CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, October 16th, 2017 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PUBLIC HEARINGS**	
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	b) BYLAW NO. 1736 "Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".	**34**
	c) BYLAW NO. 1740 "Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".	**69**
4.	**ADOPTION OF MINUTES**	
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5.	**PUBLIC PARTICIPATION**	
6.	**DEVELOPMENT VARIANCE PERMIT**	
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"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".
(FIRST READING)

c) BYLAW NO. 1720 **132**
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(ADOPTION)

d) BYLAW NO. 1731 **138**
"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".
(SECOND AND THIRD READINGS)

e) BYLAW NO. 1736 **141**
"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".
(SECOND AND THIRD READINGS)

f) BYLAW NO. 1738 **143**
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use Strategy), 2017".
(ADOPTION)

g) BYLAW NO. 1740 **145**
"Langford Zoning Bylaw, Amendment No. 506, (1253 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

h) BYLAW NO. 1745 **147**
"Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".
(FIRST READING)

i) BYLAW NO. 1747 **150**
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(FIRST READING)

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10. ADJOURNMENT

PUBLIC HEARING
Monday, 16 October 2017

Bylaw No. 1731
File No. Z17-0034

A Bylaw to Rezone 2955 Irwin Rd from the RR4 (Rural Residential 4) Zone to the RS4 (Residential Small Lot 4) Zone to allow for the development of an 18 small lot subdivision

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 18th day of September, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

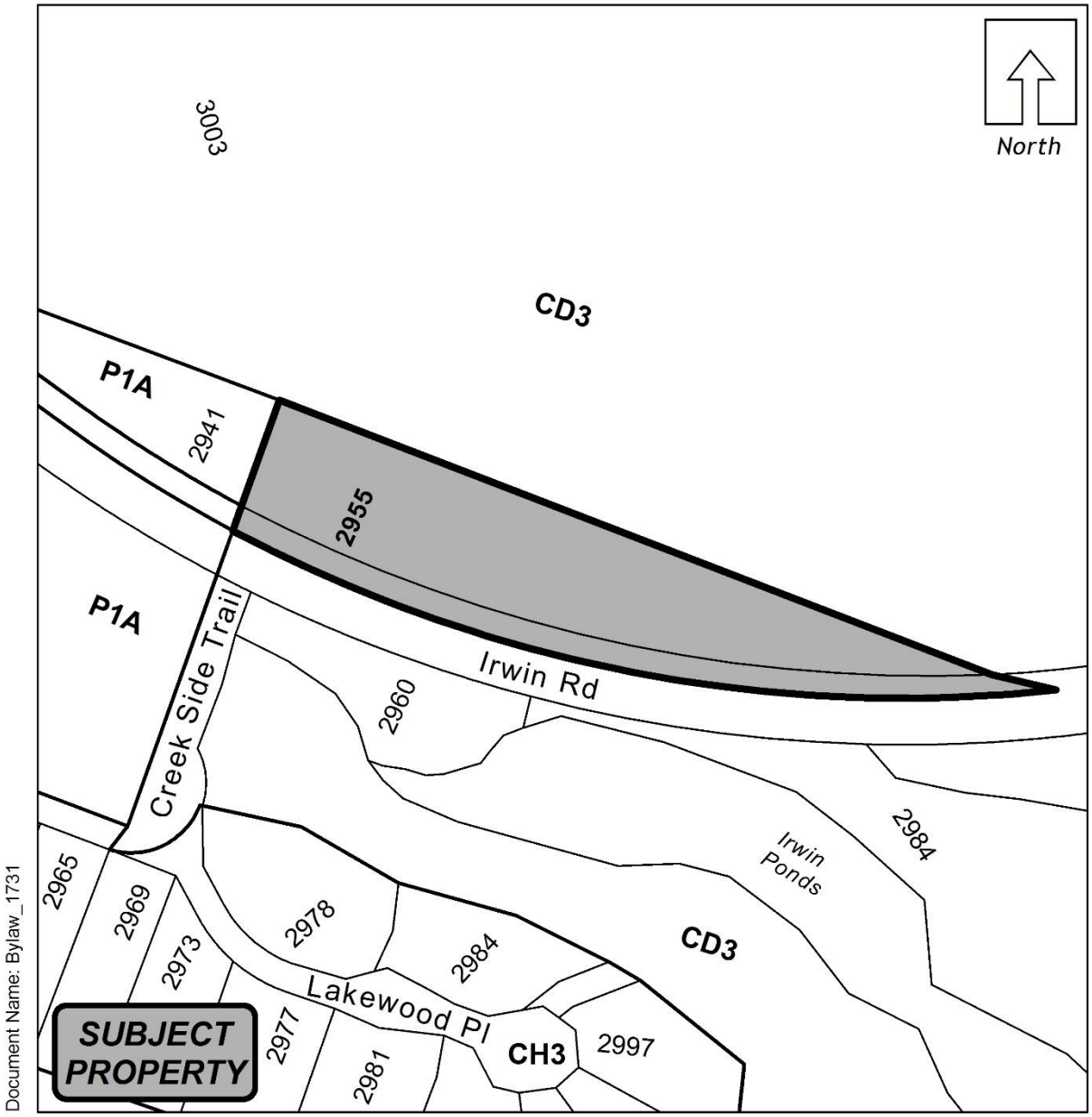
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1731

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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/10/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1731. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 October 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2955 Irwin Rd	
File	Z17-0034	Bylaw Number: 1731
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: **RR4 (Rural Residential 4)**	Proposed: **RS3 (Residential Small Lot 4)**
Proposal	To permit **an 18 small lot subdivision of single family dwellings**.	

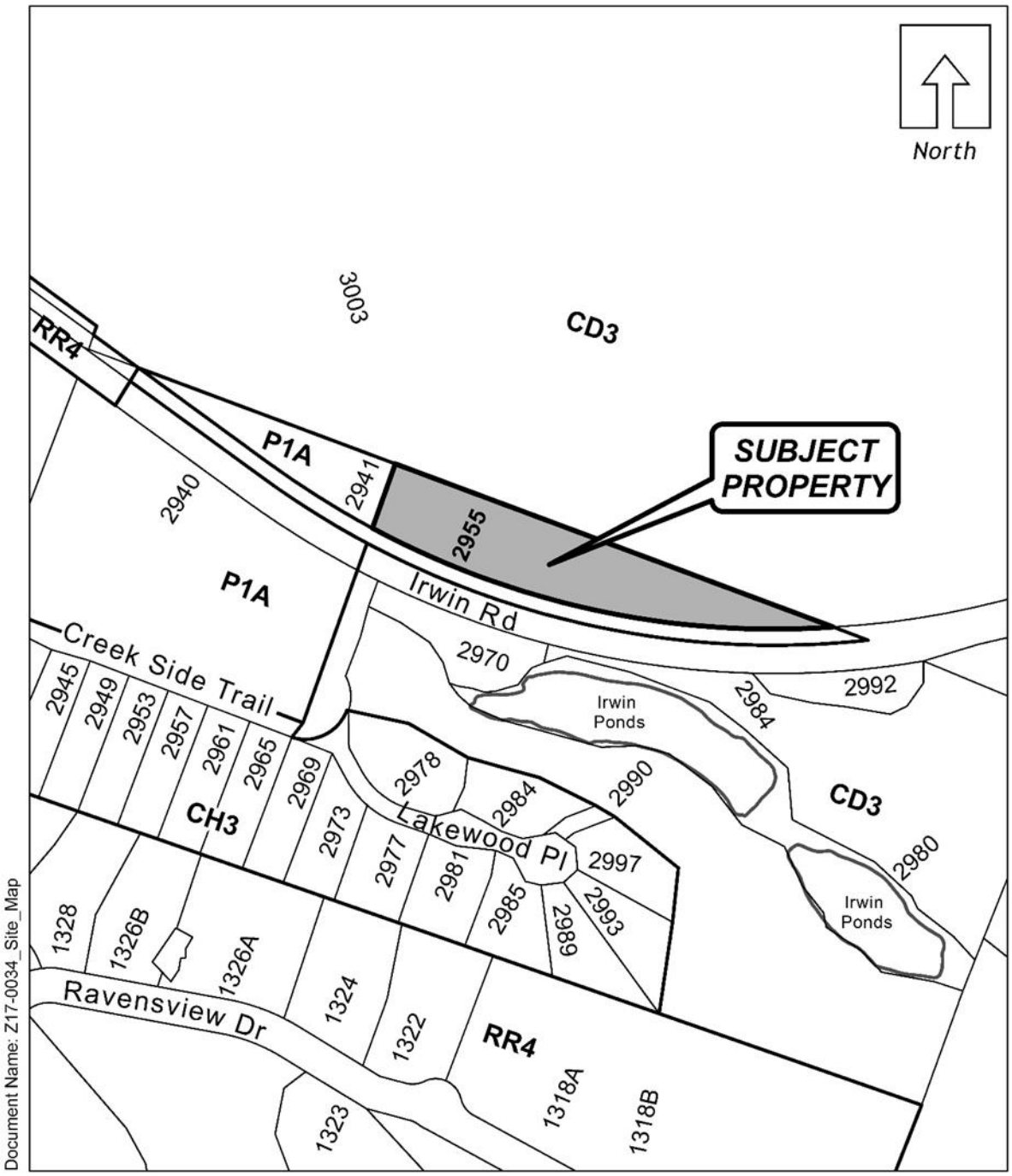
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0034)

2955 Irwin Rd



Document Name: Z17-0034_Site_Map

Scale: N.T.S.

Last Revised: 7/24/2017

Winter tire rules now in effect

Good winter tires are required on designated highways as of Oct. 1



Motorists are now required to have tires with the mountain snowflake symbol or the mud and snow symbol when travelling on designated highways, including the Malahat section of the Trans-Canada Highway. *(BLACK PRESS FILE PHOTO)*

October is upon us and that means the annual winter tire requirements are in effect on highways including the Malahat portion of the Trans-Canada Highway.

"People may experience sunny and warm conditions when they set out, but run into heavy rain, snow or sleet along the way," said Claire Trevena, Minister of Transportation and Infrastructure, in a statement. "That's why it's important to ensure your vehicle is properly equipped with snow tires with the mountain snowflake or mud and snow symbol, along with good solid treads."

As of Sunday motorists are required to have winter tires when travelling on designated highways around the province. These are marked with signs which are generally posted as motorists approach highway mountain passes or highways that see significant winter conditions or where there is a substantial increase in elevation.

Tires that meet this criteria are those labelled with either the mountain snowflake symbol or the mud and snow (M+S) symbol. These symbols are located on the sidewall of the tire. Tires must also be in good condition with a minimum tread depth of 3.5 mm.

"As we head into the winter season and unpredictable driving conditions, I want to remind everyone to be safe behind the wheel with B.C.'s annual winter tire rules coming into effect," said Mike Farnworth, Minister of Public Safety and Solicitor General. "It is the responsibility of all drivers to ensure they have the correct winter tires on designated routes – this, along with other safe driving behaviours such as slowing down, putting your phone out of reach, and not drinking and driving, can make a big difference in getting everyone home safely."

These tire requirements are only required on designated routes as the Ministry of Transportation and Infrastructure noted more than 60 per cent of the province does not experience regular snow conditions.

Quick Facts: Drivers who don't have the proper winter tires on their vehicle on designated routes can receive a fine of $121.

Drivers who don't have the minimum tread depth on their tires (3.5mm) on the designated routes can receive a fine of $109.

editor@goldstreamgazette.com

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1731. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

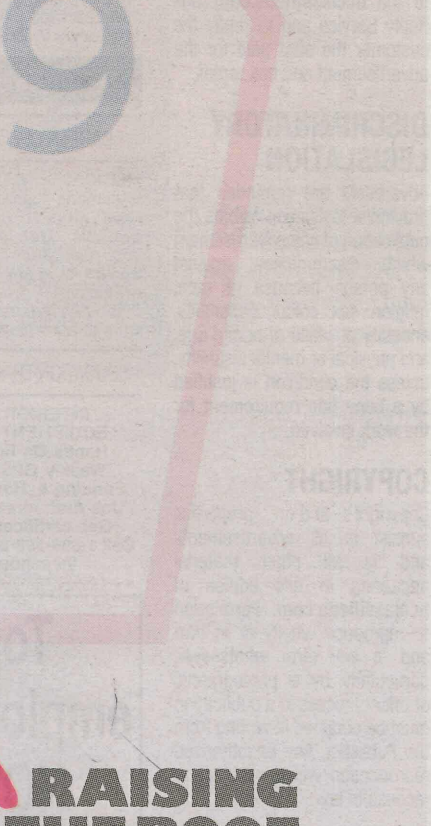
Proposal: **The purpose of Bylaw No. 1731 is to amend the City of Langford Zoning Bylaw No. 300 zoning designation of the land that is the subject of Bylaw No. 1731 from RR4 (Rural Residential 4) Zone to the RS3 (Residential Small Lot 4) Zone to allow an 18 small lot subdivision of single family dwellings.**

Applicant: **Duncan Magee, Keycorp Developments**

Location: **The land that is the subject of Bylaw No. 1731 is 2955 Irwin Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



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39

RAISING THE ROOF

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GREGG SARETSKY
CEO WESTJET


CASSIE CAMPBELL
OLYMPIC GOLD MEDALIST & BROADCASTER

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UVic bioengineer develops bandage with smartphone app

New bandage monitors wounds to detect for early signs of bacterial infection

Christine van Reeuwyk
Black Press


Mohsen Akbari shows the GelDerm use with smart phone application. *(UVIC PHOTO)*

A "smart bandage" that detects and treats infection using a smartphone app has the potential for transformative advances in wound care, according to University of Victoria bioengineer Mohsen Akbari.

"This all-in-one bandage that detects infection and administers treatment without having to be removed will reduce costs and save lives," says Akbari.

He said GelDerm's ability to administer antibiotics directly at the wound site rather than through a general course of medication also reduces problems of antibiotic overuse, such as the growth in drug-resistant "superbugs" that now kill 10 million people a year.

Akbari is the principal investigator of a study recently published in an international journal which describes the science behind the innovation.

Akbari and his UVic-based research team – with collaborators from Harvard Medical School and UBC – are working with UVic Industry Partnerships to commercialize GelDerm, a patent-pending bandage that monitors pH levels at wound sites to detect the earliest signs of bacterial infection.

A patient using GelDerm will be able to scan over the bandage's embedded sensors with a smartphone app to gauge whether infection has set in. The information can be used for self-monitoring and can be relayed wirelessly to a patient's health care team for follow-up. Should antibiotics be required to treat an infection, they can be administered directly through the bandage without having to remove it.

"There is a pressing need to develop advanced dressings that are capable of monitoring wound conditions and providing proper treatment when necessary," said Akbari. "The proposed technology holds great promise in managing chronic and acute injuries caused by trauma, surgery or diabetes."

Skin is the largest organ in the body, and an important barrier against bacteria and other pathogens. GelDerm's ability to spot infection through changes in pH levels and localize antibiotic treatment at the wound site means potentially life-threatening infection is identified and treated quickly.

While electronics-based approaches to wound care are already being developed by several researchers around the world, Akbari says GelDerm is the first that functions without a power source and whose readings aren't compromised by the multitude of substances that leak from a wound. Akbari anticipates the bandage could be on the market within five years once industry partners have been identified.

The research was funded by the Canadian Institutes for Health Research and Canadian Foundation for Innovation.

editor@goldstreamgazette.com



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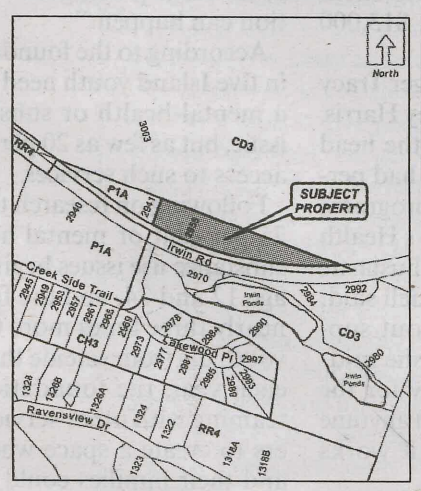
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Applicant: **Duncan Magee, Keycorp Developments**
Location: **The land that is the subject of Bylaw No. 1731 is 2955 Irwin Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services



CARRIED.

c) 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)

MOVED BY: COUNCILLOR WADE
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee recommend 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.

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.

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.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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 RS4 (Residential Small Lot 4 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.
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.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1731 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1734.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1735.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1740 First Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **September 11, 2017**

Department: **Planning**

Application No.: **Z17-0034**

Subject: **Application to Rezone 2955 Irwin Road from RR4 (Rural Residential 4) zone to RS3 (Residential Small Lot 4) zone to allow for the development of an 18 small lot subdivision.**

PURPOSE

Duncan Magee with Keycorp Developments has applied on behalf of Margaret Jones 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.

BACKGROUND

PREVIOUS APPLICATIONS

There are no development permit applications for the subject parcel in recent recorded history.

Table 1: Site Data

Applicant	Duncan Magee	
Owner	Margaret May Jones	
Civic Address	2955 Irwin Road	
Legal Description	Lot 1, Section 26, Goldstream District, Plan 24172	
PID		
Size of Property	8459 m^2 (2.3 acres)	
DP Areas	High Fire Hazard Area, Sensitive Habitat and Biodiversity Area, Riparian Area	
Zoning	Existing: RR4 (Rural Residential Zone 4)	Proposed: RS4 (Residential Small Lot 4)
OCP Designation	Existing: Hillside/Shoreline	Proposed: No Changes

SITE AND SURROUNDING AREA

The subject property is located in west Langford and is south of Langford Lake, between the community of Westhills and the Juan de Fuca regional boundary. Rural, forested properties are typical along Irwin Road which was recently connected to the West Shore Parkway to facilitate the ongoing development and access for the community of Westhills and surrounding areas.

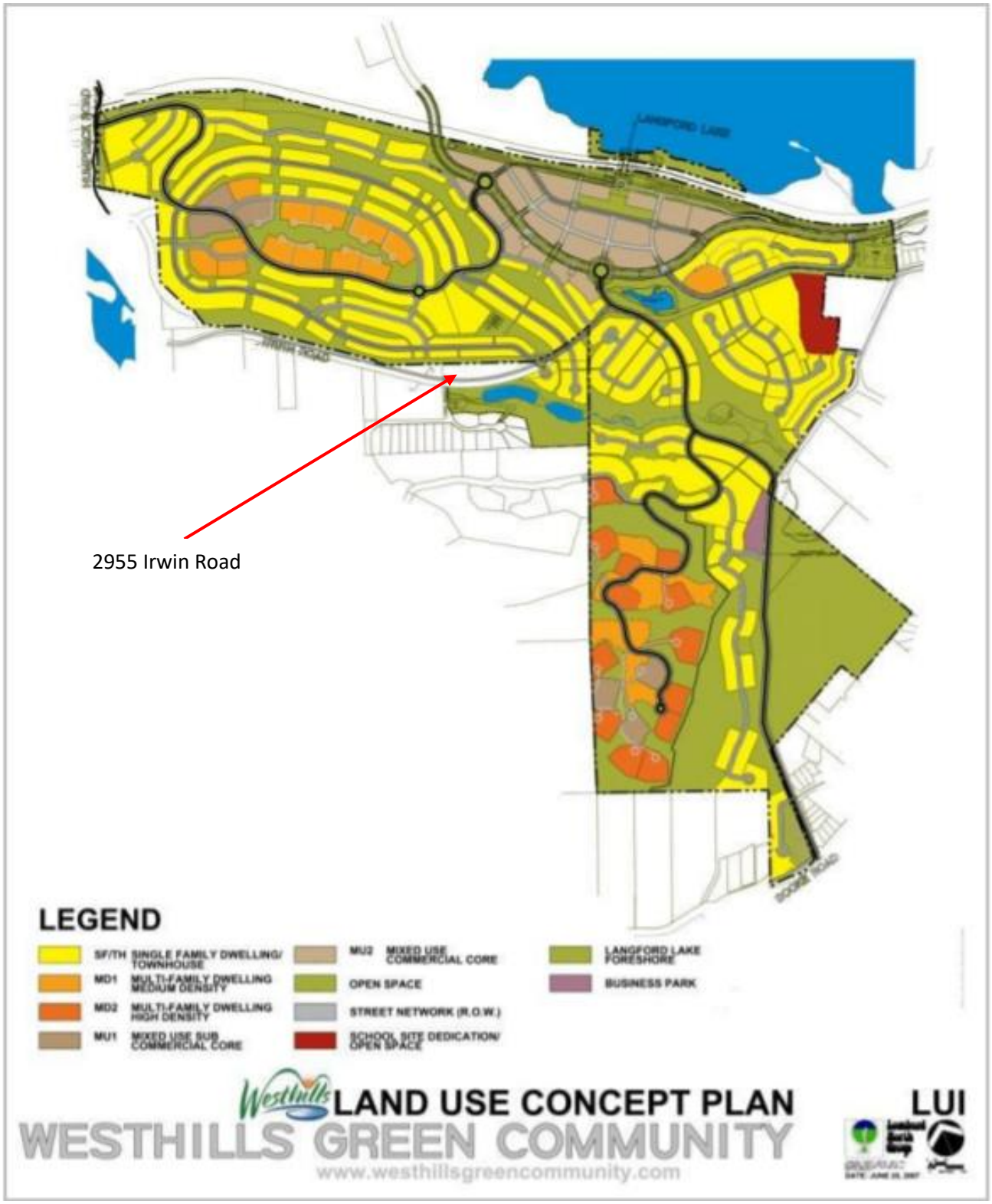
The single family home that sits on the 8459 m^2 (2.3 acre) property is contained on the flat portion of the parcel that has a slight but steady incline from Irwin Road. Access from Irwin Road is not currently available directly to the parcel, as it separated from Irwin Road by a linear strip of land owned by the Capital Regional District. A process is in place that will see this piece of land dedicated as City road.

The proposal will be developed adjacent to a block of townhouses and open space amenity land, which will be a part of a new Westhills subdivision, however, this property is not tied to the development and is not included within Westhill's Neighbourhood Area Plan, nor to the Westhills Comprehensive Development zone within the Zoning Bylaw No. 300.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD3 (Comprehensive District 3 – Westhills)	Townhomes (in progress)
East	CD3 (Comprehensive District 3 – Westhills)	Future Single Family or Townhomes
South	CD3 (Comprehensive District 3 – Westhills)	Future Park
West	P1A (Neighbourhood Institutional)	Agricultural Use

Figure 1: Westhills Community Land Use Concept Plan and 2955 Irwin Road (at arrow)



COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject property is designated as Hillside/Shoreline within Langford's Official Community Plan. This policy area does not contain density modifiers and supports low density areas as well as open space around hills and lake shores.

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density *clustered* mixed-use nodes
- Transit stops are located where appropriate

DEVELOPMENT PERMIT AREAS

As a creek lies to the south of the subject property, and as the south western portion is within an area designated as Riparian Area development, within this area will be subject to the recommendations submitted within a Riparian Area Report, prepared by a Registered Professional Biologist. The entirety of the parcel is also within an area that has been flagged as an area of potential biodiversity and ecological significance. An Environmental Impact Assessment report will be required in order to identify the retention of natural areas. Council should note that the outcome of both these reports may result in a significant change to the subdivision plan as proposed, however the applicant has not submitted these documents with their application to rezone.

Due to the location of the subject parcel, surrounded by forest and thick vegetation and within the High Risk Fire Hazard Development Permit Area, a report prepared by a Professional Registered Forester is required to assess how building materials and spatial distance can mitigate the fire risks.

COMMENTS

DEVELOPMENT PROPOSAL

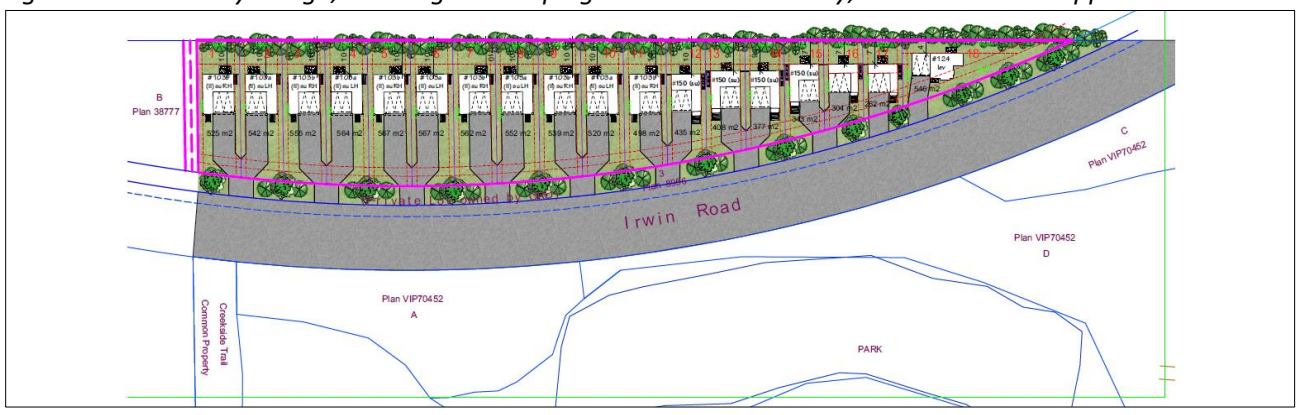
As previously mentioned, the parcels along Irwin Road are large, rural properties that have not yet experienced redevelopment due to zoning and policy restrictions as well as the lack of services available to them. Under their current zone, RR4 or Rural Residential 4 no lots less than 40 ha or 100 acres are able to be created through subdivision of a parcel, therefore a rezoning application is required in order to subdivide this 2.3 acre parcel into smaller lots.

The RS4, Residential Small Lot 4 zone, permits the creation of 400 m^2 lots when the applicant contributes the General and Affordable Housing amenity funds, and is listed within Table AD of the Zoning Bylaw. The applicant has requested lot sizes smaller than what is permitted in the zone, with a contribution to the aforementioned amenity funds. A text amendment to the zone will be required in order to permit the smaller lot sizes, on the condition that no more than 18 parcels will be created from the subject property.

The applicant wishes to develop the 18 lot subdivision of single family dwellings, which will have the potential to include secondary suites on lots that are larger than 400 m^2 in accordance with the RS4, Residential Small Lot 4, Zone.

In effort to preserve the existing landscape, the applicant is proposing a layout that would be more culturally sensitive to the rural context of the area. The applicant is proposing that parcels will share driveways, to minimize number of driveway access points along Irwin Road and heavily landscape the parcel frontages. This will create the semblance of greenspace along the frontage that will also consist of a swales that together will mitigate the perceived views of the proposed development along Irwin Road. Council may wish to secure this driveway design and landscaping in the form of a section 219 covenant, registered on the subject parcel.

Figure 2: Preliminary design, showing landscaping and shared driveway, also included as Appendix "A"



PARKING

In accordance with the Zoning Bylaw, two parking spots are required for a single family dwelling as well as an additional spot for any secondary suites that are proposed.

The plan to share driveways will provide more than the minimum required off street parking spaces, and on some parcels up to triple the required amount is being provided. Due to this, the applicant intends to request a variance to the required on street parking requirement in accordance with Bylaw No. 1000. If Council feels that the proposed amount of off street parking is sufficient for both residents and visitors to the properties, they may wish to direct the applicant to apply for a development variance permit and direct staff to proceed with the variance request.

DESIGN

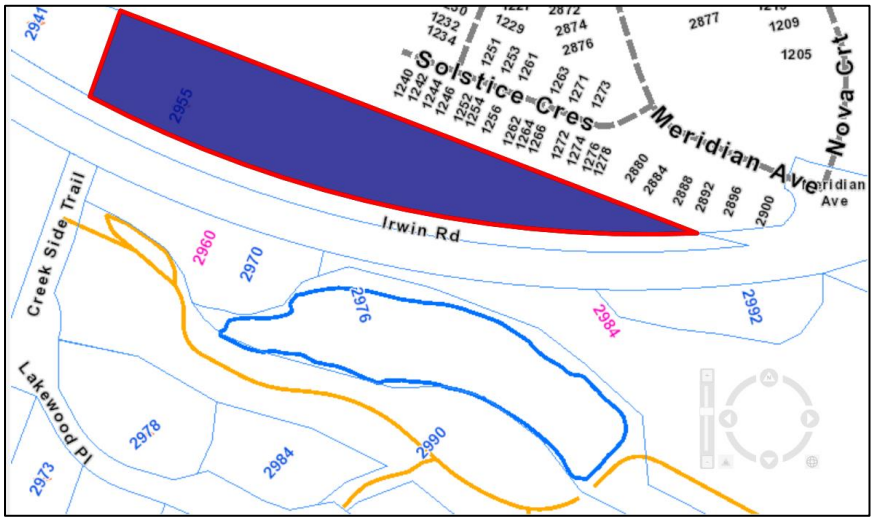
No building design drawings have been submitted with this application. A form and character development permit will be required for homes on lots less than 550 m^2 and for any proposed townhouses.

The applicant has submitted a subdivision layout that Council may wish to secure through within a section 219 covenant registered on the title associated with the parcel.

PARKS

Trail infrastructure along Irwin Road will be add to the TransCanada Trail cyclist corridor as well as function as a trail gateway to the Humpback Reservoir. Trail enhancements may include a multi-use trial on the north side of the existing road surface.

Figure 1: subject parcel highlighted, trail system in yellow surrounding Paradise Ponds Park



Council may wish to secure these improvements within as section 219 covenant as well as requesting that a statutory right of way be registered on the subject property in accordance with the requirements set forth by the Manager of Parks and the Director of Engineering and Bylaw No.1000 Trail Standards.

Table 3: Proposal Data

	Permitted by RR4 (Current Zoning)	**Permitted by RS4 (Proposed Zoning)**	**Proposed by this rezoning application:**
Permitted Use	-One or Two Family Dwellings -Secondary Suites within one family dwelling	-One Family Dwellings -Secondary suites on parcels greater than 400 m^2	As per zone
Minimum Lot Size	100 acres	400 m^2	250 m^2, a limit of 18 parcels will be permitted
Height	10.5 m	- 8.5 m for parcels less than 550m^2 - 9 m for parcels greater or equal to 550m^2	As per zone
Site Coverage	30% or 1000 m^2	50%	As per zone
Front Yard Setback	7.5 m, although no garage or carport may be located within 5.5 m of any front or exterior line	3.0 m, although no garage or carport may be located within 5.5 m of the front lot line	As per zone
Interior Side Yard Setback	3 m	1.2 m	As per zone
Exterior Side Yard Setback	3 m	3.5 m, although no garage or carport may be located within 5.5 m of the front lot line	As per zone
Rear Yard Setback	10 m	5.5 m	As per zone
Parking Requirement	2 spaces	2 spaces	As per regulations

MOTORIST NETWORK

The connection to Irwin Road from West Shore Parkway was recently completed which opened up access to western Langford for these rural communities. As mentioned the linear parcel that separates Irwin Road and the subject property is in the process of being obtained by the City.

Given the rural context of the subject property, there is very little in the way of infrastructure to support additional modes of transportation. The proposed rezoning will include frontage improvements with bike lanes, sidewalks and light standards that will encourage pedestrian and bicycle powered transportation along the corridor.

The closest transit stops, providing services to the Western Communities and downtown Victoria, are about a 15 minute walk to the Langford Parkway at Langford Lake Road. From there a rider would be required to connect at one of bus exchanges, either Langford Station on Station Avenue in Langford or the Colwood bus exchange on Old Island Highway in Colwood to reach their final destination.

INFRASTRUCTURE

The property is not currently connected to sewer. Sewer with other municipal and regional services must be available at the property prior to subdivision approval. Access to water, and the provision of adequate water pressure to comply with current Fire Underwriter Survey (FUS) calculations shall be secured through a Section 219 covenant, registered on the subject property.

A stormwater management plan must be provided in accordance with the standards of Bylaw No.1000 and to the satisfaction of the Director Engineering. Council may wish to secure the provision and implementation of this plan within a section 219 covenant, registered on the subject property.

Full frontage improvements, to the standards of Bylaw No.1000 and to the approval of the Director of Engineering will be required prior to subdivision approval or building permit issuance, whichever is first. Frontage improvements may include, but are not limited to, bike lanes, sidewalks, on street parking (unless an application to vary this requirement is supported by Council), and light standards.

A road dedication may be required in order to facilitate the necessary frontage improvements, as such the applicant will be required to provide frontage drawings, prior to Public Hearing, in order to determine if road dedication is required. If road dedication is required, Council may wish to obtain this prior Bylaw Adoption.

NEIGHBOURHOOD CONSULTATION

The applicant has been asked to provide confirmation that public engagement has occurred with regards to rezoning the property before Public Hearing.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per Single Detached Home**	**Per Small Lot Detached Home (Equivalent = 0.66)**
General Amenity Reserve Fund	$6,000	$3,960
Affordable Housing Reserve Fund	$1,000	$660

Table 5 – Development Cost Charges (approximate calculations)

Development Cost Charge	**Per lot contribution**		**Total**
Roads	$3,985 (@ 1 lot <300m^2)	$6,056 (@ 17 lots >300 m^2)	$106,937
Park Improvement	$1,890 (@18 lots)		$34,020
Park Acquisition	$1,100 (@18 lots)		$19,800
Incremental Storage Improvement Fees	$371.25 (@ 4 lots <550 m^2 no suite)	$495 (@14 lots < or > 550 m^2 with suites)	$8,415
Integrated Survey Area	$35 (@ 17 parcels created)		$595
Subtotal (DCCs paid to City of Langford)	**$9,431.50**		**$169,767**
CRD Water	$2,655.34 (@18 lots)		$47,796.12
School Site Acquisition	$698 (@18 lots)		$12,564
TOTAL (estimate) DCCs	**$12,784.84**		**$230,127.12**

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend 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.

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.

