CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, March 18th, 2019 @ 5:15 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	CALL TO ORDER	
2.	APPROVAL OF THE AGENDA	
3.	IN-CAMERA RESOLUTION	3
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10. BYLAWS

a) **BYLAW NO. 1814** **80**
"Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".
(SECOND AND THIRD READINGS)

b) **BYLAW NO. 1817** **82**
"Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817".
(FIRST, SECOND AND THIRD READINGS)

c) **BYLAW NO. 1831** **127**
"Development Cost Charge Bylaw No. 1700, 2017 Amendment No. 2, 2019".
(ADOPTION)

d) **BYLAW NO. 1832** **128**
"Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".
(SECOND AND THIRD READINGS)

e) **BYLAW NO. 1835** **133**
"Sewer Connection Financial Assistance Amendment Bylaw No. 1835, 2019".
(ADOPTION)

11. ADJOURNMENT

City of Langford
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March 18th, 2019

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 information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act* under Section 90 (1) (j) of the Community Charter.

b) That Council continue the meeting in closed session.

PUBLIC HEARING
Monday, 18 March 2019

Bylaw No. 1814
File No. Z18-0011

A Bylaw to Rezone 3238 Lodmell Rd from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone to allow for the future development of four strata lots that would share a common access route.

CITY OF LANGFORD
BYLAW NO. 1814

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

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

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

1. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS3 (Residential Small Lot 3) Zone the property legally described as LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road) 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)
RS3	1814	LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".

READ A FIRST TIME this 21st day of January, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

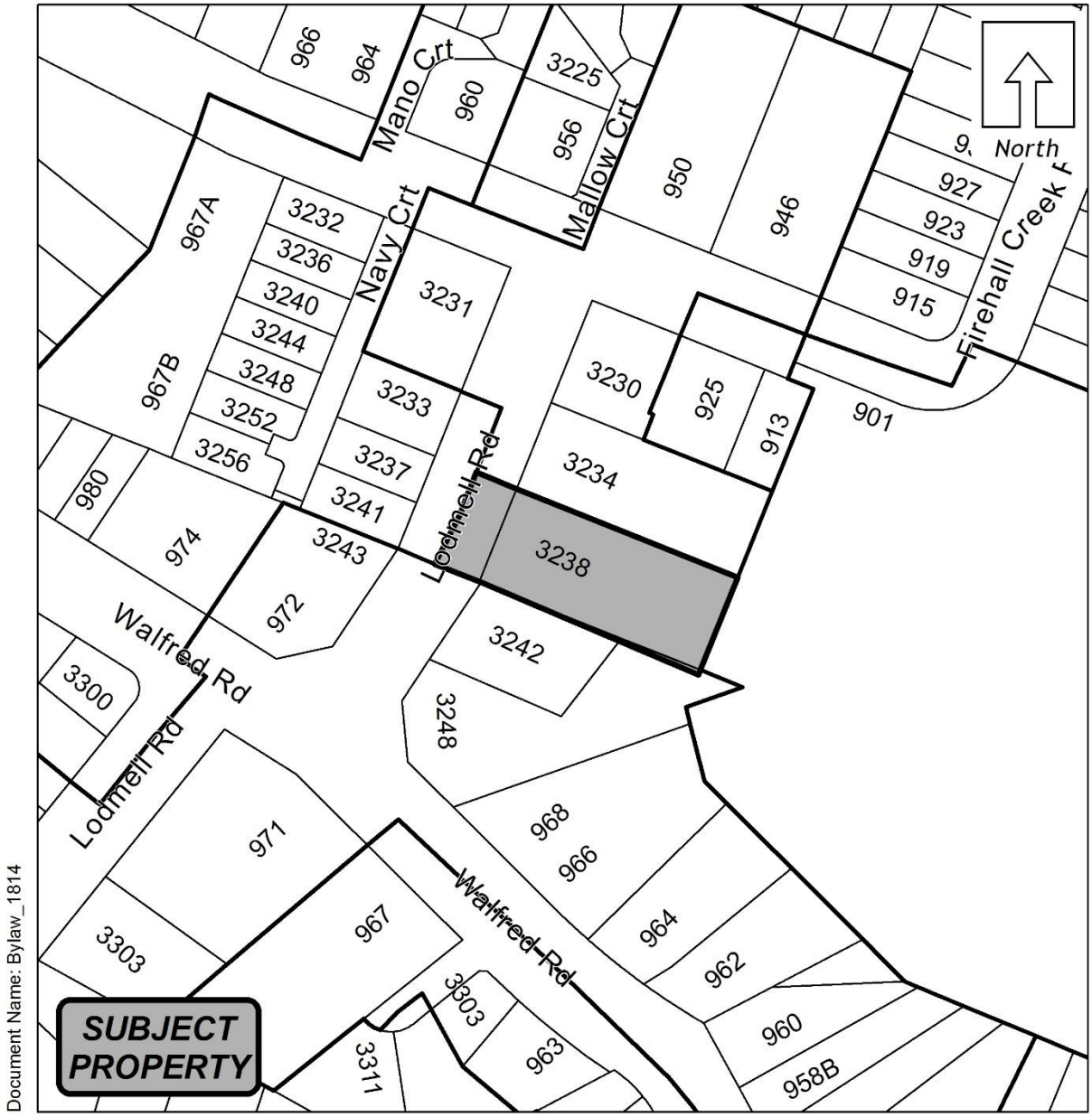
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1814

