:	BUILDING 4 = 9.56 m (31'-5") BUILDING 5 = 9.55 m (31'-3")
STOREYS:	BUILDING 4 = 3 BUILDING 5 = 3
BUILDING SETBACKS:	
FRONT (SOUTH)	3.05 m (10'-0") MIN.
REAR (NORTH)	1.22 m (4'-0") MIN.
SIDE (WEST)	9.45 m (31'-0") MIN.
SIDE (EAST)	8.32 m (27'-3 3/8") MIN.
PARKING:	2 GARAGE PARKING STALLS PER UNIT (2 UNITS) 2 SURFACE VISITOR STALLS TOTAL PARKING: 6 STALLS

WALFRED ROAD RESIDENTIAL DEVELOPMENT
OVERALL SITE PLAN

LANGFORD, B.C. SCALE: 1/16" = 1'-0" 2016-23

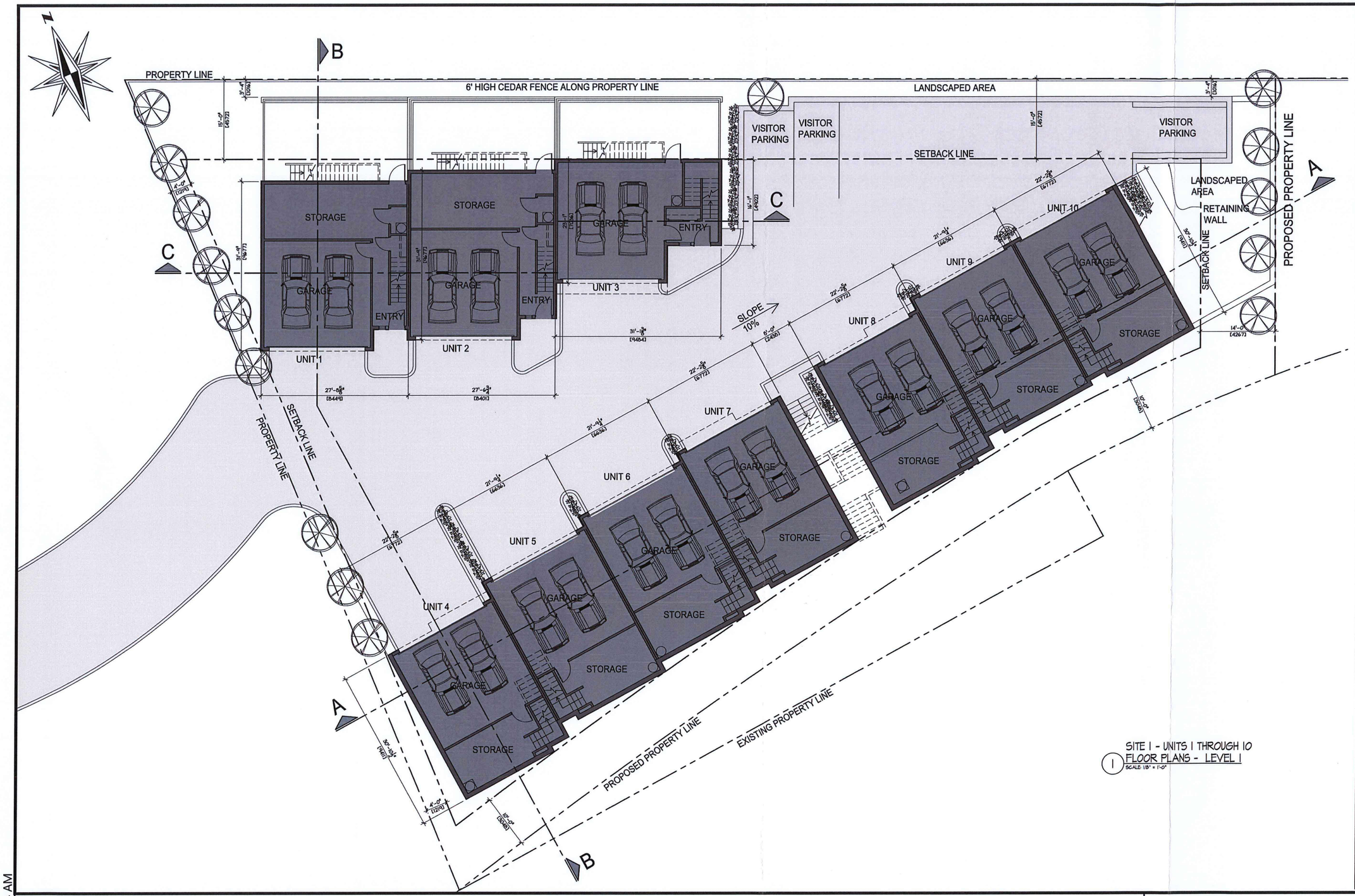
REZONING APPLICATION
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1 SITE 1 - UNITS 1 THROUGH 10 FLOOR PLANS - LEVEL 1
SCALE: 1/8" = 1'-0"

SITE 1 - UNITS SUMMARY

UNIT TYPE 1 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	422 SQ.FT. (39.20 m^2)	432 SQ.FT. (40.13 m^2)	854 SQ.FT. (79.33 m^2)
2ND FLOOR	729 SQ.FT. (67.72 m^2)		729 SQ.FT. (67.72 m^2)
3RD FLOOR	770 SQ.FT. (71.54 m^2)		770 SQ.FT. (71.54 m^2)
TOTAL	1921 SQ.FT. (178.46 m^2)	432 SQ.FT. (40.13 m^2)	2353 SQ.FT. (218.59 m^2)
UNIT TYPE 2 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	422 SQ.FT. (39.20 m^2)	429 SQ.FT. (39.85 m^2)	851 SQ.FT. (79.05 m^2)
2ND FLOOR	728 SQ.FT. (67.63 m^2)		728 SQ.FT. (67.63 m^2)
3RD FLOOR	766 SQ.FT. (71.16 m^2)		766 SQ.FT. (71.16 m^2)
TOTAL	1916 SQ.FT. (177.99 m^2)	429 SQ.FT. (39.85 m^2)	2345 SQ.FT. (217.84 m^2)
UNIT TYPE 3 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	138 SQ.FT. (12.82 m^2)	510 SQ.FT. (47.38m^2)	648 SQ.FT. (60.20m^2)
2ND FLOOR	647 SQ.FT. (60.11 m^2)		647 SQ.FT. (60.11 m^2)
3RD FLOOR	647 SQ.FT. (60.11 m^2)		647 SQ.FT. (60.11 m^2)
TOTAL	1432 SQ.FT. (133.04 m^2)	510 SQ.FT. (47.38m^2)	1942 SQ.FT. (180.42m^2)
UNIT TYPE 4 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	223 SQ.FT. (20.72 m^2)	461 SQ.FT. (42.83m^2)	684 SQ.FT. (63.55 m^2)
2ND FLOOR	704 SQ.FT. (65.40 m^2)		704 SQ.FT. (65.40 m^2)
3RD FLOOR	658 SQ.FT. (61.13 m^2)		658 SQ.FT. (61.13 m^2)
TOTAL	1585 SQ.FT. (147.25 m^2)	461 SQ.FT. (42.83m^2)	2046 SQ.FT. (190.08 m^2)
UNIT TYPE 5 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	218 SQ.FT. (20.25m^2)	452 SQ.FT. (42.00 m^2)	670 SQ.FT. (62.25 m^2)
2ND FLOOR	670 SQ.FT. (62.25m^2)		670 SQ.FT. (62.25m^2)
3RD FLOOR	595 SQ.FT. (55.28 m^2)		595 SQ.FT. (55.28 m^2)
TOTAL	1483 SQ.FT. (137.78 m^2)	452 SQ.FT. (42.00 m^2)	1935 SQ.FT. (179.78m^2)
UNIT TYPE 6 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	218 SQ.FT. (20.25m^2)	452 SQ.FT. (42.00 m^2)	670 SQ.FT. (62.25 m^2)
2ND FLOOR	670 SQ.FT. (62.25m^2)		670 SQ.FT. (62.25m^2)
3RD FLOOR	594 SQ.FT. (55.18 m^2)		594 SQ.FT. (55.18 m^2)
TOTAL	1482 SQ.FT. (137.68 m^2)	452 SQ.FT. (42.00 m^2)	1934 SQ.FT. (179.68m^2)
UNIT TYPE 7 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	222 SQ.FT. (20.62 m^2)	461 SQ.FT. (42.83m^2)	683 SQ.FT. (63.45m^2)
2ND FLOOR	704 SQ.FT. (65.40m^2)		704 SQ.FT. (65.40m^2)
3RD FLOOR	658 SQ.FT. (61.13 m^2)		658 SQ.FT. (61.13 m^2)
TOTAL	1584 SQ.FT. (147.32m^2)	461 SQ.FT. (42.83m^2)	2045 SQ.FT. (190.15m^2)
UNIT TYPE 8 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	222 SQ.FT. (20.62 m^2)	461 SQ.FT. (42.83m^2)	683 SQ.FT. (63.45m^2)
2ND FLOOR	704 SQ.FT. (65.40m^2)		704 SQ.FT. (65.40m^2)
3RD FLOOR	657 SQ.FT. (61.04m^2)		657 SQ.FT. (61.04m^2)
TOTAL	1583 SQ.FT. (147.06m^2)	461 SQ.FT. (42.83m^2)	2044 SQ.FT. (189.89m^2)
UNIT TYPE 9 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	218 SQ.FT. (20.25m^2)	452 SQ.FT. (42.00 m^2)	670 SQ.FT. (62.25m^2)
2ND FLOOR	669 SQ.FT. (62.15m^2)		669 SQ.FT. (62.15m^2)
3RD FLOOR	594 SQ.FT. (55.18 m^2)		594 SQ.FT. (55.18 m^2)
TOTAL	1481 SQ.FT. (137.58 m^2)	452 SQ.FT. (42.00 m^2)	1933 SQ.FT. (179.58 m^2)
UNIT TYPE 10 - 01 UNIT			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	222 SQ.FT. (20.62 m^2)	461 SQ.FT. (42.83m^2)	683 SQ.FT. (63.45m^2)
2ND FLOOR	704 SQ.FT. (65.40m^2)		704 SQ.FT. (65.40m^2)
3RD FLOOR	658 SQ.FT. (61.13 m^2)		658 SQ.FT. (61.13 m^2)
TOTAL	1584 SQ.FT. (147.15 m^2)	461 SQ.FT. (42.83m^2)	2045 SQ.FT. (189.98m^2)

WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 1 - FLOOR PLANS LEVEL 1

LANGFORD, B.C. SCALE: 1/8" = 1'-0" 2016-23

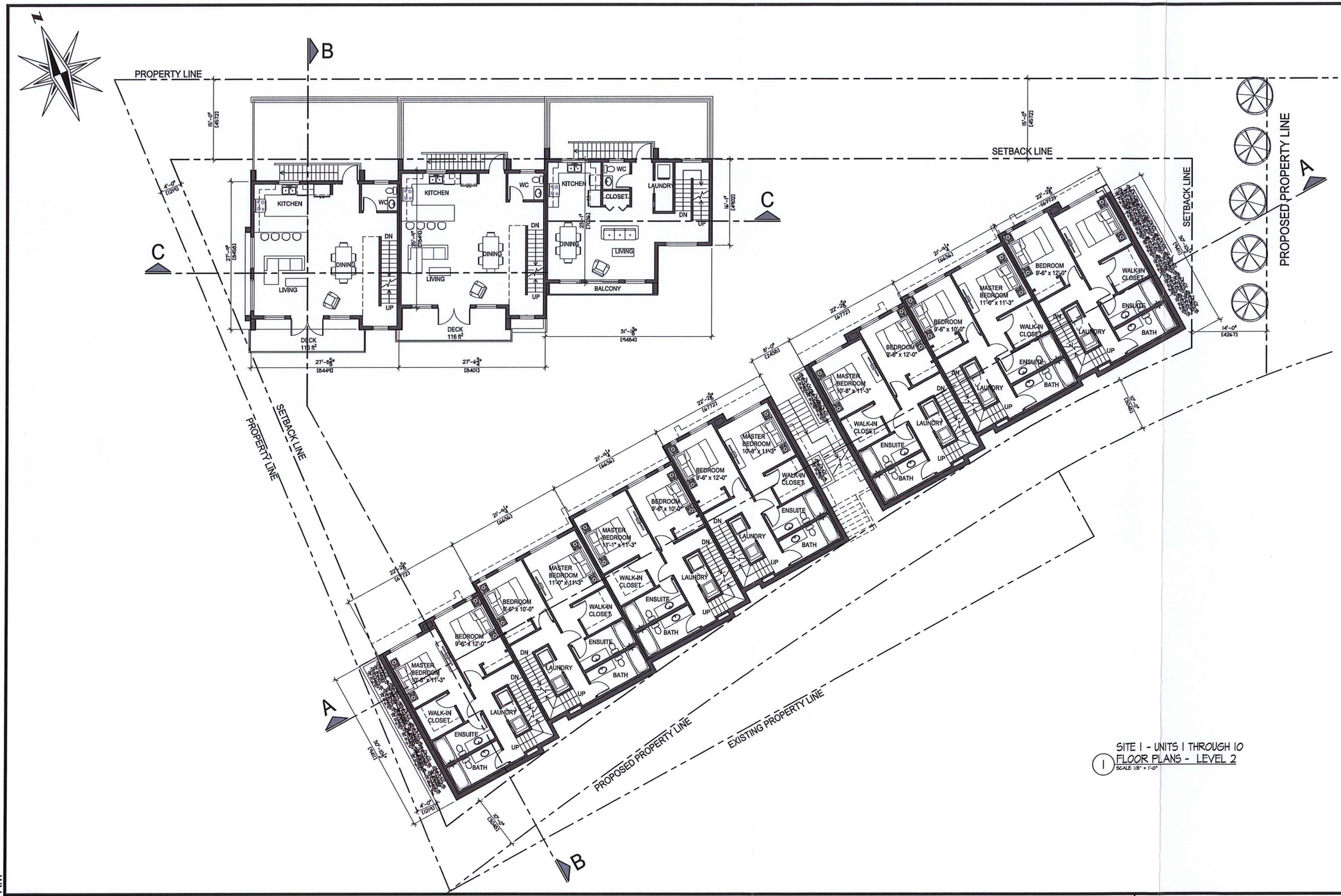
REZONING APPLICATION
2016/12/06

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SITE 1 - UNITS 1 THROUGH 10
1 FLOOR PLANS - LEVEL 2
SCALE 1/8" = 1'-0"

WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 1 - FLOOR PLANS LEVEL 2

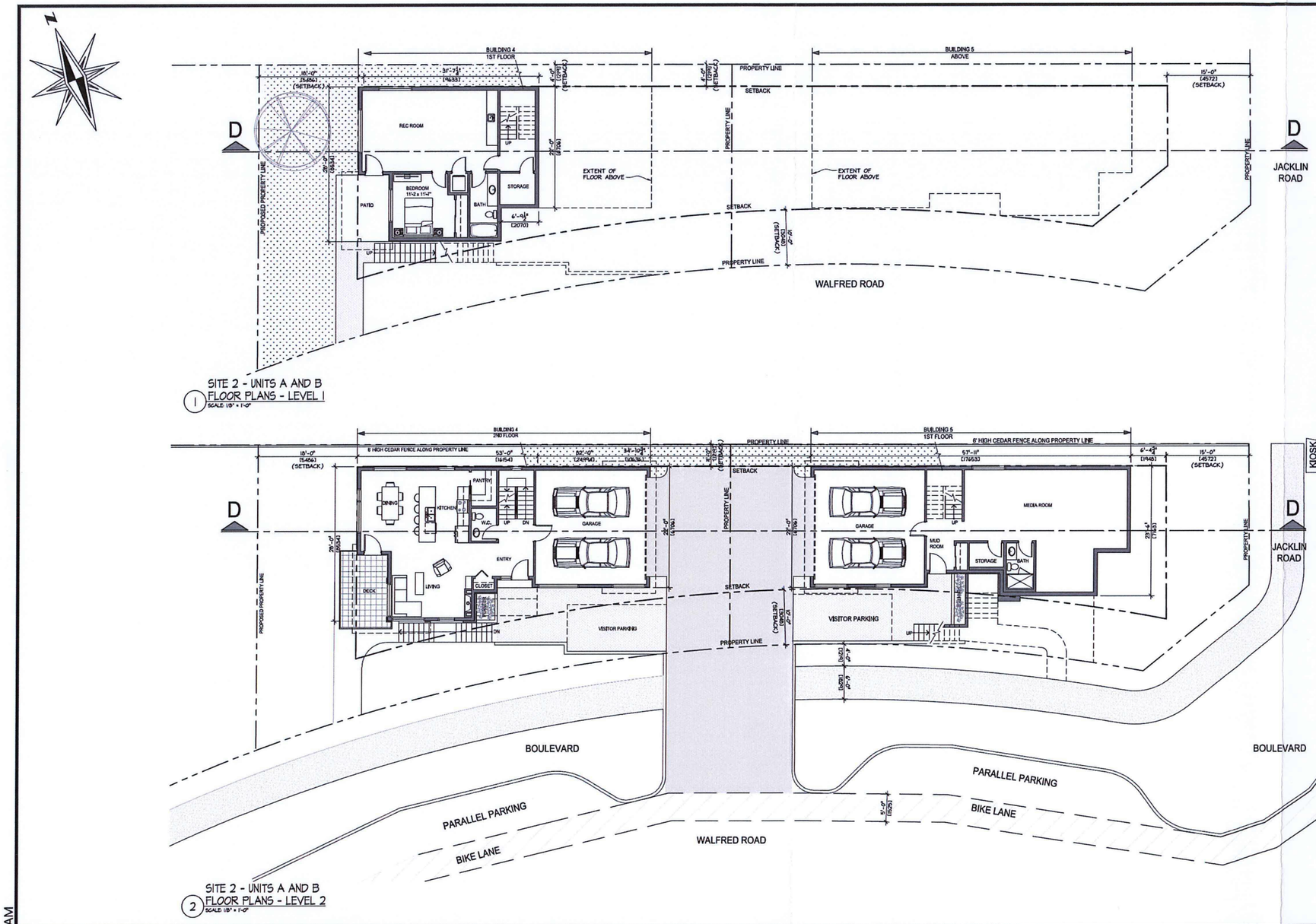
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SITE 2 - UNITS SUMMARY			
BUILDING 4			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	795 SQ.FT. (73,85 m²)		795 SQ.FT. (73,85m²)
2ND FLOOR	755 SQ.FT. (70,13 m²)	447 SQ.FT. (41,52 m²)	1232 SQ.FT. (114,45 m²)
3RD FLOOR	1192 SQ.FT. (110,74 m²)		1192 SQ.FT. (110,74 m²)
TOTAL	2742 SQ.FT. (254,73 m²)	447 SQ.FT. (41,52 m²)	3189 SQ.FT. (296,25 m²)
BUILDING 5			
	HABITABLE	GARAGE	TOTAL
1ST FLOOR	767 SQ.FT. (71,25 m²)	447 SQ.FT. (41,52 m²)	1214 SQ.FT. (112,78 m²)
2ND FLOOR	1191 SQ.FT. (110,64 m²)		1191 SQ.FT. (110,64 m²)
3RD FLOOR	666 SQ.FT. (61,87 m²)		666 SQ.FT. (61,87 m²)
TOTAL	2624 SQ.FT. (243,76 m²)	447 SQ.FT. (41,52 m²)	3071 SQ.FT. (285,29 m²)

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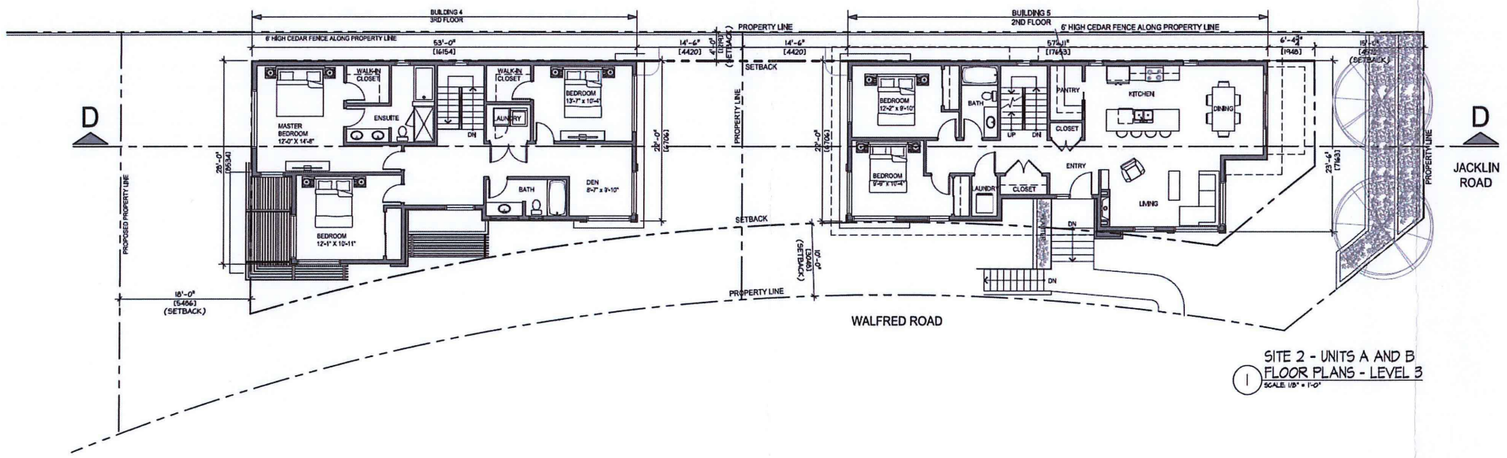
WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 2 - FLOOR PLANS

LANGFORD, B.C. SCALE: 1/8" = 1'-0" 2016-23

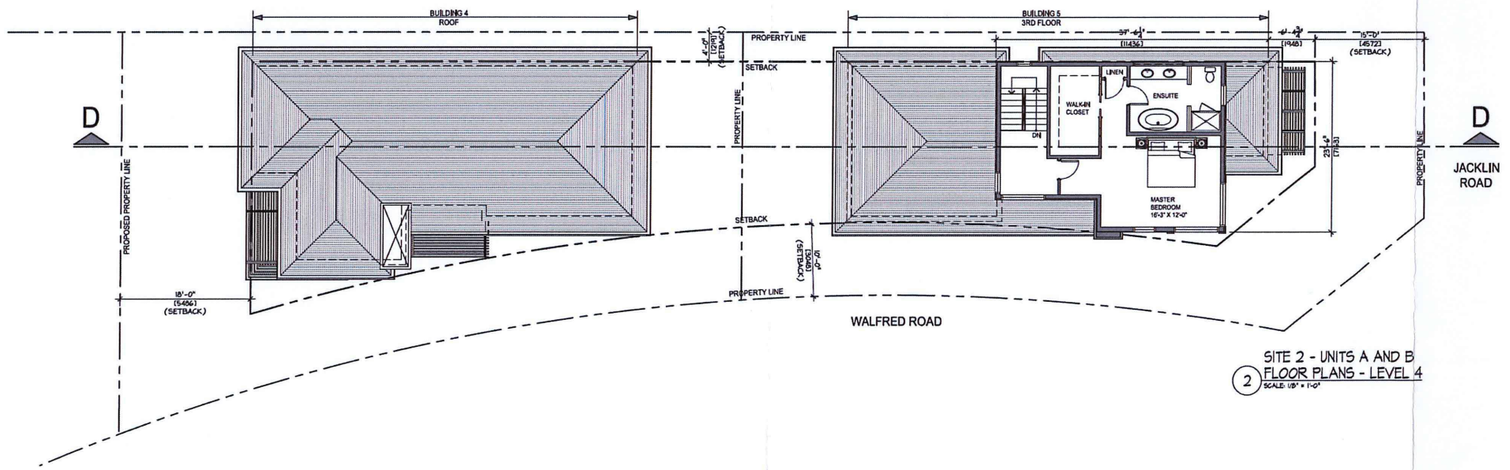
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A-11



SITE 2 - UNITS A AND B
1 FLOOR PLANS - LEVEL 3
SCALE: 1/8" = 1'-0"



SITE 2 - UNITS A AND B
2 FLOOR PLANS - LEVEL 4
SCALE: 1/8" = 1'-0"

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WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 2 - FLOOR PLANS

