

CITY OF LANGFORD
SPECIAL MEETING OF COUNCIL
Tuesday, July 31th, 2018 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC PARTICIPATION</u>	
4. <u>REPORTS</u>	
a) Application for Development Variance Permit to reduce the interior side yard setback from the required 2,4 to 1.5 m at 1900 Bear Mountain Parkway - Staff Report (Planning)	2
5. <u>BYLAWS</u>	
a) BYLAW NO. 1797 "Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 2018". (ADOPTION)	8
b) BYLAW NO. 1802 "Langford Building Bylaw No.1160, Amendment No 11, 2018". (ADOPTION)	9
6. <u>ADJOURNMENT</u>	



Staff Report to Council

Date: July 31, 2018

Department: Planning

Application No.: DVP18-0013

Subject: Application for a Development Variance Permit to reduce the interior side yard setback from the required 2.4 to 1.5 m at 1900 Bear Mountain Parkway.

PURPOSE

Kevin Parker of Draycor Developments has applied for a development variance permit to allow a reduction in the interior side yard setback from the required 2.4 m to 1.5 m at 1900 Bear Mountain Parkway.

BACKGROUND

The subject property is part of Phase 2 of Finlayson Neighbourhood at Bear Mountain. In 2016, the subject property and other remaining development lands in Bear Mountain were rezoned from the CD6 to a new CD6A Zone (Z16-0002). Concurrently with the rezoning application, the Official Community Plan designation of the golf course lands was changed from Open Space to Hillside and Shoreline (OCP16-0001). The proposal to reduce interior side yard setbacks to 1.5 m is consistent with other parts of Bear Mountain. Council has previously approved several variances to the interior yard setbacks in this area (DVP15-0003, DVP15-0004 and DVP15-0009 and DP18-0008).

Table 1: Site Data

<i>Applicant</i>	Kevin Parker
<i>Owner</i>	Draycor Developments Ltd.
<i>Civic Address</i>	1900 Bear Mountain Parkway
<i>Legal Description</i>	LOT 1 SECTIONS 81, 82 AND 84 HIGHLAND DISTRICT PLAN VIP75509 EXCEPT THAT PART IN PLAN VIP76365 VIP79028 VIP82848 VIP82851 VIP85324 EPP19660, EPP63084, EPP72419 AND EPP80460
<i>Size of Property</i>	16,674 m ²
<i>DP Areas</i>	Interface Fire Hazard
<i>Zoning Designation</i>	CD6A (Area 2)
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is located to the southwest of Bear Mountain village centre, east of Goldstream Provincial Park and south of the St. Andrews neighbourhood development. Several lots within the subdivision border the golf course to the north. The site falls within an Extreme Fire Hazard Development Permit Area (DP), which was previously issued for this development (DP16-0033). Access to the site is via Bear Mountain Parkway.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	CD6A	5 th Hole of Bear Mountain Golf Course
<i>East</i>	CD6A	5 th Hole of Bear Mountain Golf Course
<i>South</i>	CD6A	Undeveloped (pending construction)
<i>West</i>	P4	Parkland

COMMENTS

The proposal seeks to continue the pattern of development which has already been applied in this portion of the Bear Mountain development. The requested variance should not affect the current context of the neighbourhood as the proposed subdivision fits within the established siting and size parameters facilitated through previously issued variances within the vicinity of the development. It is noted for Council's reference that the setback requirement for similar lots within this zone was proposed by the original developer of Bear Mountain as a way to ensure that homes would have greater physical separation from the golf course, and thereby afforded greater protection from errant golf balls. The increased physical separation was also seen as something that would make these homes more exclusive and higher valued. This setback requirement was initiated by the developer, and not the City of Langford.

As per Development Covenant CA5805232, the properties must be equipped with interior sprinklers complying with NFPA standards unless, at the time of the building permit, the Owner has paid \$2,500 per single family dwelling to the City for the acquisition of firefighting services.