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1814

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/3/2018

City of Langford
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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. 1814. 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, 18 March 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	3238 Lodmell Rd	
File	Z18-0011	Bylaw Number: 1814
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS3 (Residential Small Lot 3)
Proposal	To allow for the future development of four strata lots that would share a common access route.	

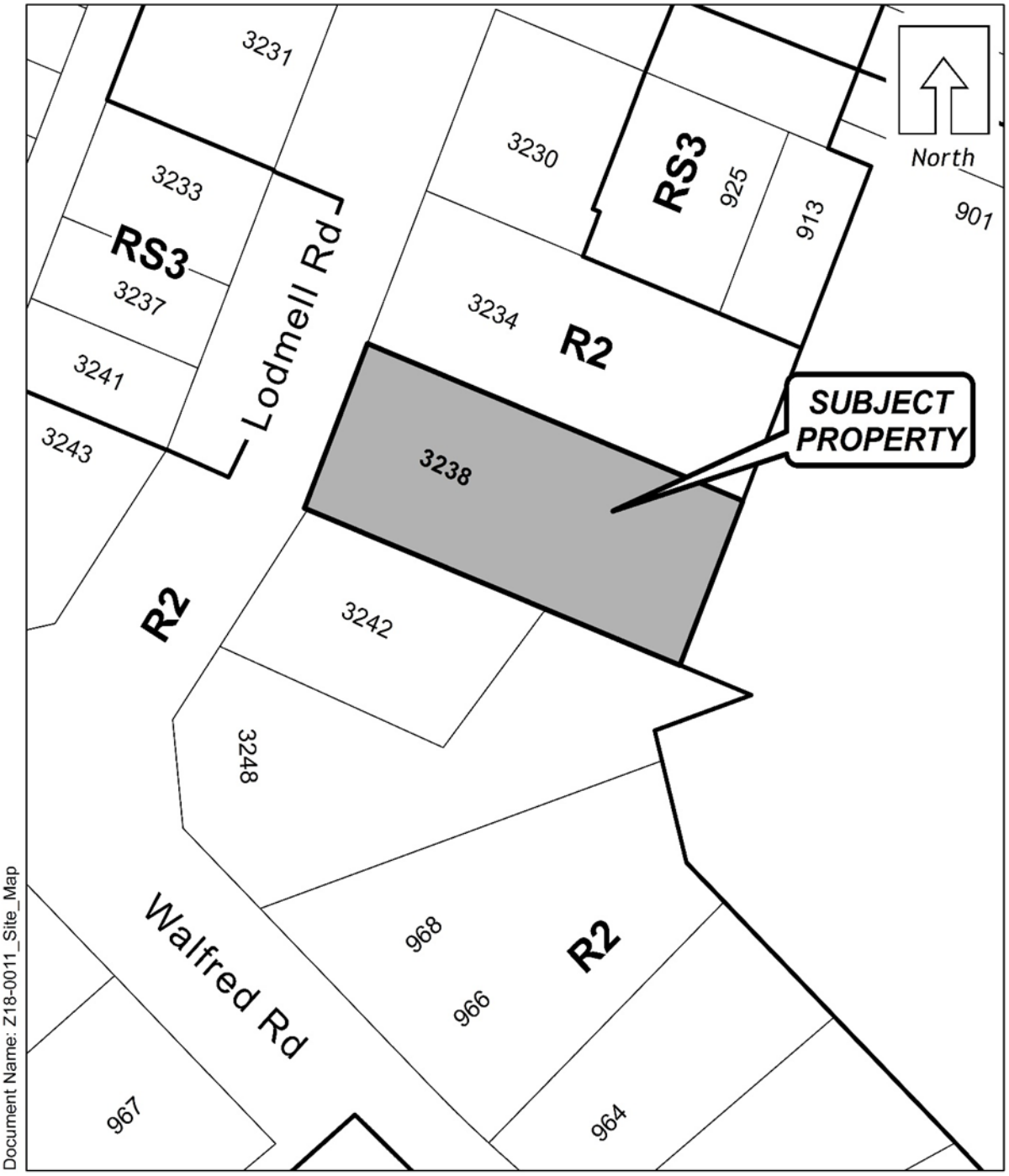
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 March 2019 to Monday, 18 March 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0011)