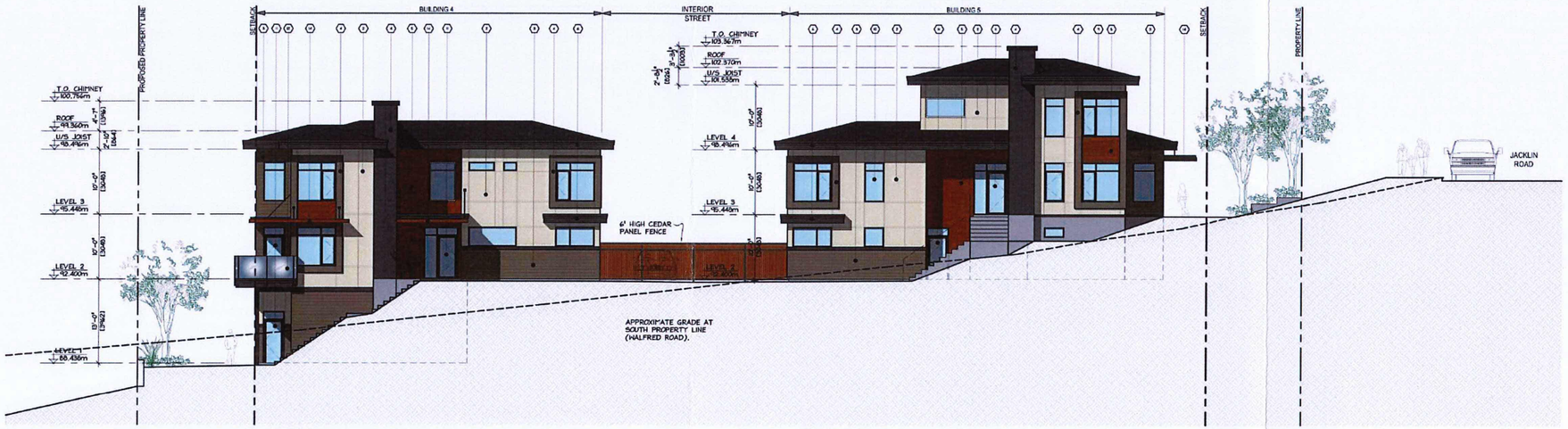
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REZONING APPLICATION
2016/12/06

PROJECT NORTH

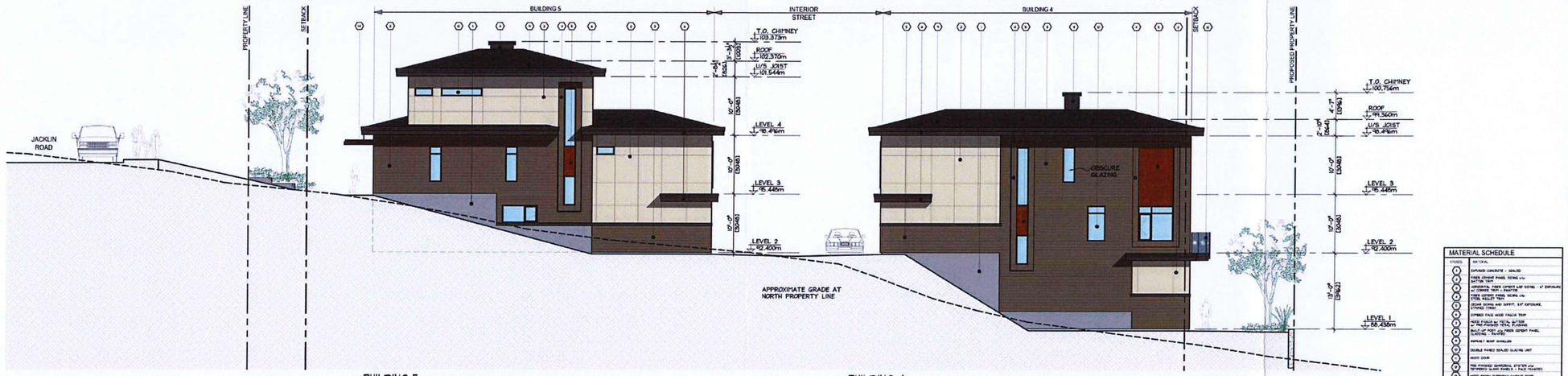
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A-12



1 BUILDING 4
SOUTH ELEVATION (WALFRED ROAD)
SCALE: 1/8" = 1'-0"

2 BUILDING 5
SOUTH ELEVATION (WALFRED ROAD)
SCALE: 1/8" = 1'-0"



3 BUILDING 5
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING 4
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 2 - ELEVATIONS

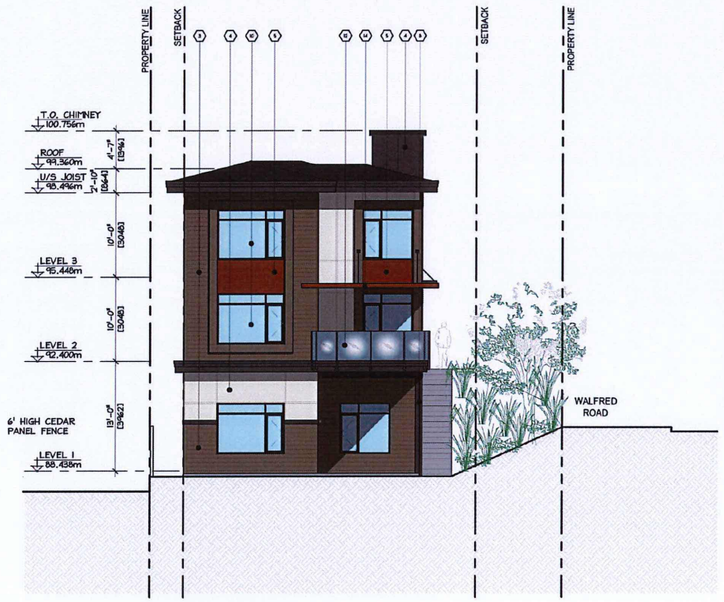
LANGFORD, B.C. SCALE: 1/8" = 1'-0" 2016-23

REZONING APPLICATION
2016/12/06

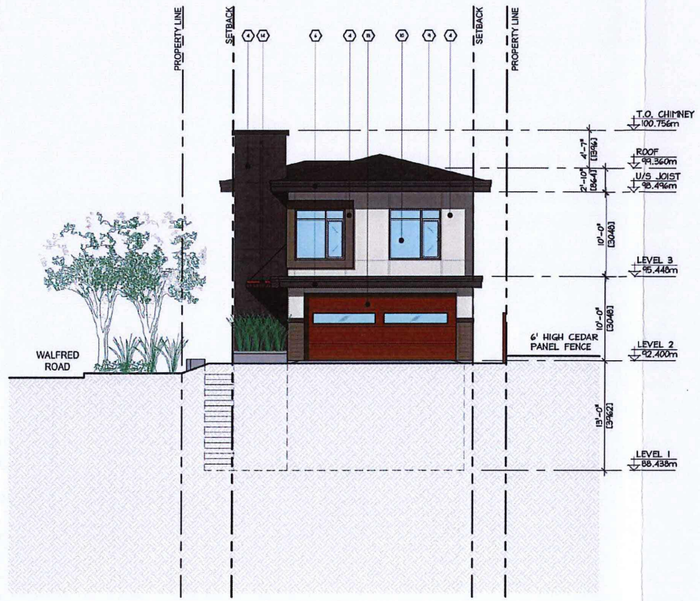
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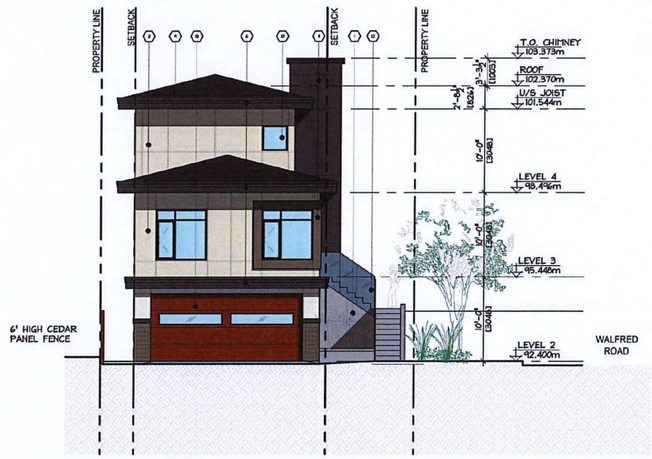
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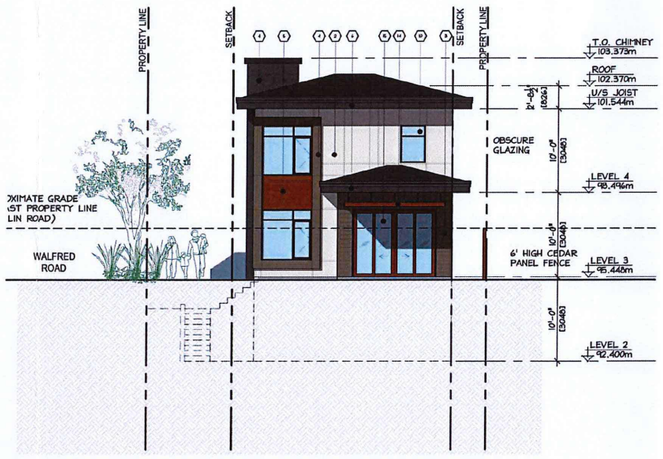
1 BUILDING 4
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 4
EAST ELEVATION - INTERIOR STREET
SCALE: 1/4" = 1'-0"



3 BUILDING 5
WEST ELEVATION - INTERIOR STREET
SCALE: 1/4" = 1'-0"



4 BUILDING 5
EAST ELEVATION (JACKLIN ROAD)
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

SYMBOL	MATERIAL
A	EXPOSED CONCRETE - SEALED
B	FIBER CEMENT PANEL SIDING c/w BATTEN TRIM
C	HORIZONTAL FIBER CEMENT LAP SIDING - 6" EXPOSURE w/ CORNER TRIM - PAINTED
D	FIBER CEMENT PANEL SIDING c/w STEEL REVEAL TRIM
E	CEDAR SIDING AND SOFFIT, 3.5" EXPOSURE, STAINED FINISH
F	CURVED FACE WOOD FASCIA TRIM
G	WOOD FASCIA w/ METAL GUTTER w/ PRE-FINISHED METAL FLASHING
H	BUILT-UP PORT c/w FIBER CEMENT PANEL CLADDING - PAINTED
J	ASPHALT ROOF SHINGLES
K	DOUBLE PANED SEALED GLAZING UNIT
L	WOOD DOOR
M	PRE-FINISHED ALUMINUM SYSTEM c/w TEMPERED GLASS PANELS - PALE PAINTED
N	WOOD FINISH OVERHEAD GARAGE DOOR
O	WOOD SUNSCREEN
P	WOOD SLIDING DOOR PANEL

WALFRED ROAD RESIDENTIAL DEVELOPMENT
SITE 2 - ELEVATIONS

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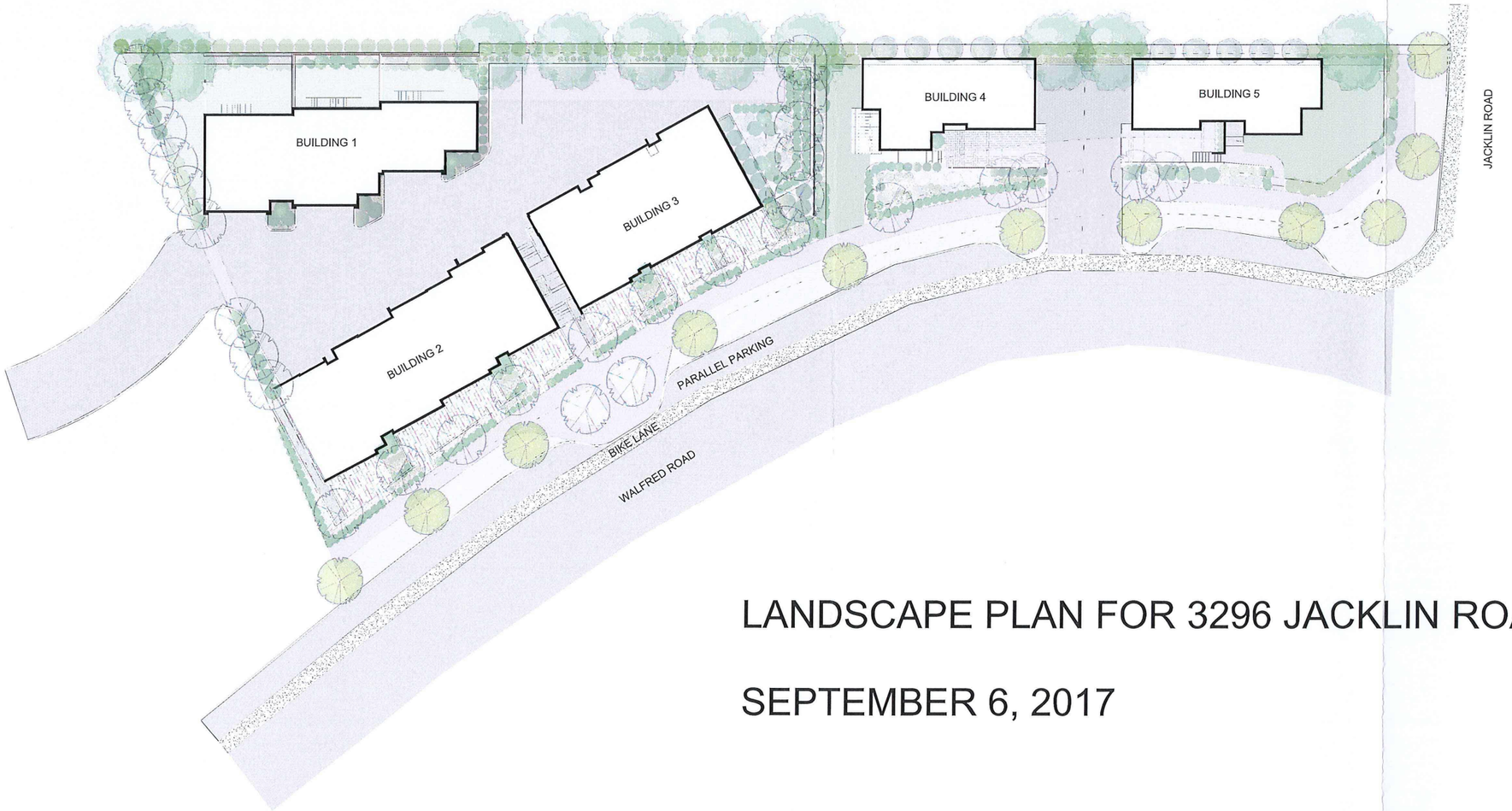
REZONING APPLICATION
2016/12/06