Table 3: Proposal Data

	Permitted by CD6A (Current Zoning)	Proposed by DVP Application
<i>Interior Side Yard Setback</i>	2.4	1.5

OPTIONS

Option 1

That Council:

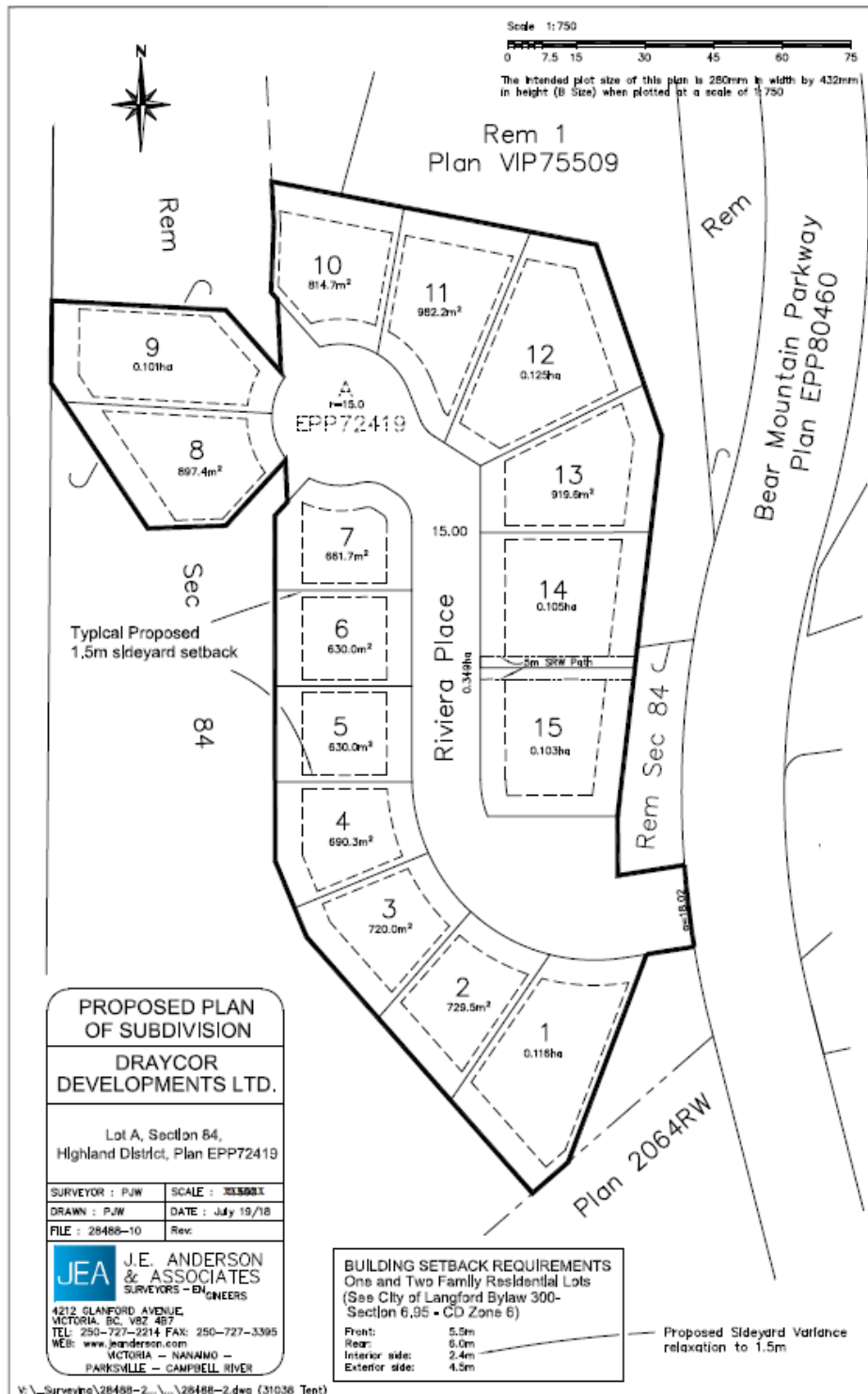
1. Proceed with consideration of the following variances for 1900 Bear Mountain Parkway:
 - a) That Section That Section 6.95A.09(1)(c) of Zoning Bylaw No. 300 be varied to reduce the interior side yard setback from the required 2.4 m to 1.5 m.