OR Option 2

1. Reject this application to amend the zoning for 2955 Irwin Road

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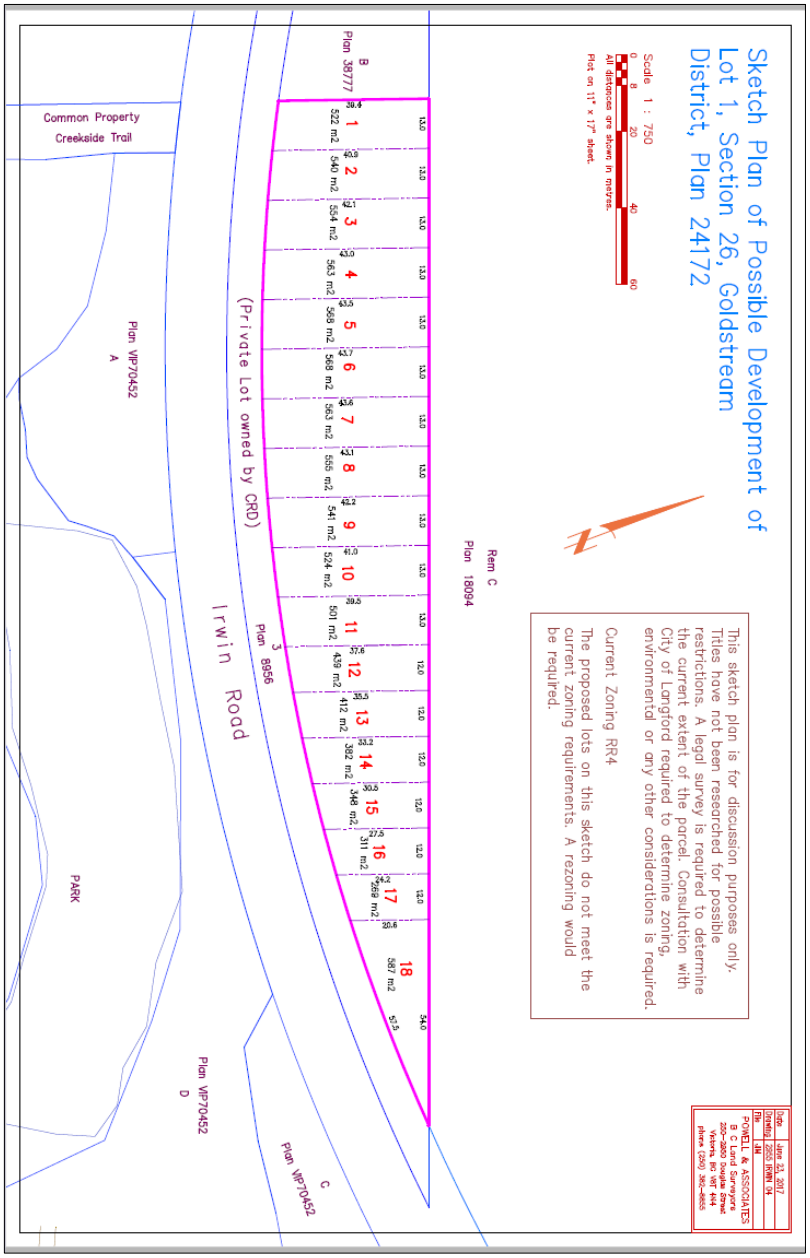
Submitted by:	Lauren Morhart, MICP, RPP Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

: lhm

Appendix A
Design Plan for 2955 Irwin Road

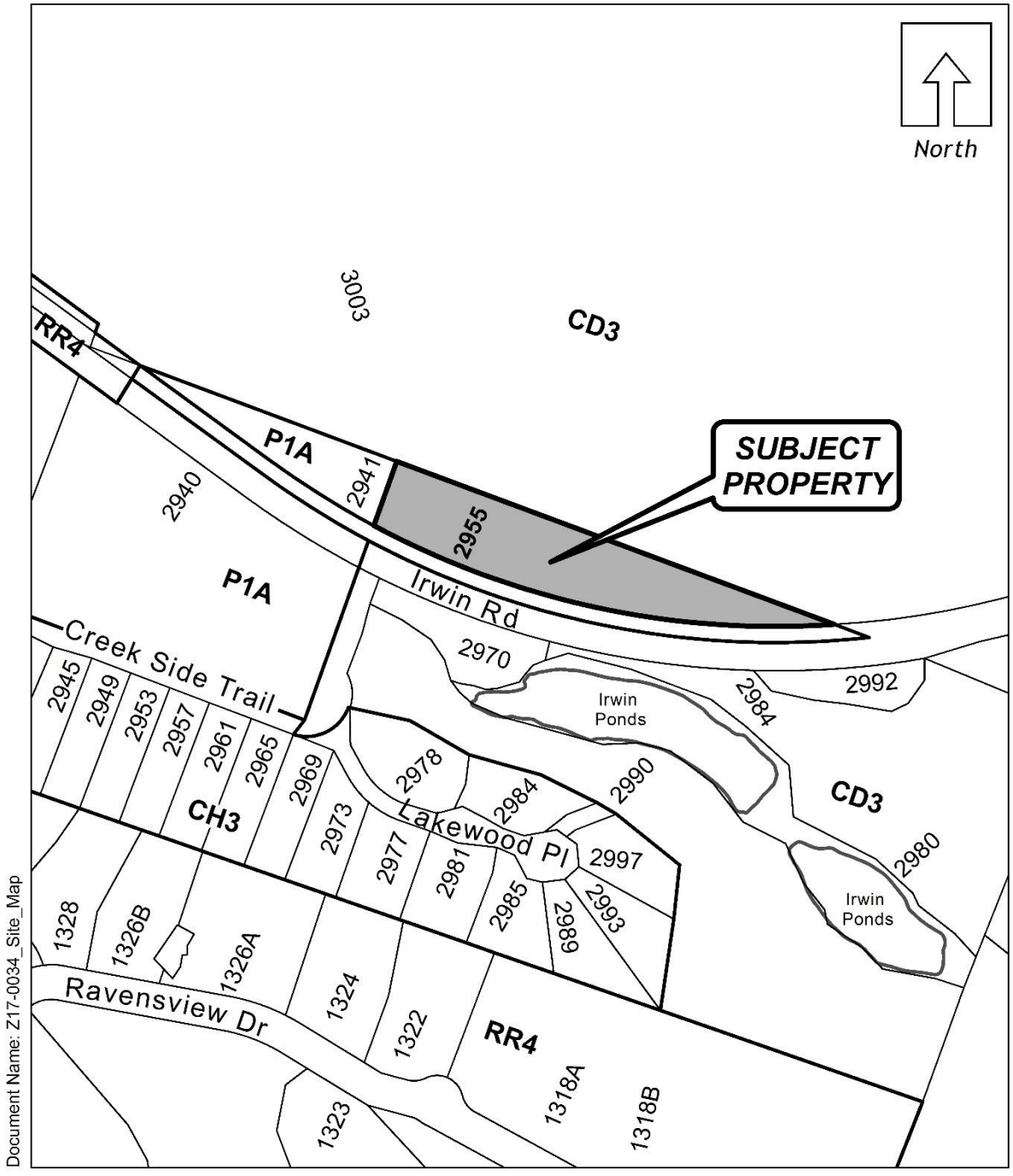


Appendix B
Proposed 18 Small Lot Subdivision

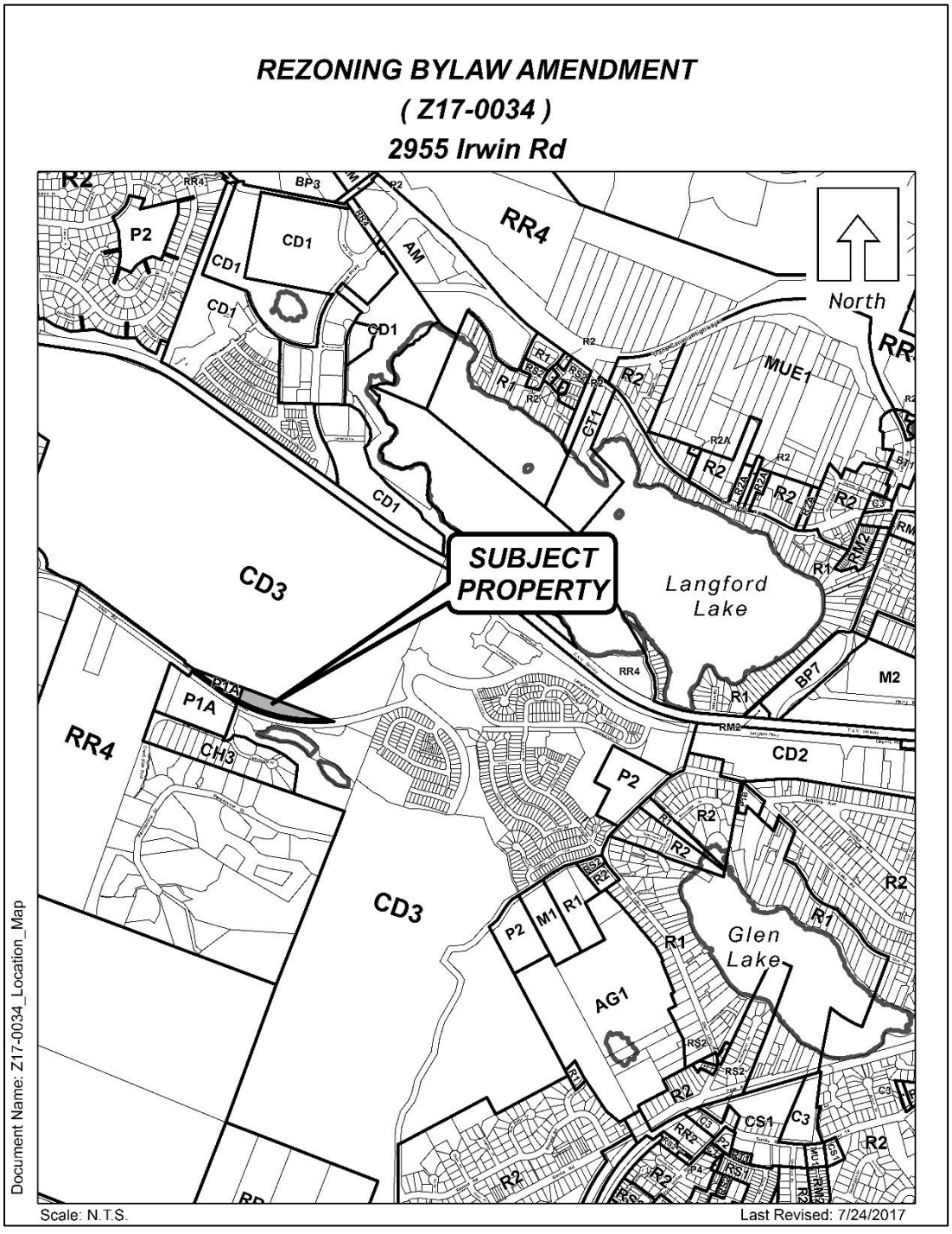


Appendix B
Site Map

REZONING BYLAW AMENDMENT
(Z17-0034)
2955 Irwin Rd



Appendix C
Location Map



M. Ridgley Clark
[redacted]

August 21, 2017

Langford Planning Commission
City Hall,
Langford, BC

Submission for preservation of of greenbelt in the Humpback Valley Corridor
(Including Ravenwood Estates, Irwin Road, and Humpback Valley Road)

Whereas:

- The Humpback Valley Corridor is one of the few remaining green spaces in Langford, and
- The existing road structure of Irwin Road and Humpback Roads were not designed for high traffic situations, and
- The Humpback Valley Corridor runs through the principal watershed and drinking water reservoir for Victoria and Langford, and
- The Humpback Valley Corridor runs through substantial areas of parkland, and
- The residents of the Humpback Valley Corridor have expressed in an overwhelming majority that they would prefer to maintain the rural nature of their neighbourhood,

I therefore submit:

That the Humpback Valley Corridor should be preserved by the planning commission as a low-density greenbelt zone. To further this end I submit the following steps to be considered by the planning commission:

- Resist removal of any land in the HVC from the GB4 zoning unless for a practical consideration such as property line adjustments.
- Refuse to approve any applications for high-density housing, including condominiums, townhouses, postage stamp lots, and housing developments in general within the HVC.
- Acknowledge that preservation of the existing rural character of the area is in keeping with the official community plan, which does allow for some areas of vegetation to be left in Langford.

I respectfully request this submission be officially acknowledged in the commission's minutes, and that the matters raised herein be given thoughtful consideration.

Sincerely,

M. Ridgley Clark

PUBLIC HEARING
Monday, 16 October 2017

Bylaw No. 1736
File No. Z17-0028

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

CITY OF LANGFORD
BYLAW NO. 1736

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

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

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

1. By adding the following text to Section 6.21.01: "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861 (2874 Leigh Road)"; and

2. By adding the following line to Section 3.18.01:

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

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

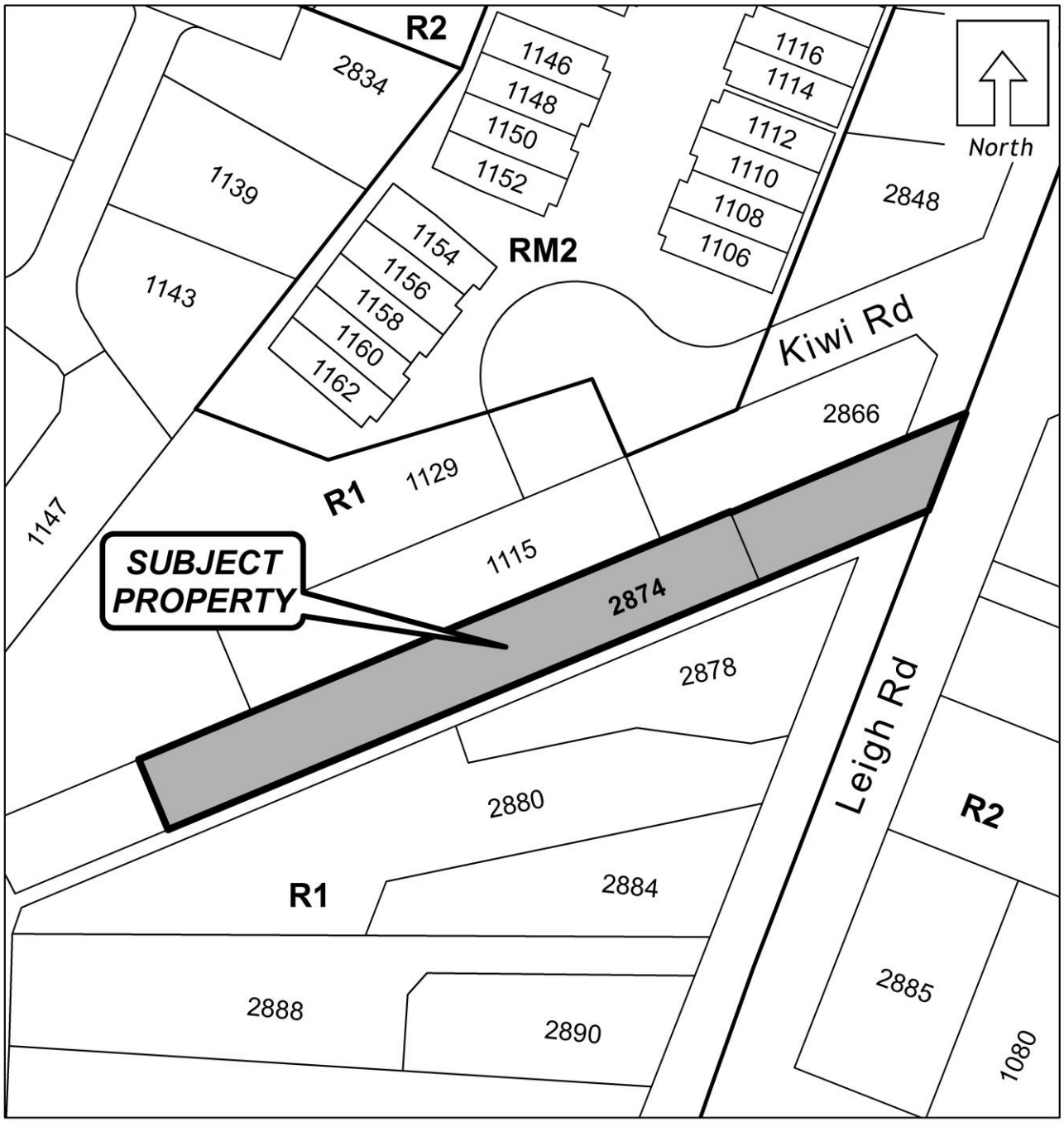
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1736

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1736

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/18/2017

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1736. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 October 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2874 Leigh Rd	
File	Z17-0028	Bylaw Number: 1736
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: Text Amendment to R1 (One-Family Residential)
Proposal	To permit a secondary suite in an accessory building.	

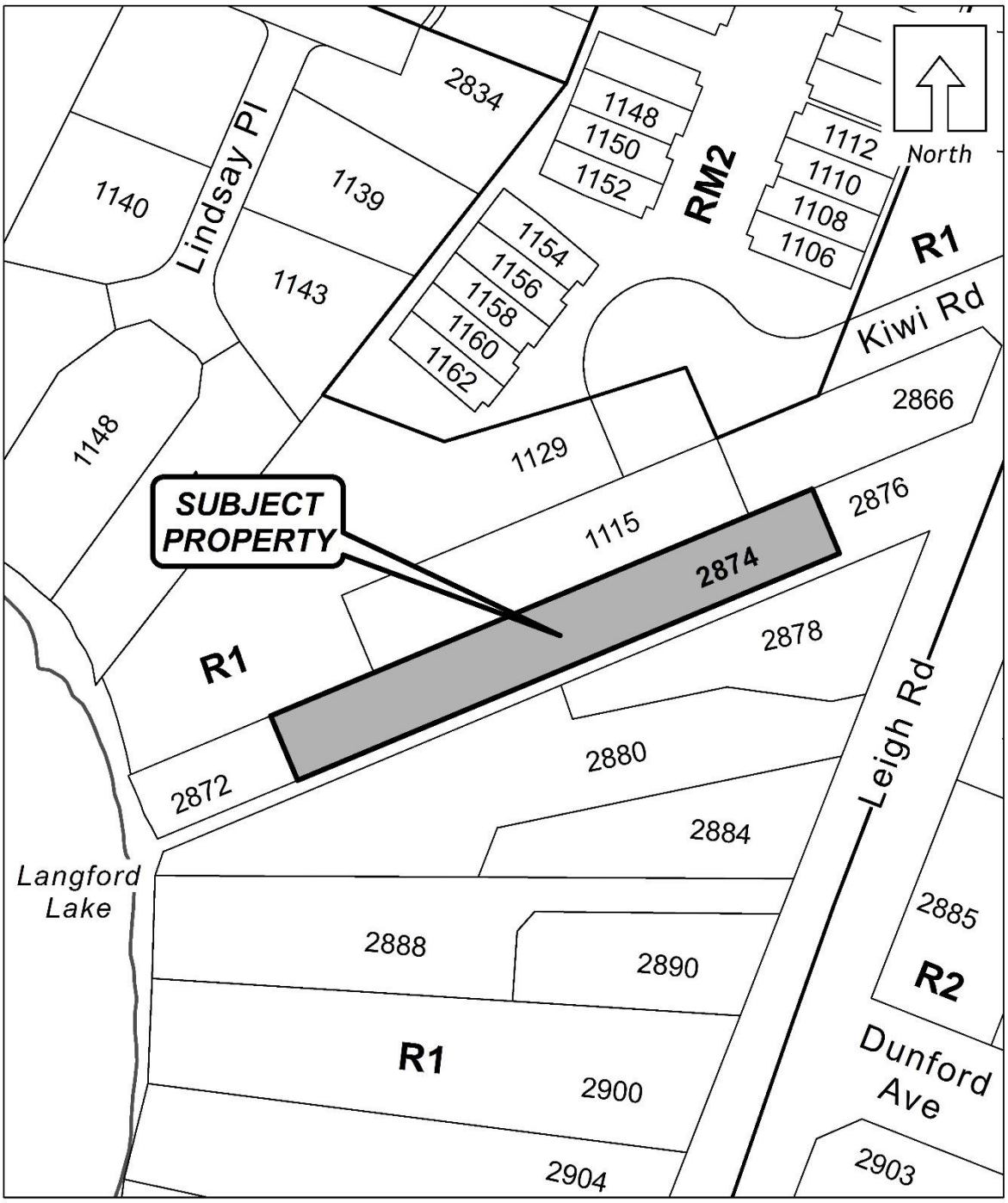
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z17-0028)

2874 Leigh Rd



Document Name: Z17-0028_Site_Map

Scale: N.T.S.

Last Revised: 6/6/2017

Mastermind Toys sets up shop on the West Shore

Company plans to open store later this month at Westshore Town Centre

Jessica Fedigan
News Gazette staff

A new toy store will be setting up shop on the West Shore.

Mastermind Toys will be opening at the Westshore Town Centre with a target opening date of Oct. 21. The store will be located on the exterior of the shopping centre next to Carter's OshKosh.

Since 2011, Mastermind Toys has opened 50 stores across the country in British Columbia, Alberta, Ontario, Manitoba, Saskatchewan, New Brunswick and Nova Scotia. By the end of 2017, the company will have opened 12 new locations for the calendar year, including the roughly 5,000-square-foot Langford location.

"From our expansion into Eastern Canada, to the relaunch of our website, 2017 has been a banner year for Mastermind Toys," said Jon Levy, chief toy merchant, CEO and co-founder of Mastermind Toys. "Mastermind continues to meet the increasing demand for high-quality specialty toys and children's books in under served markets, and we look forward to introducing our brand to more and more Canadian families as the company continues to grow."

Beth Merrick with ZAZOU Communications said the company understands how technology is advancing but sees traditional play and screen time co-existing.

"Mastermind Toys has been in business over 30 years and we know the way kids play. There have always been alternatives to traditional toys. When video games first came out, there was a belief that would be the end of traditional toys," Merrick said.

"Many kids spend a lot of time playing video games, yet the toy industry continues to grow every year. Plus, many families are concerned about kids spending too much 'screen time,' and have been pushing back by encouraging their kids to play with quality, educational toys and books. We believe that time spent on the screen does not exclude traditional play for kids, so we actually see the two co-existing in the market place … and a number of our toys integrate traditional play with screens."



Mastermind Toys is set to open a new location in Langford later this month, the company is opening 12 new stores across Canada this year. *(PHOTO COURTESY OF MASTERMIND TOYS)*

jessica.fedigan@goldstreamgazette.com

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City of Colwood
Notice of Permissive Tax Exemption Bylaw

Take notice that the Council of the City of Colwood will consider adopting a bylaw exempting certain land and improvements from taxation for a one year period, for fiscal 2018, under the authority of Section 224(2)(a) of the Community Charter.

The purpose of the proposed tax exemption bylaw is to exempt the non-profit organizations listed below from municipal property taxes imposed under Section 197(1) of the Community Charter for the year 2018. The tax amounts below do not include taxation for other governments such as School, Regional Districts, BC Transit, MFA and the BC Assessment Authority. The proposed bylaw will be discussed at a Council Meeting on Tuesday, October 10, 2017 at 7:00pm.

Organization's Name: Society for Arts on the South Island
Property Description: #103-318 Wale Rd; Folio No. 03517.268
Estimated Permissive Exemption 2018: $9,150
Estimated Permissive Exemption 2019: $9,375
Estimated Permissive Exemption 2020: $9,600

Organization's Name: Pacific Centre Family Services Association
Property Description: 324 Goldstream Ave; Folio No 03534.020
Estimated Permissive Exemption 2018: $33,500
Estimated Permissive Exemption 2019: $34,300
Estimated Permissive Exemption 2020: $35,150

Organization's Name: Children's Health Foundation of Vancouver Island
Property Description: 345 Wale Rd; Folio No. 03545.020
Estimated Permissive Exemption 2018: $37,000
Estimated Permissive Exemption 2019: $37,925
Estimated Permissive Exemption 2020: $38,875

Any person who wishes to review a copy of the proposed tax exemption bylaw may do so by contacting the Deputy Director of Finance at 250-294-8149 or by email jhepting@colwood.ca.

Colwood
www.colwood.ca

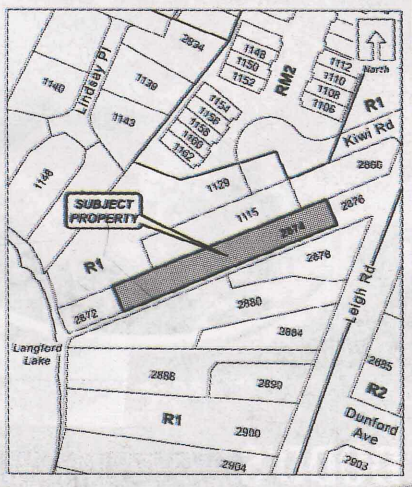
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1736. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1736 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of R1 (One-Family Residential) Zone for the land that is the subject of Bylaw No. 1736 to allow a secondary suite in an accessory building at 2874 Leigh Rd.**
Applicant: **Carole Hutchinson, Design One – Stevens Interiors**
Location: **The land that is the subject of Bylaw No. 1736 is 2874 Leigh Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

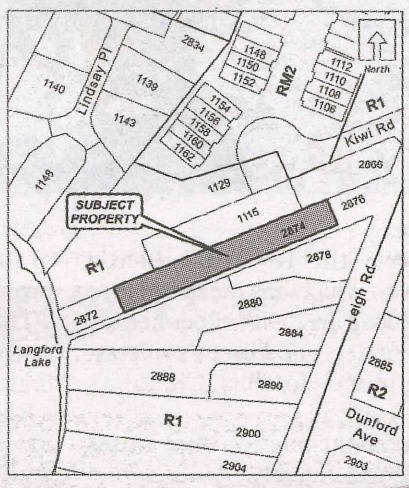
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1736. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1736 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of R1 (One-Family Residential) Zone for the land that is the subject of Bylaw No. 1736 to allow a secondary suite in an accessory building at 2874 Leigh Rd.**
Applicant: **Carole Hutchinson, Design One – Stevens Interiors**
Location: **The land that is the subject of Bylaw No. 1736 is 2874 Leigh Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

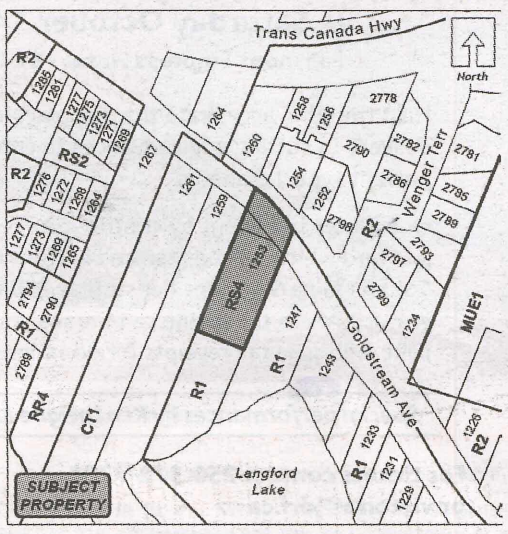
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1740. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

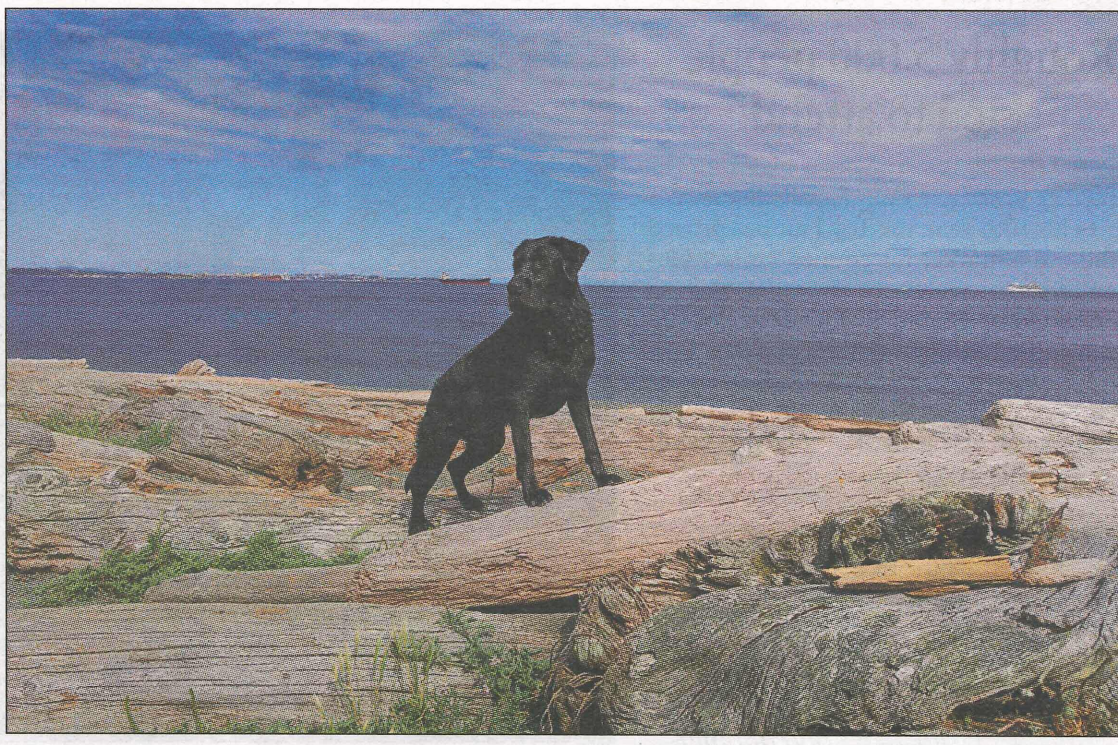
Proposal: **The purpose of Bylaw No. 1740 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1740 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for a four (4) lot subdivision.**
Applicant: **Duncan Magee, Keycorp Developments Ltd.**
Location: **The land that is the subject of Bylaw No. 1740 is the northerly portion of 1253 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

Reader Photo OF THE WEEK



Langford resident Debbie Halusiak took this picture of her dog Bentley while out for a walk on Weirs Beach.

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

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

Please include your name, contact information including municipality of residence and where you took the photo.

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

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4. REPORTS

a) Application to Amend the Text of the One-Family Residential (R1) Zone to allow a Secondary Suite in an Accessory Building at 2874 Leigh Road (Z17-0028).
Staff Report (Planning)

MOVED BY: K. SHELDRAKE
SECONDED: A. CREUZOT

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

Option 1

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, subject to the following terms and conditions:

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

      i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

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

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

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

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

CARRIED.

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

MOVED BY: A. CREUZOT
SECONDED: S. HARVEY

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

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

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

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

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

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

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

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

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

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

CARRIED.

c) TUP17-0003 - 2945 Jacklin Rd

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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

1. Conditions

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

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

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

c) Fuel tank levels shall not exceed ¼ full;

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

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

2. Expiry

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

CARRIED.

7. COMMITTEE RESOLUTIONS

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

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, subject to the following terms and conditions:

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

      i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

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

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

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

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

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council:

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

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)

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **July 24, 2017**

Department: **Planning**

Application No.: **Z17-0028**

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

PURPOSE

Carole Hutchinson of Design One - Stevens Interiors has applied on behalf of Derek Russell Hass to amend the text of the One-Family Residential (R1) Zone to allow a secondary suite in an accessory building at 2874 Leigh Road.

Previous Applications

In 1980, the Board of Variance for the Capital Regional District approved a reduction of the minimum side yard setback of a structure from a lane to be 3 feet, measuring from the furthest projection of the structure to the property line to allow for the construction of a garage on the property at 2874 Leigh Road.

BACKGROUND

Table 1: Site Data

Applicant	Carole Hutchinson of Design One – Stevens Interiors	
Owner	Derek Russell Hass	
Civic Address	2874 Leigh Road	
Legal Description	Lot A, Section 79, Esquimalt District, Plan VIP72861	
Size of Property	1,240 m^2 (0.3 ac)	
DP Areas	Riparian (portion of site only)	
Zoning	Existing: One-Family Residential (R1)	Proposed: One-Family Residential (R1) with **Text Amendment**
OCP Designation	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

Site and Surrounding Area

The subject site is located on the eastern side of Langford Lake, adjacent to Flute Lane (which is used as a pedestrian trail, but is dedicated as road right-of-way) and the municipal park space at 2872 Leigh Road. The 1,240 m^2 (0.3 ac) site currently contains a one-family dwelling at the rear of the site and a detached garage at the front of the site, set back approximately 10.5 m (34.5 ft) from Leigh Road.

The surrounding area contains the previously noted municipal park located between the subject site and Langford Lake, as well as a variety of one-family dwellings along the lake, a mixture of one-family, two-family and multiple-family dwellings across Leigh Road and to the north of the subject site, and a range of light and medium industrial uses around the Henry Eng Business Park.