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A-15

2017-04-19 10:23:55 AM

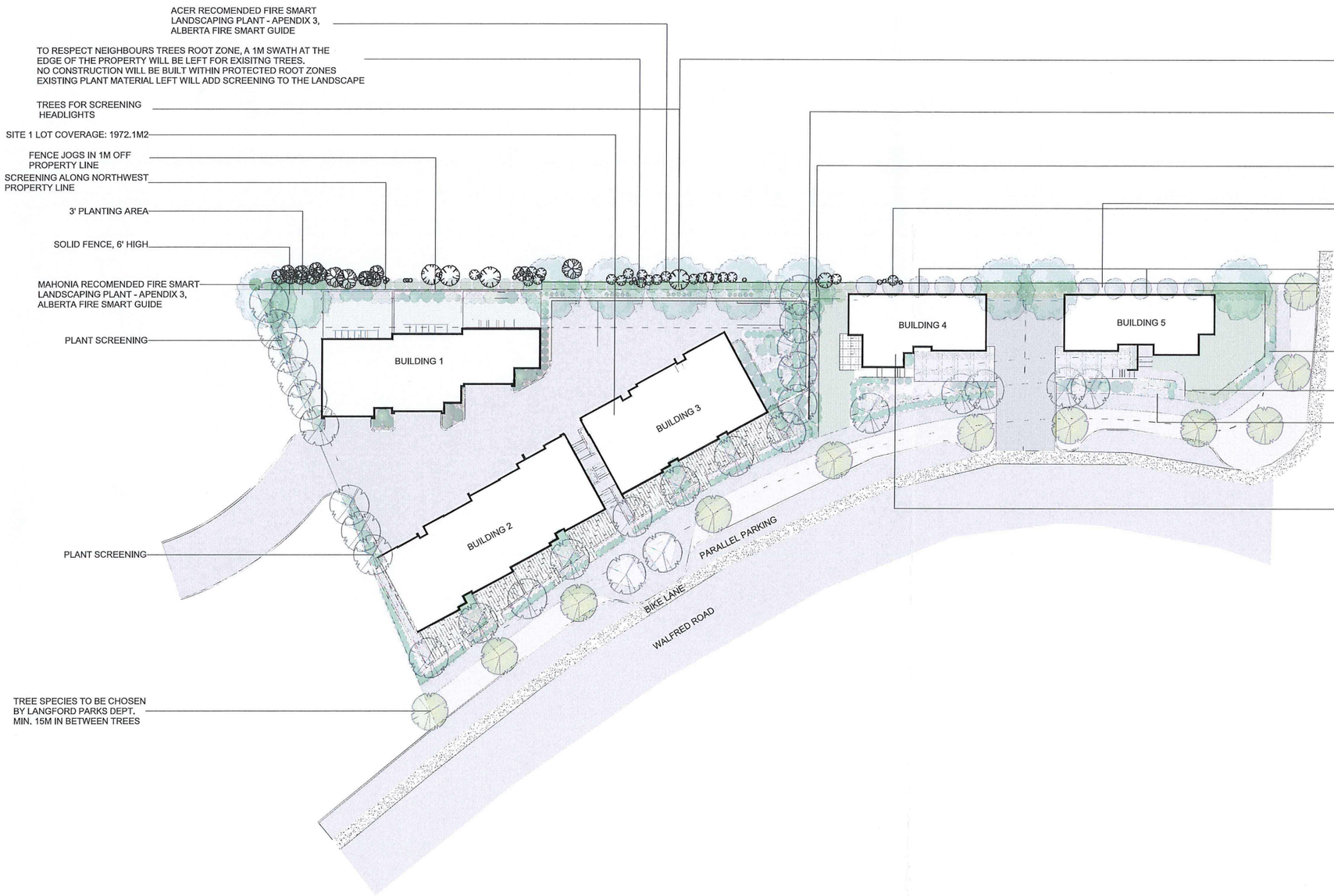


LANDSCAPE PLAN FOR 3296 JACKLIN ROAD

SEPTEMBER 6, 2017

red door.ca
landscape design & build

RED DOOR LANDSCAPE SERVICE LTD.
826 NORTH PARK, SUITE #100
VICTORIA, BC, V8W 3B4



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RED DOOR LANDSCAPE SERVICES LTD

826 NORTH PARK

SUITE 100, VICTORIA

info@reddoor.ca
www.reddoor.ca

CLIENT:

3296 JACKLIN ROAD

DOCUMENT:

SITE PLAN

SCALE:

1"= 20'

Sheet size: 36 X 24

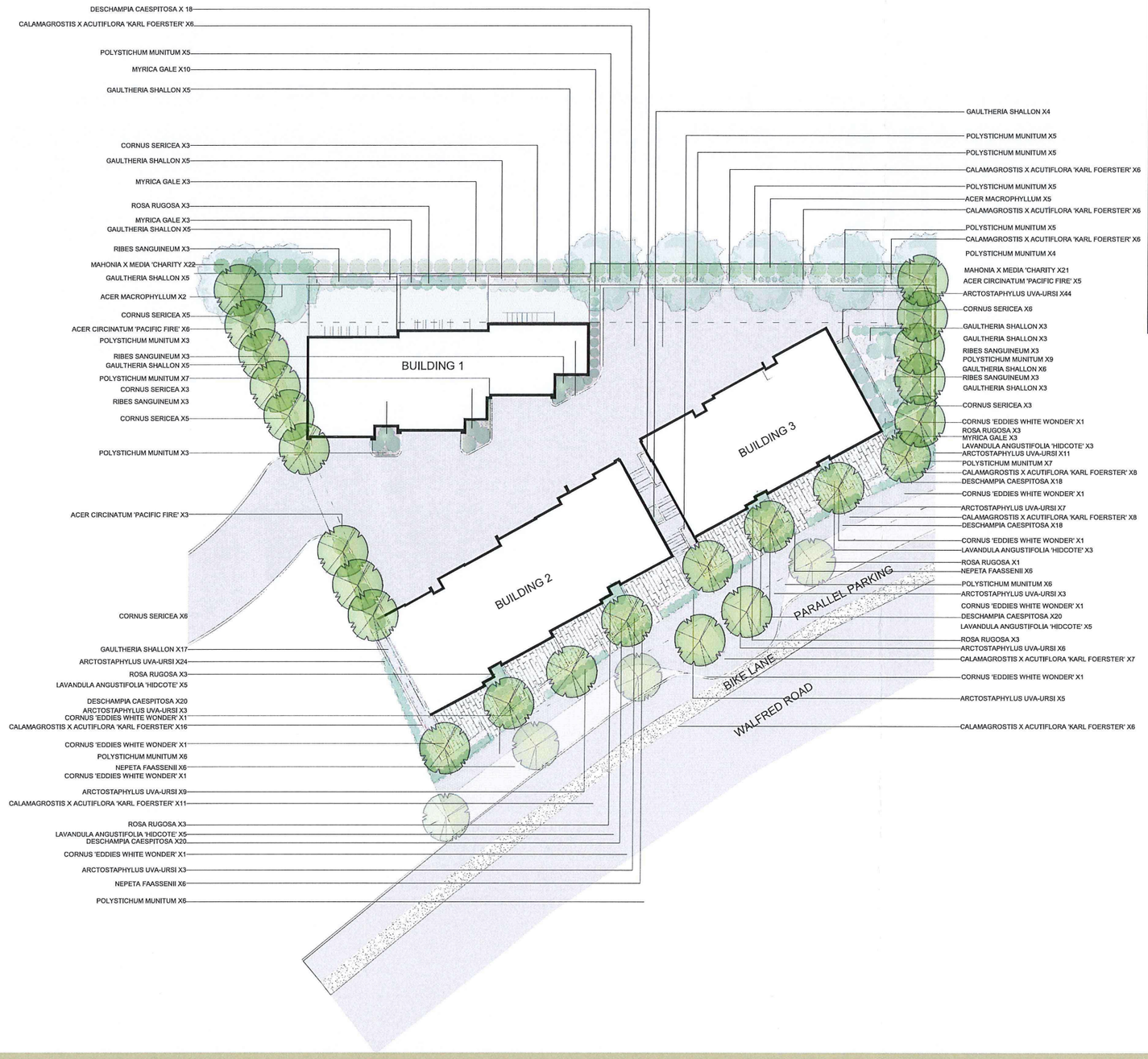
All dimensions to be confirmed on site

DATE:

September 6, 2017

DRAWN BY:

CF, Red Door



PLANT SCHEDULE

NAME	QUANTITY	SIZE
TREES		
ACER CIRCINATUM 'PACIFIC FIRE'	X14	B&B
ACER MACROPHYLLUM	X7	
CORNUS 'EDDIES WHITE WONDER'	X9	B&B
SHRUBS		
CORNUS SERICEA	X31	3 GALLON
GAULTHERIA SHALLON	X55	3 GALLON
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	X21	3 GALLON
MAHONIA X MEDIA 'CHARITY'	X43	3 GALLON
MYRICA GALE	X16	3 GALLON
RIBES SANGUINEUM	X15	3 GALLON
ROSA RUGOSA	X13	3 GALLON
GRASSES		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER	X80	1GALLON
DESCHAMPIA CAESPITOSA	X128	1GALLON
PERENNIALS		
NEPETA FAASSENII	X18	1GALLON
POLYSTICHUM MUNITUM	X121	1GALLON
GROUNDCOVER		
ARCTOSTAPHYLUS UVA-URSI	X115	1GALLON

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826 NORTH PARK

SUITE 100, VICTORIA

info@reddoor.ca
www.reddoor.ca

CLIENT:

3296 JACKLIN ROAD

DOCUMENT:

SITE 1

SCALE:

1/16" =1'0

Sheet size: 36 X 24

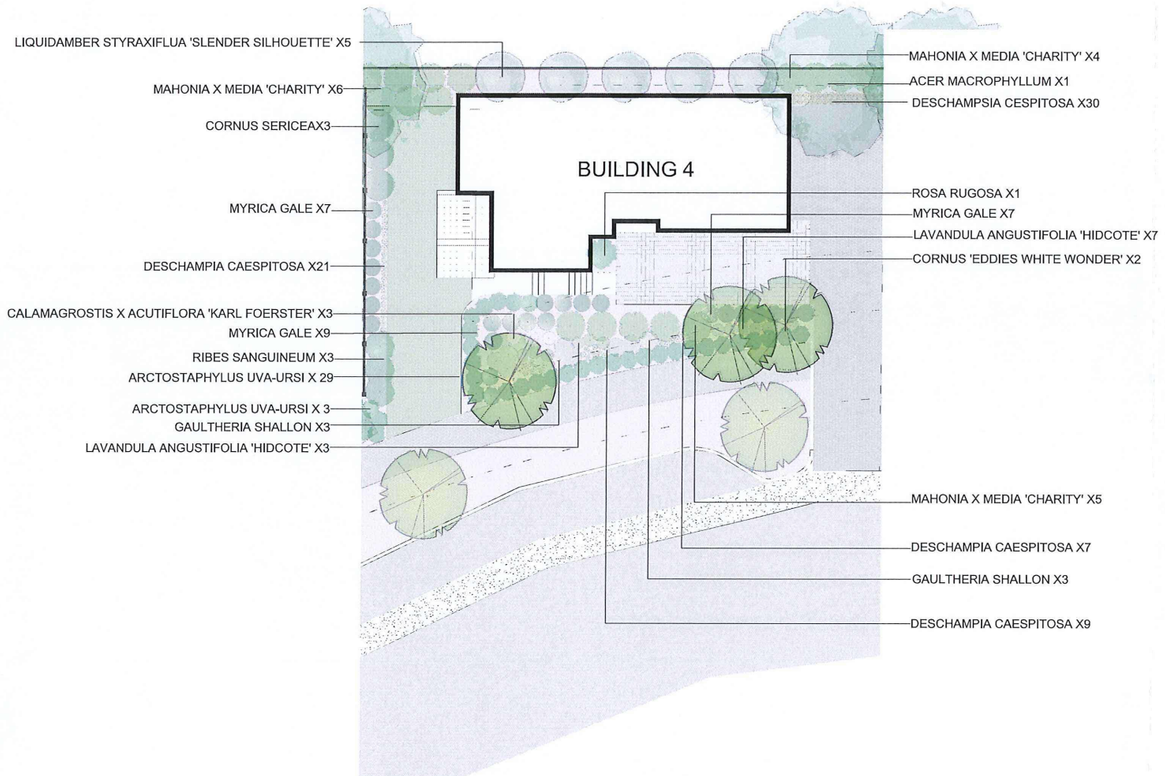
All dimensions to be confirmed on site

DATE:

Septmeber 6, 2017

DRAWN BY:

CF, Red Door

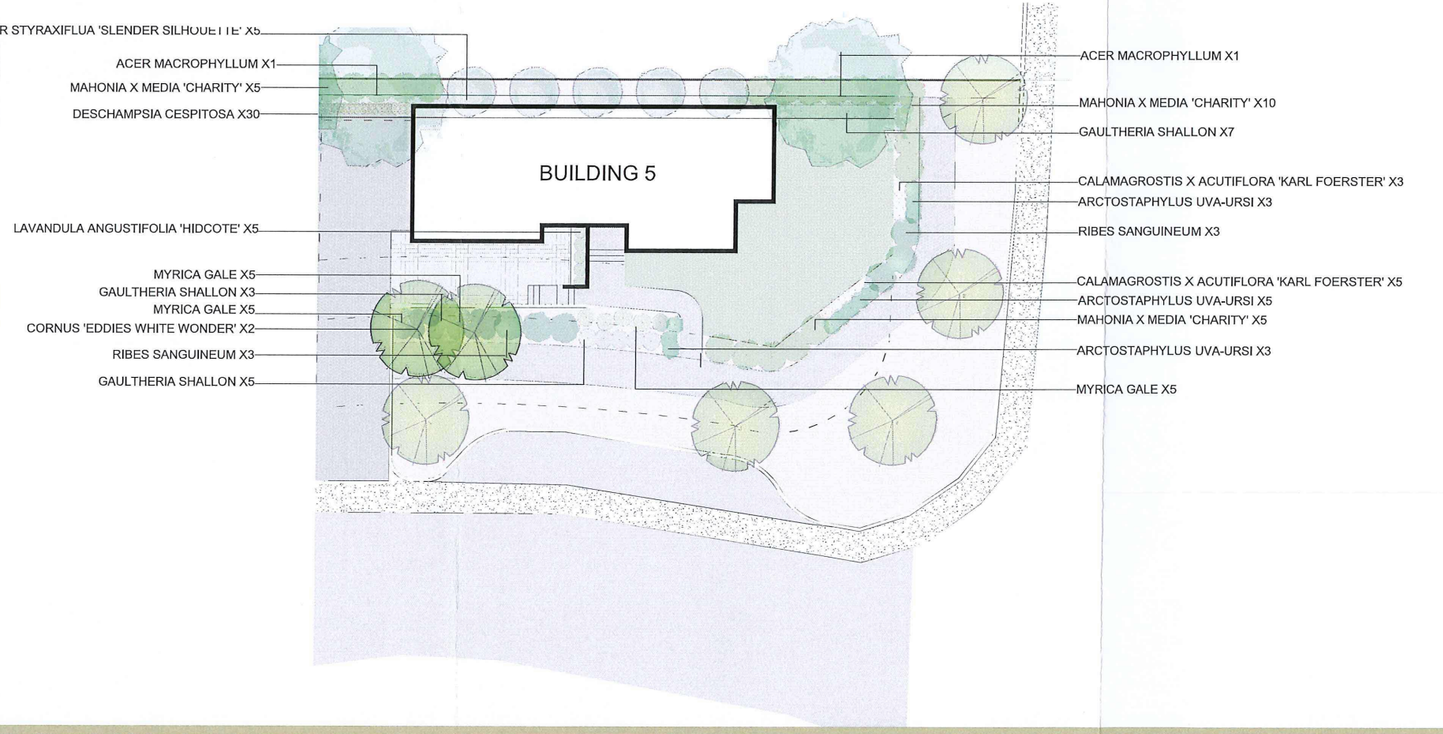


PLANT SCHEDULE:BUILDING 4

NAME	QUANTITY	SIZE
TREES		
ACER MACROPHYLLUM	X1	B&B
CORNUS 'EDDIES WHITE WONDER'	X2	B&B
LIQUIDAMBER STYRAXIFLUA 'SLENDER SILHOUETTE'	X5	B&B
SHRUBS		
CORNUS SERICEA	X3	3 GALLON
GAULTHERIA SHALLON	X6	3 GALLON
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	X10	3 GALLON
MAHONIA X MEDIA 'CHARITY'	X14	3 GALLON
MYRICA GALE	X23	3 GALLON
RIBES SANGUINEUM	X3	3 GALLON
ROSA RUGOSA	X1	3 GALLON
GRASSES		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	X3	1 GALLON
DESCHAMPIA CAESPITOSA	X67	1GALLON
GROUNDCOVER		
ARCTOSTAPHYLUS UVA-URSI	X32	1GALLON

PLANT SCHEDULE: BUILDING 5

NAME	QUANTITY	SIZE
TREES		
ACER MACROPHYLLUM	X2	B&B
CORNUS 'EDDIES WHITE WONDER'	X2	B&B
LIQUIDAMBER STYRAXIFLUA 'SLENDER SILHOUETTE'	X5	B&B
SHRUBS		
GAULTHERIA SHALLON	X15	3 GALLON
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	X5	1 GALLON
MAHONIA X MEDIA 'CHARITY'	X20	3 GALLON
MYRICA GALE	X15	3 GALLON
RIBES SANGUINEUM	X6	3 GALLON
GRASSES		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER	X8	1GALLON
DESCHAMPSIA CESPITOSA	X30	1 GALLON
PERENNIALS		
POLYSTICHUM MUNITUM	X3	1GALLON
GROUNDCOVER		
ARCTOSTAPHYLUS UVA-URSI	X11	1GALLON



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RED DOOR LANDSCAPE SERVICES LTD

826 NORTH PARK

SUITE 100, VICTORIA

info@reddoor.ca
www.reddoor.ca

CLIENT:

3296 JACKLIN ROAD

DOCUMENT:

SITE 2

SCALE:
3/32" =1'0

Sheet size: 36 X 24

All dimensions to be confirmed on site

DATE:

September 6, 2017

DRAWN BY:

CF, Red Door

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **September 18, 2017**

Department: **Planning**

Subject: **ALR17-0002 – application to Partially Exclude 940 and 960 Latoria Rd from the Agricultural Land Reserve**

Background

At their Regular Meeting held August 14th, 2017, Council considered a staff report outlining a proposal to reapply to the Agricultural Land Commission (ALC) to exclude a portion of the properties located at 940 and 960 Latoria Rd from the Agricultural Land Reserve (ALR) in order to permit the development of a school site. As noted in this report, the previous application to exclude the entire area of these properties from the ALR was rejected by the ALC earlier this year. At the August 14th meeting, Council passed the following resolution with respect to the above-noted application:

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.

Commentary
Since this time, staff have worked with the property owners and School District No 62 staff to finalize the terms of the application and complete the public notification measures required by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. It is noted that the School District has opted not to propose inclusion of their 4.5ha (11 acres) parcel of land further down Latoria Rd as part of this application. As such, Council may wish to slightly modify their previous resolution to remove reference to this property.

To date, staff have not received any formal responses from the public in response to the public notification measures.

Options

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 and the retention of 1.6 ha (4 acres) of the property as 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;

OR

3. Take no further action with regards to this application to remove the properties at 940 and 960 Latoria Rd from the Agricultural Land Reserve.

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

Staff Report to Council

Date: **September 18, 2017**

Department: **Planning**

Application No.: **Z17-0024**

Subject: **Bylaw No. 1717- Application to Amend the Text of the CD 6 (Comprehensive Development 6 – Bear Mountain) Zone to allow for a townhouse development at 2500 Echo Valley Drive.**

At the Regular Meeting of Council on September 5, 2017, Council passed the following resolution with respect to the property at 2500 Echo Valley Drive:

> *That Council 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.*

COMMENTS

Following construction of the development along Grand Forest Close, the adjacent parcel at 2510 Echo Valley Drive will be landlocked and will not have any means of access other than through the subject site. To ensure that this access is provided, Council may wish to add the following to their Resolution of September 5th, to be secured as a condition of rezoning through the Section 219 Covenant to be registered prior to Bylaw Adoption:

vi. *That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or Subdivision Approval, whoever occurs first.*

Staff have prepared Bylaw No. 1717 in accordance with Council's resolution of September 5, 2017. As Council has not set any conditions that must precede First Reading of this Bylaw, Council may now wish to give Bylaw No. 1717 First Reading.

A Public Hearing, in accordance with requirements of the *Local Government Act,* will be required if Council wishes to proceed further with Bylaw No. 1200.

OPTIONS

That Council:

1. Give First Reading to Bylaw No. 1717; and

2. Add to the Council Resolution of September 5, 2017 by adding the following requirement to the Section 219 Covenant to be registered prior to Bylaw Adoption:

    vi. That public road access and servicing to Bylaw No. 1000 standards, or some other legal mechanism accomplishing the same purposes for access and servicing, be extended through the subject property to the boundary of the property legally described as Lot A, Section 1, Range 4 West, Highland District, Plan EPP40953 (See Plan as to Limited Access), to the satisfaction of the Director of Engineering and the Approving Officer, prior to the issuance of a Building Permit or Subdivision Approval, whoever occurs first.

OR

3. Take no action at this time with respect to Bylaw No. 1717.

Respectfully Submitted,

Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services

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Staff Report to Council

Date:	**September 18, 2017**
Department:	**Planning**
Application No.:	**Z17-0013**
Subject:	**Bylaw 1692 - Application to amend the zoning from R2 (Residential One and Two Family) to the RM7A (Residential Apartment 7 A) zone for the property at 3130 Jacklin Road to allow three 5 storey apartment buildings**

At their Regular Meeting of May 15, 2017, Council passed the following resolution with respect to the property at 3130 Jacklin Road:

That Council:

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

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

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

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

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

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

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

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

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

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

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

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

COMMENTS

With respect to item 1(d) it was determined by the Director of Engineering that no road dedication was required, as all frontage improvements could be contained within the existing road and boulevard. The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to 1(e) items i. through vi. of Council's resolution of May 15, 2015.

No other conditions have been placed on the subject application to rezone 3130 Jacklin Road, however, Council may wish to add conditions at this time

Bylaw No. 1692 was signed by the Minister of Transportation on September 7th, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1692; or

2. Take no action at this time with respect to Bylaw No. 1692.

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
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

:lhm

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 5th day of September, 2017.

READ A SECOND TIME this 5th day of September, 2017.