OR Option 2

2. Reject this application for development variance permit.

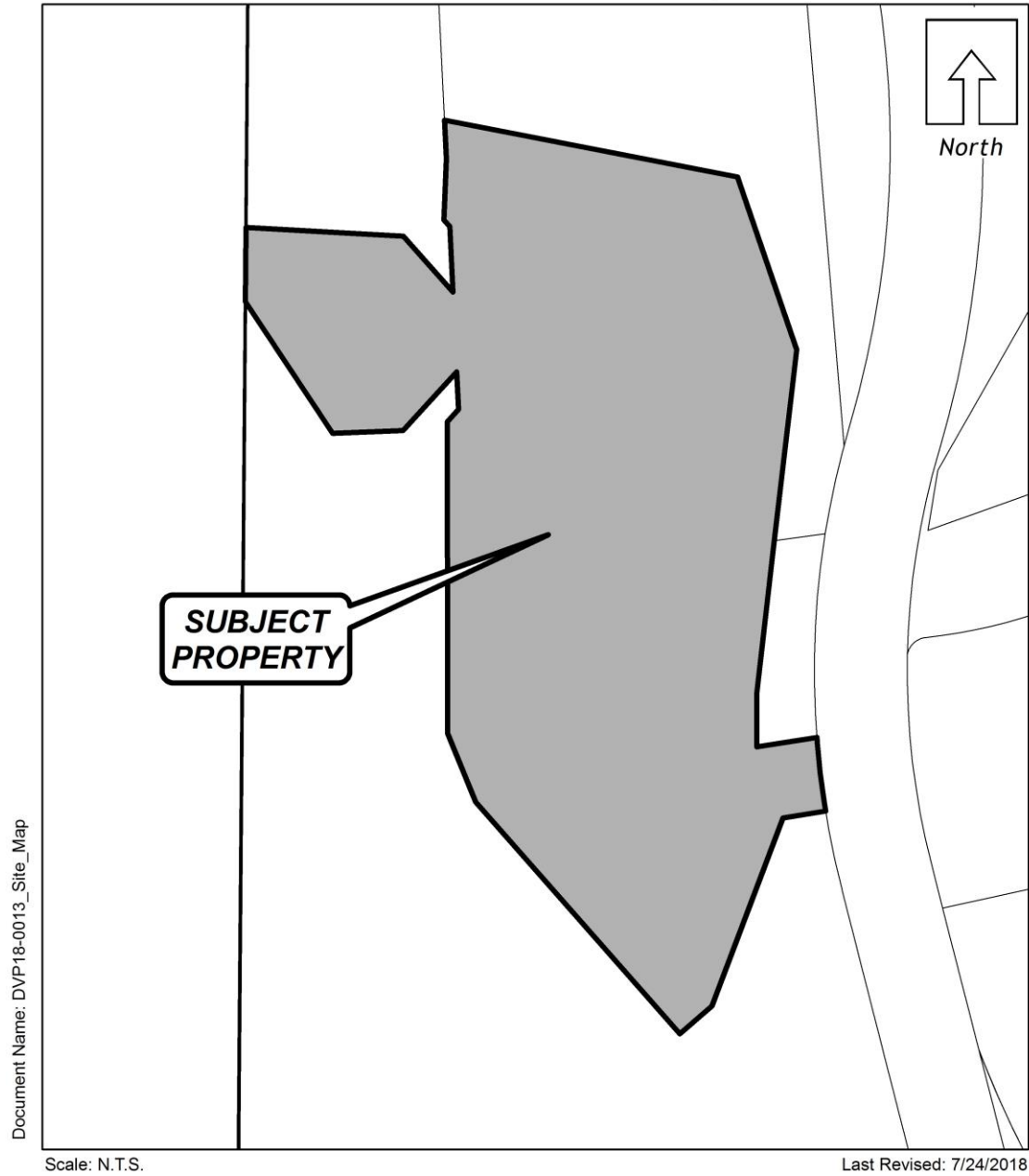
Submitted by:	