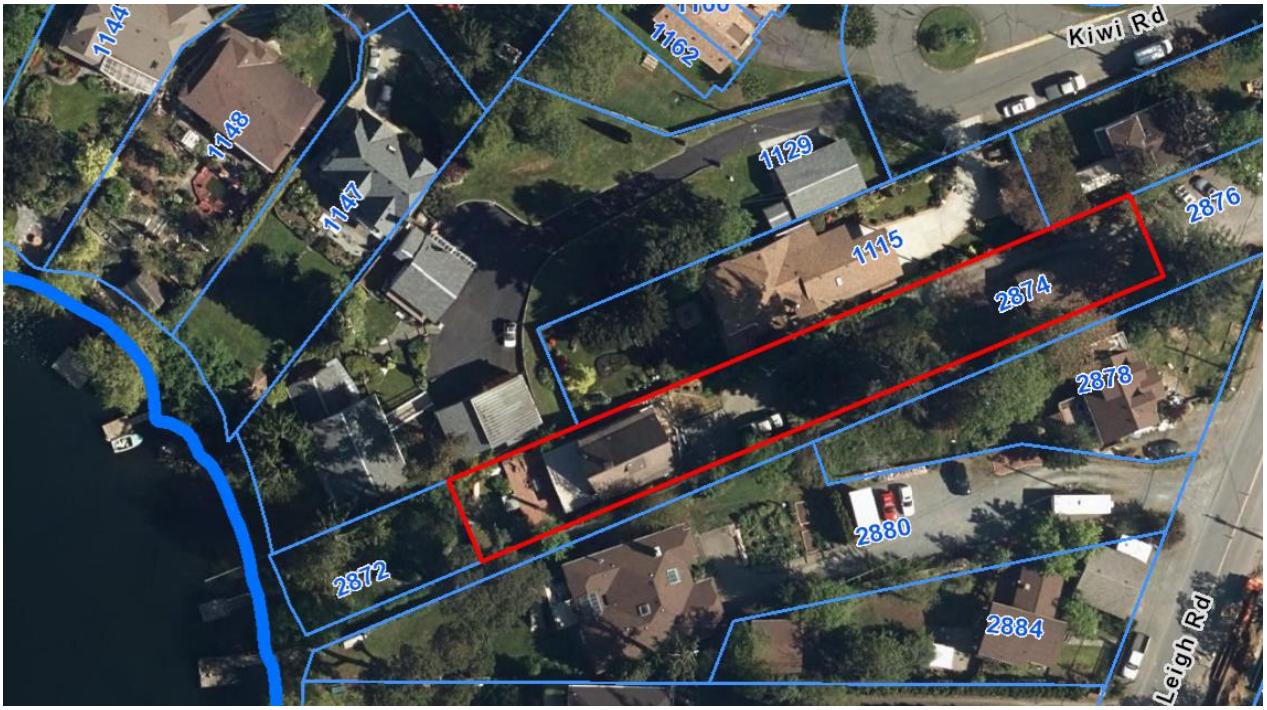


Table 2: Surrounding Land Uses

	Zoning	***Use***
North	One-Family Residential (R1)	One-family dwellings
	Attached Housing (RM2)	Townhouses
East	One- and Two-Family Residential (R2)	One-family and two-family dwellings
	Attached Housing (RM2)	Townhouses
South	One-Family Residential (R1)	One-family dwellings
	Henry Eng Business Park (BP7)	Undeveloped land
	General Industrial (M2)	Light and medium industrial uses
West	One-Family Residential	Municipal park and Langford Lake

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

The subject site is designated as *Hillside or Shoreline* by the City of Langford Official Community Plan (OCP). This designation is applied to existing, low intensity settled areas throughout the community with a high percentage of open space, and to undeveloped areas located on a hillside or near the shoreline. The *Hillside or Shoreline* designation is intended to:

- Be a predominantly residential district that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided that some conditions are satisfied;

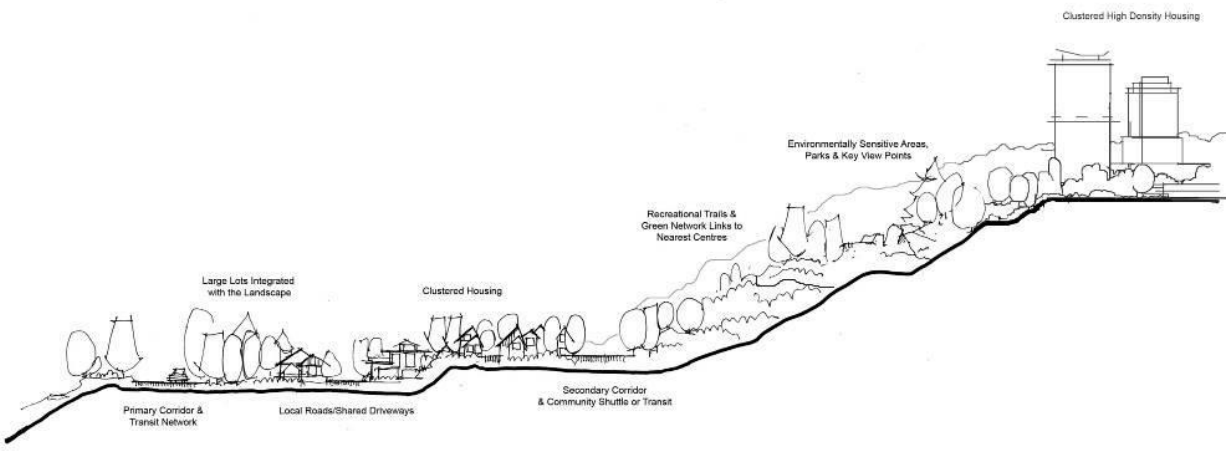
- Permit schools, community facilities, and other institutional uses through the area;

- Encourage home-based businesses and permit home-based accommodations such as bed and breakfasts;

- Integrate parks, open spaces and green corridors such as creeks, wildlife corridors, and trails throughout the area. Large playfields are discouraged due to grading requirements, but site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, and outdoor exercise areas are strongly encouraged on hillside areas;

- Allow for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes; and

- Locate transit stops where appropriate.



The *Hillside or Shoreline* designation also provides a number of objectives and policies for development, including retaining significant open space, maintaining ecosystem values and preserving the character of Langford's lakes.

As shown on the attached plans, the proposed development will result in a lot coverage of approximately 23%, with the remainder of the lot in a natural or landscaped state (with the exception of driveways). In addition, the previous subdivision of this property dedicated the 324 m^2 (3,487.5 ft^2) municipal park adjacent to Langford Lake as public open space.

The proposed one-family dwelling at the front of the subject site will be in context with surrounding development, and will be located entirely outside of the Riparian Development Permit Area and the Streamside Protection and Enhancement Area (SPEA). The existing one-family dwelling at the rear of the site is not visible from the street, and will not be altered as part of this application.

Development Permit Areas & Building Permits

A small portion of the subject site, between the existing one-family dwelling and Langford Lake, is located within the City's Riparian Development Permit Area. However, all proposed development will be located outside of this Riparian Area, so a Development Permit will not be required.

Form and Character Development Permits are typically required for secondary suites in accessory buildings (or carriage houses). One of the primary intentions of the Design Guidelines for Carriage Houses is to ensure that carriage houses complement the architectural style of the principal dwelling on the lot, while being clearly distinguishable from the principal dwelling in terms of reduced scale, massing and height. In this instance, the construction of the existing dwelling (which will become a secondary suite following construction of the proposed dwelling) predates the design and construction of the proposed principal dwelling on the lot, and there is not a clear architectural relationship between the two buildings. As a result, the City Planner will be unable to approve a Form and Character Development Permit for this application, and Council will need to waive the requirement for the Development Permit, if they wish to approve the proposed development.

A Building Permit will be required for the proposed one-family dwelling at the front of the site. The Building Department has also noted that although the Zoning Bylaw may consider the existing dwelling unit at the rear of the lot to be a secondary suite following construction of the new one-family dwelling, this distinction is not recognized by the BC Building Code, and it will be treated as a separate one-family dwelling for the purposes of all Building Code requirements and consideration.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to remove the existing garage at the front of the subject site and construct a new one-family dwelling in approximately the same location. The applicant intends to keep the existing one-family dwelling at the rear of the site, and utilize it as a secondary suite in an accessory building following construction of the new dwelling.

Secondary suites are currently permitted in the One-Family Residential (R1) Zone, but not within an accessory building. The applicant has requested a text amendment to the R1 Zone to permit this use on the property at 2874 Leigh Road.

The existing dwelling at the rear of the site, which is proposed to be considered as a secondary suite in an accessory building following construction of the proposed dwelling at the front of the site, can satisfy the additional regulations for secondary suites in accessory buildings in Section 3.08.04 of the Zoning Bylaw:

- The secondary suite will be completely contained within a detached accessory building;
- The maximum total floor area of all accessory buildings will not exceed 100 m^2 (1,076 ft^2);
- The one-family dwelling located at the front of the site will not contain a secondary suite;
- The secondary suite contains at least two rooms, including a kitchen and bathroom;
- The secondary suite is not within a building also used for vehicle parking;
- The highest point of the roof of the accessory building containing the secondary suite will not exceed 85% of the highest point of the roof of the one-family dwelling;
- The accessory building in which the secondary suite is located is sited more than 5 m (16 ft) from the proposed one-family dwelling; and
- The accessory building containing the secondary suite does not exceed a gross floor area of 90 m^2 (969 ft^2).

The general requirements for all secondary suites in Section 3.08.02 of the Bylaw can also be satisfied by this proposal, as the proposed one-family dwelling at the front of the site will be owner occupied; the existing driveway and proposed garage provide in excess of the required three parking spaces; and an occupancy permit was issued for the existing dwelling at the rear of the site when it was constructed. However, as previously noted, there is not a clear architectural relationship between the existing and proposed buildings, which does not satisfy the Design Guidelines for Carriage Houses.

Table 3: Proposal Data

	Permitted by R1 (Current Zoning)	**Permitted by R1 (Proposed Amendment)**	**Proposed by Rezoning Application**
Permitted Uses	• Accessory buildings and uses • Group daycare • Home occupation • One-family dwelling • Secondary suite in a one-family dwelling • Temporary construction and real estate marketing offices • The keeping of animals for domestic purposes (lots >1 ac) • Uses permitted by Section 3.01	• Accessory buildings and uses • Group daycare • Home occupation • One-family dwelling • Secondary suite in a one-family dwelling • Secondary suite in an accessory building at 2874 Leigh Road • Temporary construction and real estate marketing offices • The keeping of animals for domestic purposes (lots >1 ac) • Uses permitted by Section 3.01	• One-family dwelling • Secondary suite in an accessory building at 2874 Leigh Road
Max. Density	1 residential building per lot	1 residential building per lot	1 residential building per lot
Max. Site Coverage	Lots >550 m2 – 35% Lots <550 m2 – 50%	Lots >550 m2 – 35% Lots <550 m2 – 50%	23%
Max. Building Height	9 m (30 ft)	9 m (30 ft)	7.2 m (23.8 ft)
Min. Front Setback	7.5 m (25 ft)	7.5 m (25 ft)	9.8 m (32.3 ft)
Min. Interior Side Setback	1.5 m (5 ft), 4.5 m (15 ft) sum of both side yards	1.5 m (5 ft), 4.5 m (15 ft) sum of both side yards	1.5 m (5 ft), 5.0 m (16.3 ft) sum of both sides
Min. Exterior Side Setback	4.5 m (15 ft), 5.5 m (18 ft) for garage or carport facing exterior side lot line	4.5 m (15 ft), 5.5 m (18 ft) for garage or carport facing exterior side lot line, 2.0 m (6.6 ft) for exterior side lot line abutting highway <4.5 m (15 ft) wide	1.5 m (5 ft)
Min. Rear Setback	7.5 m (25 ft)	7.5 m (25 ft)	77.1 m (253 ft)
Min. Parking Requirement	2 spaces + 1 for secondary suite	2 spaces + 1 for secondary suite	>3 spaces

VARIANCES

Although Flute Lane is currently used as a pedestrian trail and is only approximately 2.0 m (6.6 ft) wide, it is dedicated road right-of-way and is therefore considered to be a "highway" in the Zoning Bylaw. As a result, the property line that abuts Flute Lane is an exterior side lot line, and a minimum setback of 4.5 m (15 ft) is required for the proposed dwelling even though Flute Lane is too narrow to ever be developed for vehicular access, and a smaller setback may be more appropriate. A variance is therefore required to permit the proposed dwelling to be constructed only 1.5 m (5 ft) from the exterior side lot line as indicated on the attached plans.

Council may wish to address the issue of large setbacks being required from pedestrian trails (as opposed to roadways, where they were intended to be applied), by amending Section 3.18.01 of the Zoning Bylaw to include the following:

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

In addition to this general amendment to Section 3.18.01, if Council considers the requested variance to be appropriate, they may wish to direct staff to proceed with consideration of the variance through a Development Permit if/when the requested text amendments are approved. Alternatively, Council could direct that revised plans be submitted prior to Public Hearing which indicate a 2.0 m (6.6 ft) setback as permitted in the revised Section 3.18.01.

POTENTIAL OPTIONS FOR DEVELOPMENT

As part of the review of this application, staff have considered whether the applicant's desired use of the subject site could be accommodated through other development options.

Although the subject site is large enough that it could be subdivided into two 550 m^2 (5,920 ft^2) lots under the current One-Family Residential (R1) Zone, the site is only 12.2 m (40.0 ft) wide. Subdividing the rear of the site as a panhandle lot with the minimum required 6.0 m (19.7f ft) access strip would leave only 6.0 m (19.7 ft) of width for the front lot, and it would be difficult, if not impossible, to construct a dwelling in such a narrow area, whether it was constructed facing the street or facing the access strip.

Developing the site as a detached duplex under the One- and Two-Family Residential (R2) Zone could be possible, but would require significant text amendments to increase the maximum lot area from 1,099 m^2 (11,830 ft^2) to 1,240 m^2 (0.3 ac), and to remove the requirements that one building not be situated behind another, that each building have a separate driveway, and that the gross floor area of one building is not less than 85% of the gross floor area of the other building.

The conversion of an existing one-family dwelling into a secondary suite after the construction of a new dwelling on a lot is not a typical situation, and is not what is intended or anticipated by the Design Guidelines for Carriage Houses. Therefore, Council must determine whether the current proposal is appropriate given the particulars of this lot and the proposed buildings, and whether allowing the development to proceed without a Form and Character Development Permit is warranted.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As previously noted, the subject site is located on Leigh Road, just south of the Kiwi Road cul-de-sac. In this area, Leigh Road is a two lane, local roadway with sidewalk on the west side of the street and bike lanes on both sides. The closest transit stop is located on Goldstream Avenue, approximately 200 m (656 ft) north of the subject site.

The Engineering Department has indicated that sidewalk is to be constructed prior to Building Permit issuance, but that the City could accept cash-in-lieu at this location. Council may wish to secure this construction, or cash-in-lieu of sidewalks, through a Section 219 Covenant as a condition of the requested rezoning. The Ministry of Transportation has indicated that they have no objections to the proposed text amendment and no additional requirements for approval of this development. The certified Bylaw forms can be forwarded to the Ministry office for completion if the requested rezoning is approved.

INFRASTRUCTURE & PARKS

The subject site is currently serviced by municipal water and sanitary sewer services, and the proposed one-family dwelling must be connected to these services.

The Fire Department has noted that wayfinding signage should be provided at the end of the driveway so that the addresses served by the driveway are clearly visible from Leigh Road. In addition, the Fire Department also recommends that two separate addresses be assigned to the proposed principal dwelling and secondary suite, rather than 2874A and 2874B Leigh Road.

The Parks Department has indicated that a fence separating the subject site from Flute Lane and the City park/beach access would improve the delineation of public and private space. If a chain link fence is installed along the property lines abutting this City land, the Parks Department would be willing to share the cost with the landowner.

NEIGHBOURHOOD CONSULTATION

The applicant has already undertaken some door-to-door neighbourhood consultation and has submitted letters of support signed by the owners/residents of 2878 Leigh Road, 1115 Kiwi Road, and 2880 Leigh Road (the abutting properties on either side of the subject site).

FINANCIAL CONTRIBUTIONS

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements or provide cash-in-lieu of sidewalks, the direct capital costs to the municipality associated with this development will be negligible.

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, subject to the following terms and conditions:

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

      i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.

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

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

   AND EITHER:

   3. Direct the applicant to submit plans, **prior to Public Hearing**, that demonstrate conformity to the minimum 2.0 m (6.6 ft) setback from the exterior side lot line for the proposed one-family dwelling at 2874 Leigh Road;

   OR

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

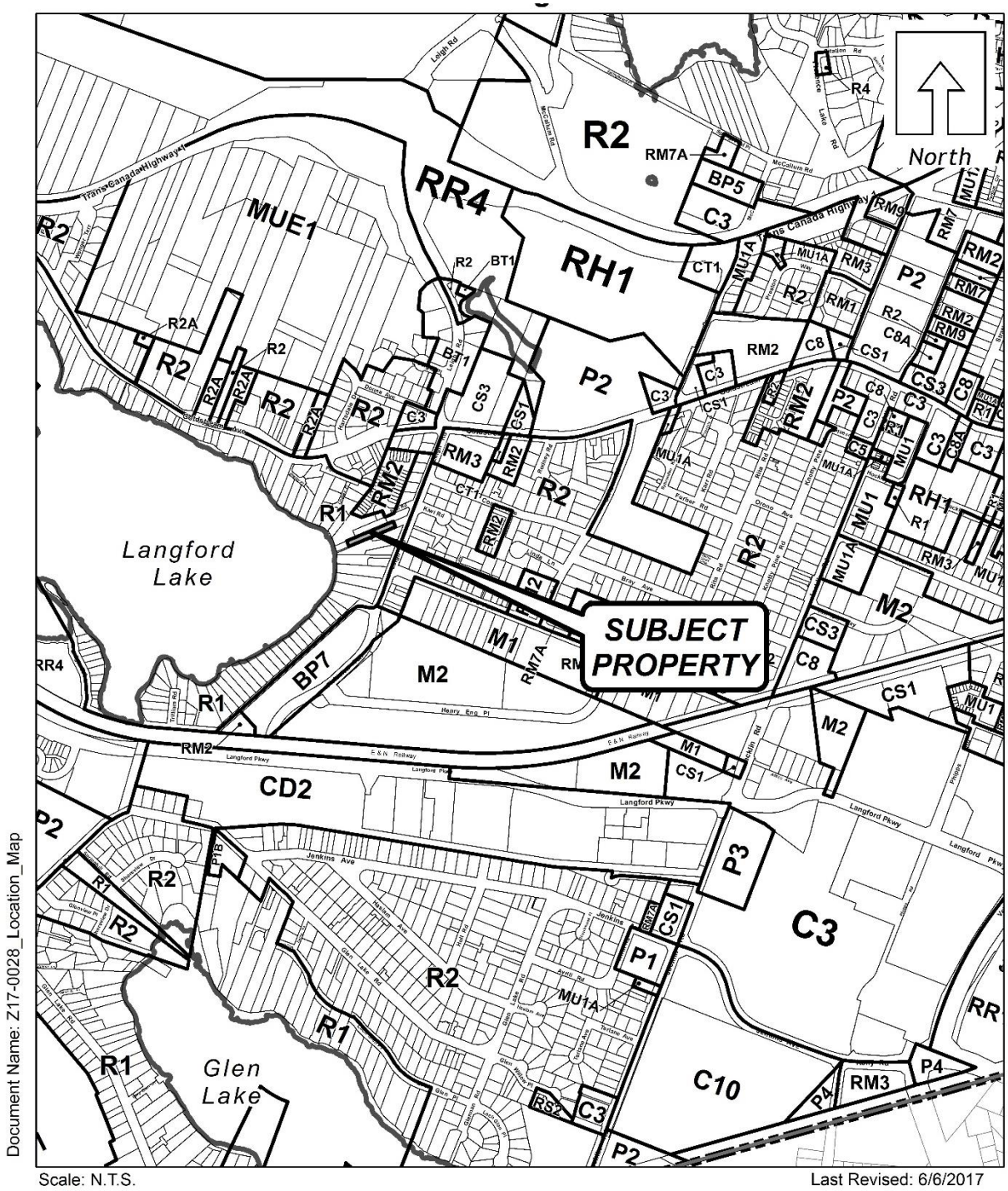
OR Option 2

5. Reject this application for a text amendment to the Zoning Bylaw.

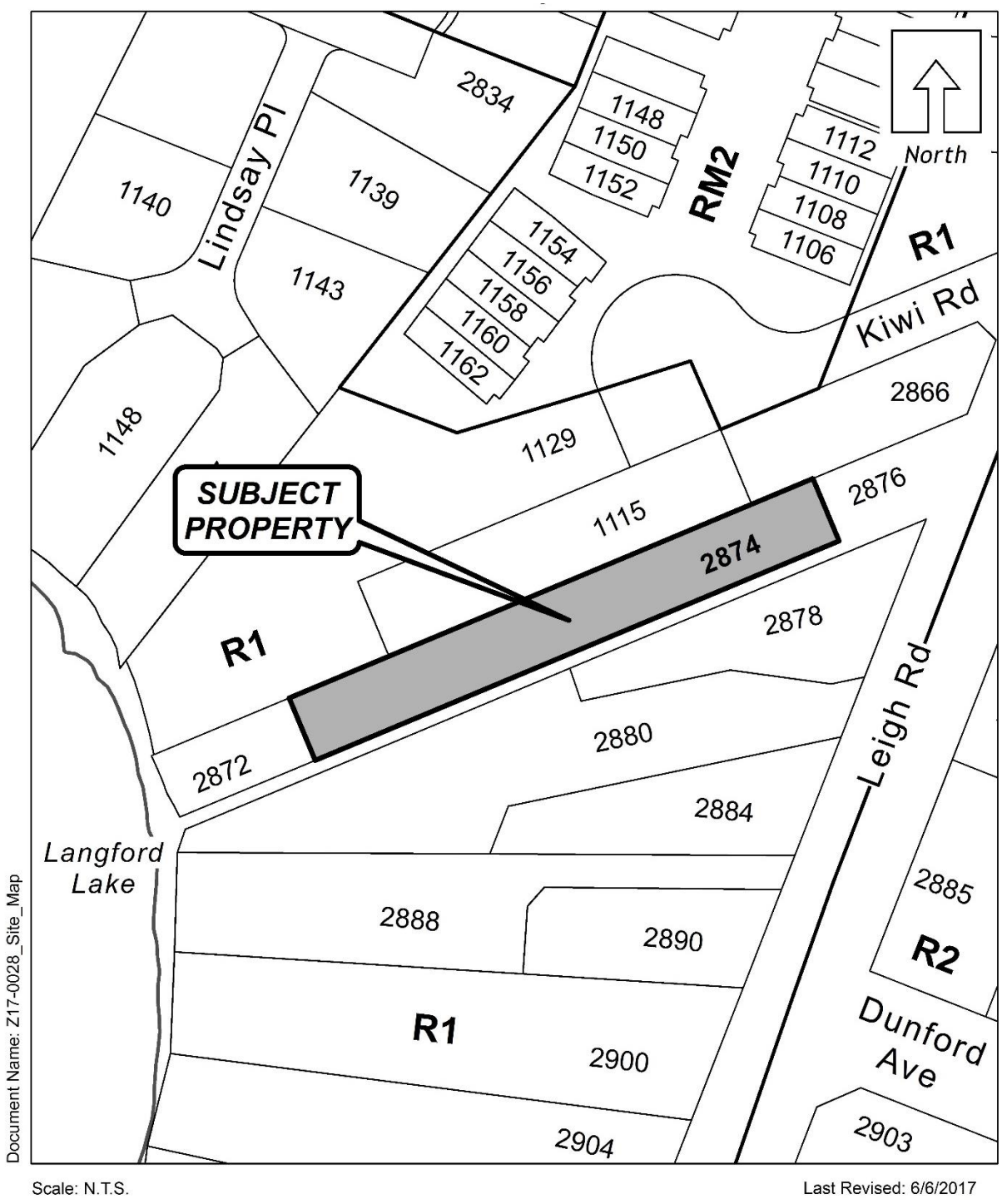
Submitted by:	Sarah Herring, MCIP, RPP Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Mike Leskiw, Parks and Recreation Manager
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning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

:sh

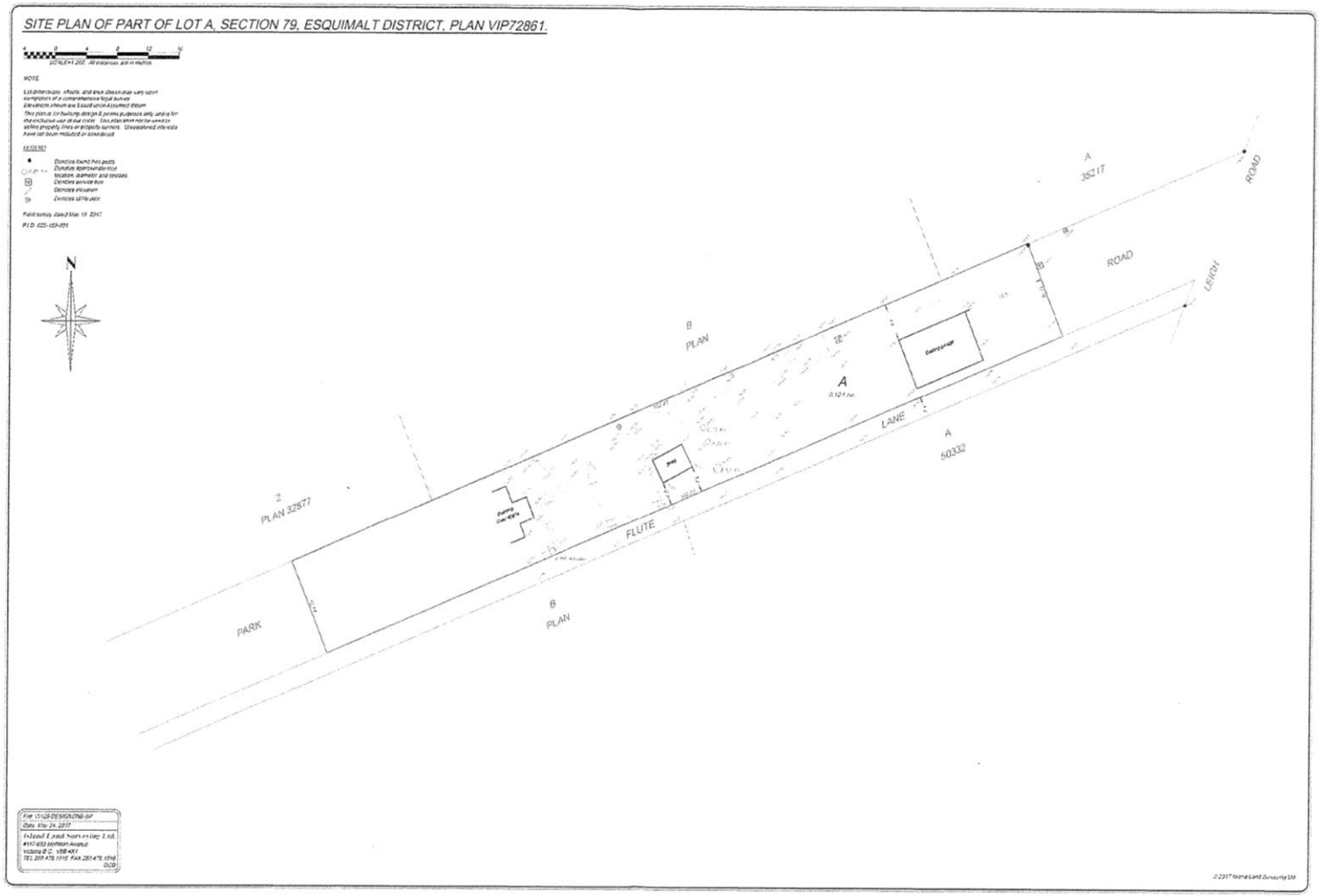
Appendix A

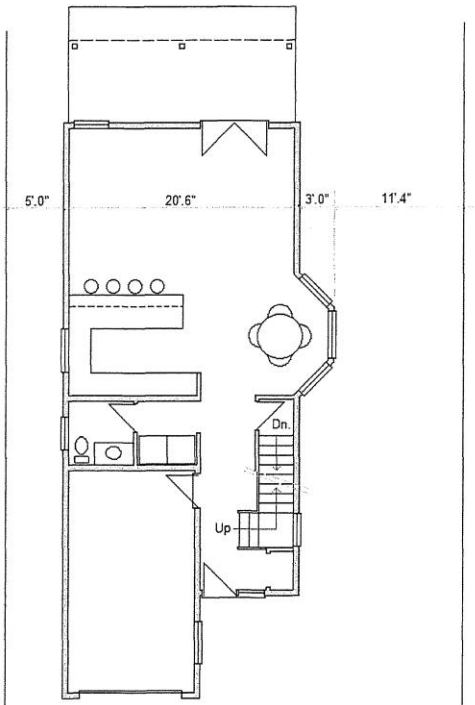

SUBJECT PROPERTY
North
Langford Lake
Glen Lake
Trans-Canada Highway
Leigh Rd
McCallum Rd
Langford Pkwy
Jenkins Ave
Document Name: Z17-0028_Location_Map
Scale: N.T.S.
Last Revised: 6/6/2017

Appendix B

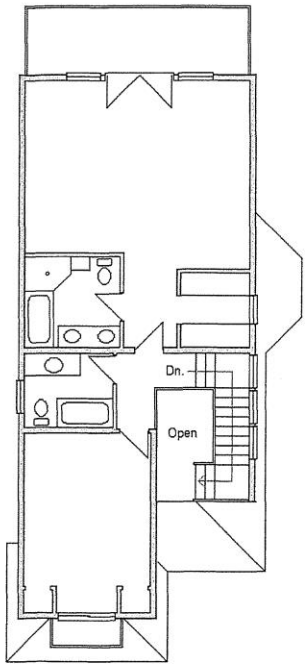

2834
1148
1150
1152
RM2
1112
1110
1108
1106
North
R1
Kiwi Rd
2866
1140
Lindsay Pl
1139
1143
1154
1156
1158
1160
1162
1148
1129
SUBJECT PROPERTY
1115
2876
2874
2878
R1
2872
2880
2884
Leigh Rd
Langford Lake
2885
2888
2890
R2
R1
2900
Dunford Ave
2904
2903
Document Name: Z17-0028_Site_Map
Scale: N.T.S.
Last Revised: 6/6/2017

Appendix C


SITE PLAN OF PART OF LOT A, SECTION 79, ESQUIMALT DISTRICT, PLAN VIP72861.
NOTE
LEGEND
N
A
35217
ROAD
B
PLAN
A
0.121 ha.
LANE
A
50332
ROAD
LEIGH
2
PLAN 32577
FLUTE
PARK
B
PLAN



Main Floor



Upper Floor

Proposed Detached Secondary Suite at
2874 Leigh Road
Langford V9B 4G3
Lot 3, Section 79 Plan 2476

Design One - Stevens Interiors
3200 Quadra Street
Victoria BC V8X 1G2
250-598-5714
carole@designone-stevens.com

Scope of Work

Repacement of existing garage with new 2- Br., 2 storey Principal Residence and Garage

Statistics

Lot Area	13,412 sq.ft.
Existing Residence	906 sq.ft.
Existing Garage	600 sq.ft.
Existing Deck	216 sq.ft.
Proposed Residence	1,885 sq.ft.
Proposed Garage	230 sq.ft.
Proposed Decks	320 sq.ft.