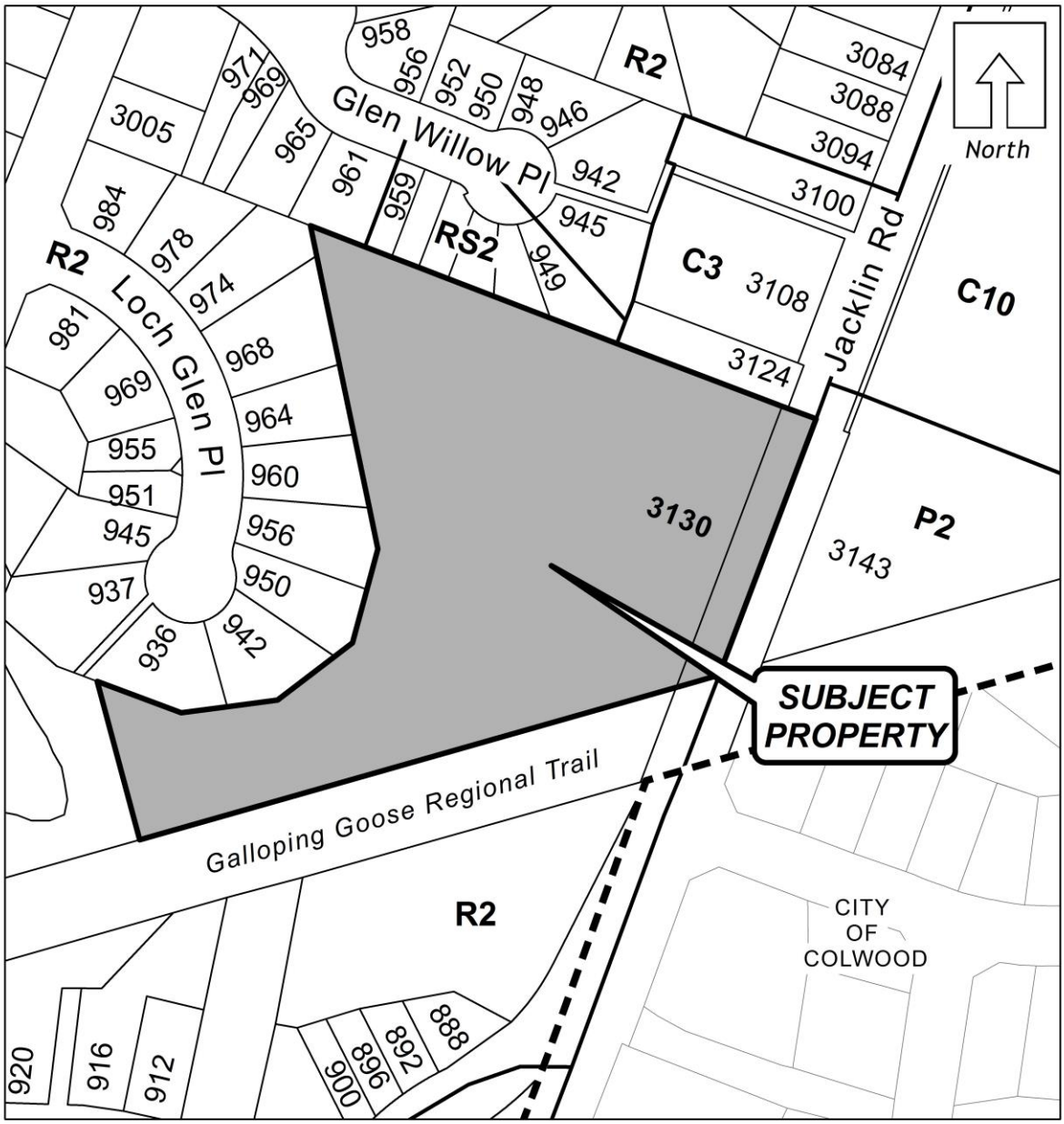
READ A THIRD TIME this 5th day of September, 2017.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of September, 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
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 5th day of September, 2017.

READ A SECOND TIME this 5th day of September, 2017.

READ A THIRD TIME this 5th day of September, 2017.

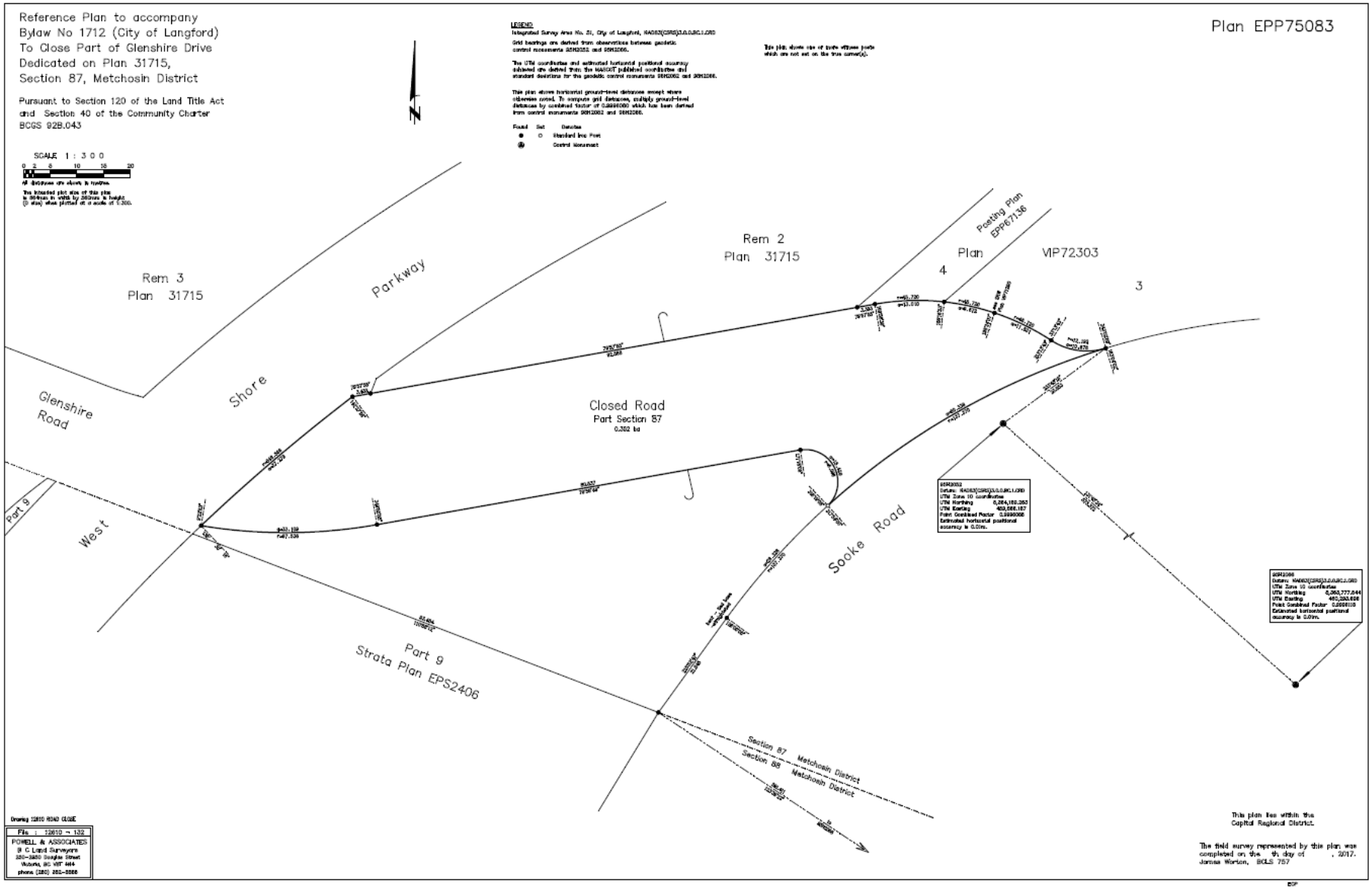
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 13th DAY OF SEPTEMBER , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1717

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 amending the text of "Area 2" of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone by adding the following to Section 6.95.01(2) of Zoning Bylaw No. 300:

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Rd), subject to Section 6.95.04(9).

2. By adding the following as Section 6.95.04(9):

   "Townhouses on the property legally described as Lot 2, Section 1, Range 4W, Highland District, Plan VIP83411 (See Plan as to limited access), PID No. 027-170-829 (2500 Echo Valley Rd) may be developed to a maximum density of 50 dwelling units per hectare (20 dwelling units per acre).

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 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.

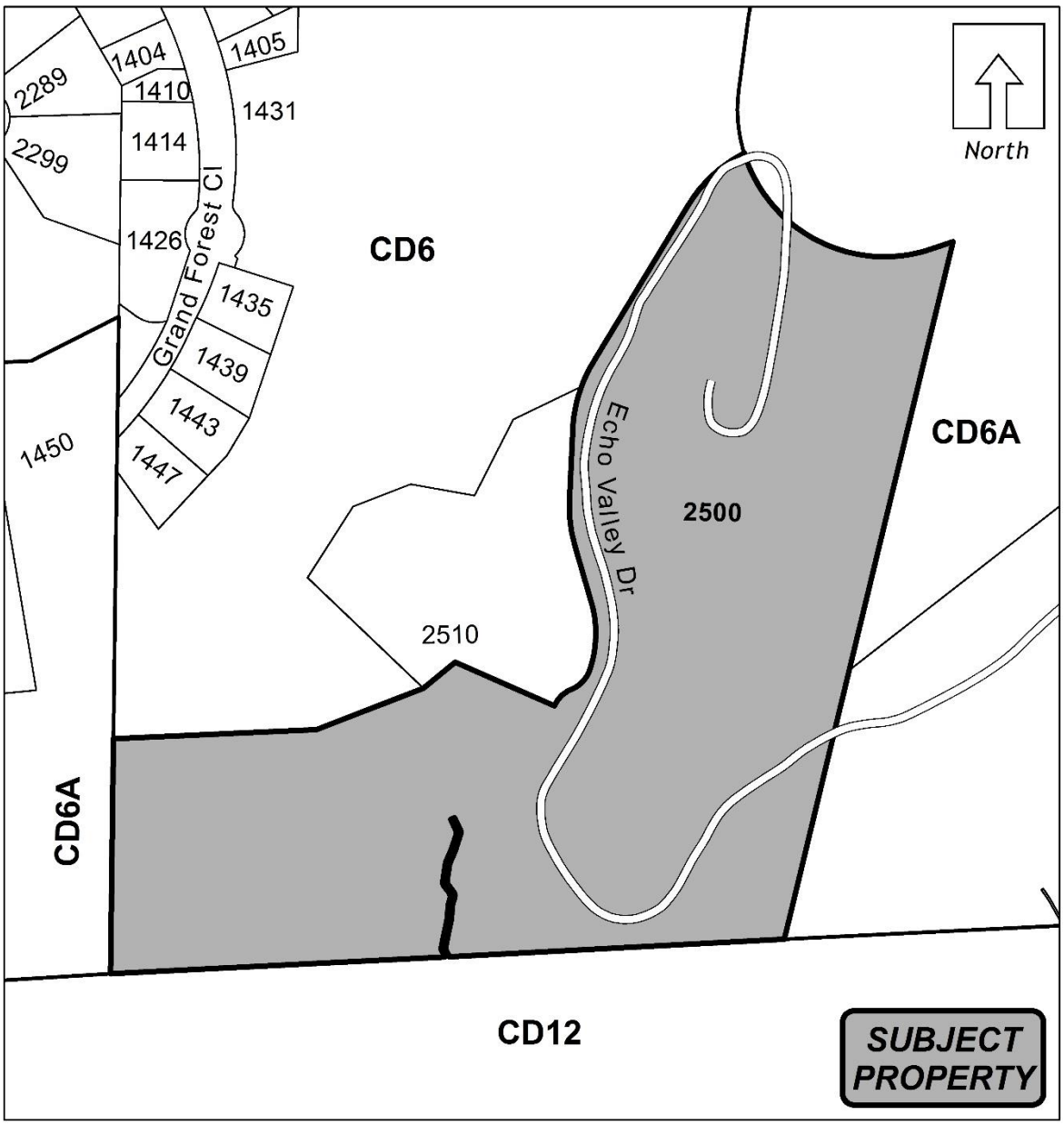
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1717

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1717

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017

CITY OF LANGFORD
BYLAW NO. 1730

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 deleting from the NEIGHBOURHOOD designation and adding to the CITY CENTRE designation the property legally described as LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317, PID No. 000-062-057 (976 Dunford Ave); and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