Dave Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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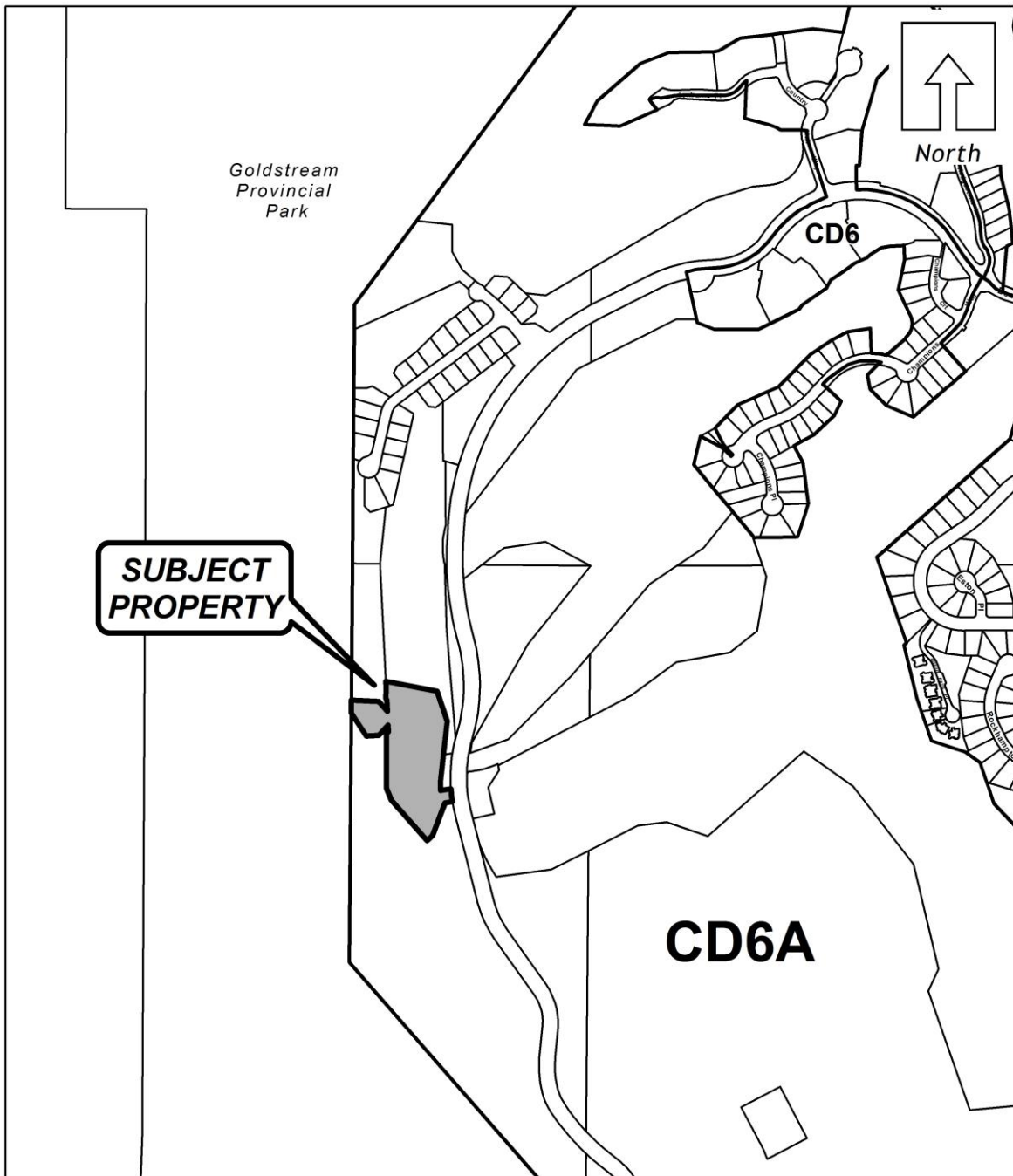
Appendix B