	Existing	Proposed
Coverage	12%	23%
Floor Area Ratio	6.7%	21%

A2

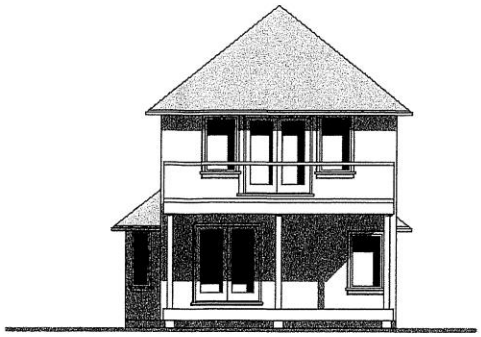
Floor Plans

Scale: 1/8" = 1'.0"

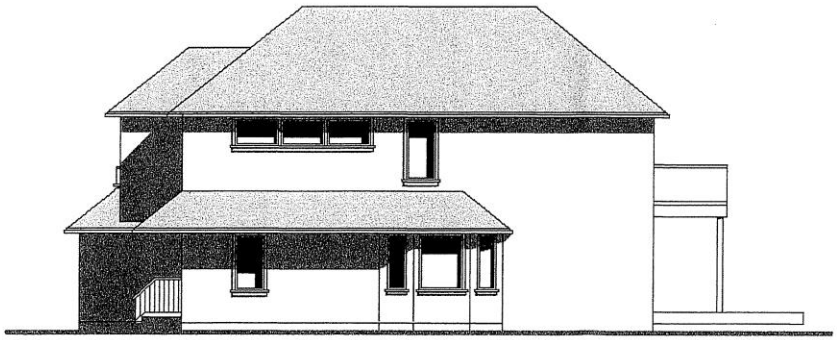
June 1, 2017



East Elevation



West Elevation



North Elevation

Proposed Detached Secondary Suite at
2874 Leigh Road
Langford V9B 4G3
Lot 3, Section 79 Plan 2476

Design One - Stevens Interiors
3200 Quadra Street
Victoria BC V8X 1G2
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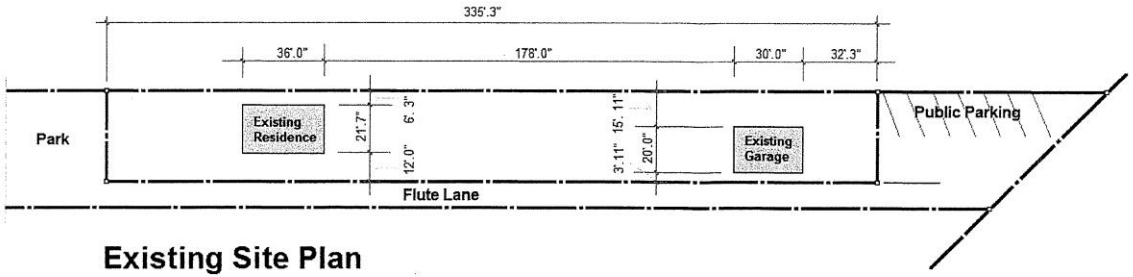
	Existing	Proposed
Coverage	12%	23%
Floor Area Ratio	6.7%	21%

A3

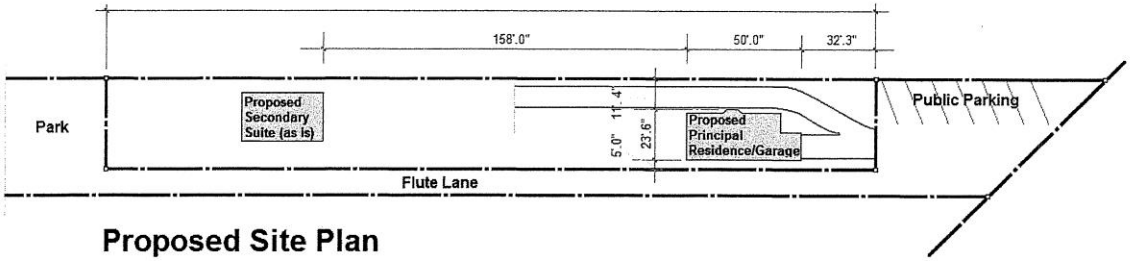
Elevations

Scale: 1/8" = 1'.0"

June 1, 2017



Existing Site Plan



Proposed Site Plan

NORTH

Proposed Detached Secondary Suite at
2874 Leigh Road
Langford V9B 4G3
Lot 3, Section 79 Plan 2476

Design One - Stevens Interiors
3200 Quadra Street
Victoria BC V8X 1G2
250-598-5714
carole@designone-stevens.com

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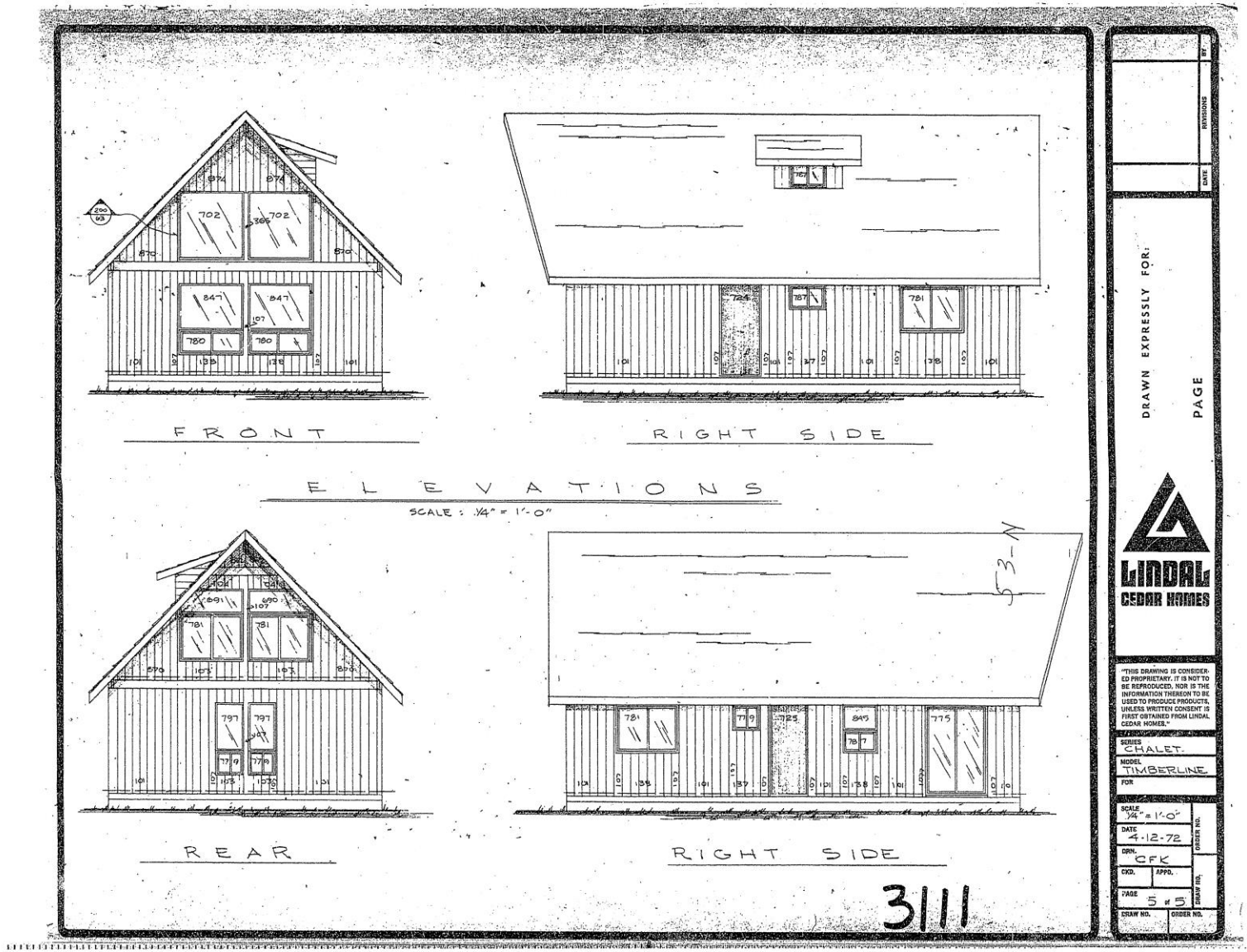
	Existing	Proposed
Coverage	12%	23%
Floor Area Ratio	6.7%	21%

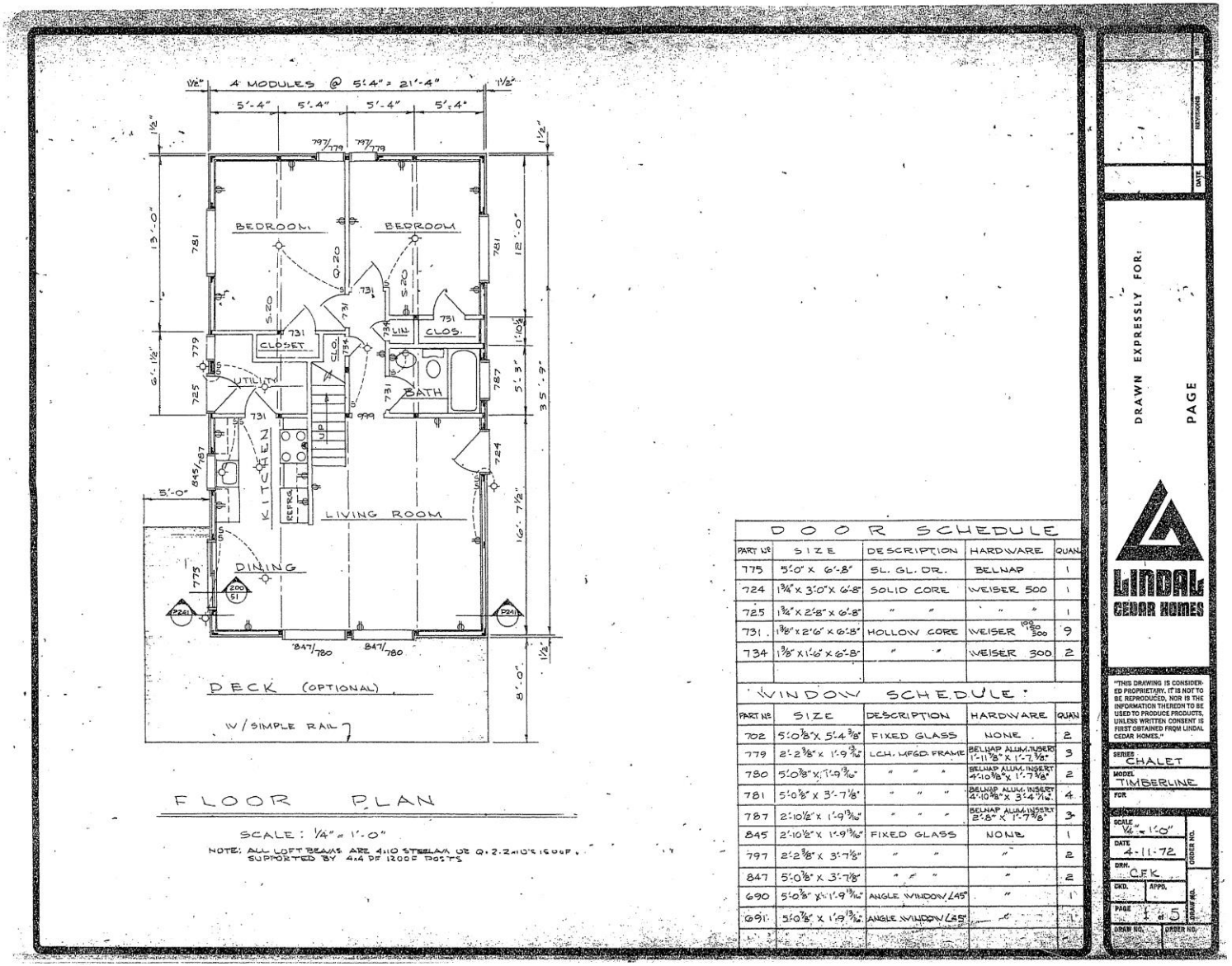
A1

Site Plan

Scale 1" = 40'.0"

June 1, 2017


FRONT
RIGHT SIDE
ELEVATIONS
SCALE : 1/4" = 1'-0"
REAR
RIGHT SIDE
3111
DRAWN EXPRESSLY FOR:
PAGE
LINDAL
CEDAR HOMES
"THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE REPRODUCED, NOR IS THE INFORMATION THEREON TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM LINDAL CEDAR HOMES."
SERIES CHALET
MODEL TIMBERLINE
FOR
SCALE 1/4" = 1'-0"
DATE 4-12-72
DRN. CFK
CKD.
APPD.
PAGE 5 of 5
DRAW NO.
ORDER NO.
REVISIONS
DATE



DOOR SCHEDULE

PART No	SIZE	DESCRIPTION	HARDWARE	QUAN
775	5'-0" x 6'-8"	SL. GL. DR.	BELNAP	1
724	1 3/4" x 3'-0" x 6'-8"	SOLID CORE	WEISER 500	1
725	1 3/8" x 2'-8" x 6'-8"	" "	" "	1
731	1 3/8" x 2'-6" x 6'-8"	HOLLOW CORE	WEISER 100/200/300	9
734	1 3/8" x 1'-6" x 6'-8"	" "	WEISER 300	2

WINDOW SCHEDULE

PART No	SIZE	DESCRIPTION	HARDWARE	QUAN
702	5'-0 3/8" x 5'-4 3/8"	FIXED GLASS	NONE	2
779	2'-2 3/8" x 1'-9 3/16"	LGH. MFGD. FRAME	BELNAP ALUM. INSERT 1'-11 3/8" x 1'-7 3/8"	3
780	5'-0 3/8" x 1'-9 3/16"	" " "	BELNAP ALUM. INSERT 4'-10 3/8" x 1'-7 3/8"	2
781	5'-0 3/8" x 3'-7 1/8"	" " "	BELNAP ALUM. INSERT 4'-10 3/8" x 3'-4 7/16"	4
787	2'-10 1/2" x 1'-9 13/16"	" " "	BELNAP ALUM. INSERT 2'-8" x 1'-7 3/8"	3
845	2'-10 1/2" x 1'-9 13/16"	FIXED GLASS	NONE	1
797	2'-2 3/8" x 3'-7 1/8"	" "	"	2
847	5'-0 3/8" x 3'-7 1/8"	" " "	"	2
690	5'-0 3/8" x 1'-9 13/16"	ANGLE WINDOW 45°	"	1
691	5'-0 3/8" x 1'-9 13/16"	ANGLE WINDOW 45°	"	1

REVISIONS | DATE

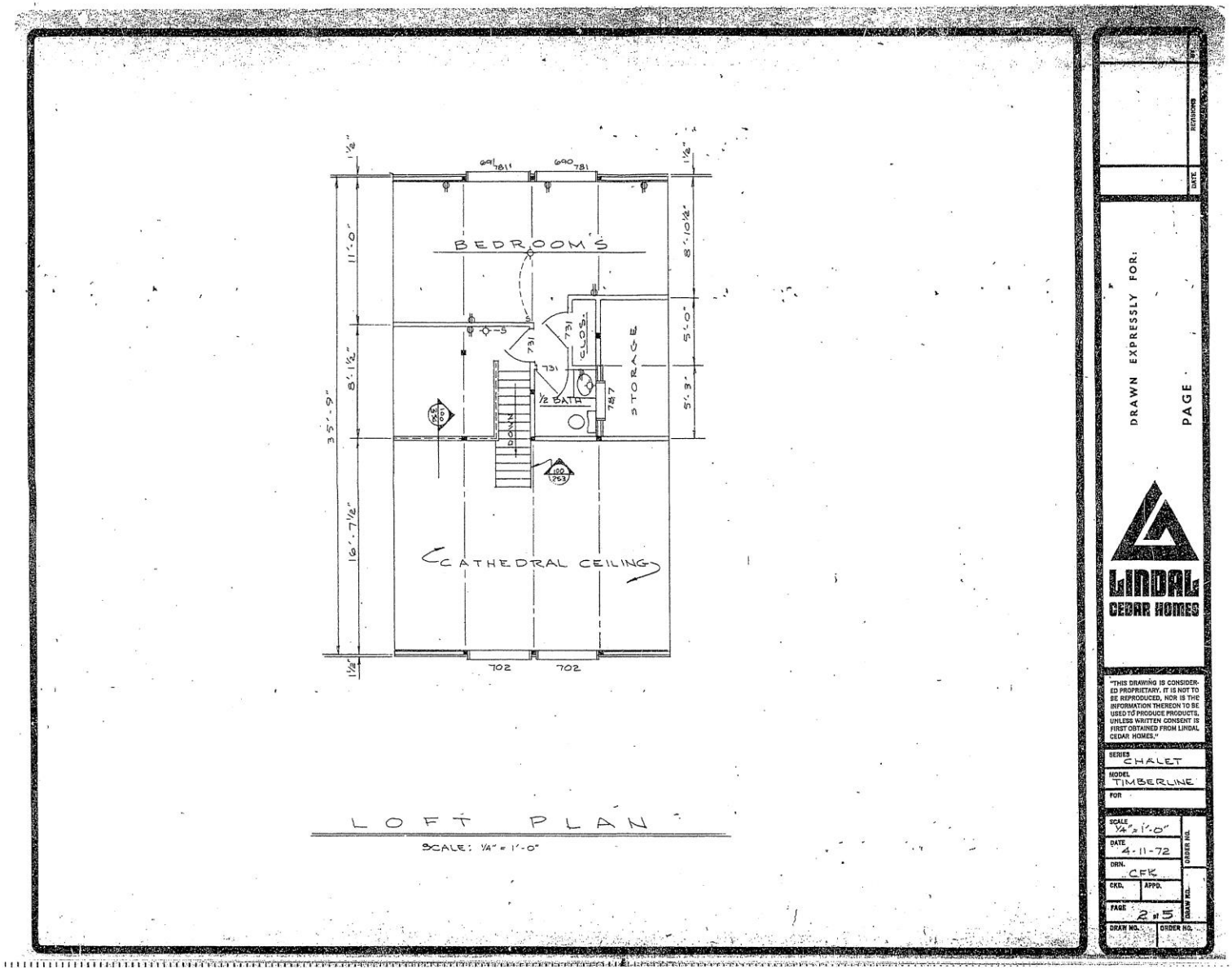
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PAGE

LINDAL CEDAR HOMES

"THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE REPRODUCED, NOR IS THE INFORMATION THEREON TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM LINDAL CEDAR HOMES."

SERIES: CHALET
MODEL: TIMBERLINE
FOR:
SCALE: 1/4" = 1'-0"
DATE: 4-11-72
DRN.: CFK
CKD.: APPD.:
PAGE: 1 of 5
DRAW NO.: ORDER NO.: ORDER NO.:



LOFT PLAN

SCALE: 1/4" = 1'-0"

Date: May, 2017

To: City of Langford Planning Department
Committee of Adjustment

Ref: Proposed Carriage House for 2874 Leigh Road

I/we, the undersigned have reviewed the site plan and design drawings of the proposed 2 bedroom Carriage House with attached Garage comprising 1,885 sq. ft. on two levels and replacing the existing garage on the caption property.

We hereby register our support for this application.

Becky & Kevin Clark
Print Name(s)

2878 Leigh Rd.
Address

B. Clark
Signature(s)

Date: May, 2017

To: City of Langford Planning Department
Committee of Adjustment

Ref: Proposed Carriage House for 2874 Leigh Road

I/we, the undersigned have reviewed the site plan and design drawings of the proposed 2 bedroom Carriage House with attached Garage comprising 1,885 sq. ft. on two levels and replacing the existing garage on the caption property.

We hereby register our support for this application.

Print Name(s)	Address
RANDY DEBOICE	1115 KIWI RD.

Signature(s)

Date: May, 2017

To: City of Langford Planning Department
Committee of Adjustment

Ref: Proposed Carriage House for 2874 Leigh Road

I/we, the undersigned have reviewed the site plan and design drawings of the proposed 2 bedroom Carriage House with attached Garage comprising 1,885 sq. ft. on two levels and replacing the existing garage on the caption property.

We hereby register our support for this application.

Brian & Leah Bell
Print Name(s)

2880 LEIGH RD
Address

Signature(s)

From:	Suzette Chapman
To:	Suzette Chapman
Subject:	zone amendment #Z17-0028
Date:	Monday, October 2, 2017 9:09:49 AM

From: RANDY DEBOICE
Sent: Friday, July 21, 2017 9:04 AM
To: Sarah Herring
Subject: zone amendment #Z17-0028

Good morning Sarah:
We spoke on the phone, but here are my concerns/requests regarding the rezoning of 2874 Leigh Road (file # Z17-0028) We cannot attend the meeting on Monday, July 24th at 5:30 due to work schedules.

Our property is 1115 Kiwi road, and our front yard is directly beside the proposed new building.
As I've mentioned to the owners, we are not opposed to the new structure, but do not want any balcony or windows facing our front yard. We respectfully request any balcony or windows be facing towards 2878/2880 properties. A frosted bathroom window or other such small frosted window facing out property is fine.

Sincerely,
Randy DeBoice

PUBLIC HEARING
Monday, 16 October 2017

Bylaw No. 1740
File No. Z17-0007

A Bylaw to Rezone the northerly portion of 1253 Goldstream Avenue from R1 (One-Family Residential) Zone to RS4 (Residential Small Lot 4) Zone to allow for a proposed 4 lot subdivision

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 18th day of September, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

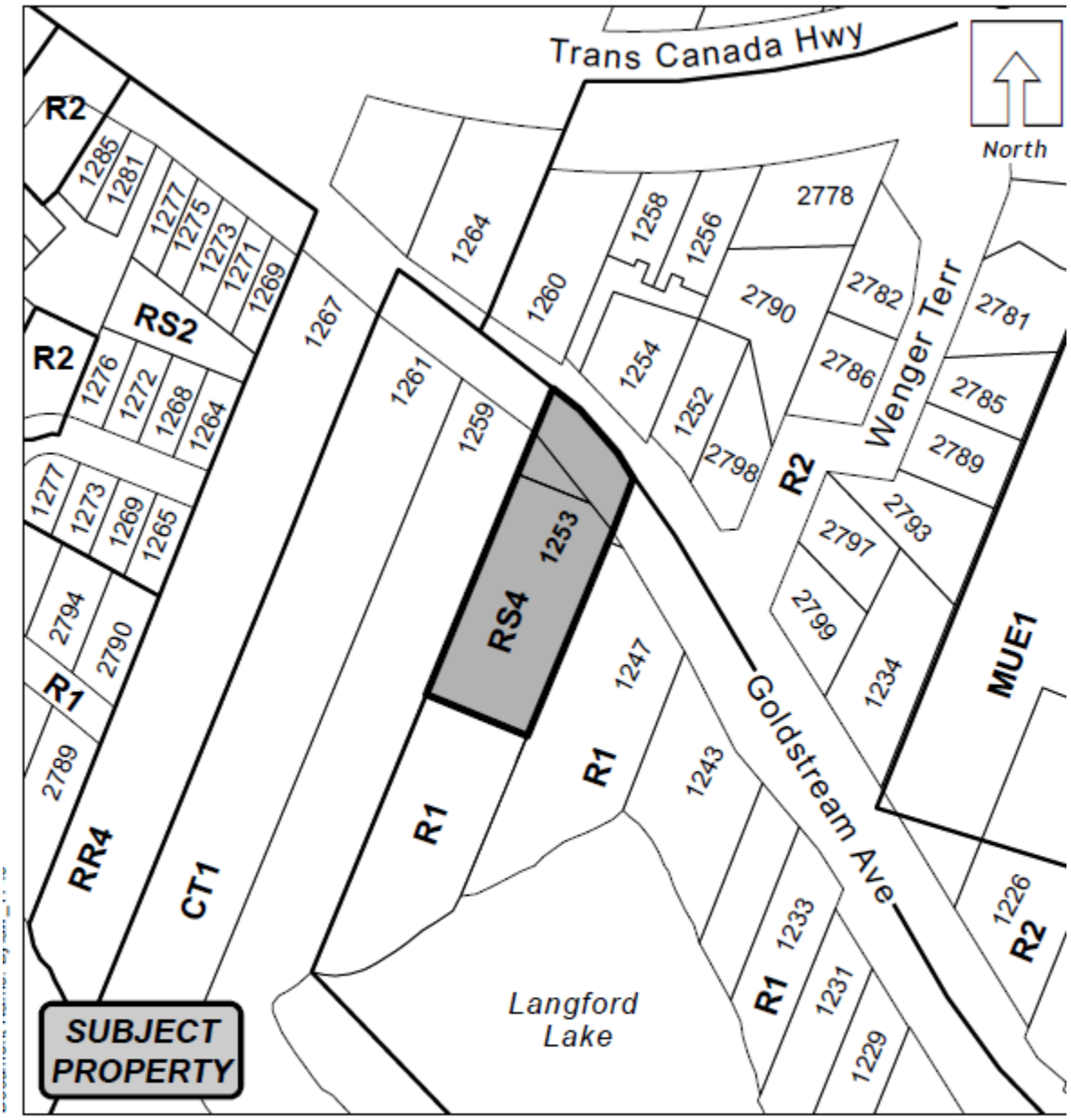
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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

ADOPTION: _____

_____
MAYOR

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

City of Langford
www.cityoflangford.ca

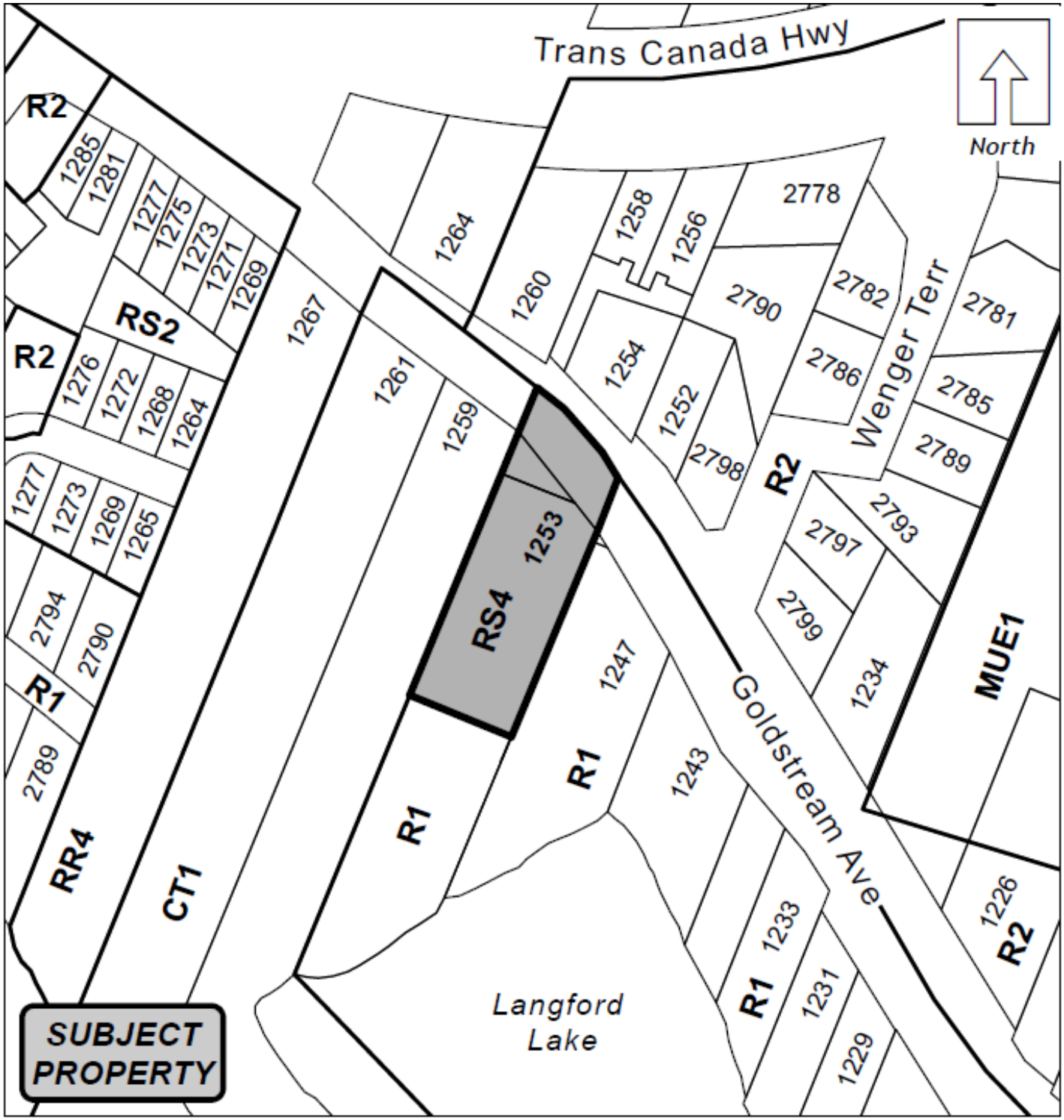
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1740. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date	Monday, 16 October 2017	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1253 Goldstream Ave (northerly portion)	
File	Z17-0007	Bylaw Number: 1740
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: R1 (One-Family Residential)	Proposed: RS4 (Residential Small Lot 4)
Proposal	To permit a four (4) lot subdivision.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services


Trans Canada Hwy
North
Wenger Terr
Goldstream Ave
Langford Lake
SUBJECT PROPERTY
R2
RS2
RS4
R1
RR4
CT1
MUE1
1285
1281
1277
1275
1273
1271
1269
1276
1272
1268
1264
1277
1273
1269
1265
2794
2790
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2790
2782
2781
1254
2786
2785
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1259
1252
2798
2789
1253
2797
2793
2799
1234
1247
1243
1233
1231
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1226

Rebels prep for big Okanagan Sun matchup

Winner will get home field advantage in the playoffs

Kendra Wong
News Gazette staff

It's a matchup the Westshore Rebels and head coach Charly Cardilicchia have been waiting for all season.

After losing to the Okanagan Sun during the Rebels' season opener on July 29 (and its only loss this season), the team will have the chance to redeem themselves against the Sun on Saturday – this time on home turf.

"We've been preparing for this matchup since the end of the game in week one," Cardilicchia said. "There were a lot of things to figure out about ourselves from that first game. Since then we've done a good job of getting ourselves prepared to be where we believe we need to be to be able to beat them in this matchup … this is something that we're hungry for."

The Rebels proved they could be an offensive force on the field after a convincing 42-17 win against the Chilliwack Valley Huskers last Saturday during the team's final road game of the regular season.



Westshore Rebels running back Jamel Lyles (22), gets tripped up by Okanagan Sun defenders Conor Richard (left) and Ty Kitzman during a B.C. Football Conference game in Kelowna last season. The Rebels are anticipating an exciting matchup against the Sun this Saturday at Westhills Stadium. *(KEN REID/GREYSTOKE PHOTOGRAPHY)*

Building on the momentum from the previous week's 33-28 win over the Langley Rams, the Rebels racked up 267 rushing yards against the Huskers in Chilliwack.

Rebels' Kyle Clarke opened the scoring with a field goal followed by a touchdown by D'Saun Greenaway in the first six minutes of the first quarter. The Huskers scored a touchdown to cut the Rebels' lead to 10-7, but the team's offense exploded from there with touchdowns from Austin Lindo-Brow, a 34-yard run TD by Trey Campbell and Jeremie Drouin in the first half to make it 35-7 for the visitors.

That offence continued into the second half with a touchdown from Daniel Clarke. The Huskers tried to claw their way back with a touchdown with 1:16 left in the game making it 42-17, but in the end, it was the Rebels who walked away with the win.

The victory brings the Rebels to 8-1 on the season.

"We had a pretty efficient performance in the first half. But for the most part, we were much more disciplined, penalties weren't as much of an issue, and they weren't as devastating to our output on the field as they had been the week before," Cardilicchia said, adding with the upcoming match against the Sun, it was easy for the team to overlook the Huskers, but they stayed focused on the task at hand.

"I was really proud of the boys being able to keep their focus throughout the season and get an opportunity to earn a first-place showdown with the Sun at home."

It's the team's strong offence and defence that Cardilicchia will rely on to defeat the Sun this weekend.

"If we protect the football, we play tough defensively and control time of possession, I think we'll win this game," said Cardilicchia said, noting whoever wins the game will have home field advantage throughout the playoffs.

The Rebels take on the Okanagan Sun at Westhills Stadium Saturday, Oct. 7. Kickoff is at 7 p.m.

kendra.wong@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

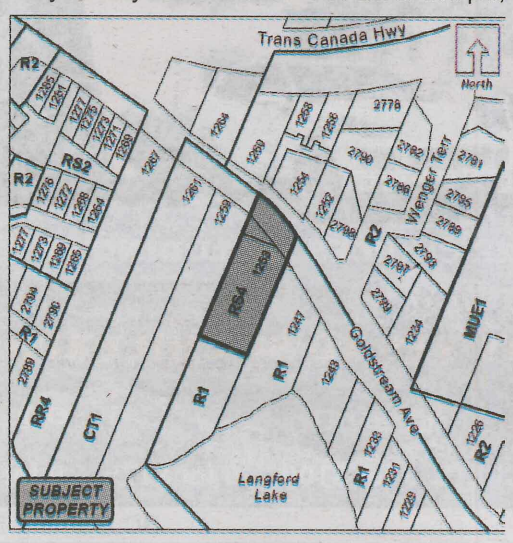
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1740. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1740 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1740 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for a four (4) lot subdivision.**

Applicant: **Duncan Magee, Keycorp Developments Ltd.**

Location: **The land that is the subject of Bylaw No. 1740 is the northerly portion of 1253 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

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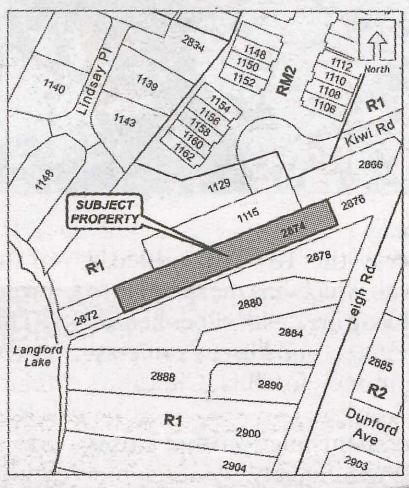
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1736. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 October 2017, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: **The purpose of Bylaw No. 1736 is to amend the City of Langford Zoning Bylaw No. 300 by amending the text of R1 (One-Family Residential) Zone for the land that is the subject of Bylaw No. 1736 to allow a secondary suite in an accessory building at 2874 Leigh Rd.**
Applicant: **Carole Hutchinson, Design One – Stevens Interiors**
Location: **The land that is the subject of Bylaw No. 1736 is 2874 Leigh Rd as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Sarah Herring in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

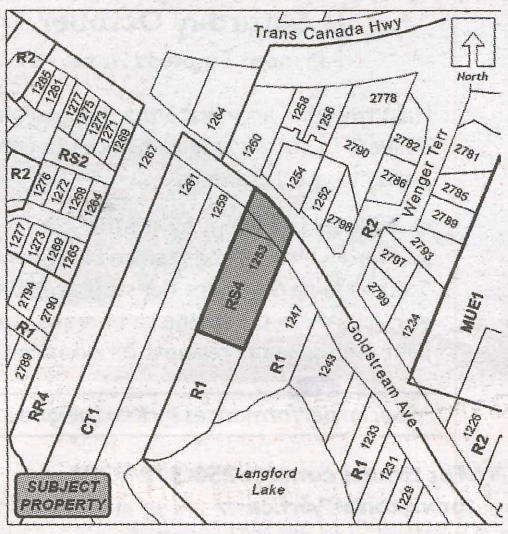
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NOTICE OF PUBLIC HEARING

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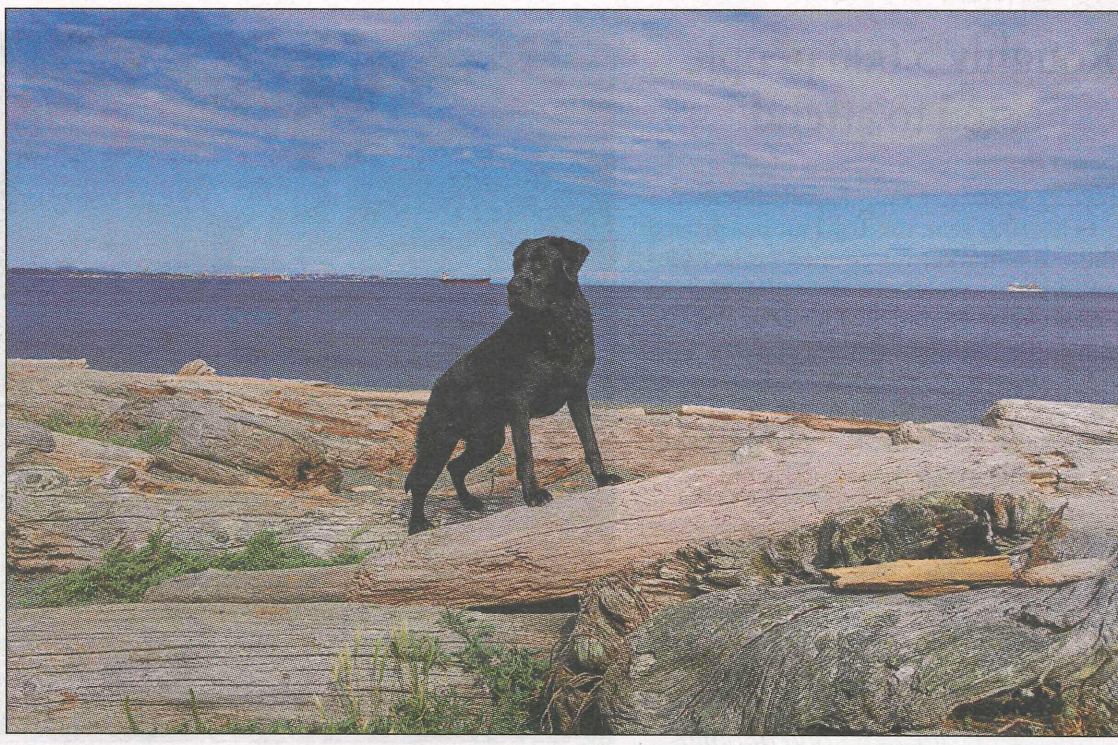
Proposal: **The purpose of Bylaw No. 1740 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1740 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for a four (4) lot subdivision.**
Applicant: **Duncan Magee, Keycorp Developments Ltd.**
Location: **The land that is the subject of Bylaw No. 1740 is the northerly portion of 1253 Goldstream Ave as shown shaded on the plan.**

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 October 2017 to Monday, 16 October 2017, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

Reader Photo OF THE WEEK



Langford resident Debbie Halusiak took this picture of her dog Bentley while out for a walk on Weirs Beach.