3238 Lodmell Rd



Scale: N.T.S.

Last Revised: 4/10/2018

West Shore RCMP investigating three more child porn cases

Two individuals arrested in connection with investigations

Shalu Mehta
News Staff

West Shore RCMP are undertaking three more child porn investigations in the West Shore, bringing the number of investigations up from 17 to 20.

"As of Feb. 12, 2019, we have received further information from the BC RCMP Integrated Child Exploitation unit (BC ICE), which has lead us to open an additional three investigations into child pornography related offences," said Sgt. Chris Boucher of the West Shore RCMP General Investigation Section. "These investigations are tough, time-consuming and exhaustive. I'm proud of the work my team is doing."

According to West Shore RCMP Const. Nancy Saggar, the investigations have been going on for just over a year since Jan. 2018. They involve varying offences in the child porn category like someone owning a computer or mobile device that has images of child pornography on it or producing child pornography.

Saggar said when it comes to the offence of producing child pornography, that does not necessarily mean a child was abused. She said police are finding that Photoshop is often used to alter existing images.

"Our General Investigation Section has been working diligently throughthese investigations. In the last month they have executed three search warrants for three separate child pornography related offences," Saggar said.

Saggar said two individuals have been arrested in connection with the investigations for child pornography related offences. They were later released by police with extensive conditions.

The names of the individuals will not be released, Saggar said, and police do not have any indication of direct or active child abuse.

Saggar said the investigations are still ongoing and that 13 of them are in Langford. Two of the recent investigations are in View Royal.

> **Investigating these types of offences are a top priority for us and those who engage in child pornography and abuse should be aware that we will be aggressive and relentless in our pursuit of you.**
>
> **— West Shore RCMP**

The number of investigations since Jan. 2018 is a collective number and the investigations are in various stages. Police said some are in the court process and trials have been conducted while others are just starting.

Police said they do not believe the number of investigations being conducted in the West Shore are disproportionate compared to other jurisdictions of a similar size.

The BC ICE unit have assisted West Shore RCMP by providing resources like a technical crime investigator to come over from the BC RCMP headquarters in Surrey on a case-by-case basis. West Shore RCMP have also resourced their own digital investigator of computer exhibits and digital media mobile field technician to assist with the investigations.