**DEVELOPMENT VARIANCE PERMIT
(DVP18-0013)
1900 Bear Mountain Parkway**



Appendix C

**DEVELOPMENT VARIANCE PERMIT
(DVP18-0013)
1900 Bear Mountain Parkway**



Document Name: DVP18-0013_Location_Map

Scale: N.T.S.

Last Revised: 7/24/2018

**CITY OF LANGFORD
BYLAW NO. 1797**

**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 the term "Comprehensive Development (CD6) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1 Zone";
2. By replacing the term "Comprehensive Development (CD6A) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2 Zone";
3. By replacing the term "CD6 (Bear Mountain)" in Table 1 of Section 4.01.01 with "RCBM1 and RCBM2 (Bear Mountain)";
4. By replacing "Comprehensive Development – Bear Mountain CD6" in Section 5.04 with "Resort Community of Bear Mountain RCBM1";
5. By replacing the term "Comprehensive Development 6 – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1";
6. By replacing the term "CD6" in every instance with "RCBM1";
7. By replacing the term "Comprehensive Development 6A – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2";
8. By replacing the term CD6A in every instance with "RCBM2"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 543, (Bear Mountain Zones), 2018".

READ A FIRST TIME this 16th day of July, 2018.

READ A SECOND TIME this 30th day of July, 2018.

READ A THIRD TIME this 30th day of July, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Staff Report to Council

Date: July 31, 2018
Department: Finance
Subject: Bylaw No. 1802 Building Bylaw No. 1160, Amendment No. 11, 2018

Background Commentary

This is a housekeeping matter in reference to Bylaw No. 1776. We have attached an updated version which clarifies the fees to be charged.

Options

That Council adopt Bylaw No. 1802.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid
Concurrence:	Jerry Worobec, Manager, Building Department
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD

BYLAW NO. 1802

A BYLAW TO AMEND BYLAW NO. 1160, “LANGFORD BUILDING BYLAW NO. 1160, 2008”

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

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

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

B. This Bylaw may be cited for all purposes as “Langford Building Bylaw No.1160, Amendment No 11, 2018”.

READ A FIRST TIME this 30th day of July, 2018.

READ A SECOND TIME this 30th day of July, 2018.

READ A THIRD TIME this 30th day of July, 2018.

FINALLY PASSED AND ADOPTED this th day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be \$54.29. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of \$54.29 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value: \$54.29
 - (b) For permits in excess of \$1,000.00, the fees shall be \$54.29 for the first thousand, plus \$10.85 per thousand or part for the next \$99,000.00, plus \$8.70 per thousand, or part thereof, for the next \$900,000, plus \$4.35 per thousand, or part thereof, for the next \$14,000,000, plus \$2.20 per thousand or part thereof for all values in excess of \$15,000,000

- (c) For extension of permit: \$54.29
 - (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.
 - (1) For permits with a construction value of \$200,000 or less: \$105.52
 - (2) For permits with a construction value more than \$200,000: \$1,055.23
 - (e) Revision fees
 - (1) For permits with a construction value of \$500,000 or less: \$54.29
 - (2) For permits with a construction value of more than \$500,000: \$108.59
2. The value of construction shall be the greater of:
- (a) the contract price including taxes and a reasonable allowance for extras, or
 - (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".
3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: \$54.29 plus deposits and fees as required.
4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be \$108.59.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

- | | | |
|-----|---|---------|
| (a) | For each fixture | \$16.39 |
| (b) | For any alteration or replacement not involving installation of a fixture | \$27.14 |
| (c) | For each internal roof leader | \$10.85 |
| (d) | Hydronic Heating System | \$54.29 |

2. Sewer Connections

- | | | |
|-----|----------------------|---------|
| (a) | House storm drain | \$27.14 |
| (b) | House sanitary sewer | \$27.14 |

(c)	House sanitary sewer and removal or de-commission of septic tank	\$54.29
(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$27.14
(e)	Manholes, catch-basins or interceptors	\$54.29
(f)	Pumping stations	\$54.29

3. Fire Protection Equipment

(a)	Sprinkler system 1 to 8 sprinkler heads	\$32.57
(b)	Each additional 20 sprinkler heads	\$21.71
(c)	Standpipe hose outlets	\$21.71
(d)	Fire Hydrants	\$21.71
4.	Hot water storage tank	\$16.39
5.	Residential irrigation system	\$32.57
6.	Commercial irrigation system	\$108.59
7.	Floor drain for hot water tank	\$16.39
8.	Water and drain connections for a swimming pool (each)	\$16.39
9.	Minimum plumbing permit fee	\$16.39
10.	Water service connection to property line	\$27.14

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1.	Chimney	\$27.14
2.	Fireplace Including Chimney	\$43.54
3.	Unused Solid fuel burning stove, range, furnace,	

	boiler, or space heating appliance (existing chimney)	\$27.14
4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$43.54
5.	Installation or replacement of a residential oil burning furnace	\$27.14
6.	Removal and/or replacement of a residential oil supply tank	\$27.14
7.	Installation or replacement hydronic heating boiler	\$27.14