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

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

Please include your name, contact information including municipality of residence and where you took the photo.

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

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4. REPORTS

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

MOVED BY: COUNCILLOR WADE
SECONDED: K. SHELDRAKE

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the 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.

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:

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1731 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1734.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1735.

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1740 First Reading.

CARRIED.

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **August 21, 2017**

Department: **Planning**

Application No.: **Z17-0007**

Subject: **Application to Rezone the northerly portion of 1253 Goldstream Avenue from R1 to RS4 to allow for a proposed 4 lot subdivision**

PURPOSE

Duncan Magee has applied on behalf of 0880712 BC LTD to rezone the northerly portion of 1253 Goldstream Avenue from R1 (One-Family Residential) to RS4 (Residential Small Lot 4) to allow for a four lot subdivision.

BACKGROUND

No previous applications have been made for this property.

Table 1: Site Data

Applicant	Duncan Magee	
Owner	0880712 BC LTD	
Civic Address	1253 Goldstream Avenue	
Legal Description	LOT 28, SECTION 85 AND 116, ESQUIMALT DISTRICT, PLAN 885	
Size of Property	5181m^2	
DP Areas	Riparian Area and 200 Year Flood Plain	
Zoning	Existing: R1	Proposed: RS4
OCP Designation	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is a long and narrow lot located off of Goldstream Avenue abutting Langford Lake. The property is mostly grass with the exception of some trees along the lakeshore and near the existing dwelling close to Goldstream Avenue. There is a significant grade change at the northernmost area of the property near the road. At the lake front it appears that there is an existing dock.

The surrounding area is comprised of predominantly single family dwellings in R1 and R2 residential zones. Directly to the east is a non-conforming mobile home park with Langford Lake located directly south.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	R2 (One- and Two-Family Residential)	Single Family Dwellings
East	R1 (One-Family Residential)	Single Family Dwellings
South	-	Langford Lake
West	CT1 (Tourist Commercial – Motel)	Non-Conforming Mobile Home Park

COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

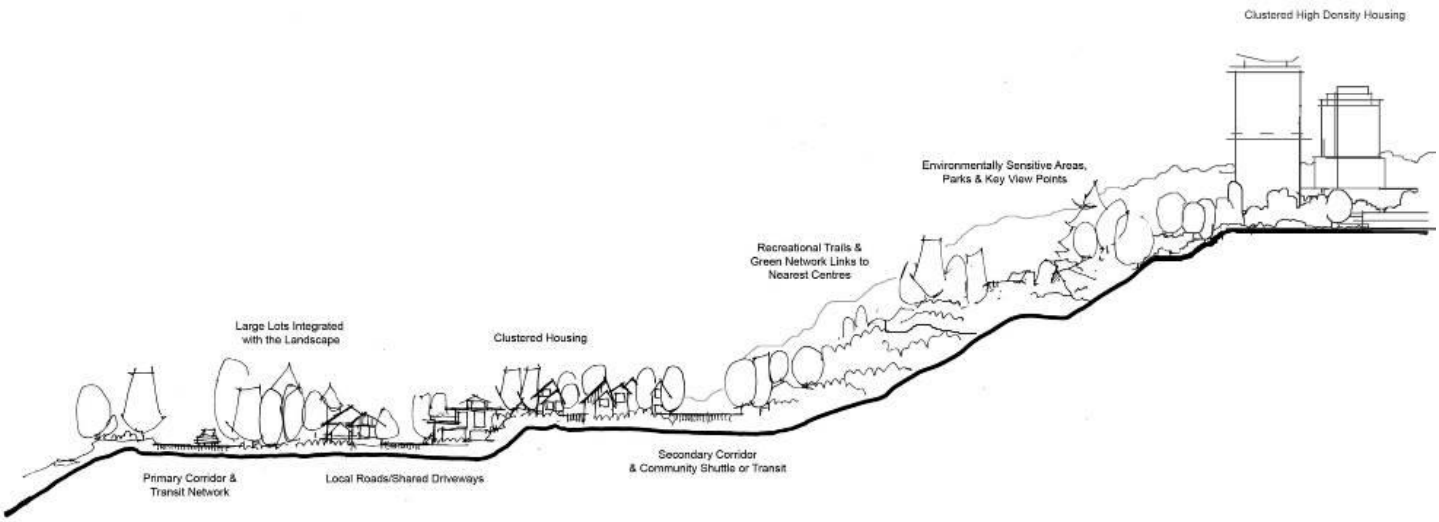
The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as "Hillside and Shoreline," as defined by the following text:

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density *clustered* mixed-use nodes
- Transit stops are located where appropriate

A Concept for Hillside or Shoreline Areas:



DEVELOPMENT PERMIT AREAS

The subject property is located within the Riparian Area Development Permit Area. Due to this, the applicants have submitted a Riparian Areas Report (RAR), completed by Cascadia Biological. The RAR has determined that there is a 15m streamside protection enhancement area (SPEA) from the high water mark of Langford Lake. The biologist also determined that there is a fish bearing stream along the western property boundary. The biologist has set out a 5m SPEA from the fish bearing stream which does affect the location of the proposed strata access road. Given Bylaw No. 300 regulations for subdivision in the R1 zone along Langford Lake, the applicants will be dedicating the lakefront 15m SPEA to the City as Park.

The subject property also falls within the 200 Year Flood Plain Development Permit Area. This will require the applicants to submit a Stormwater Management Plan for approval from the Engineering department prior to the commencement of work on site.

As the applicants are proposing to create small lots, they would typically be required to apply for a Form and Character Development Permit. For this particular proposal, a Form and Character Development Permit would not be required because there are only 3 lots proposed that will be less than 550m^2. The City's Design Guidelines and Development Permit Areas allow for an exemption from Form and Character Development Permits in the case where there are 3 or fewer small lots being created. If the applicant's subdivision plan changes after the rezoning process to include 4 or more lots that will be less than 550m^2, they will be required to apply for the Form and Character Development Permit.

COMMENTS

DEVELOPMENT PROPOSAL

The applicants are proposing to rezone the northerly portion of the property to RS4 (Residential Small Lot 4) in order to permit the future subdivision of four new lots ranging in size from approximately 400m^2 to 600m^2 (Appendix A).

The proposed RS4 zone allows for a minimum lot size of 400m^2 and does permit secondary suites on lots that are 400m^2 or greater. Although the proposed lots are smaller than most lots in the surrounding neighbourhood, the rezoning from R1 to RS4 is only allowing the applicants to create one more lot than what would've been permitted by subdivision under R1 which has a minimum lot size of 550m^2. Given this, the rezoning of this property may not have a significant impact on the character of the neighbourhood.

The remaining 1 lot to the south will remain zoned as R1 and will have a lot area of approximately 1140m^2. Although this property is not being rezoned, it would become part of the strata that would be created should this rezoning be approved. The SPEA along the lake (approximately 1050m^2) will be dedicated to the City as park, as mentioned previously.

Proposed Lot A (shown on Appendix A) is to be a fee simple lot with the existing home remaining. This lot will continue to have access off of Goldstream Avenue despite the front lot line being changed to face the proposed strata access road that will be used to access the newly created lots. This is because the front lot line is always considered to be the shortest lot line abutting a roadway. Due to this, the applicant is asking for the following variances for Proposed Lot A only:

- Front lot line setback reduction from the required 3m to 2m
- Rear lot line setback reduction from the required 5.5m to 4.4m

Proposed lots 1-4 will all become part of a four lot strata that will have access off of a common property strata road. Proposed lot 4 is to remain an R1 lot and is therefore not being considered as part of this rezoning application. In total, five lots will be created by subdivision on the subject property, but only 4 of the 5 lots require rezoning.

As the applicants will be dedicating the SPEA along Langford Lake to the City as park, the City will require an SRW along the strata access road and through a portion of proposed lot 4 in order to have access to the park area for maintenance. The Parks Department has noted that they will require a 1.8m wide SRW through Proposed Lot 4 in order to have adequate space for their maintenance equipment. This 1.8m wide access will need to be along the outer edge of the fish bearing stream SPEA boundary, reaching the property to that is to be dedicated to the City as park. This is not intended for public access to the park area. In the future, the City hopes to own more of the lakefront adjacent to this property and will work to create a public access point elsewhere. The City can discharge the SRW once an alternate access has been established.

In Appendix A there is a turnaround space shown just below Proposed Lot A. It has been determined by the Fire Department that a turnaround will not be necessary as the strata access road is less than 90m

and the applicants have agreed to pave the road instead of the previously planned gravel road. The applicants plan to use the shown turnaround to meet their on-street parking requirement of two spaces. What is currently shown on the plan attached is not quite wide enough to accommodate two parking stalls that meet the City's bylaw requirements for size. The applicants are aware of this and plan to alter the area during the subdivision phase.

At this time, no proposed form and character elevations have been submitted.

Table 3: Proposal Data

	Permitted by R1 (Current Zoning) For lots 550m^2 – 850m^2	**Permitted by RS4 (Proposed Zoning)**
Permitted Uses	- Accessory buildings and uses - Group Day Care - Home Occupation - One-Family Dwelling - Secondary Suites* - Temporary Construction and Real Estate Marketing Offices - Keeping of horses, cattle, sheep, goats, rabbits, and poultry for domestic purposes on lots of 4000m^2 (1 acre) or more in area - Keeping of not more than four boarders	- Accessory buildings and uses - Home Occupation - One-Family Dwelling - Secondary Suites - Two-Family Dwellings on lots greater than 835m^2 - Keeping of not more than one boarder
Density (FAR and/or min. lot size)	- 550m^2 or - 950m^2 for lots abutting Langford, Glen, or Florence Lake	- 400m^2
Height	- 9m	- 8.5m for lots less than 550m^2 - 9m for lots larger than 550m^2
Site Coverage	- 35% *	- 50%
Front Yard Setback	- 6m *	- 3m / 5.5m for garage or carport
Interior Side Yard Setback	- 1.5m for lots less than 850m^2 *	- 1.2m
Exterior Side Yard Setback	- 4.5m / 5.5m for garage or carport *	- 3.5m / 5.5m for garage or carport
Rear Yard Setback	- 6m *	- 5.5m
Parking Requirement	- 2 spaces per dwelling + 1 space for secondary suite	- 2 spaces per dwelling + 1 space for secondary suite

*Based on lots 550m^2 – 850m^2. Lots that are less than 550m^2 or greater than 850m^2 may have different regulations

CONSTRUCTION MANAGEMENT PLAN

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

STORMWATER MANAGEMENT PLAN

In accordance with Bylaw No. 1000, the applicant will be required to submit a Stormwater Management Plan as part of the Subdivision process. This will ensure that no stormwater is displaced onto any surrounding properties.

SEWERS

The City's sewer system exists along Goldstream Avenue. The applicants will be required to connect each lot to the municipal sewer and be responsible for the costs associated with connecting.

WATER REQUIREMENT

The owner may need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation.

FIRE DEPARTMENT COMMENTS

The Fire Department has noted that the applicant may be required to install a new fire hydrant if any of the proposed lots are more than 150m away from the nearest fire hydrant. This will be confirmed during subdivision.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that they would like the owners to pay cash-in-lieu of completing Frontage improvements to Bylaw No. 1000 standards. This payment will need to be provided as part of the subdivision process.

NEIGHBOURHOOD CONSULTATION

The applicant has notified the neighbours and has informed them of their application and intentions for the property.

AMENITY CONTRIBUTIONS

Amenity Contributions are designed to compensate for an increased density. In the past, Council has given properties a credit for their allowable density prior to rezoning. Given that the applicants could have subdivided the subject property under the current R1 zone into four lots, the proposed rezoning is only gaining them an increased density of one lot. Council may wish to only apply the amenity contributions to the increased one lot, instead of all four.

FINANCIAL CONTRIBUTIONS

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

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per unit contribution**	**Total (1 unit of increased density)**
General Amenity Reserve Fund	$3,960	$3,960
Affordable Housing Reserve Fund	$660	$660
TOTAL POLICY CONTRIBUTIONS		**$4,620**

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit contribution**	**Total (4 units)**
Roads	$6,949 for lots larger than 300m^2	$27,796
Storm Drainage	-	-
Park Improvement	$1,890 per lot	$7,560
Park Acquisition	$1,100 per lot	$4,400
Incremental Storage Improvement Fees	$495 per lot	$1,980
Integrated Survey Area	$35 per lot	$140
Subtotal (DCCs paid to City of Langford)		**$41, 876**
CRD Water	$2,655.34 per lot	$10,621.36
School Site Acquisition	$698 per lot	$2,792
TOTAL (estimate) DCCs		**$55,289.36**

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the 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.

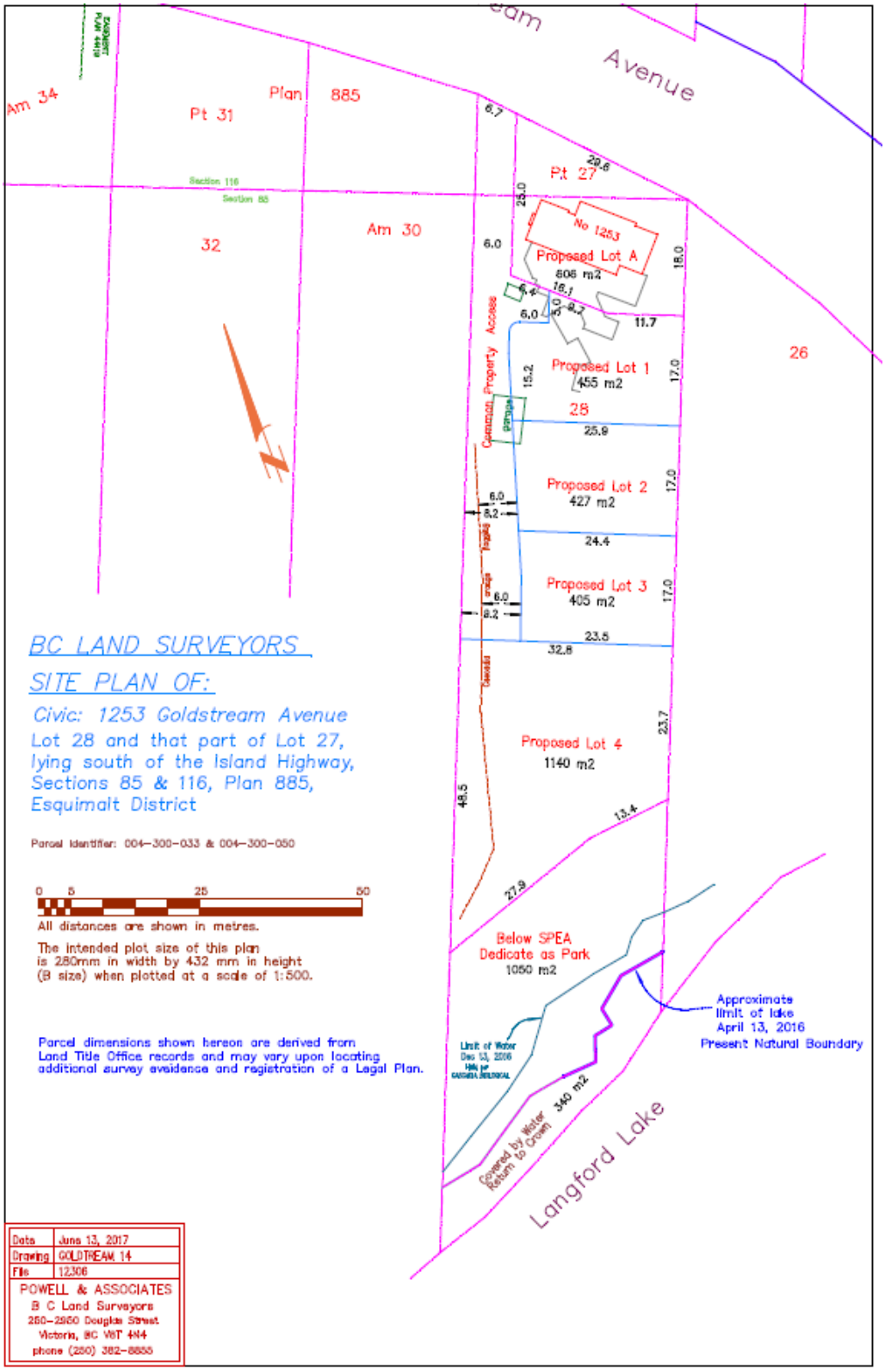
OR Option 2

2. Reject this application for rezoning.

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

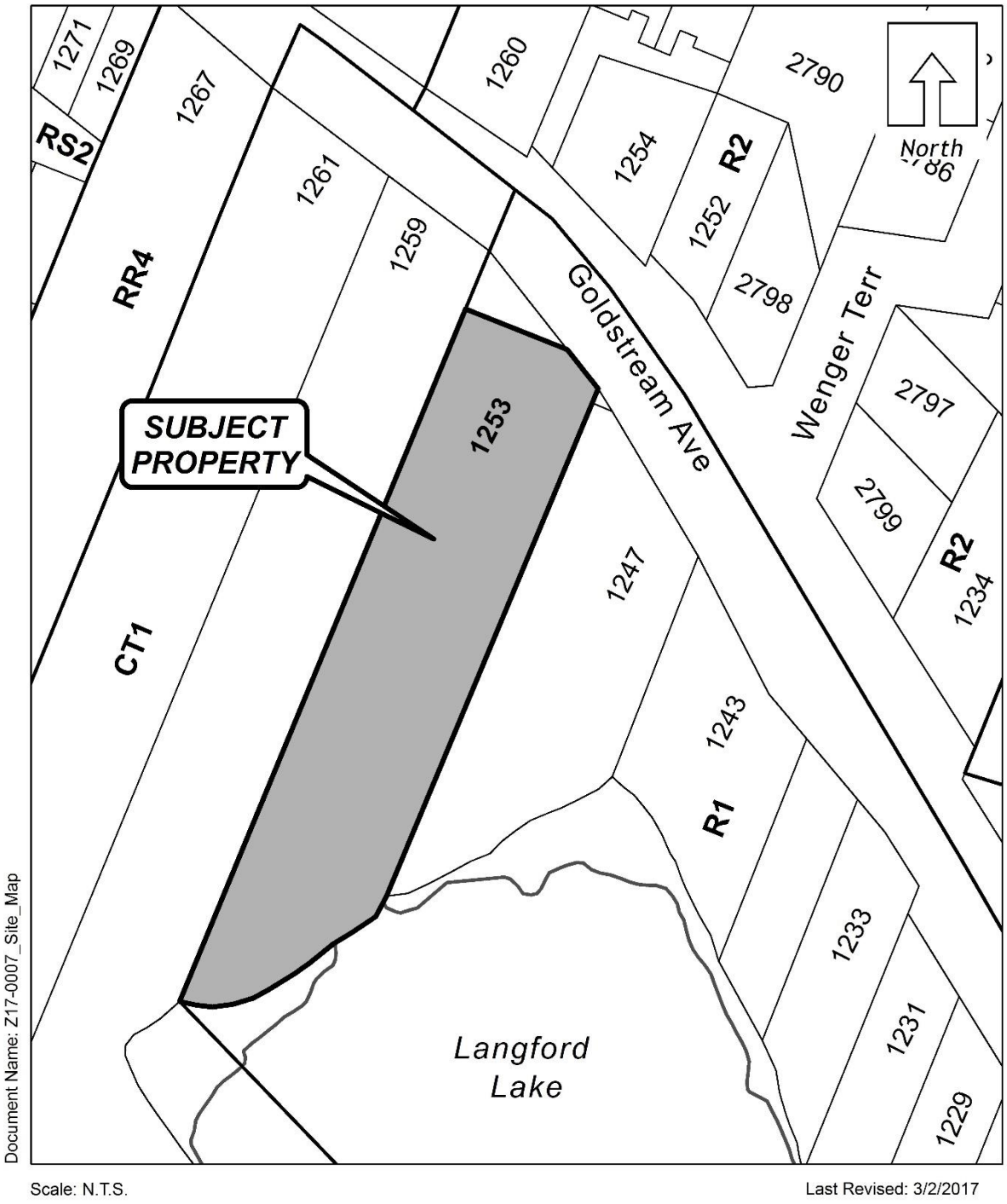
:jb

Appendix A


Avenue
Am 34
Plan 885
Pt 31
Pt 27
Section 116
Section 85
Am 30
32
26
28
No 1253
Proposed Lot A
606 m2
Proposed Lot 1
455 m2
Proposed Lot 2
427 m2
Proposed Lot 3
405 m2
Proposed Lot 4
1140 m2
Property Access
Covenant
Drainage
Below SPEA
Dedicate as Park
1050 m2
Approximate
limit of lake
April 13, 2016
Present Natural Boundary
Limit of Water
Dec 13, 2016
340 m2
Covered by Water
Return to Crown
Langford Lake
BC LAND SURVEYORS
SITE PLAN OF:
Civic: 1253 Goldstream Avenue
Lot 28 and that part of Lot 27,
lying south of the Island Highway,
Sections 85 & 116, Plan 885,
Esquimalt District
Parcel Identifier: 004-300-033 & 004-300-050
0 5 25 50
All distances are shown in metres.
The intended plot size of this plan
is 280mm in width by 432 mm in height
(B size) when plotted at a scale of 1:500.
Parcel dimensions shown hereon are derived from
Land Title Office records and may vary upon locating
additional survey evidence and registration of a Legal Plan.
Date June 13, 2017
Drawing GOLDTREAM 14
File 12306
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

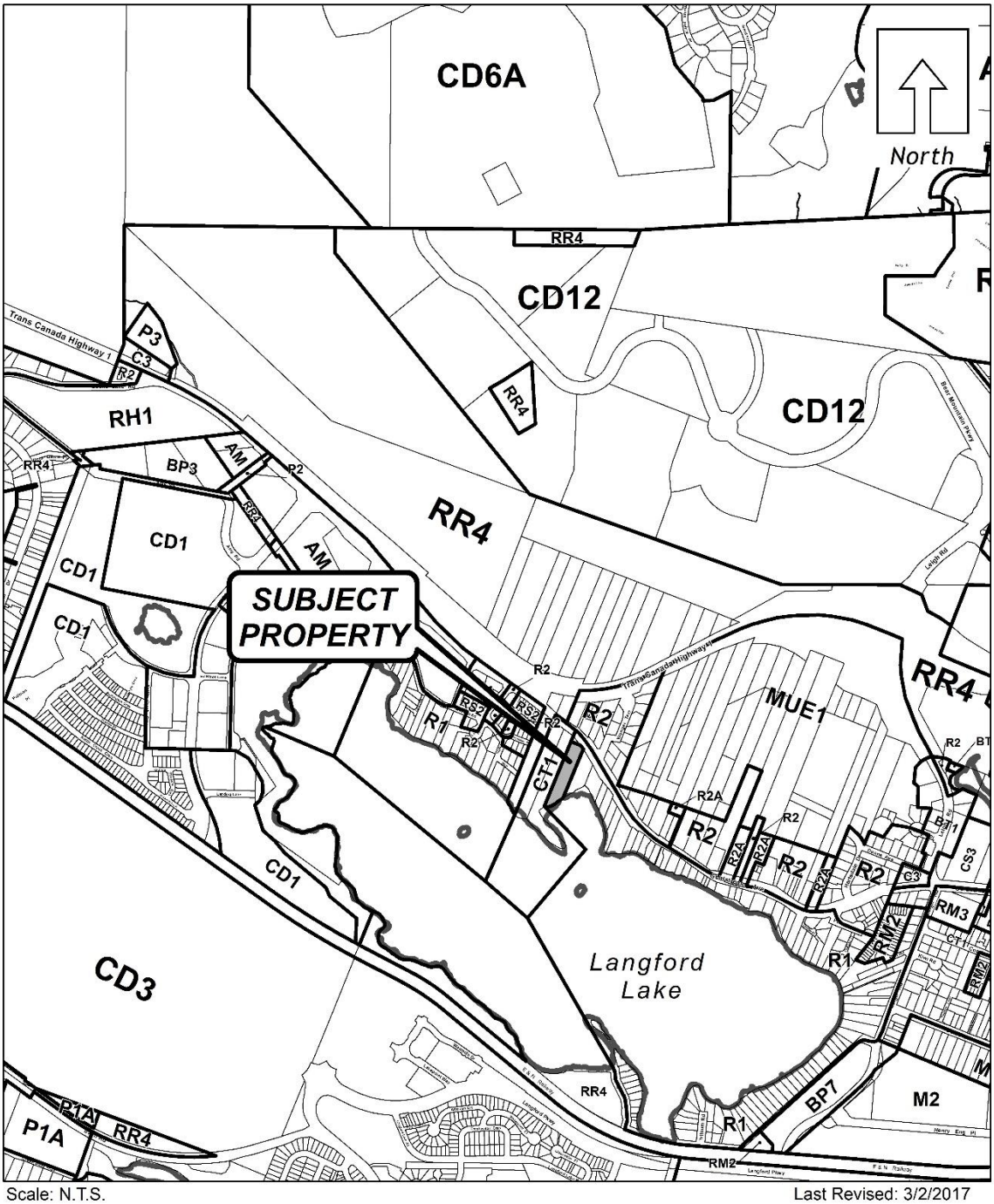
Appendix B

REZONING BYLAW AMENDMENT
(Z17-0007)
1253 Goldstream Ave



Appendix C

REZONING BYLAW AMENDMENT
(Z17-0007)
1253 Goldstream Ave



CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, October 2nd, 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, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NOs. 1730 and 1724
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1730 and 1724 at 5:30 p.m.

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

The City Planner advised that Keycorp Developments Ltd. has applied on behalf of Verity Construction Ltd. to amend the Official Community Plan from NEIGHBOURHOOD to CITY CENTRE for the property at 976 Dunford Avenue and to rezone the subject property from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial) Zone

This is being proposed in order to allow for the construction of a 5 story apartment building, consisting of approximately 24 dwelling units. Parking for the development is proposed within two floors of underground parking, at a ratio of one stall per dwelling unit.

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

$2562 per unit towards the General Amenity Reserve Fund and $610 towards the Affordable Housing Reserve Fund, collected as a bonus for increasing the density on the property.

The applicant will also be required to provide frontage improvements, including the installation of sidewalks and boulevard trees.

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.

The Mayor called a first time for speakers.

No speakers approached the podium.

Mayor Young called a second time for speakers.

No speakers approached the podium.

The Mayor called a third and final time for speakers, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1730 and 1724 closed at 5:31 p.m.

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

The Mayor opened the Public Hearing for Bylaw No. 1738 at 5:31 p.m.

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

The City Planner advised that the purpose of Bylaw No. 1738 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by changing the designation of the areas that are the subject of Bylaw No. 1738 to the City Centre, Business or Light Industrial and Mixed Use Employment Centre designations.

Advertisements have been placed as required by Council policy.

The Mayor called a first time for speakers.

Resident on Rita Road addressed Council asking what benefit this change will get us now.

Mayor Young spoke to change in the core being important to Langford to grow and densify over the next 20 years.

Resident on Rita Road addressed Council asking about whether taxes will rise.

Mayor Young confirmed that taxes would not rise as a result in this change.

Resident addressed Council asking how high a building can go.

Mayor Young clarified that this is just a mapping change and that changes in building height would still need to go through the rezoning proper process and also spoke to the importance of affordability.

Resident asked what would happen when a neighbour wants to sell. What is the process?

Mayor Young provided clarification to the neighbourhood process.

Resident asked about Council pushing things through, but residents not having a say? Resident is concerned about growth without needed amenities.

Councillor Blackwell spoke to the fact that Council hasn't seen the 12 story development that residents in the audience are referring too.

Matthew Baldwin said it will come to the committee in October.

Resident asked for clarification on height on parcel in question.

Mayor Young clarified that it is not before Council.

Councillor Blackwell provided further clarification on OCP and rezoning processes and explanation of the core.

Mayor Young clarified that's why the OCP exists and what it means and does not mean for development.

Resident on Sunderland Road addressed Council stating that not selling property doesn't actually stop development.

Mayor Young provided further clarification that this change is for information only and there are lots of steps in the process for any development.

Resident on Sunderland Road addressed Council with concerns about a 12 story building in the area and that council is not doing enough to support housing and create affordability. Resident is concerned with additional 200 plus units and 300 plus cars, especially on a cul-de-sac. Resident is also concerned about increased traffic and house prices getting saturated in development.

Resident on Sunderland Road asked about a 12 story building.

Resident on Deville Road addressed Council with concerns about the 12 story building proposal as it will open the flood gates. Resident is concerned that the Mayor said to fight it out amongst themselves.

Mayor Young provided further clarification on the process.

Resident on Deville Road addressed Council with concerns about the high rise, the negative effect on the community and on social well-being. Resident is concerned about visual aesthetics, won't be able to connect with neighbours, will reduce chance encounters, create a finite world, promote isolation, inflates prices of adjacent land and is concerned over shadows created from the building.

Resident on Knotty Pine Road addressed Council with concerns about traffic and increased number of people.

Resident on Arncote Road stated that the area is already condensed, and asked Council to please drive around and see how hard it is and think about what is sustainable. Super tall buildings are not family friendly, they need townhomes.

Mayor Young provided clarification on expanding the core and mentioned that no one is forcing you to sell. If you do sell, they still have to come forward with an application.

Resident on Arncote Road Is concerned about lack of notification by the developer.

Mayor Young provided further clarification on the notification process.

Resident on Deville Road Is concerned about parking with the new development.

Resident asked what do we do if we want the development stopped?

Mayor Young said he brought this forward because he wanted to hear the dialogue. He then spoke further about the process.

Resident All informed and it's clear that we don't want a 12 story building.

Resident on Costin Avenue Will this mean change to taxes?

Mayor Young said no, the change will not increase taxes.

Resident on Costin Avenue asked about sewers.

Director of Engineering Mahovlich said there is no plan for sewers at this time, but they are close with the Bray and Carlow Road sewer line.

Resident on Costin Avenue With Coast Environmental and Alpine, so close to the core, I am concerned about the smell.

Mayor Young said that staff are working on Coast Environmental about the smell and clarified it's the only

septic dumping place in Langford at the moment.

Resident on Dunford Avenue asked if expanded City core will help taxes?

Mayor Young responded that yes, increased density will help lower taxes. The Mayor instructed staff to draft a policy that includes a transition zone for building height.

Resident on Rita Road asked about the public hearing process.

Resident on Kiwi Road asked if the City is looking at traffic, parking and family make-up.

Mayor Young provided an explanation that a variety of home options allows people to stay.

Councillor Blackwell Yes, the city takes into account studies (e.g. Traffic and parking) and that yes, Council considers them.

Resident on Kiwi Road asked who is managing the overall big picture?

Mayor Young spoke to the review of traffic studies and the need for density to bring bus service. To solve the traffic problem by bringing jobs and incentive to Langford.

Resident Asked why Langford tailors things to luxury rentals?

Mayor Young We partner with M'kola/Pacifica to provide affordable housing.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1738 closed at 7:12 p.m.

4. ADOPTION OF MINUTES

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

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

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0009 – 3296 Jacklin Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

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

1. Variances

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

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.

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 site plan, floor plans, elevation plans and revised landscaping plans attached to the report; and
b) That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensure that development does not disturb the root systems of these trees.