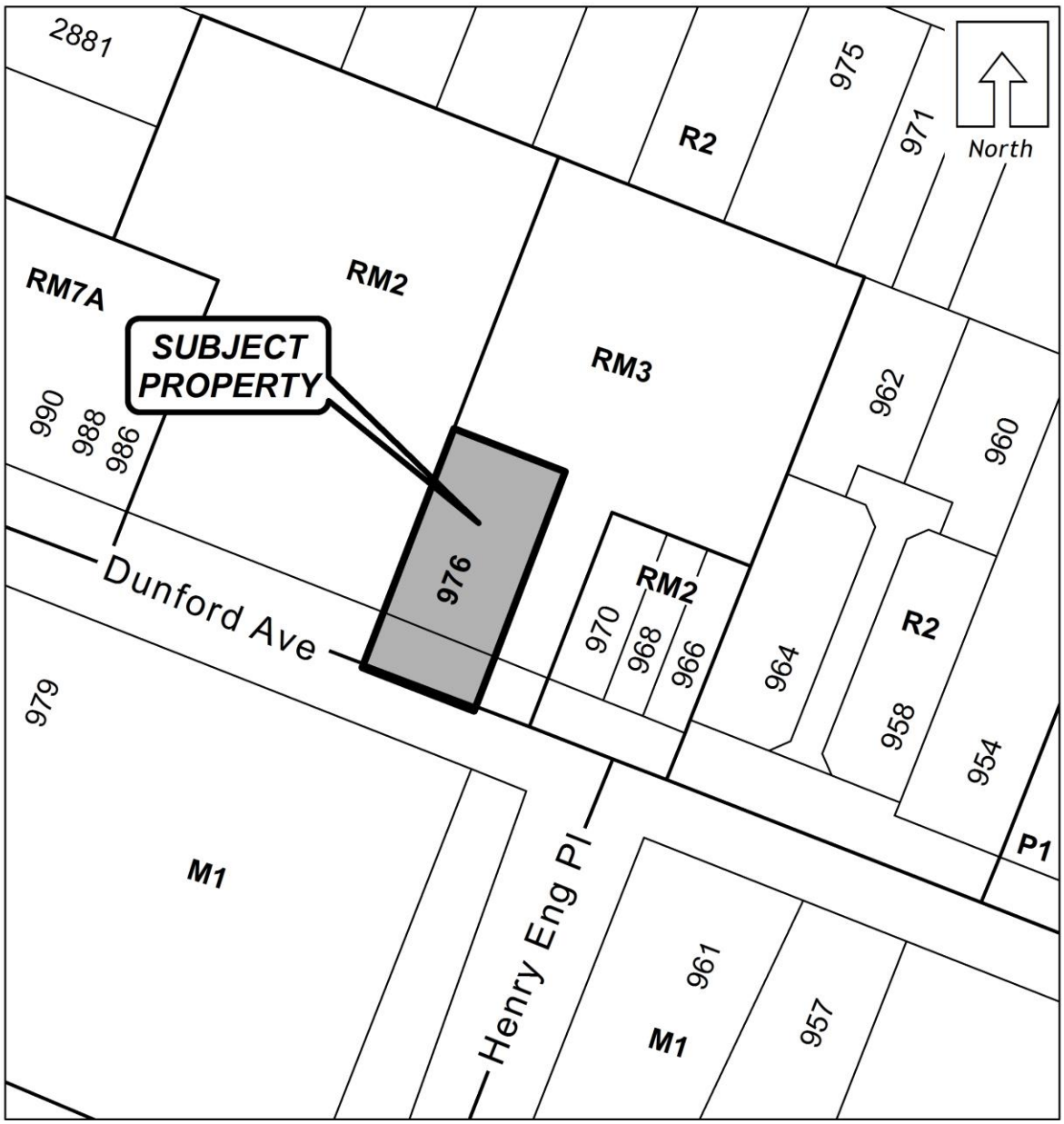
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1730

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1730

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/11/2017

CITY OF LANGFORD
BYLAW NO. 1724

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 **RM2 (Attached Housing)** Zone and adding to the **MU2 (Mixed-Use Residential Commercial 2) Zone** the properties legally described as Lot A, Section 79, Esquimalt District, Plan 26317 (976 Dunford 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)
MU2	1724	LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN 26317 (976 Dunford 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. 498, (976 Dunford Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

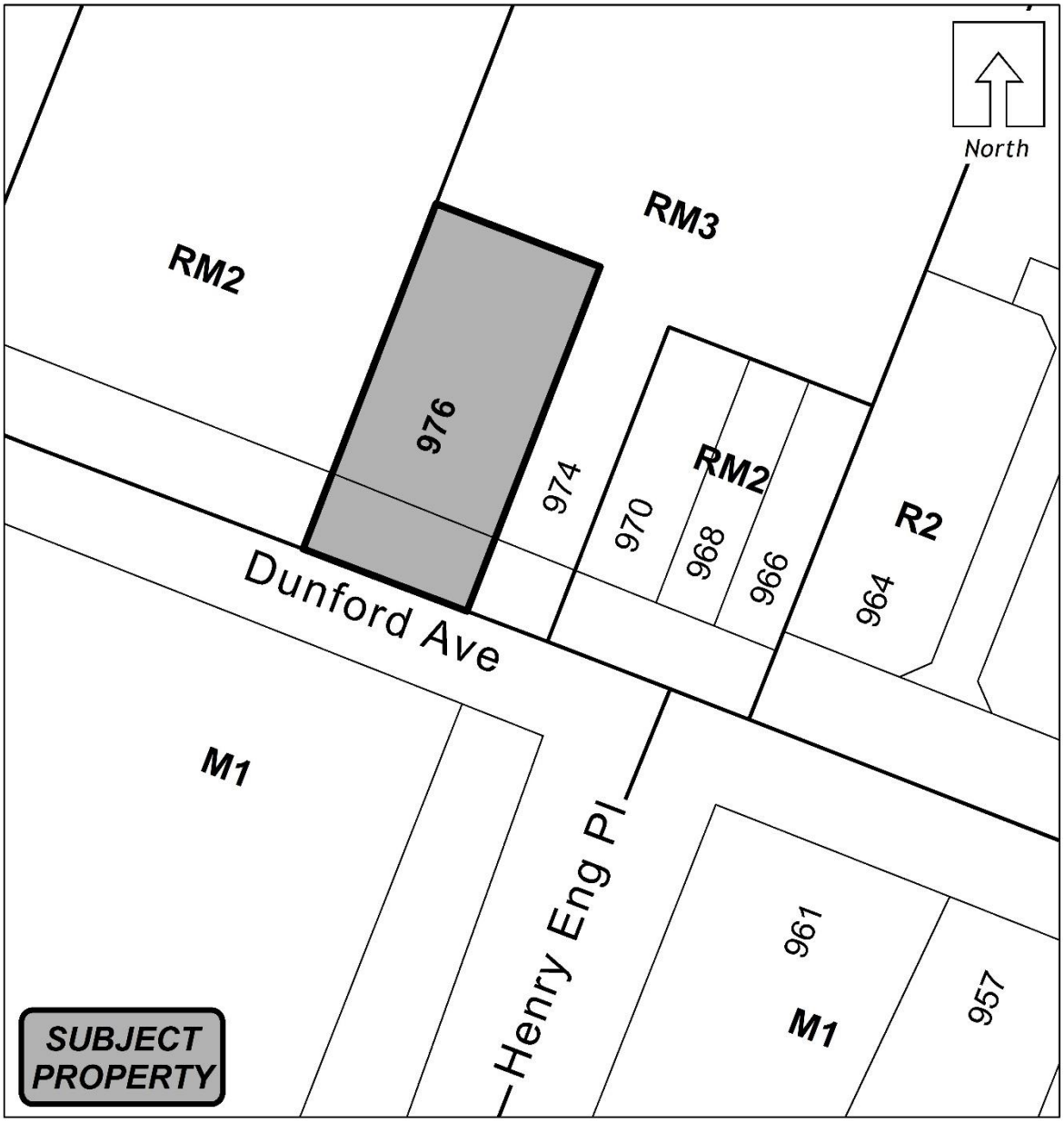
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1724

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1724

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/22/2017

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 5th day of September, 2017.

READ A SECOND TIME this 5th day of September, 2017.

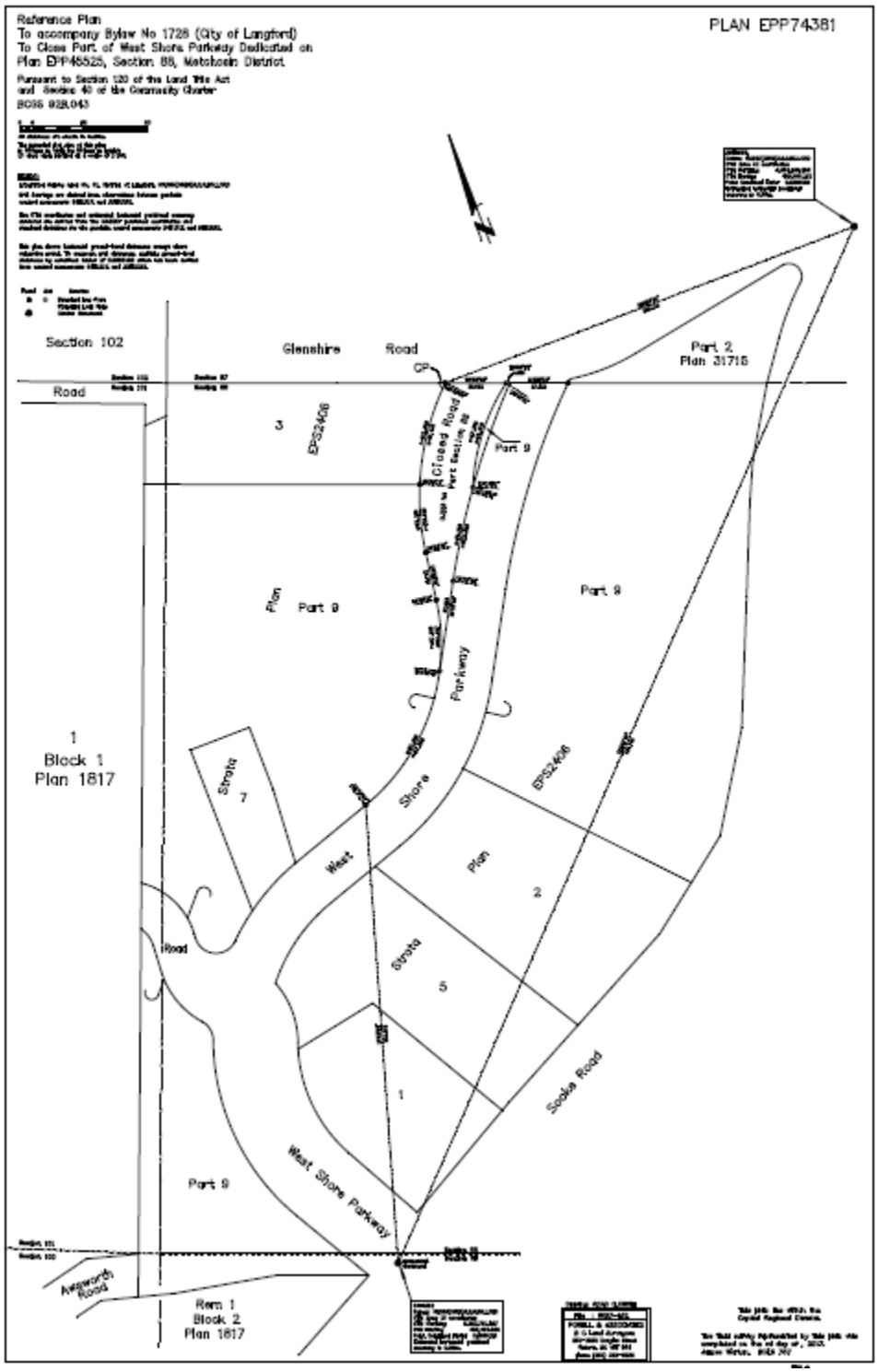
READ A THIRD TIME this 5th day of September, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD
BYLAW NO. 1731

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

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

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

1. By deleting from the **RR4 (RURAL RESIDENTIAL 4)** Zone and adding to **RS4 (Residential Small Lot 4)** Zone the property legally described as Lot 1, Section 26, Goldstream District, Plan 24172, PID No. 002-981-220 (2955 Irwin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following text as subsection 6.27A.02(7):

   " (7) Despite subsection 6.27A.02(1), on that property legally described as Lot 1, Section 26, Goldstream District, Plan 24172; PID 002-981-220 (2955 Irwin Road), the minimum parcel area for subdivision may be 260 m^2 if the owner of the land proposed to be subdivided:

   (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and

   (b) does not exceed a maximum density of development of 18 lots.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1731	Lot 1, Section 26, Goldstream District, Plan 24172, PID No. 002-981-220 (2955 Irwin Rd)	a) $6,000 per one-family lot greater than or equal to 550 m2 towards the General Amenity Reserve Fund; and b) $1,000 per one-family lot greater than or equal to 550 m2 towards the Affordable Housing Reserve Fund. c) $3,960 per one-family lot less than 550 m2 towards the General Amenity Reserve Fund; and d) $660 per one-family lot less than 550 m2 towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