Police said the investigations require officers to spend a significant amount of time and resources on them, particularly when it comes to cyber crime where computers and storage devices are seized and have to be sent to a tech crime unit to be analyzed.

Saggar said parents should open up dialogue with their children about the topic and make sure they are comfortable going to their parents if they feel uncomfortable. She said parents should monitor what their children are doing online as well and should have an online safety talk with them.

"Public safety is always number one for us. Investigators will always establish if there is a threat to the public/person(s) before continuing on gathering evidence," a West Shore RCMP media release said. "Investigating these types of offences are a top priority for us and those who engage in child pornography and abuse should be aware that we will be aggressive and relentless in our pursuit of you."

shalu.mehta@goldstreamgazette.com

Two vehicle collision at Sooke and Kelly Road

Swikar Oli
News Staff

A blue Subaru making a left turn while headed east on Kelly Road was T-boned by a white minivan headed southbound on Sooke Road Sunday.

An ambulance left the scene and two people were sent to the hospital, West Shore RCMP Corp. Baden Jones said. RCMP, two Colwood fire trucks and a tow truck were also on the scene.

The incident is still under investigation and the cause of the crash is undetermined. Neither impairment or inattention have been ruled out.

There were no life threatening injuries, Jones said.

The call came in at 3:10 p.m. to Colwood Fire Rescue.

A pedestrian was struck in the intersection Saturday night.

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NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1814 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. 1814 from R2 (One- and Two-Family Residential) Zone and adding to the RS3 (Residential Small Lot 3) Zone to allow for the future development of four strata lots that would share a common access route.**

Applicant: **Charles Guzauskas**

Location: **The land that is the subject of Bylaw No. 1814 is 3238 Lodmell 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, 4 March 2019 to Monday, 18 March 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.



Braden Hutchins
Director of Corporate Services

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Friday March 15	**12:30 pm - 8:30 pm**
Saturday March 16	**10:00 am - 6:00 pm**
Sunday March 17	**9:30 am - 4:00 pm***

Doors will close to new admissions 30 min prior to closing. **Patrons with mobility restrictions are encouraged to use the 9:30am - 10:30am time to join us at the back ramp. Caregiver gets free entry.

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Weekend Pass (Single)	$10
Kids under 12	Free

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2 FOR 1 WITH THIS AD

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A newly-constructed bus stop on Sooke Road gets redone after officials found a fault in its design. (Black Press file photo)

Work begins on priority bus lanes for Sooke Road

Kendra Crighton
News Staff

Work to get buses moving faster on Sooke Road begins this week and is expected to be complete by summer 2019.

The bus queue jump lane will begin near Jacklin Road in Langford, roughly 100-metres behind the intersection, and will allow buses to bypass congestion and traffic build-up from the intersection.

The project will also reconfigure the intersection to improve safety and sight lines while increasing the left-hand turning lane capacity from Sooke Road onto Jacklin Road. Crews will have to rebuild sidewalks on the north side of the highway to install a new BC Transit bus stop.

Costing close to $2 million, the project is part of a suite of upgrades for the Highway 14 corridor. The province announced a series of improvements in January, aimed at making the highway safer and more efficient for drivers, transit users, cyclists and pedestrians.

A number of those improvements have already been completed, including three new bus pullouts on both sides of Highway 14, new safety signs at three locations, a new rest area at Sombrio Beach, new highway line painting, a slow-moving vehicle pullout east of Muir Creek, and a new two-lane bridge on Gillespie Road.

Sooke River Road intersection upgrades are scheduled for completion this summer.

Claire Trevena, Minister of Transportation and Infrastructure, said the new bus lanes are an added incentive for people to take transit, adding the commitment to priority bus lanes along the Douglas Street corridor will have people spending "less time on the bus stuck in traffic and more time with friends and family."

West Shore RCMP still seeking carjacking suspect

Shalu Mehta
News Staff

West Shore RCMP are still looking to identify a suspect in a Langford carjacking from December.