CARRIED.

b) DVP17-0019 – 2824 Knotty Pine Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0019 be issued by the Council for the City of Langford to Rohan Rupf on behalf of McCormick Meadows Ltd. 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 subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 6.36A.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;
b) 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
c) 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;

3. Conditions

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

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

c) DVP17-0020 – 2207 Millstream Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0020 be issued by the Council for the City of Langford to Josh Bisnett on behalf of Westshore Alliance Church to allow for one additional freestanding sign at 2207 Millstream Rd subject to the following terms and conditions:

1. Appendix

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

2. Variances

The following regulations of Sign Bylaw No. 1250 are varied under Section 330 of the *Local Government Act*:

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.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – September 25th, 2017

1. Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m^2

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 681 Rockingham Road from R2 to RS1, 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 2 lots, prior to subdivision approval:
        i. $2,772 towards the General Amenity Reserve Fund;
        ii. $660 towards the Affordable Housing Reserve Fund;

    b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
        i. That prior to subdivision approval, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000 standards, and to the Director of Engineering. This will include but is not limited to removing the rock in the centre of the existing cul de sac, creating a parking bowtie, and installing a street light;
        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.

AND

2. Direct staff to proceed with amending the text of the RS1 zone to allow the size of the principle use buildings to exceed a gross floor area of 200m^2.

CARRIED.

2. Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m^2 per side at 721 Station Avenue.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 721 Station Avenue:

   i. That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m^2 per road frontage to a maximum height of 7m with a maximum sign area of 8m^2 per road frontage.

CARRIED.

3. Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road form *Agricultural Strategy Lands* to *Hillside or Shoreline;*

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:

   a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

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

   b) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:

      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.

   c) That the applicant agrees to provide, **as a condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

i. $136,000 towards the General Amenity Reserve Fund.

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 a 2.0m wide road dedication be provided along Latoria Road;
ii. That a 15m wide road dedication be provided for the proposed new road;
iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
iv. That all municipal works and third party utility services are installed within municipal road dedication;
v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
vii. That a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."
b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) 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."

4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

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

c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner

d) provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.

6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

    a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
    b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
    c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
    d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

CARRIED.

4. Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) 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 unit created, prior to subdivision approval or building permit issuance, whichever is first:

        i. $1525 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

    b) That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of additional commercial space added, prior to building permit issuance:

        i. $10.75 per m^2 of gross floor area towards the General Amenity Reserve Fund.

    c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that in consideration of any new development being constructed on site that the applicant 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, 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;
iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will implement the recommendations within a storm water management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
iv. 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;
v. That prior to subdivision approval or building permit issuance, whichever is first, the applicant may be required to undergo upgrades and extensions to infrastructure, in order to utilize municipal services, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and
vi. 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 provide written acknowledgement from the City of Langford Fire Chief that the building is safe for tenant and/or owner occupation.

CARRIED.

Councillor Wade left the meeting due to conflict.

8. REPORTS

a) Application for Development Variance Permit to allow a reduced lot width and interior side yard setbacks at 2174 Bellamy Road in order to permit the development of a single-family lot and a duplex lot.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for 2174 Bellamy Road:

a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16m(52.5 ft) to 13.5m (44 ft);
b) That Section 6.21.06(4) of Zoning Bylaw No. 300 be varied from 3m (10 ft) to 1.5m (5 ft);

Subject to the following terms and conditions:

i. That the site is developed in accordance with the plan attached to this report as Appendix A;
ii. That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

CARRIED.

Councillor Wade returned to the meeting.

Mayor Young and Councillor Seaton left the room for this item due to conflict.

b) Request for Years 2018-2027 Permissive Tax Exemptions – CCPR Park Residence GP Ltd. (Cherish Seniors Facility)
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council proceed to give Tax Exemption Bylaw No. 1743, 2017 the first three readings.

CARRIED.

Mayor Young and Councillor Seaton returned to the meeting.

c) 2017 Tax Sale
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council receive the 2017 Tax Sale Report.

CARRIED.

9. CORRESPONDENCE

a) Royal Canadian Legion Prince Edward Branch #091
Re: Tent for the 2017 Remembrance Day Ceremony

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council grant The Royal Canadian Legion Prince Edward Branch #091 the use of the City's tent for their 2017 Remembrance Day Ceremony.

CARRIED.

10. BYLAWS

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

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1710.

CARRIED.

b) BYLAW NO. 1718
"City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTOM

That Council give Bylaw No. 1718 First, Second and Third Readings.

CARRIED.

Mayor Young and Councillor Blackwell left the room due to conflict.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1721.

CARRIED.

Mayor Young returned to the meeting.

d) BYLAW NO. 1730
"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1730 Second and Third Reading.

CARRIED.

e) BYLAW NO. 1724
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 Second and Third Reading.

CARRIED.

Councillor Blackwell returned to the meeting.

f) BYLAW NO. 1738
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1738 Second and Third Reading and that staff draft a transition/step-down policy on building height as part of Avi Friedman's visioning work.

CARRIED.

g) BYLAW NO. 1739
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1739 First Reading.

CARRIED.

Mayor Young and Councillor Seaton left the room due to conflict.

h) BYLAW NO. 1743
"City of Langford Tax Exemption Seniors' Supportive Living Housing Bylaw No. 1743, 2017."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1743 First, Second and Third Reading.

CARRIED.

Mayor Young and Councillor Seaton returned to the meeting.

i) BYLAW NO. 1744
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1744 First Reading.

CARRIED.

11. 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 negotiations between the municipality and the provincial government, as per Section 90 (2) (b) 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;*

c) That Council continues the meeting in closed session.

CARRIED.

12. ADJOURNMENT

The Chair adjourned the meeting at 7:30 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0021 – 2174 Bellamy Rd

That Development Variance Permit No. DVP17-0021 be issued by the Council for the City of Langford to Jared Steingard of Westbrook Consulting on behalf of 1106018 BC Ltd. to vary the interior side yard setback and lot width regulations at 2174 Bellamy Rd subject to the following terms and conditions:

1. Appendix

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

2. Variances

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

a) That Section 6.21.02(3) is varied by reducing the lot width from the required 16m (52 ft) to 13.5m (44 ft).
b) That Section 6.21.06(4) is varied by reducing the interior side yard setback from the required 3.0m (10 ft) to 1.5m (5 ft).

3. Conditions

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

I. That the site is developed in accordance with the plan attached to this report as Appendix A;
II. That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

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, 16 October 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0021
Applicant	Jared Steingard, Westbrook Consulting Ltd.
Location	2174 Bellamy Rd
Proposal	1. That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16m(52.5 ft) to 13.5m (44 ft); 2. That Section 6.21.06(4) of Zoning Bylaw No. 300 be varied from 3m (10 ft) to 1.5m (5 ft). Subject to the following terms and conditions: i) That the site is developed in accordance with the plan attached to this report as Appendix A; ii) That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.
Purpose	To permit the development of a single-family lot and a duplex lot at 2174 Bellamy 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, 11 October 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 October 2017 during the Public Participation Section at the beginning of the meeting.

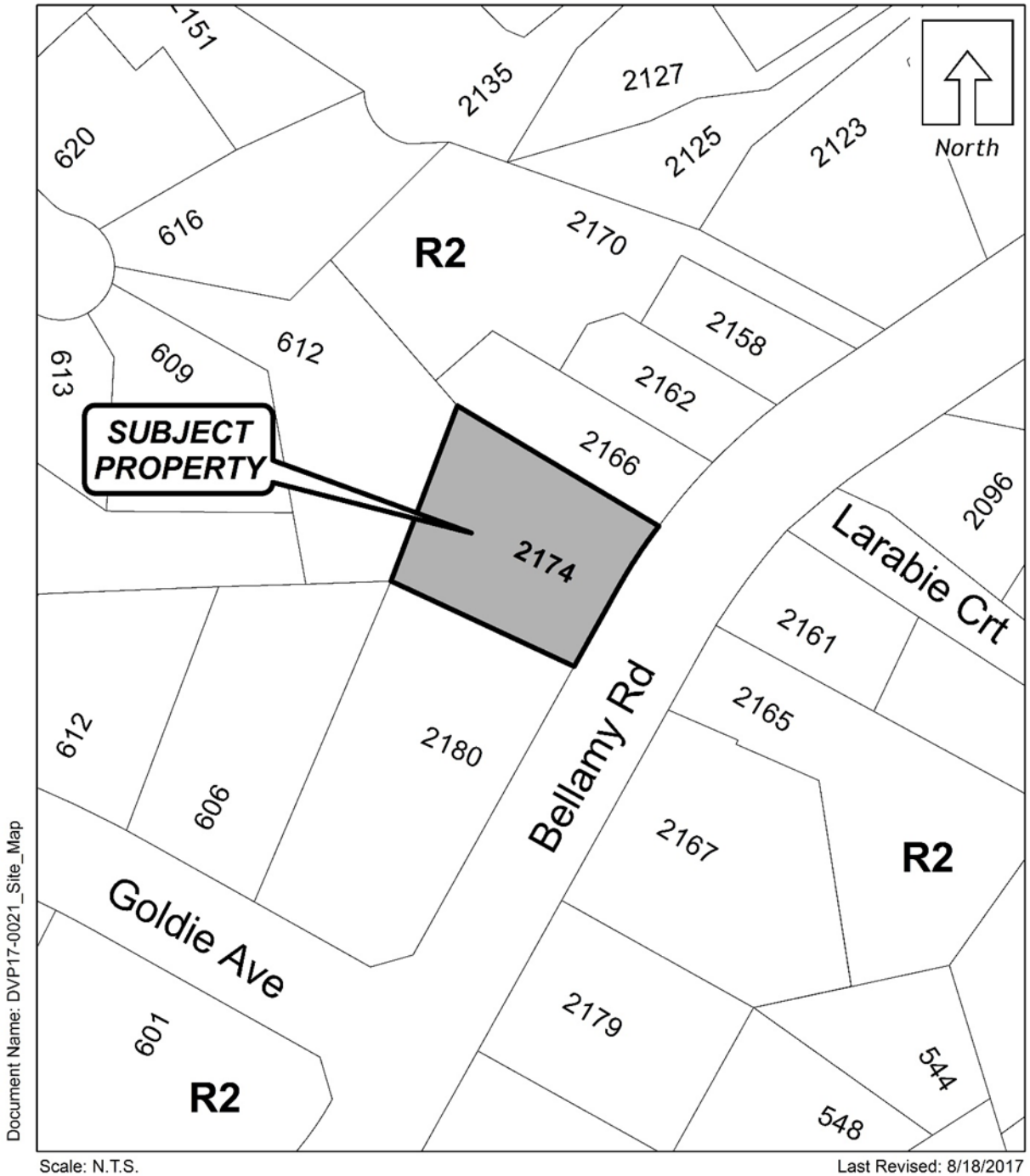
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Robert Dykstra with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0021)

2174 Bellamy Rd



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0022 – 721 Station Ave

That Development Variance Permit No. DVP17-0022 be issued by the Council for the City of Langford to Dan Hansen has applied on behalf Paul Helpard (Big Rock Investments) for a development variance permit to allow a freestanding sign with a height of 7m and a sign area of $8m^2$ at 721 Station Avenue 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 Sign Bylaw No. 1250 are varied under Section 498 of the *Local Government Act*:

a) That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of $4.5m^2$ per road frontage to a maximum height of 7m with a maximum sign area of $8m^2$ per road frontage.

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, 16 October 2017, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0022
Applicant	Dan Hansen, D.H. Signs of the Times Ent.
Location	721 Station Ave
Proposal	That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m^2 per road frontage to a maximum height of 7m with a maximum sign area of 8m^2 per road frontage.
Purpose	To permit a freestanding sign with a height of 7m and a sign area of 8m^2 at 721 Station Avenue.

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, 11 October 2017. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 October 2017 during the Public Participation Section at the beginning of the meeting.

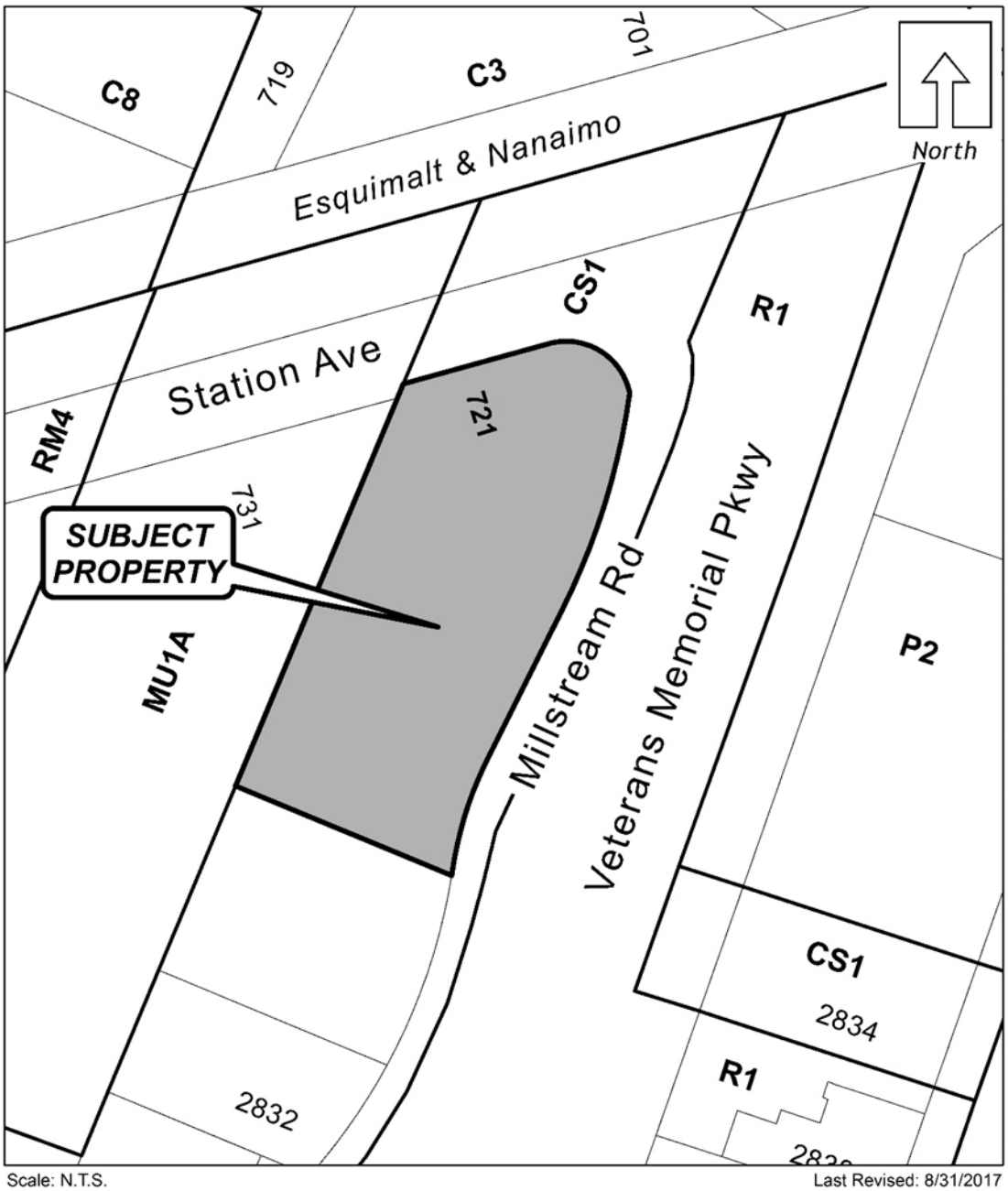
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0022)

721 Station Ave



Document Name: DVP17-0022_Site_Map

Scale: N.T.S.

Last Revised: 8/31/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: October 16, 2017

Department: Planning and Subdivision Department and Building Department

Subject: Quarterly (3rd) Report – July 1st, 2017 to September 30th, 2017

PLANNING DEPARTMENT

Applications Received in 2017

#	Application	Received	Issued	Location	Proposal
1	ALR-17-01	20-Jan-17	Denied	940 and 960 Latoria Rd	Exclusion for School (whole properties)
2	ALR-17-02	1-Aug-17		940 and 960 Latoria Rd	Exclusion for School (portions of)
3	DP-17-01	6-Jan-17	26-Jan-17	1045 Goldstream Ave	Form & Character - Construction of a new Duplex
4	DP-17-02	9-Jan-17	8-Feb-17	850 Langford Pkwy	Form & Character - Rona conversion to Lowe's
5	DP-17-03	16-Jan-17	8-Mar-17	2822 & 2824 Knotty Pine Rd	Form & Character - Townhouse Development
6	DP-17-04	17-Jan-17	18-May-17	2131, 2160, 2181 & 2251 Bear Mountain Pkwy	Environmental - Site Clearing for staging of construction equipment and storage of aggregate
7	DP-17-05	16-Jan-17	27-Apr-17	1189 Goldstream Ave	Environmental - Addition in a Riparian area
8	DP-17-06	17-Jan-17	23-Apr-17	2326 & 2350 Millstream Rd	Form & Character - Two 6-Storey Apartment Bldgs; One 72-Units and One 60-Units
9	DP-17-07	24-Jan-17	23-Mar-17	2895 West Shore Pkwy	Form & Character - 2nd Office and storage space
10	DP-17-08	27-Jan-17		1109 Braeburn Ave	Form & Character - 7 Townhouse Units
11	DP-17-09	14-Feb-17	30-Mar-17	1175 Natures Gate, 2190 & 2220 Spirit Ridge Dr	Environmental for 38 Lot Subdivision
12	DP-17-10	10-Apr-17	19-Jul-17	3296 Jacklin Rd	Form & Character - 2 small lots and 10 townhouse development
13	DP-17-11	22-Feb-17	22-Mar-17	2975 & 2979 Amy Rd	Ellie Sercombe, Limona Construction
14	DP-17-12	22-Feb-17	13-Mar-17	1306 & 1308 Champions Crt - Lot 17	Chad Bryden, Verity Construction
15	DP-17-13	6-Mar-17	20-Apr-17	1219 Goldstream Ave	Paul and Tammy Douglas
16	DP-17-14	7-Mar-17	18-Apr-17	2913 Kettle Lake Dr & 3300 Kettle Creek Cres	Rachael Sansom, Turner Lane Development Corp
17	DP-17-15	8-Mar-17	8-Mar-17	2880 West Shore Pkwy	City of Langford
18	DP-17-16	15-Mar-17	13-Apr-17	667 Redington Ave	David Echaiz-McGrath, Wensley Architecture

#	Application	Received	Issued	Location	Proposal
19	DP-17-17	15-Mar-17	23-Mar-17	2309 Echo Valley Dr	Ron Coutre, Cora Venture Corp.
20	DP-17-18	15-Mar-17	23-Mar-17	2250 Bear Mountain Pkwy	Environmental - Clearing and blasting
21	DP-17-19	24-Mar-17		3130 Jacklin Rd	Environmental DP - Land Clearing and Form & Character
22	DP-17-20	24-Mar-17	11-Apr-17	1431 Grand Forest Close	Environmental DP - Additional Development
23	DP-17-21	31-Mar-17	21-Apr-17	3650 Happy Valley Rd	Form & Character - New Childcare Facility
24	DP-17-22	31-Mar-17	24-Apr-17	1080 Jenkins Ave	Form & Character - 2 Duplexes
25	DP-17-23	5-Apr-17	25-Apr-17	3097 West Shore Pkwy	Environmental - Water Main Installation
26	DP-17-24	6-Apr-17	2-May-17	1449, 1456, 1454, 1469, 1484 Pebble Pl	Form & Character - Amendments DP16-36 (shingles)
27	DP-17-25	10-Apr-17	18-Jul-17	616 Goldstream Ave	Form & Character - 73 Housing Units
28	DP-17-26	13-Apr-17	11-May-17	1023 Loch Glen Pl	Environmental - House Reno and Variance
29	DP-17-27	25-Apr-17	17-May-17	849 Station Ave	Form & Character - Canada Post Building
30	DP-17-28	25-Apr-17		1177 Goldstream Ave	Environmental - Triplex
31	DP-17-29	25-Apr-17	Closed	4397 West Shore Pkwy	Environmental - Re-Routing of Hydro
32	DP-17-30	3-May-17	4-Jul-17	2980, 3000 Irwin Rd, 1220 Parkdale Dr	Environmental - Construction of a Drainage Ditch
33	DP-17-31	4-May-17	2-Aug-17	3003 Irwin Rd, Westhills Nova Lands Phase 6	Form & Character - 34 lots, 85 units
34	DP-17-32	5-May-17	12-Jun-17	3059 and 3061 Jacklin Rd	Amendments DP16-30 - Phase 1 Commercial
35	DP-17-33	18-May-17		1018 Fashoda Pl	Form & Character - 6 SFDs
36	DP-17-34	25-May-17	27-Jun-17	1307 and 1312 Champions Crt	Form & Character - 2 Duplexes
37	DP-17-35	25-May-17		2041 and 2045 Country Club Way	Form & Character - 2 Units Condo
38	DP-17-36	29-May-17		2839 Jacklin, 862, 864, 866 Orono Ave	Form & Character - 2 Rental Buildings
39	DP-17-37	1-Jun-17		694 Hoylake Ave	Form & Character - 10 Townhouse Units
40	DP-17-38	8-Jun-17	17-Jul-17	1297 Glenshire Dr & 2929 Sooke Rd	Environmental - Site Preparation, Blasting
41	DP-17-39	20-Jun-17	21-Jul-17	2741, 2749, 2751, 2753, 2757, 2761 Spencer Rd and 996 Preston Way	Mixed Use Bldg of 63 rental units with office space and studio/daycare
42	DP-17-40	23-Jun-17	20-Jul-17	2762 & 2768 Claude Rd	11 Storey Rental Apartment Bldg
43	DP-17-41	22-Jun-17	25-Sep-17	2926 Leigh Pl	Environmental - Riparian for a new SFD
44	DP-17-42	29-Jun-17	20-Jul-17	892 Goldstream Ave	Form & Character - Additional Work Bay, Revised Landscaping Plan, & Minor Bldg Revisions to Exterior Elevations
45	DP-17-43	5-Jul-17	26-Jul-17	3039 Glen Lake Rd	Form & Character - Carriage House
46	DP-17-44	10-Jul-17		3003 Irwin Rd - Westhills Nova Lands Ph 7B	Environmental - Amend the Boundary to Allow for Additional Residential Lots
47	DP-17-45	10-Jul-16	18-Aug-17	3003 Irwin Rd - Westhills Nova Lands Ph 7a	Form & Character - Westhills 7A - 27 Lot Subdivision
48	DP-17-46	12-Jul-17	31-Jul-17	721 Station Ave	Form & Character - Re-Cladd a portion of the façade, namely the sign parapet
49	DP-17-47	12-Jul-17		2824 Knotty Pine Rd	Form & Character - Amends DP-17-03
50	DP-17-48	12-Jul-17		2285 Bellamy Rd	Form & Character - Frontage Improvements and Landscaping
51	DP-17-49	31-Jul-17	11-Sep-17	2614 Sooke Rd	Form & Character - 4 Storey Commercial Office Bldg

#	Application	Received	Issued	Location	Proposal
52	DP-17-50	31-Jul-17		2023 Millstream Rd	Form & Character - Non-permanent installation of Tension Fabric Bldg & Modular Container Based Office Structure
53	DP-17-51	21-Aug-17		767, 769 & 771 Hockley Ave (765 Hockley - new address)	Form & Character - 6 Storey Apartment Bldg
54	DP-17-52	2-Aug-17	20-Sep-17	3059 & 3061 Jacklin Rd; 3008 Brittany Dr	Form & Character - 2 Mixed Use buildings with 156 units above commercial
55	DP-17-53	22-Aug-17		2636, 2640 & 2646 Peatt Rd; 808, 812 & 820 Arncote Ave; 2641, 2647 & 2649 Sunderland Rd	Form & Character - 12 Storey - 222 Units
56	DP-17-54	30-Aug-17		1256 Landing Lane	Form & Character - 2 Condominium Bldgs
57	DP-17-55	1-Sep-17		2251 Bear Mountain Pkwy	Environmental for Site Clearing
58	DP-17-56	7-Sep-17		1069 Trillium Rd	Environmental - SPEA
59	DP-17-57	12-Sep-17		2150 Millstream Rd (Lot 8)	Form and Character - Duplex
60	DP-17-58	14-Sep-17		2780 Veterans Memorial Pkwy	Form and Character - Day Care Reno
61	DP-17-59	21-Sep-17		2150 Millstream Rd (Lot 9)	Form and Character - Duplex
62	DVP-17-01	19-Jan-17	20-Mar-17	881 Klahanie Dr	N, S & Easterly Lot line Variances for deck projection
63	DVP-17-02	23-Jan-17	20-Mar-17	2000 Hannington Rd	To allow a parking count of 289 spaces
64	DVP-17-03	27-Jan-17	3-Apr-17	2267 Nicklaus Dr	To Reduce Rear Lot Line and Deck Projection
65	DVP-17-04	20-Feb-17	17-Jul-17	2023 Millstream Rd	Reduce the requirement for sewer and potable water
66	DVP-17-05	16-Mar-17	Wth-4Apr17	2190 & 2220 Spirit Ridge Dr	Bylaw 1000 Variance for 2 point Turn-Around rather than the required cul de sac
67	DVP-17-06	24-Mar-17	18-Sep-17	2926 Leigh Pl	Riparian, detached bldg and non conforming house setbacks
68	DVP-17-07	29-Mar-17	17-Jul-17	2213 Navigators Rise	Height Variance
69	DVP-17-08	6-Apr-17	17-Jul-17	890 Bear Mountain Pkwy	3 Rear Lot Setback Reductions
70	DVP-17-09	10-Apr-17	17-Aug-17	3296 Jacklin Rd	Rear and Front setback variances
71	DVP-17-10	24-Apr-17	15-May-17	2840 Sooke Lk Rd	Onsite Parking and Setback Reductions
72	DVP-17-11	25-Apr-17	17-Jul-17	(Lakepoint Way) 1220 Parkdale Dr, 3210 West Shore Pkwy & 1290 Langford Pkwy	Vary Parking stall requirement
73	DVP-17-12	2-May-17		Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	Bylaw 1000 variance - frontage improvements or municipal sewer system connection in BP8 Zone
74	DVP-17-13	2-May-17	17-Jul-17	2614 Sooke Rd	Variance on Parking Stalls
75	DVP-17-14	15-May-17	14-Aug-17	1488 Pebble Pl	Rear Yard Setback for a covered patio
76	DVP-17-15	19-May-17	17-Jul-17	2363 Setchfield Ave, 626 Hoylake Ave & 3291 Happy Valley Rd	Portable Installations
77	DVP-17-16	13-Jun-17		1051 Braeburn Ave	Vary Emergency Access Requirement
78	DVP-17-17	16-Jun-17		2895 West Shore Pkwy	Vary Front Lot Line
79	DVP-17-18	16-Jun-17	18-Sep-17	3059 & 3061 Jacklin Rd	Vary Sign Bylaw for more Freestanding Signs
80	DVP-17-19	12-Jul-17		2824 Knotty Pine Rd	Interior and Rear lot line variances

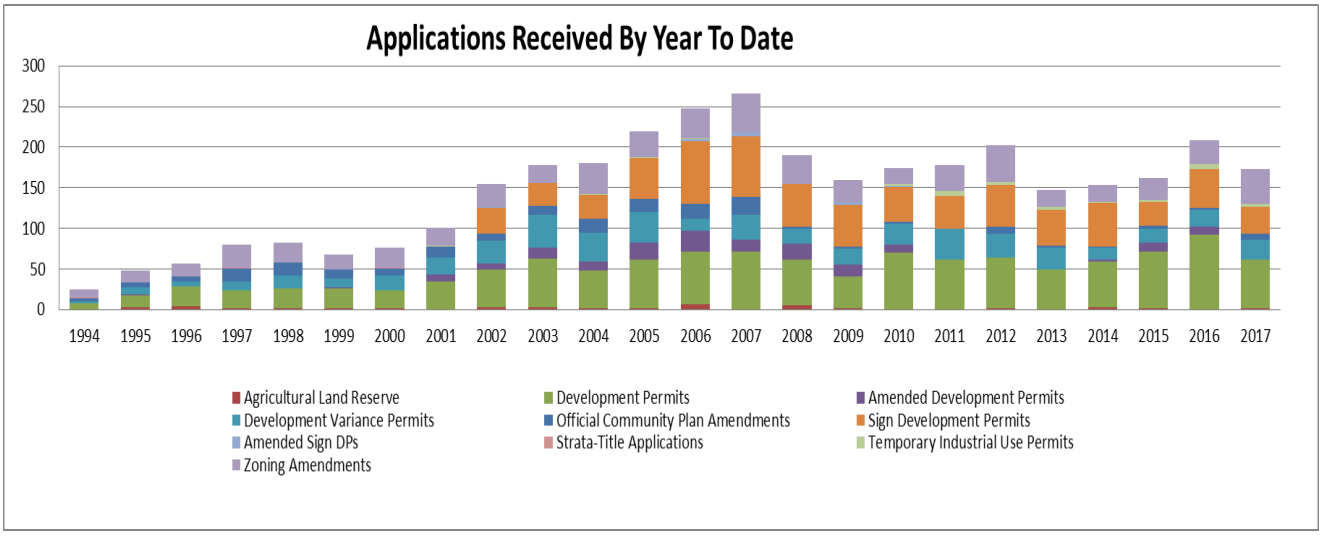
#	Application	Received	Issued	Location	Proposal
81	DVP-17-20	8-Aug-17		2207 Millstream Rd	Waive of Fee Request and Freestanding Daycare Signage
82	DVP-17-21	11-Aug-17		2174 Bellamy Rd	Lot width variance and side yard setbacks for 1 SFD and 1 Duplex
83	DVP-17-22	23-Aug-17		721 Station Ave	New Freestanding Signage
84	DVP-17-23	13-Sep-17		2579 Rainville Rd	Vary Rear Setbacks
85	DVP-17-24	15-Sep-17		2647 Crystalview Dr	Vary Rear and Exterior Setbacks and Lot Width
86	DVP-17-25	20-Sep-17		3306, 3310 , 3326, 3328 Happy Valley Rd	Vary On-Site Parking
87	SDP-17-01	10-Jan-17	13-Jan-17	#153 - 2401C Millstream Rd	1 Façade - Rogers
88	SDP-17-02	26-Jan-17	2-Feb-17	#207 - 859 Orono Ave	1 Façade - Consolidated Civil Enforcement
89	SDP-17-03	2-Feb-17	2-Feb-17	#113 - 693 Hoffman Ave	1 Façade - 9 Round 30 Minute Kickbox Fitness
90	SDP-17-04	10-Feb-17	22-Feb-17	752B Goldstream Ave	1 Façade - Easy Financial
91	SDP-17-05	24-Feb-17	1-Mar-17	850 Langford Pkwy	5 Façade - Lowe's
92	SDP-17-06	27-Feb-17	1-Mar-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
93	SDP-17-07	28-Feb-17	7-Mar-17	895 Goldstream Ave	1 Façade - Bumper to Bumper
94	SDP-17-08	28-Feb-17	2-Mar-17	#137 - 777 Goldstream Ave	1 Façade - Modus Physiotherapy
95	SDP-17-09	9-Mar-17		#406 - 2945 Jacklin Rd	2 Façade - Chatters Hair and Beauty Salon
96	SDP-17-10	7-Apr-17	11-Apr-17	835 Langford Pkwy	5 Façade - Real Canadian Superstore
97	SDP-17-11	20-Apr-17	27-Apr-17	725 Goldstream Ave	1 Façade - City Wide Scooter/The Walkin Tub Company
98	SDP-17-12	26-Apr-17	27-Apr-17	2920 Amy Rd	3 Façade - U-Pak Mobile Mini Storage Ltd.
99	SDP-17-13	8-May-17	11-May-17	2945 Jacklin Rd	2 Façade - Purdy's Chocolates
100	SDP-17-14	17-May-17	23-May-17	137 - 777 Goldstream Ave	1 Sandwich Board - Motus Physiotherapy
101	SDP-17-15	24-May-17		2207 Millstream Rd	1 Freestanding - Westshore Alliance Church
102	SDP-17-16	26-May-17	29-May-17	#143 - 2401C Millstream Rd	1 Façade - An's Nails
103	SDP-17-17	29-May-17	5-Jun-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
104	SDP-17-18	1-Jun-17	1-Jun-17	850 Langford Pkwy	1 Façade - Lowe's
105	SDP-17-19	31-May-17	5-Jun-17	#169 - 2401C Millstream Rd	1 Façade - Millstream Veterinary Hospital
106	SDP-17-20	13-Jun-17	19-Jun-17	2945 Jacklin Rd	1 Façade - Carters/Osh Kosh
107	SDP-17-21	16-Jun-17		#104 - 2806 Jacklin Rd	1 Façade - Pacific Rim Interiors
108	SDP-17-22	20-Jun-17		#114 - 2806 Jacklin Rd	2 Façade - Universal Supplements & L.A. Tanning
109	SDP-17-23	21-Jun-17	28-Jun-17	#117 - 662 Goldstream Ave	1 Facade - MSR Solutions
110	SDP-17-24	12-Jul-17	17-Jul-17	#169 - 2401C Millstream Rd	1 Sandwich Board - Millstream Veterinary Hospital
111	SDP-17-25	26-Jul-17	9-Aug-17	#193 - 2401C Millstream Rd	2 Façade - Persimmon Tree Restaurant
112	SDP-17-26	26-Jul-17	26-Jul-17	985 Whirlaway Cres	4 Façade - Mr. Mikes Steakhouse
113	SDP-17-27	10-Aug-17	21-Aug-17	850 Langford Pkwy	1 Projecting & 1 Other - Rona converting to Lowe's Hardware and Lumber Retail
114	SDP-17-28	11-Aug-17		2865 Peatt Rd	1 Façade - Bloom Montessori Langford Preschool
115	SDP-17-29	22-Aug-17	23-Aug-17	3059 & 3061 Jacklin Rd	2 Temporary - Belmont Market Retail Development
116	SDP-17-30	6-Sep-17	12-Sep-17	768 Goldstream Ave	1 Façade - La Taquisa Mexican Restaurant
117	SDP-17-31	7-Sep-17		130-2945 Jacklin Rd	1 Façade - Mastermind Toys
118	SDP-17-32	14-Sep-17	15-Sep-17	717 Goldstream Ave	1 Façade - Pacific Coast Cremation
119	SDP-17-33	14-Sep-17	15-Sep-17	715 Goldstream Ave	1 Façade - Academy of Learning
120	SDP-17-34	20-Sep-17	20-Sep-17	616 Goldstream Ave	1 Freestanding - Pacifica Housing
121	OCP-17-01	21-Feb-17	15-May-17	Centre Mountain Properties	New Boundary Adjustment from Metchosin