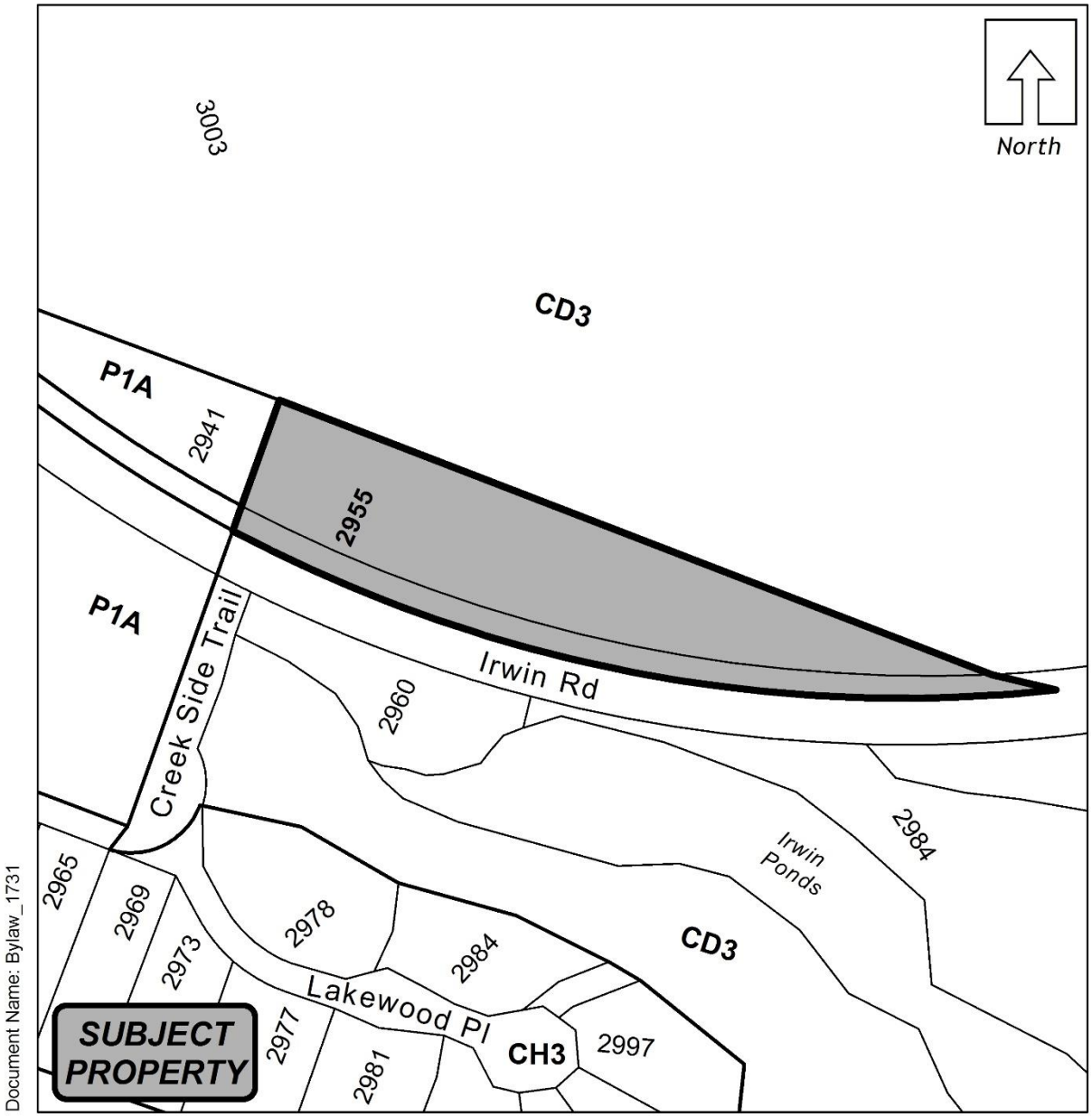
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1731

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/10/2017

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 5th day of September, 2017.

READ A THIRD TIME this 5th day of September, 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 5th day of September, 2017.

READ A THIRD TIME this 5th day of September, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1740

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 R1 (One Family Residential) Zone and adding to RS4 (Residential Small Lot 4) Zone the northern portion of the property legally described as LOT 28, SECTION 85 AND 116, ESQUIMALT DISTRICT, PLAN 885, PID No. 004-300-033 (1253 Goldstream Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1740	LOT 28, SECTION 85 AND 116, ESQUIMALT DISTRICT, PLAN 885, PID No. 004-300-033 (1253 Goldstream Avenue)	a) $3,960 towards the General Amenity Reserve Fund per lot above and beyond 4 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 4 lots	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

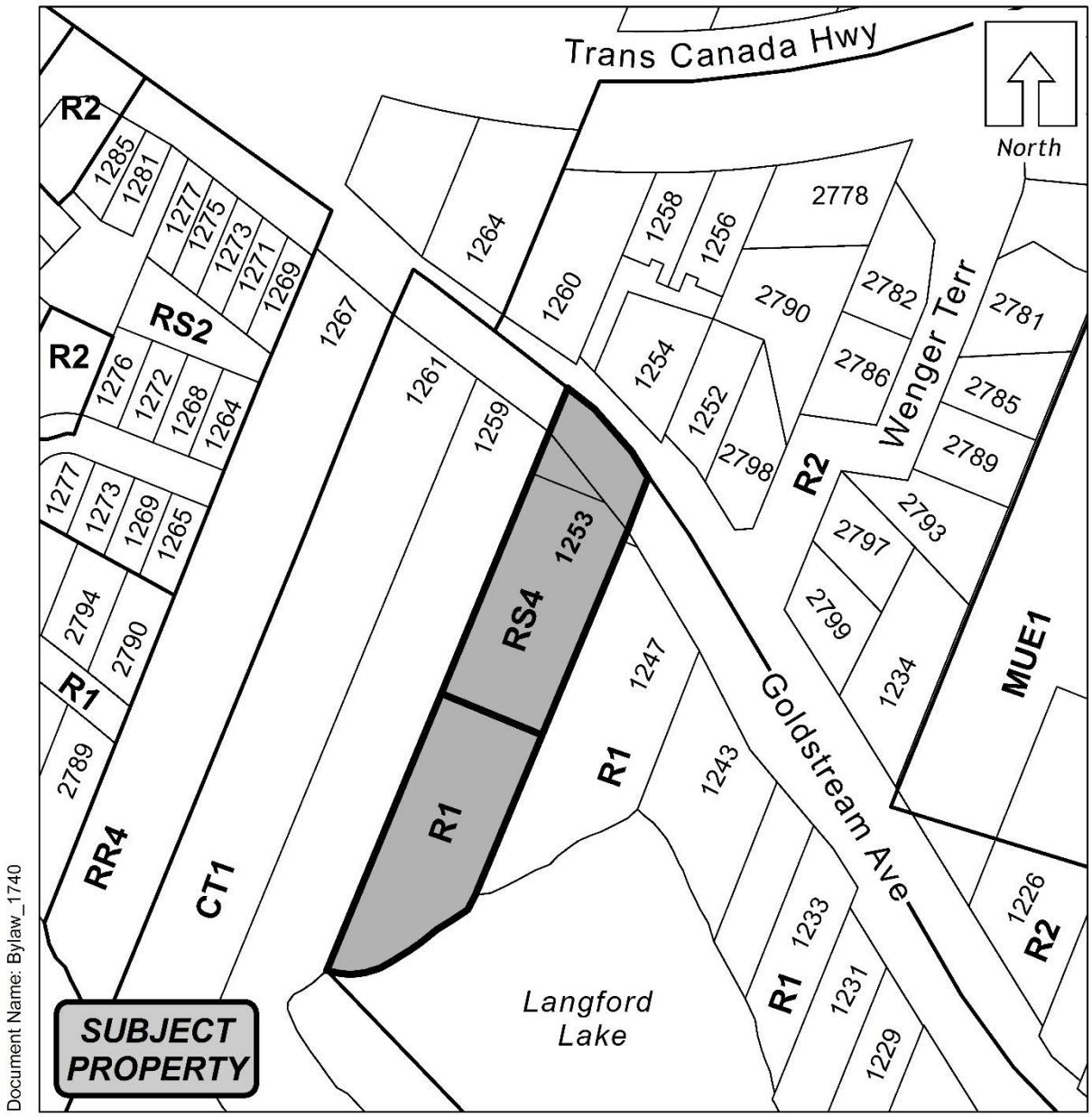
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1740

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1740

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/8/2017

CITY OF LANGFORD
BYLAW NO. 1741

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

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

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

1. By deleting from the RR4 (Rural Residential 4) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following text to Section 6.27A.01 of Zoning Bylaw No. 300: "Townhouses on those portions of the property legally described as Lot 2, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy) located west of the West Shore Parkway".

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1741	Lot 1, Section 87, Metchosin District, Plan 31715 Except: Plans EPP70874 and EPP74392, PID No. 001-138-138 (4342 West Shore Pkwy)	a) $6,000 per new Single Family Equivalent (SFE) towards the General Amenity Reserve Fund; and b) $1,000 per new Single Family Equivalent (SFE) towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 508, (4342 West Shore Pkwy), 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.

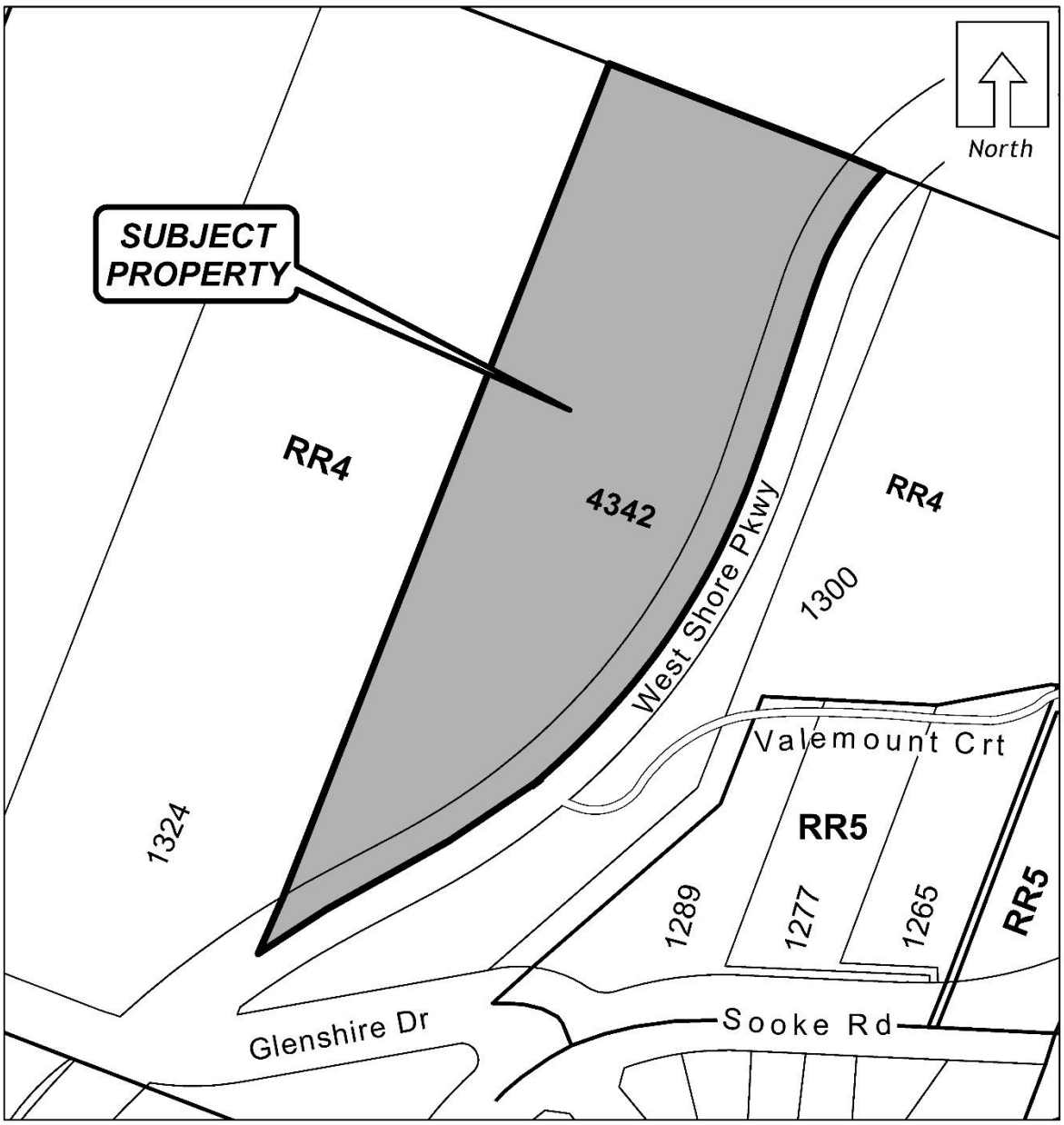
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1741

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1741

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/12/2017