#	Application	Received	Issued	Location	Proposal
122	OCP-17-02	22-Mar-17		866 Latoria Rd	AG1 to Neighbourhood
123	OCP-17-03	24-Mar-17		976 Dunford Ave	Neighbourhood to City Centre
124	OCP-17-04	27-Mar-17	Closed 24 Aug 17	3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Bldg
125	OCP-17-05	8-Aug-17		790 McCallum Rd	
126	OCP-17-06	17-Aug-17		2869 Sooke Rd Road Closure Portion	Neighbourhood to Business or Light Industrial
127	OCP-17-07	24-Aug-17		Omnibus Amendments to Map 2 – Growth Management & Land Use Strategy	Omnibus Amendments to Map 2 – Growth Management & Land Use Strategy
128	TUP-17-01	17-Jan-17	20-Feb-17	721 Station Ave	Orthodontics office
129	TUP-17-02	27-Jan-17	3-Apr-17	1297 Glenshire Dr & 2929 Sooke Rd	Processing and removal of aggregate, storage of aggregate
130	TUP-17-03	20-Feb-17	14-Aug-17	2945 Jacklin Rd	Hyundai Showroom
131	Z-17-01	17-Jan-17	8-Jun-17	903 Tayberry Terr	Amend CD10 zone - remove requirement of 4 rentals in the rental agreement
132	Z-17-02	1-Feb-17		767, 769 & 771 Hockley Ave	R1 to MU2 - 6 Storey Apartment Bldg
133	Z-17-03	14-Feb-17	19-Jun-17	3039 Glen Lake Rd	R2 text amendment to permit a Carriage House
134	Z-17-04	10-Feb-17		1319 & 1323 Ravensview Dr	RR4 text amendment - smaller parcel sizes to allow a 3 lot subdivision
135	Z-17-05	21-Feb-17	15-May-17	Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	New Boundary Adjustment from Metchosin
136	Z-17-06	23-Feb-17	Withdrawn	2579 Rainville Rd	Text amendment for a detached suite
137	Z-17-07	28-Feb-17		1253 Goldstream Ave	To RS4 - 4 Lot Subdivision with Secondary Suites
138	Z-17-08	9-Mar-17	8-Jun-17	Omnibus No. 45 - Care Facilities	Omnibus No. 45- to allow community care facilities in the M1 zone
139	Z-17-09	10-Mar-17	1-May-17	Omnibus No. 46 - Liquor Store Licenses	Omnibus No. 46 - Liquor Store Licenses
140	Z-17-10	31-Mar-17	19-Jun-17	3690 & 3694 Happy Valley Rd	RR2 to R24 for a 55 Lot Subdivision
141	Z-17-11	17-Mar-17	5-Sep-17	656 Frederic Rd and 765 Willing Dr	To RR6A for 53 Lots of 550m2
142	Z-17-12	22-Mar-17		2670 Peatt Rd & 813 Arncote Ave	Rezone to accommodate 32 condo units
143	Z-17-13	24-Mar-17	18-Sep-17	3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Bldg
144	Z-17-14	27-Mar-17	17-Jul-17	731 Station Ave	To MU1A - 55 Units with 600m2 commercial office space
145	Z-17-15	28-Mar-17		3343, 3347 & 3359 Luxton Rd	8 Small Lots and 72 townhouse units
146	Z-17-16	28-Mar-17		866 Latoria Rd	To RR6 - 25 Single Family Lots
147	Z-17-17	7-Apr-17		Omnibus No. 47 - Carriage Houses in 1 Acre Plus Lots	Carriage Houses in 1 acre or more properties
148	Z-17-18	10-Apr-17		2148 & 2150 Millstream Rd	To CH4 or RT1 for Townhouse Development
149	Z-17-19	10-Apr-17		1300 Glenshire Dr	RR4 to RM2A for 100 Townhouse Units
150	Z-17-20	25-Apr-17		1177 Goldstream Ave	To RM2A - construction of a Tri-plex Townhouse

#	Application	Received	Issued	Location	Proposal
151	Z-17-21	25-Apr-17		1184 Goldstream Ave	To RM2A - Triplex Townhouse Complex
152	Z-17-22	1-May-17		976 Dunford Ave	RR4 to MU1A for a 4 Storey Condominium Bldg
153	Z-17-23	2-May-17		2839 Jacklin Rd, 862, 864 & 866 Orono Ave	Consolidation and Subdivision for the development of 2 separate lots. One lot with 78-units rental bldg and the other lot with a 45-unit rental building.
154	Z-17-24	17-May-17		2500 Echo Valley Dr	CD6 to R2
155	Z-17-25	24-May-17		967 Walfred Rd	R2 to RS3 for 5 small lot subdivision
156	Z-17-26	25-May-17		813 & 817 Orono Ave	MU1A for 14 Unit Strata Development
157	Z-17-27	29-May-17		Westhills Development - all properties	CD3 Text Amendment
158	Z-17-28	31-May-17		2874 Leigh Rd	R1 Text amendment - permit a Detached Secondary Suite
159	Z-17-29	31-May-17		1067 & 1077 Goldstream Ave	To MU1A - Townhouse Development
160	Z-17-30	5-Jun-17		732 Meaford Ave	To MU1A for a 6 storey rental apartment
161	Z-17-31	6-Jun-17		934 Goldstream Ave	CS1 Text Amendment for a Funeral Home as a permitted use
162	Z-17-32	5-Jul-17	5-Sep-17	2741, 2749, 2751, 2753, 2757 & 2761 Spencer Rd; 996 Preston Way and Portion of Spencer Rd Closed	Omnibus No. 48 - To MU1A - Rd closure portion & Text amendment to MU1A
163	Z-17-33	12-Jul-17		4342 West Shore Pkwy (formerly 1312 Glenshire Dr)	Future Residential Development
164	Z-17-34	12-Jul-17		2955 Irwin Rd	18 Lot Subdivision
165	Z-17-35	2-Aug-17		681 Rockingham Rd	To RS1 - 3 lot subdivision and Text Amendment for House Size
166	Z-17-36	3-Aug-17		798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2738, 2742, 2746, 2750 & 2756 Claude Rd	Catholic Church Comprehensive Development
167	Z-17-37	8-Aug-17		790 McCallum Rd (City Gate)	Creation of a new Comprehensive Zone
168	Z-17-38	9-Aug-17		3429 & 3431 Luxton Rd	RR4 to RS3 - 16 single family strata lots
169	Z-17-39	22-Aug-17		2636, 2640 & 2646 Peatt Rd; 808, 812 & 820 Arncote Ave; 2641, 2647 & 2649 Sunderland Rd	12 Storey - 222 unit with Penthouse Bldg
170	Z-17-40	24-Aug-17		694 Goldstream Ave and 688 Granderson Rd	C3 to C8 to Legalize Apartments over Commercial
171	Z-17-41	29-Aug-17		721 Station Ave	New Zone for Future Development
172	Z-17-42	12-Sep-17		2844 Millstream Rd	To MU1A
173	Z-17-43	26-Sep-17		Omnibus No. 49	Crematoriums and various other amendments

Applications Received to Date

	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	1	0	10	**25**
1995	3	14	1	9	6	0	0	0	0	15	**48**
1996	4	24	0	6	7	0	0	0	0	15	**56**
1997	1	22	0	12	16	0	0	1	0	28	**80**
1998	2	24	0	16	16	0	0	0	0	24	**82**
1999	2	24	1	11	11	0	0	0	0	19	**68**
2000	1	22	0	19	9	0	0	1	0	24	**76**
2001	0	34	9	21	13	0	0	0	1	23	**101**
2002	3	46	7	29	8	32	2	0	0	27	**154**
2003	3	60	13	40	12	28	0	0	0	22	**178**
2004	1	47	11	36	17	29	0	0	1	38	**180**
2005	1	61	20	38	16	51	0	0	1	31	**219**
2006	6	65	26	15	18	77	3	0	1	37	**248**
2007	0	71	15	30	23	75	4	0	0	48	**266**
2008	5	56	20	19	2	52	1	0	0	35	**190**
2009	2	39	14	20	2	52	3	0	1	26	**159**
2010	0	70	10	26	2	43	1	0	2	20	**174**
2011	0	62	0	37	1	40	0	0	6	32	**178**
2012	1	63	0	29	9	51	0	0	4	45	**202**
2013	0	49	0	27	2	45	0	0	4	20	**147**
2014	3	56	2	15	1	54	0	0	1	21	**153**
2015	2	69	11	18	3	29	0	0	3	27	**162**
2016	0	92	10	21	2	48	0	0	6	29	**208**
2017	2	59	0	25	7	34	0	0	3	43	**173**
Total	**42**	**1136**	**170**	**522**	**207**	**740**	**14**	**3**	**34**	**659**	**3527**



Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	1	3
Development Permits*	20	15
Sign Development Permits	12	9
Development Variance Permits	11	9
OCP Amendments	4	0
Temporary Use Permits	0	1
Zoning Amendments	40	11
TOTAL	88	48

Fees Collected By Type of Application by Month and By Year

	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	$ -	$ 38,038	$ 3,978	$ 2,494	$ 4,857	$ 300	$ 1,857	$ 51,524	$ 51,524
Feb	$ -	$ 12,195	$ 1,326	$ 21,855	$ 11,670	$ 950	$ -	$ 47,996	$ 99,520
Mar	$ 1,200	$ 39,693	$ 3,978	$ 29,388	$ 9,336	$ 350	$ -	$ 83,945	$ 183,465
Apr	$ -	$ 15,418	$ 1,326	$ 48,592	$ 11,670	$ 750	$ -	$ 77,756	$ 261,221
May	$ -	$ 22,442	$ 2,652	$ 41,695	$ 14,004	$ 550		$ 81,343	$ 342,564
Jun	$ -	$ 20,438	$ 2,652	$ 21,114	$ 7,002	$ 950	$ 1,857	$ 54,013	$ 396,577
Jul	$ -	$ 22,059	$ 2,728	$ 22,708	$ 2,402	$ 250	$ -	$ 50,147	$ 446,724
Aug	$ -	$ 38,890	$ 2,728	$ 26,501	$ 14,412	$ 850	$ -	$ 83,381	$ 530,105
Sep	$ 1,200	$ 23,003	$ 7,420	$ 18,996	$ 7,206	$ 750	$ -	$ 58,575	$ 588,680
Oct	$ -						$ -	$ -	$ 588,680
Nov	-						-	$ -	$ 588,680
Dec	$ -							$ -	$ 588,680
Total	$ 2,400	$ 232,176	$ 28,788	$ 233,343	$ 82,559	$ 5,700	$ 3,714	$ 588,680	$ 588,680
2017	$ 2,400	$ 232,176	$ 28,788	$ 233,343	$ 82,559	$ 5,700	$ 3,714		$ 588,680
2016	$ -	$ 296,422	$ 24,152	$ 134,245	$ 49,623	$ 8,125	$ 5,275		$ 517,842
2015	$ 1,500	$ 231,603	$ 17,500	$ 79,270	$ 44,000	$ 4,535	$ 1,700		$ 380,108
2014	$ 1,800	$ 169,859	$ 20,750	$ 121,400	$ 35,200	$ 9,025	$ 1,700		$ 359,734
2013	$ -	$ 143,608	$ 25,450	$ 62,800	$ 28,600	$ 6,725	$ 3,714		$ 270,897
2012	$ 300	$ 190,621	$ 20,475	**$ 192,752**	**$ 76,630**	$ 8,050	**$ 4,825**		$ 493,653
2011	$ -	$ 242,039	$ 34,450	$ 91,120	$ 44,100	$ 7,625	$ 3,525		$ 422,859
2010	**$ 3,600**	$ 339,882	$ 29,055	$ 50,075	$ 24,300	$ 6,600	$ 2,350		$ 455,862
2009	$ 600	$ 177,908	$ 24,330	$ 133,750	$ 26,400	$ 10,800	$ -		$ 373,788
2008	$ 3,600	$ 286,539	$ 19,990	$ 149,982	$ 55,311	$ 11,445	$ -		$ 526,867
2007	$ -	$ 277,015	$ 31,577	$ 130,696	$ 91,473	$ 14,405	$ -		$ 545,167
2006	$ 3,150	$ 372,655	$ 15,425	$ 139,796	$ 40,600	**$ 14,800**	$ -		$ 586,426
2005	$ 300	**$ 412,137**	$ 34,195	$ 178,171	$ 36,400	$ 10,270	$ -		**$ 671,474**
2004	$ -	$ 261,296	$ 30,920	$ 167,845	$ 45,766	$ -	$ -		$ 505,828
2003	$ 1,200	$ 178,048	**$ 39,965**	$ 182,920	$ 24,850	$ -	$ -		$ 426,983
2002	$ -	$ 97,072	$ 37,851	$ 61,082	$ 20,262	$ -	$ -		$ 216,266

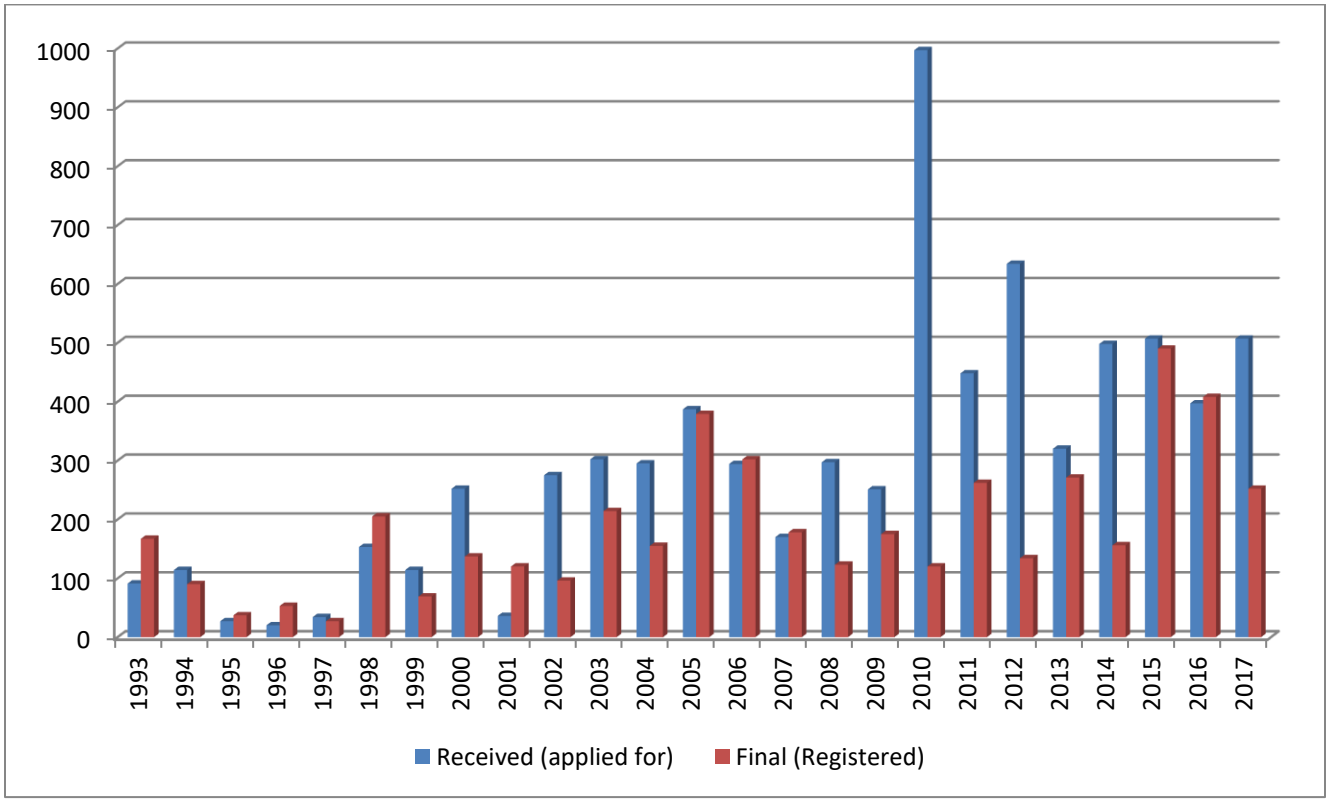
SUBDIVISION

Subdivision Applications Received this Year

Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB17-0047	3130 Jacklin Rd	Park Dedication	20170925		1
SUB17-0046	3445 and 3530 Horizon Terr	Subdivision	20170919		12
SUB17-0045	525 and 529 Langvista Dr	Subdivision	20170914		6
SUB17-0044	Land Transfer from CRD and Road Dedication	Road Dedication	20170913		0
SUB17-0043	3003 Irwin Road – Constellation Ave	Road Dedication	20170908		0
SUB17-0042	3690 and 3694 Happy Valley Rd, Centre Mountain	Bulk Subdivision	20170821		4
SUB17-0041	Westhills Phase 6 Townhouse Site 3	Subdivision	20170814		3
SUB17-0040	Westhills Phase 6 Townhouse Site 2	Subdivision	20170814		15
SUB17-0039	1290 Langford Pky	Road Dedication	20170803		0
SUB17-0038	2174 Bellamy Rd	Subdivision	20170731	20170911	1
SUB17-0037	892 Klahanie Dr	Subdivision	20170726		6
SUB17-0036	2949, 2953, 2957 Sooke Rd	Subdivision	20170720		2
SUB17-0035	1067 Braeburn, Honeycrisp	Subdivision	20170720	20170731	2
SUB17-0034	2165, 2167 Bellamy Dr	Subdivision	20170712		2
SUB17-0033	3003 Irwin Rd, Westhills Phase 7B	Subdivision/Strata	20170710		70
SUB17-0032	2920, 2930 Amy Rd	Lot Line Adjustment	20170706	30170911	0
SUB17-0031	2309 Echo Valley Dr	Phased Strata	20170705		3
SUB17-0030	West Shore Pky and Irwin Rd	Road Dedication	20170621		0
SUB17-0029	3296 Jacklin Rd	Subdivision	20170619	20170719	3
SUB17-0028	1067 Braeburn Ave, McCormick Meadows, Phases 5 and 6	Subdivision	20170614		59
SUB17-0027	2402 Fleetwood Crt	Subdivision	20170607	20170714	5
SUB17-0026	2169 Trans Canada Highway	Subdivision	20170606	20170705	56
SUB17-0025	1950 Bear Mountain Pky	Subdivision	20170606		35
SUB17-0024	1270 Bear Mountain Pky and 2030 Country Club Way	Subdivision	20170606	20170714	1
SUB17-0023	2280 Bellamy Rd	Subdivision	20170531	20170705	1
SUB17-0022	1218 Goldstream Ave	Subdivision	20170517	20170714	5
SUB17-0021	2740 Leigh Rd	Subdivision	20170517	20170707	25
SUB17-0020	751 Goldstream Ave	Strata Subdivision	20170512		5
SUB17-0019	Westshore Pky	Subdivision and Road Dedication	20170510	n/a	0
SUB17-0018	2192 Bellamy Rd	Strata Subdivision	20170418	20170519	4
SUB17-0017	2647 Crystalview Dr	Strata Subdivision	20170411	20170605	3
SUB17-0016	2839 Jacklin Rd, 862, 864, 866 Orono Ave	Subdivision	20170502		2
SUB17-0015	2559 Millstream Rd	Subdivision	20170328	20170512	1
SUB17-0014	935 Walfred Rd	Subdivision	20170323	20170501	24
SUB17-0013	1270 Bear Mountain Pky	Subdivision	20170316	20170419	1

SUB17-0012	721 Station Ave	To dissolve strata, Lot 2	20170224		0
SUB17-0011	2854, 2856 Peatt Rd and 815, 819 Hockley Ave	Lot consolidation	20170223		0
SUB17-0010	925, 927, 931 Walfred Rd	Subdivision	20170220	20170322	44
SUB17-0009	2190 and 2220 Spirit Ridge Dr	Subdivision	20170214	20170320	19
SUB17-0008	3348 Vision Way	Subdivision	20170209	20170403	2
SUB17-0007	2913 Kettle Lake Dr, 3300 Kettle Creek Cres	Subdivision	20170202	20170407	3
SUB17-0006	1067 Braeburn Ave, Phase 4, McCormick Meadows	Subdivision	20170202	20170217	1
SUB17-0005	3003 Irwin Rd, Westhills Phase 7	Subdivision	20170127	20170424	32
SUB17-0004	733 Goldstream Ave, Westwind Apartments	Subdivision	20170126		1
SUB17-0003	2326 and 2350 Millstream Rd	Boundary Adjustment	20170116	20170228	
SUB17-0002	2133 Champions Way	Subdivision	20170113	20170223	1
SUB17-0001	1067 Braeburn Ave, Phase 4	Subdivision	20170113	20170301	45
				Total Lots Under Consideration 4th Quarter	
				Total Lots Under Consideration 3rd Quarter	**128**
				Total Lots Under Consideration 2nd Quarter	**204**
				Total Lots Under Consideration 1st Quarter	**175**
				Year To Date	**507**

Subdivision Activity (Number of Lots)



Average Processing Time in Number of Days				
Year	**1st Quarter**	**2nd Quarter**	**3rd Quarter**	**4th Quarter**
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7
2016	57.6	42.4	35.75	29.33
2017	40.7	37.8	39.4	

Subdivision Revenue			
Account	**Budget**	**2017**	**Variance**
10-02-115-472-0000-0078–Subdivision Application Fees	$205,000	$174,701	$30,299
10-02-115-472-0000-0079–Subdivision Final Approval	$65,000	$24,659	$40,341
10-02-115-472-0000-0080–Strata Conversion Applications	$2,000	$2,835	$835
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	$100,000	$71,802	$28,198
10-02-150-472-0000-0548–Latecomer Processing Charges	$1,000	$8,831	$7,331

Subdivision Administration Synopsis

In North Langford:

- Ecoasis is moving forward to enable townhouse and single family lot creation in the lands between the Village core and Skirt Mountain.
- Skirt Mountain – clearing and grubbing works are continuing for the first phases of residential and multi-family development. It is expected that construction of show homes and registration of lots will commence this fall, once the necessary services required to serve the lands are installed as part of the Bear Mtn Parkway extension project.

In South Langford:

- Latoria Road – site prep and/or installation of works and services are continuing on active subdivision sites on the north and south side of Latoria Road. One to two of these subdivisions are expected to achieve registration this fall.
- McCormick lands continue to develop, with Statement of Conditions pending for phases 5 and 6. Development within these phases will trigger the construction of a park in the southern portion of the site.
- A Statement of Conditions has been issued for 3690/94 Happy Valley Rd, which will create 4 bulk land lots that will be further developed at a later date and will secure access into the residential portion of the Centre Mountain development.

Westhills:

- With the completion of the Paradise Falls neighbourhood, Westhills is shifting into the former Quadra Pacific lands located north of Irwin Rd, east of Humpback road and south of the E&N corridor. The first two phases of 28 lots each are expected to achieve registration this fall. A Statement of Conditions has been issued for the third phase expected to consist of approximately 89 single-family and townhouse units as well as a fourth phase expected to consist of 70 single-family lots and a townhouse lot that has not yet been fully designed.

City of Langford
www.cityoflangford.ca

Building Inspection Department

Quarterly Report for the 3rd quarter of 2017

	3rd qtr 2017	3rd qtr 2016
Single Family Dwelling	**56**	**60**
# of Units Created	70	82
Construction Cost	$23,543,112.00	$26,944,942.00
Permit Fees	$210,801.35	$225,412.27
Duplex	**7**	**5**
# of Units Created	10	8
Construction Cost	$4,610,062.00	$2,277,042.00
Permit Fees	$38,087.25	$19,046.79
Multifamily	**26**	**18**
# of Units Created	404	299
Construction Cost	$46,844,579.00	$48,381,796.00
Permit Fees	$170,167.29	$215,932.38
Residential Additions/Alterations	**15**	**14**
# of Units Created	1	1
Construction Cost	$384,633.84	$404,300.00
Permit Fees	$4,659.86	$4,485.89
Commercial/Industrial	**16**	**14**
# of Units Created	0	0
Construction Cost	$2,098,500.00	$2,868,900.00
Permit Fees	$19,617.30	$24,054.49
Institutional	**6**	**1**
# of Units Created	0	0
Construction Cost	$2,700,000.00	$120,000.00
Permit Fees	$22,029.93	$1,174.39
Plumbing	**164**	**135**
Permit Fees	$72,367.66	$65,018.55
Chimney	**6**	**10**
Permit Fees	$159.00	$298.75
Suites	***22***	***24***
Quarterly Totals	**296**	**257**
# of Units Created	485	390
Construction Cost	$80,180,886.84	$80,996,980.00
Permit Fees	$537,889.64	$555,423.51

Respectfully submitted,

Submitted by:	Trina Cruikshank, Assistant, Land Development Department
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning / Approving Officer
Concurrence:	Matthew Baldwin, Director of Planning, MCIP, RRP
Concurrence:	Jerry Worobec, Chief Building Inspector

:tlc

CITY OF LANGFORD
BYLAW NO. 1697

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 AGRICULTURAL designation and adding to the HILLSIDE OR SHORELINE designation the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 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. 23, (866 Latoria Rd), 2017".

READ A FIRST TIME this day of , 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

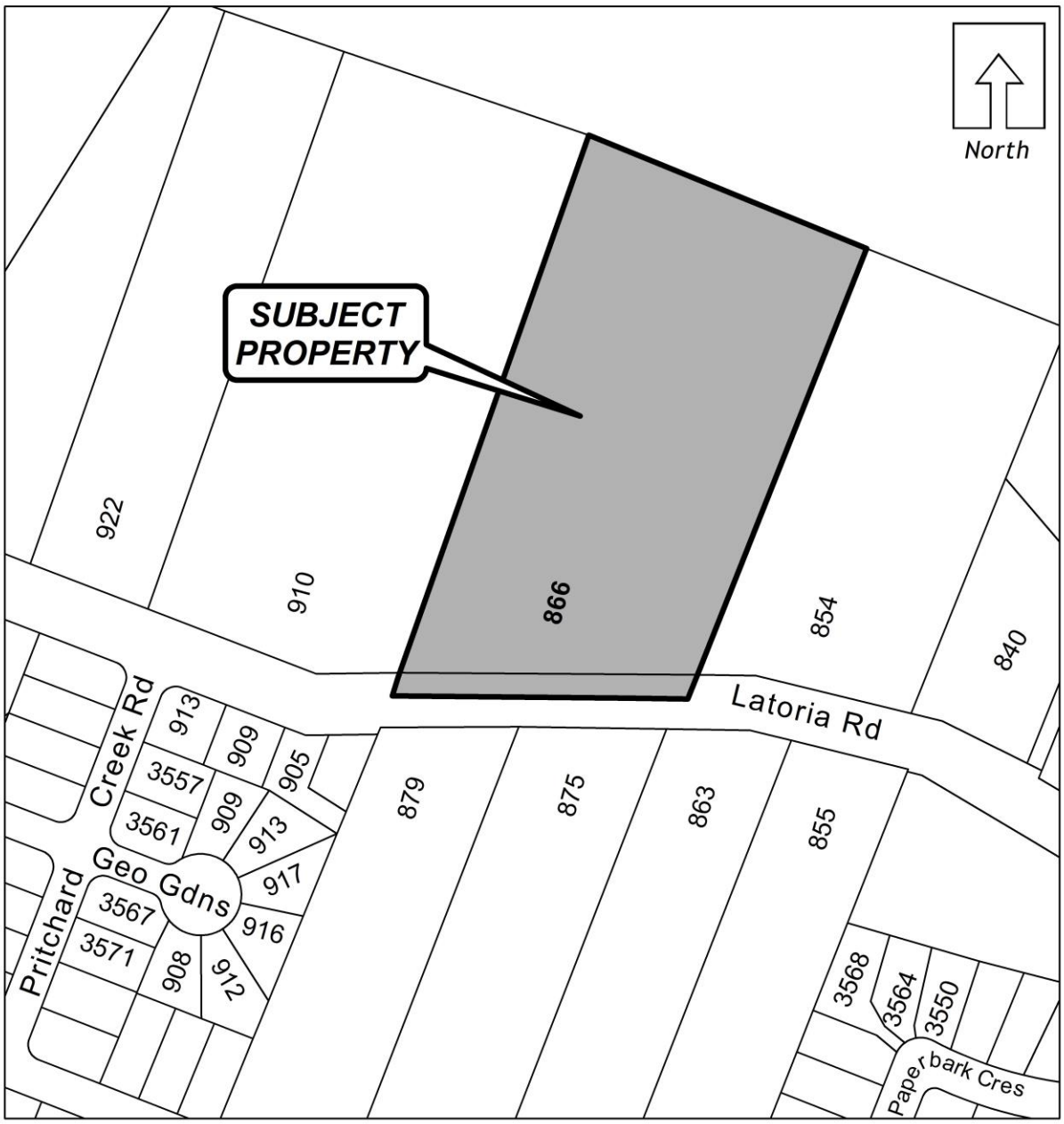
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1697

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1697

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/12/2017

CITY OF LANGFORD
BYLAW NO. 1698

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 **AG1 (Agriculture 1)** Zone and adding to the **RR6 (Rural Residential 6) Zone** and the **RM2A (Rural Residential 6)** Zone the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957; PID No.: 004-048-032 (866 Latoria Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."

3. By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) 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."

4. By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

5. By replacing 6.31A.03(2) with, "Despite subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

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

6. By replacing 6.31A.03(3) with, "Despite the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

7. 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)
RR6 RM2A	1698	LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 (866 Latoria Rd)	a) $6,000 per lot towards the General Amenity Reserve Fund; b) $1,000 per lot towards the Affordable Housing Reserve Fund. c) $3,660 per townhouse unit towards the General Amenity Reserve Fund; d) $610 per townhouse unit towards the Affordable Housing Reserve Fund. e) $136,000 towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

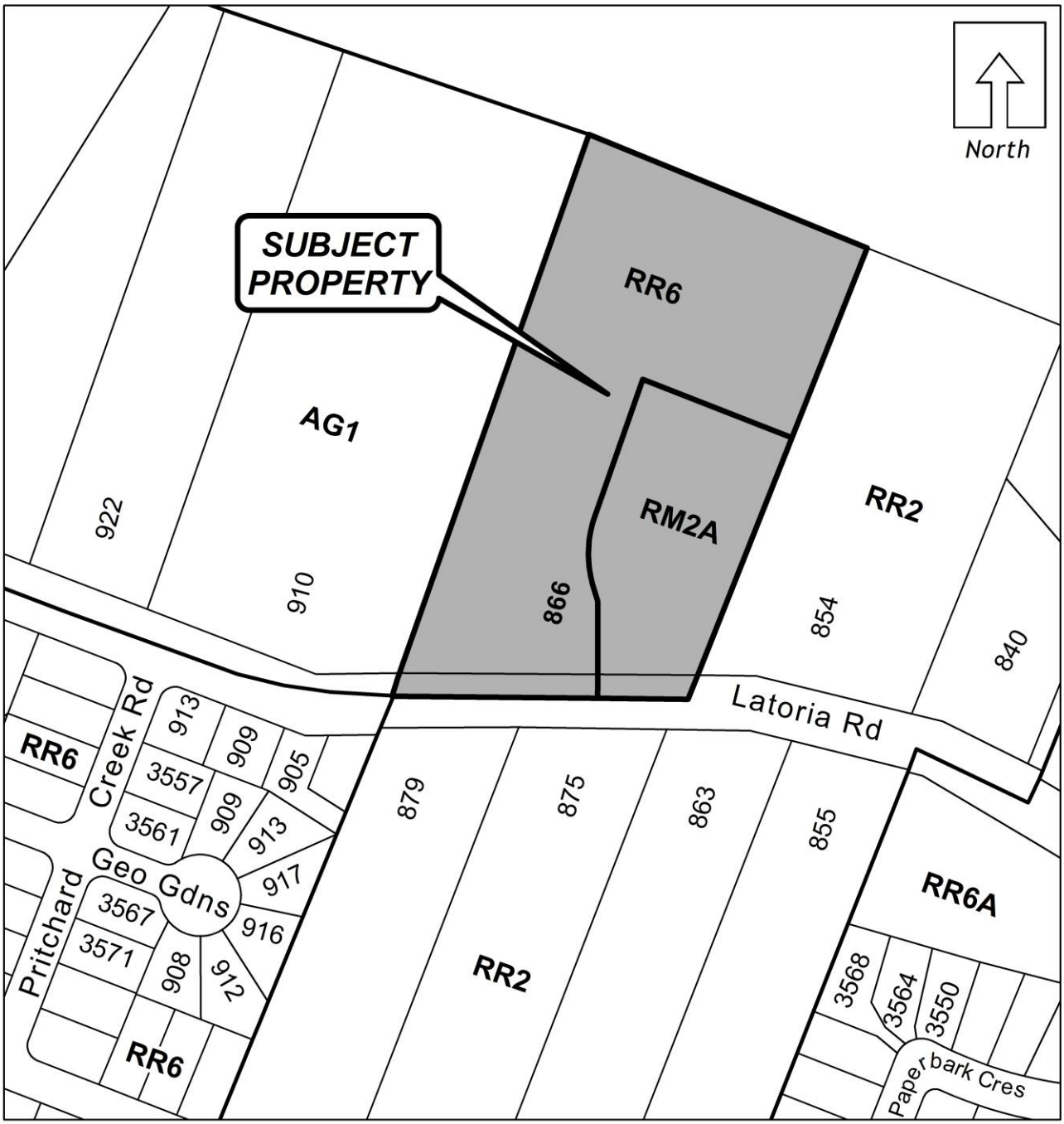
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1698

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1698

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**October 16, 2017**
Department:	**Planning**
Application No.:	**Z17-0015**
Subject:	**Bylaw No. 1720 - Application to Rezone 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) to allow a future subdivision of six(6) new single-family residential lots and the development of 72 townhomes.**

At their Regular Meeting of June 19th, 2017, Council passed the following resolution with respect to the properties at 3343, 3347, and 3359 Luxton Road:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3343, 3347, and 3359 Luxton Road from RR2 (Rural Residential 2) to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) subject to the following terms and conditions:*

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

    b) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit, prior to building permit:*
        i. *$3,660 towards the General Amenity Reserve Fund;*
        ii. *$610 towards the Affordable Housing Reserve Fund;*

    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 all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;*
        ii. *That all municipal works and third party utility services are installed within municipal road dedication;*
        iii. *That the west side of Piper Road include as many parking scallops as possible within the size requirements of Bylaw 1000;*

iv. *That a parks plan be developed for the dedicated open space along Piper Road to the satisfaction of the Parks Manager prior to subdivision approval;*
v. *That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;*
vi. *That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;*
vii. *That road dedication along Piper and Luxton Roads be provided to the satisfaction of the Director of Engineering prior to subdivision approval.*

2. *Direct staff to prepare a bylaw amendment to the RM2A (Attached Housing) Zone as per the following:*

    a) *By replacing 6.31A.04 with, "Lot coverage of all buildings and structures may not exceed 40%."*
    b) *By replacing 6.31A.05(1) with, "No building or structure may exceed a height of 3 storeys."*

3. *Authorize the Director of Planning to issue the following variances within the Development Permit for 3343, 3347, and 3359 Luxton Road:*

    a) *That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 5.0m;*
    b) *That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 3.0m; and*
    c) *That Section 6.36A.06(5) be varied to reduce the minimum rear yard setback to 5.0m.*

COMMENTS

The applicant has registered a Section 219 covenant against the titles of the three subject properties that agrees to items 1 (c) in Council's resolution of June 19th, 2017.

Bylaw No. 1720 was signed by the Minister of Transportation on August 30th, 2017.

OPTIONS

That Council:

1. Adopt Bylaw No. 1720;

OR

2. Take no action at this time with respect to Bylaw No. 1720;

Respectfully Submitted,

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

:rd

CITY OF LANGFORD
BYLAW NO. 1720

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 replacing 6.31A.04 with, "Lot coverage of all buildings and structures may not exceed 40%."

2. By replacing 6.31A.05(1) with, "No building or structure may exceed a height of 3 storeys."

3. By deleting from the RR2 (Rural Residential 2) Zone and adding to RS2 (Residential Small Lot 2) and RM2A (Attached Housing) Zones the property legally described as LOT 24, BLOCK 3, DISTRICT LOT 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-251 (3343 Luxton Rd); LOT 23, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-201; LOT 22, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-189 (3359 Luxton Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

4. 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)
RS2	1720	LOT 24, BLOCK 3, DISTRICT LOT 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-251 (3343 Luxton Rd); LOT 23, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-201; LOT 22, BLOCK 3, SECTION 87, METCHOSIN DISTRICT, PLAN 1718, PID No. 007-069-189 (3359 Luxton Rd)	a) $3,960 per new unit created towards the General Amenity Reserve Fund; and b) $660 per new unit created towards the Affordable Housing Reserve Fund.	No
RM2A			c) $3,660 per new unit created towards the General Amenity Reserve Fund; and d) $610 per new unit created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".

READ A FIRST TIME this 17th day of August, 2017.

PUBLIC HEARING held this 14th day of August, 2017.

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

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

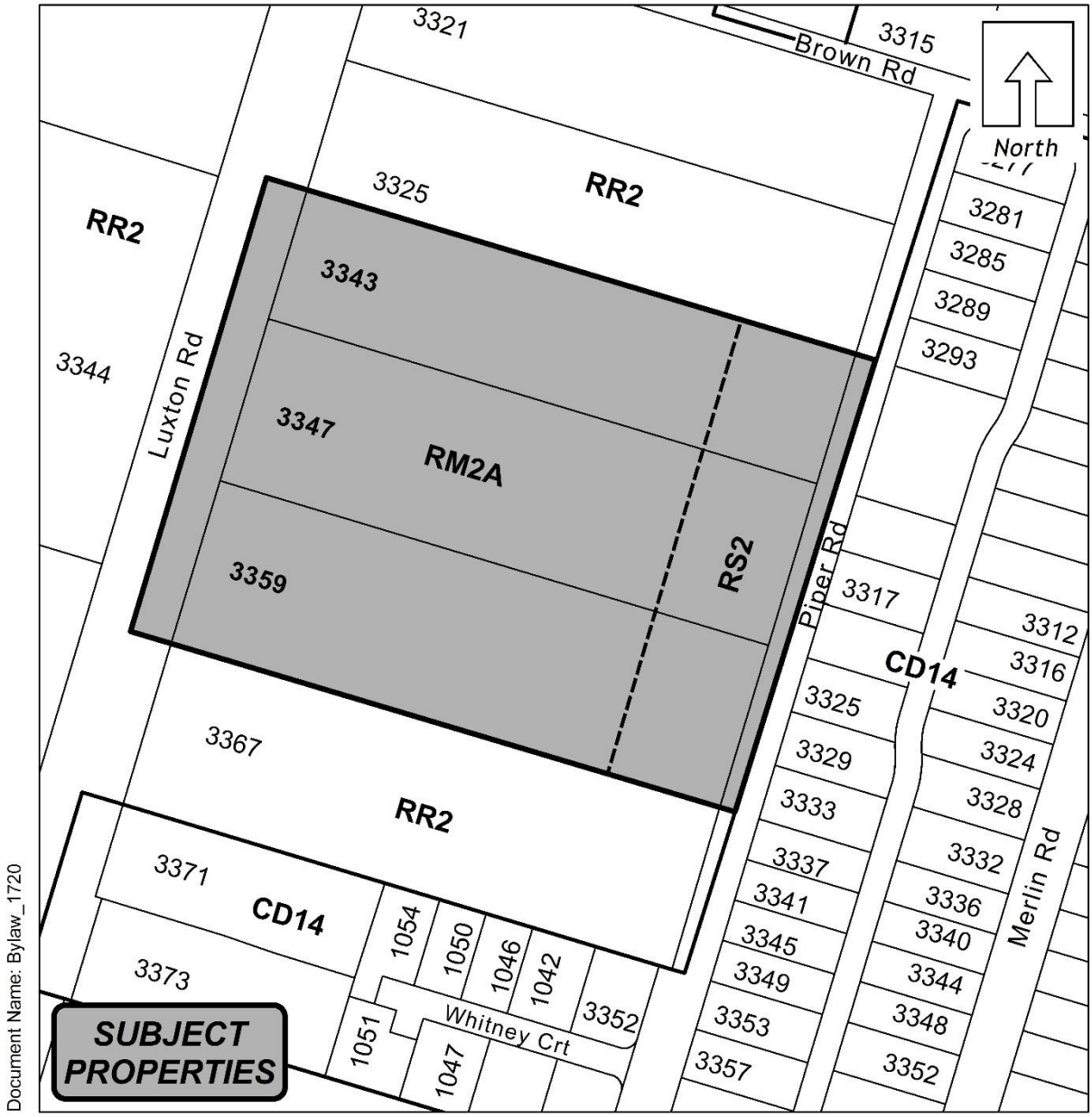
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 30th day of August, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1720

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1720

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 6/14/2017

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 18th day of September, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

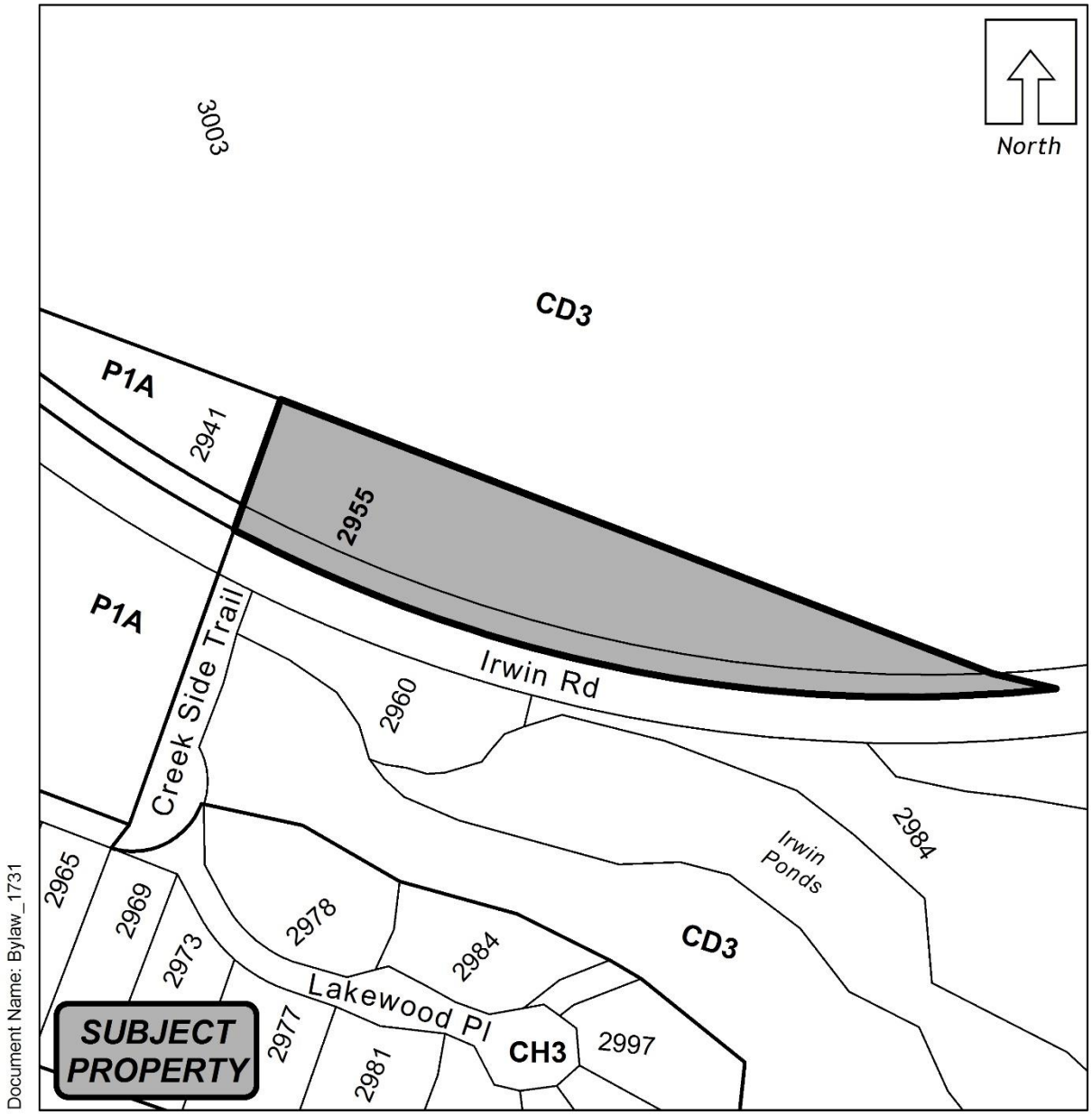
READ A THIRD TIME this day of, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Plan No.1



Document Name: Bylaw_1731

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. 1736

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

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

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

1. By adding the following text to Section 6.21.01: "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861 (2874 Leigh Road)"; and

2. By adding the following line to Section 3.18.01:

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

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".

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

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

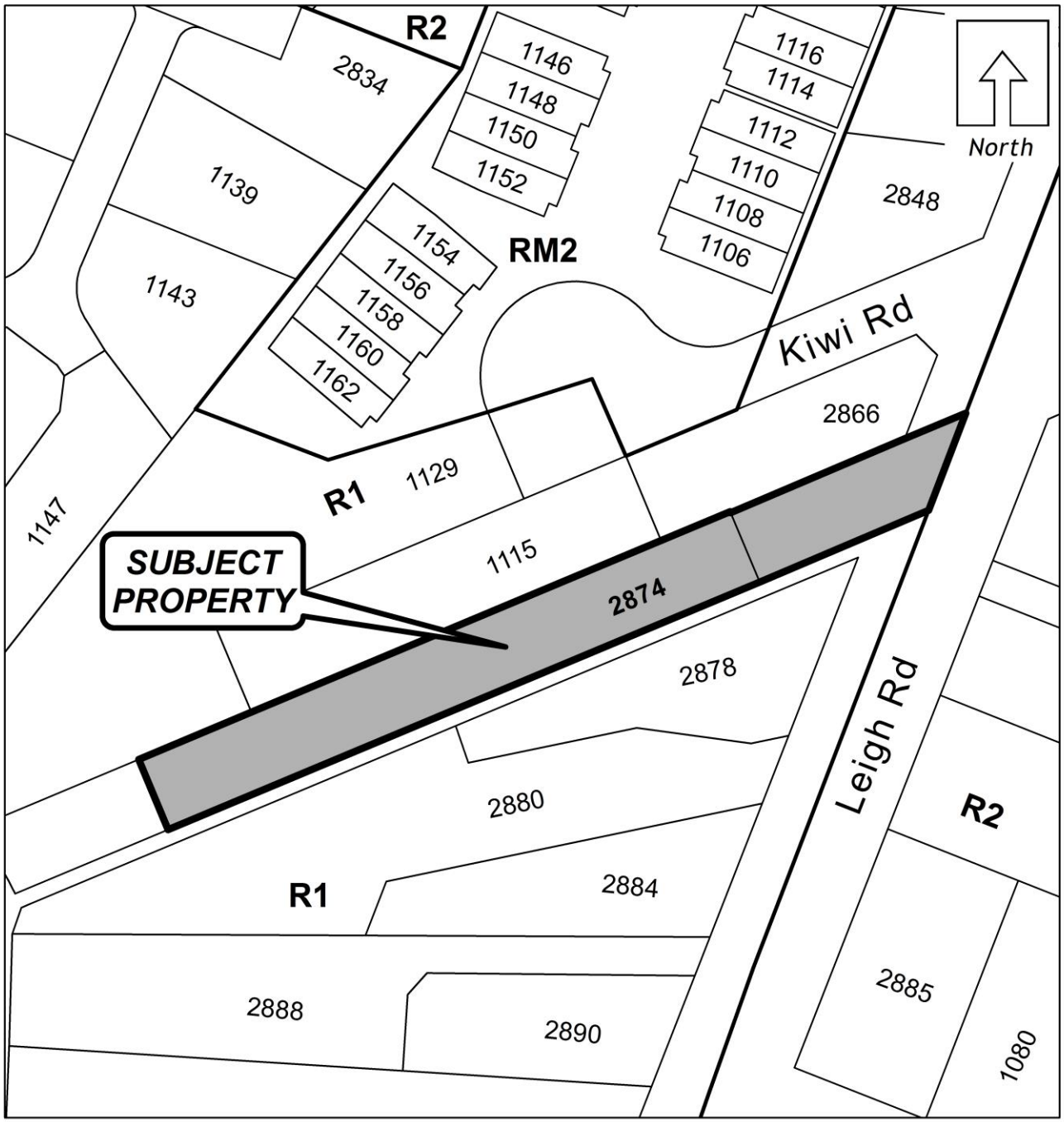
READ A THIRD TIME this day of, 2017.

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

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1736

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1736

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/18/2017

CITY OF LANGFORD
BYLAW NO. 1738

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

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

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

1. By amending Map 2: City of Langford – Growth Management & Land Use Strategy by including into the "City Centre", "Mixed Use Employment Centre" and "Business or Light Industrial" designations those lands shown shaded and outlined on the map attached to this bylaw as Schedule "A";

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use Strategy), 2017".

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

PUBLIC HEARING held this 2nd day of October, 2017.

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

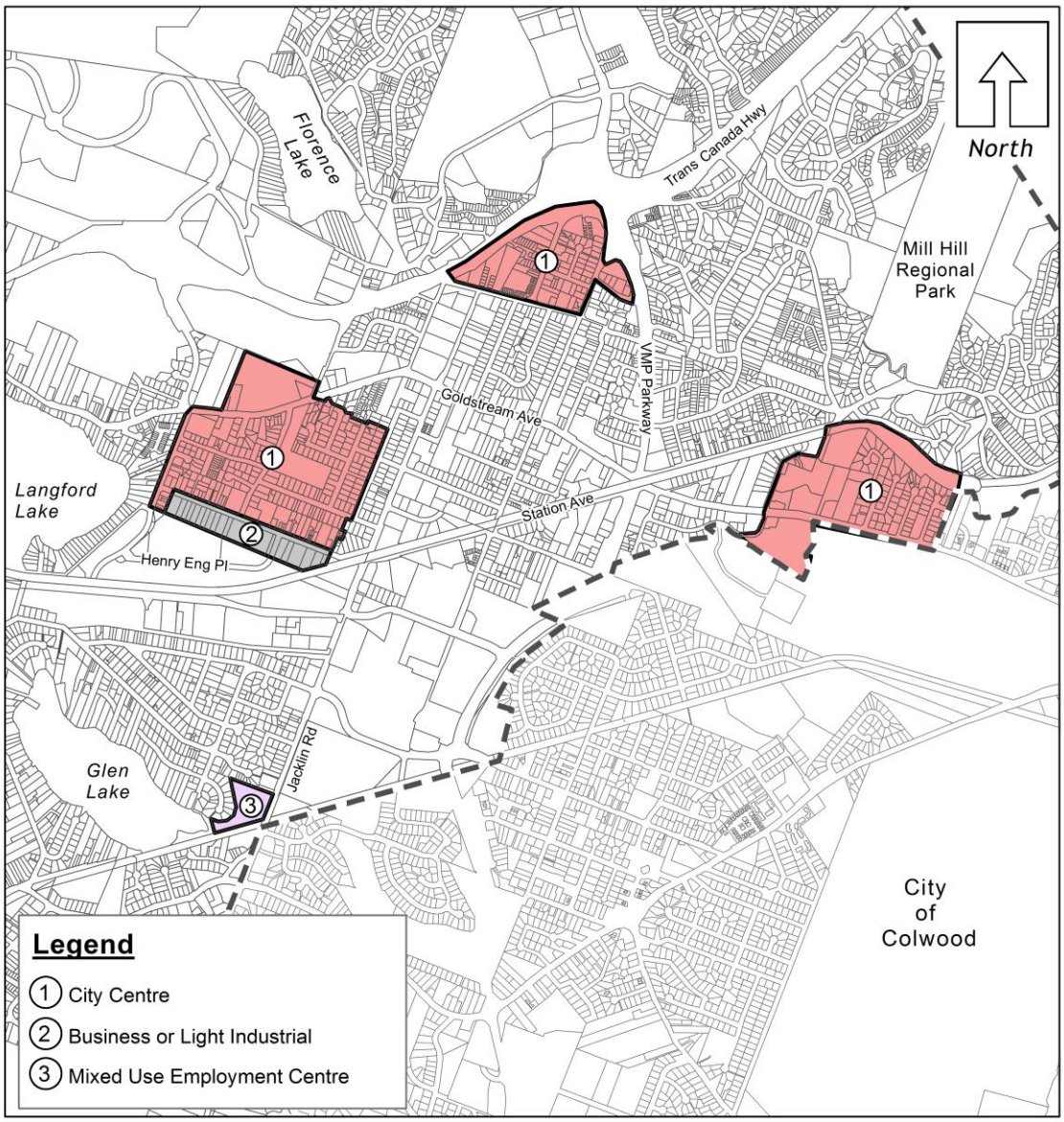
READ A THIRD TIME this 2nd day of October, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1738

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1738

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

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 18th day of September, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

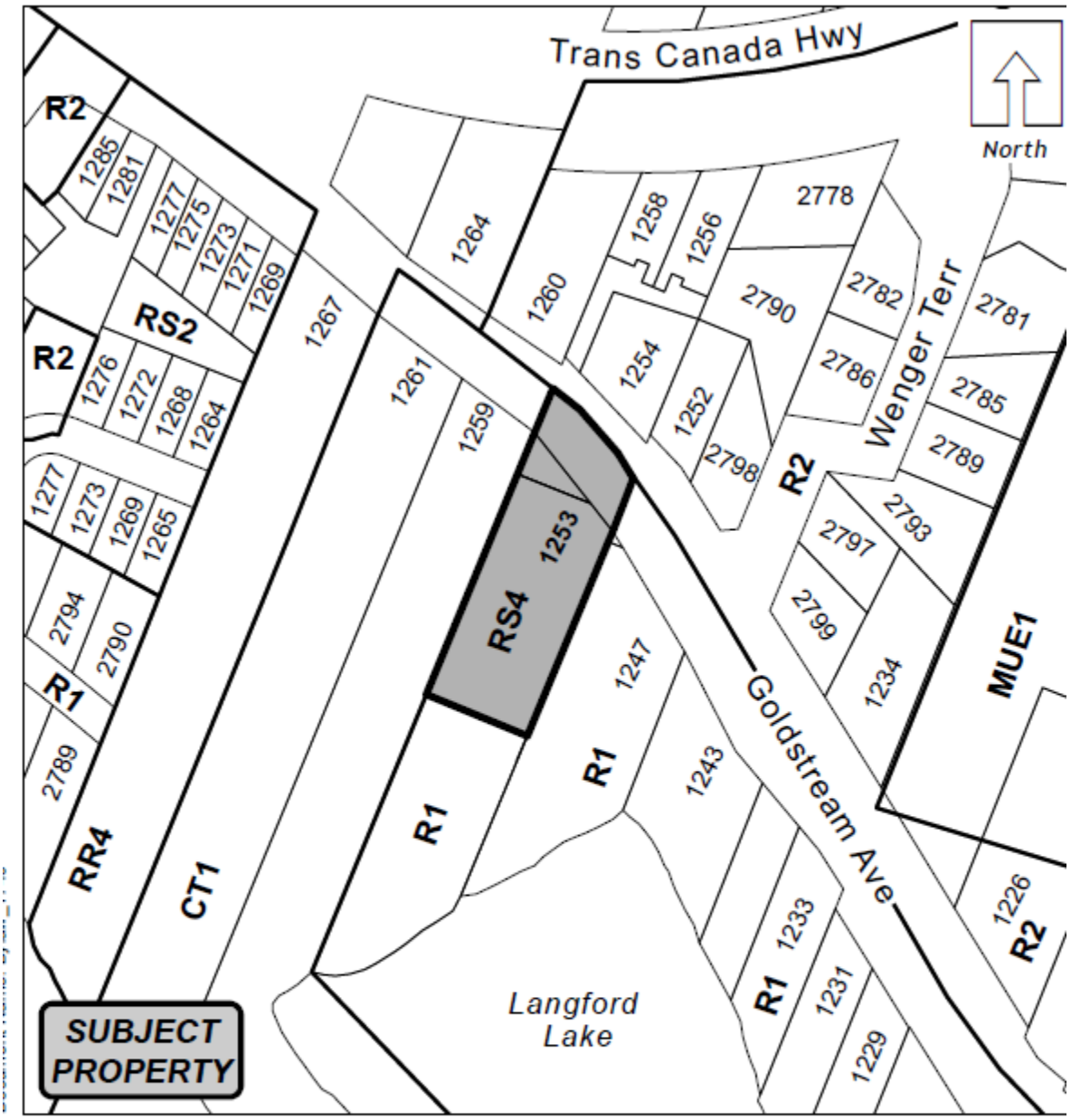
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this day of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



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

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

CITY OF LANGFORD
BYLAW NO. 1745

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 RS1 (Residential Small Lot 1) Zone the following text from Section 6.23.05(2) "The gross floor area of a dwelling must not exceed 200 m^2 (2 150 ft^2)";

2. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS1 (Residential Small Lot 1) Zone the property legally described as LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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)
RS1	1745	LOT A, SECTION 109, ESQUIMALT DISTRICT, PLAN 20731, PID No. 000-424-391 (681 Rockingham Rd)	a) $2,772 towards the General Amenity Reserve Fund per lot above and beyond 2 lots; b) $660 towards the Affordable Housing Reserve Fund per lot above and beyond 2 lots	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 511, (681 Rockingham Rd), 2017".

READ A FIRST TIME this day of, 2017.

PUBLIC HEARING held this day of, 2017.

READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

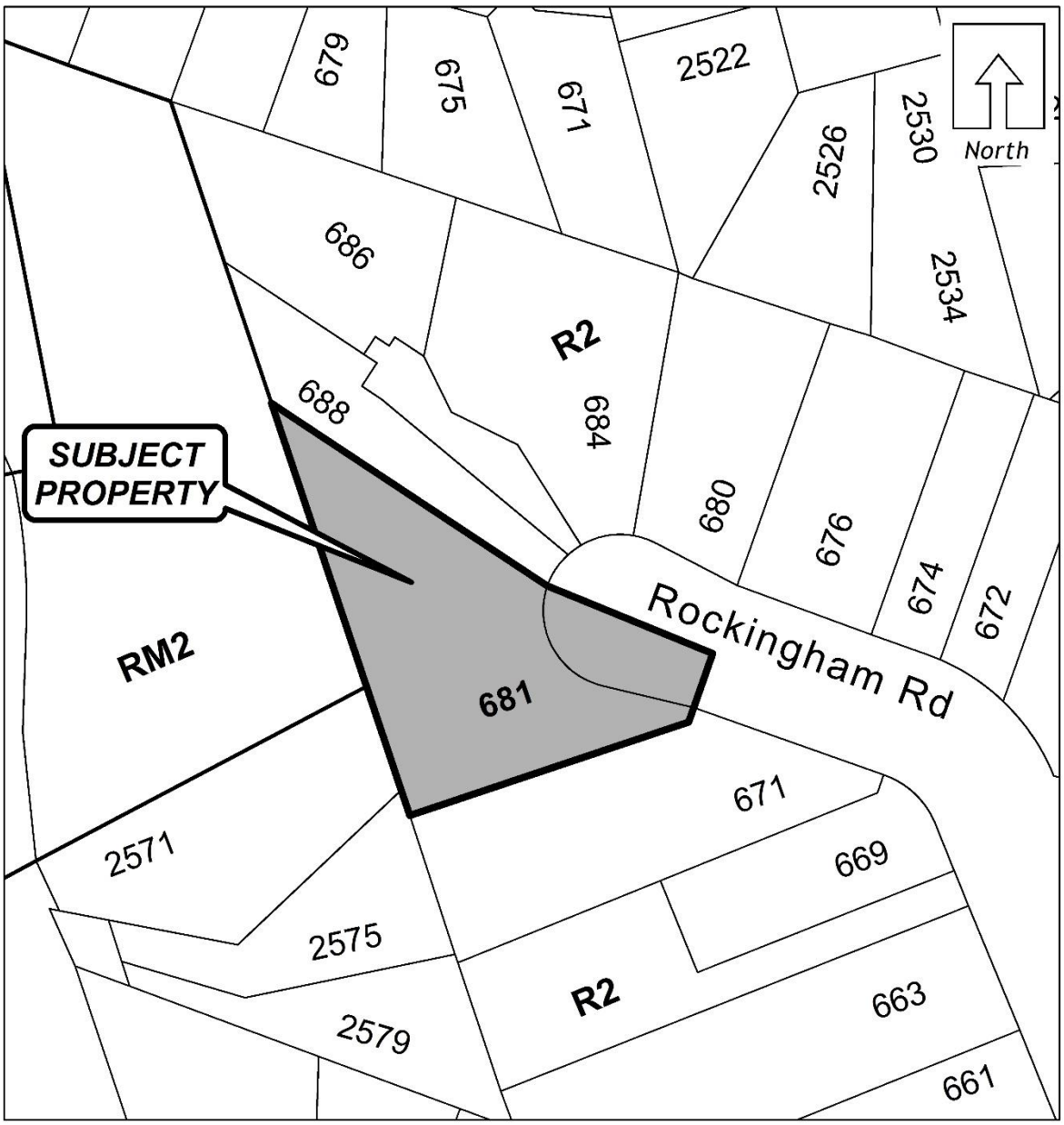
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1745

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1745

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

CITY OF LANGFORD
BYLAW NO. 1747

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

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

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

1. By adding the following to Section 6.51A.05,

(5) Despite article (2), the lot coverage of all buildings and structures on the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587; and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284 may not be less than 29%.

1. By deleting from the **RM3 (Apartment) and CT1 (Tourist Commercial – Motel)** Zone and adding to **MU1A (Mixed Use Residential Commercial A)** Zone the properties legally described as LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Avenue), and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF SAID LOT, PID No. 006-077-722, and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No. 009-427-457 (1077 Goldstream Avenue) 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)
MU1A	1747	LOT A, SECTIONS 79 AND 99, ESQUIMALT DISTRICT, PLAN 12587, PID No. 004-787-480 (1067 Goldstream Ave); and THAT PART OF LOT 1, SECTION 79, ESQUIMALT DISTRICT, PLAN 4284, LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 100 FEET FROM THE SOUTHERLY BOUNDARY OF	a) $2,562 per new unit created towards the General Amenity Reserve Fund; and b) $610 per new unit created towards the Affordable Housing Reserve Fund.	Yes

		SAID LOT, PID No. 006-077-722; and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING SOUTH OF THE ISLAND HIGHWAY AND WEST OF PLAN 4284, PID No.009-427-457 (1077 Goldstream Ave)		

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 513, (1067 & 1077 Goldstream Avenue), 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.

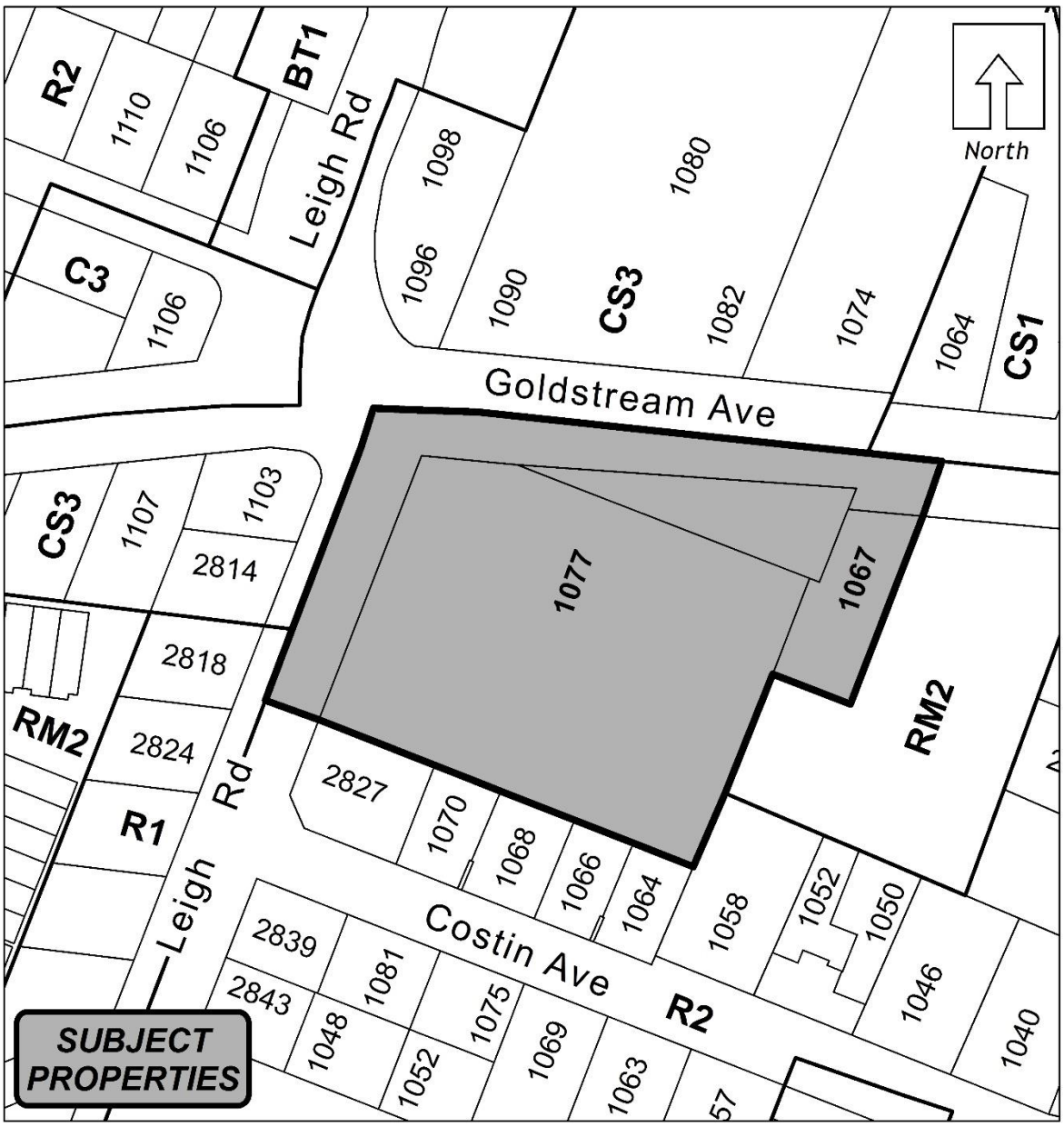
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1747

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1747

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MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/4/2017

City of Langford
www.cityoflangford.ca

October16, 2017

In-Camera Resolution

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

2nd Floor · 877 Goldstream Avenue · Langford, BC Canada · V9B 2X8
T · 250-478-7882 F · 250-478-7864