Const. Nancy Saggar said no suspect has been identified as of yet, but police are working "several leads" in the case.

The carjacking took place at 9 p.m. on Dec. 17 near the Millstream Village McDonald's in Langford. West Shore RCMP received a 911 call of a robbery and theft of a vehicle. Police responded and located a 52-year-old man who reported being carjacked while his vehicle was idling in the parking lot.

The victim sustained minor injuries to his wrist, elbow and hip and was transported to hospital.

One month after the incident, Victoria Crime Stoppers released dramatic footage of the carjacking in an effort to catch the thief.

It shows the suspect opening the victim's car door and grabbing him by the shoulders, throwing him out of his vehicle and onto the ground. The suspect then drives away, almost running over the victim.

"Since releasing the video, several tips have come in from the public which are actively being investigated and followed up on," Saggar said.

On Dec. 23, one week after the incident, the victim's vehicle was recovered on Princess Avenue in Nanaimo.

The search for the suspect broadened to other communities on the Island since the vehicle as found so far away, Saggar said.

The suspect is described as a 30- to 40-year-old Caucasian male standing five-foot-seven and weighing 160 pounds. At the time of the robbery, he was wearing a black jacket, white pants, beige boots and a black toque.

In a January news conference, Saggar said it is believed the carjacking was an isolated incident as police do not have any other reports of this nature. She said she does not believe the public is at risk.

Anyone with information is asked to call the West Shore RCMP at 250-474-2264.

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Applicant: **Charles Guzauskas**

Location: **The land that is the subject of Bylaw No. 1814 is 3238 Lodmell Rd as shown shaded on the plan.**

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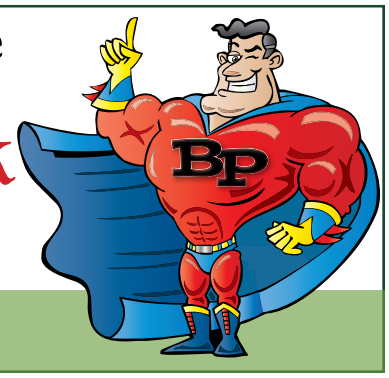


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SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1808.

CARRIED.

g) **BYLAW NO. 1810**
"Langford Zoning Bylaw, Amendment No. 550, (887 Klahanie Dr), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1810 Second and Third Readings with the addition of adding the following item to the covenant that is to be registered prior to adoption of the rezoning application for 887 Klahanie Drive:

a) That lands to the south of 887 Klahanie Drive have the legal ability to access the first portion of the strata road being proposed on this development site in order to provide access for future developments to the south.

CARRIED.

h) **BYLAW NO. 1814**
"Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2018".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1814 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; land matters; and the proposed provision of a municipal service under Section 90 (1) (a) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

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

a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear setback from the required 6 m (20ft) to 3.2 m (10.49ft);

2. 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 north side of the existing building conforms to the spatial separation requirements under the current issue of the B.C. Building Code prior to subdivision approval.

CARRIED.

7. PUBLIC PARTICIPATION

None.

8. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – November 26th, 2018

1. Application to Rezone 3238 Lodmell Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) to Allow a Four Lot Strata Development

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3238 Lodmell Road from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) 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. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund.

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

      i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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

i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;

ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;

iii. That the applicant install a solid 1.2m solid high fence along the north and south property lines with an additional 0.3m of lattice on top;

iv. That a minimum of two parking spaces be provided along the front of the subject property;

v. That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';

vi. That the applicate provide 5% cash in lieu of park of the post rezoning value of the land;

vii. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

d) Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 3238 Lodmell Road:

i. That Section 6.27.06(1)(a) be varied to reduce the minimum front yard setback to an attached garage to 3.0m (10 ft);

ii. That Section 6.27.06(1)(b) be varied to reduce the minimum rear yard setback to 4.5m (15 ft);

Reduce the number of off-street parking from the required 2 spaces to 0 in exchange for a minimum of 2 spaces provided along the frontage of this site.

CARRIED.

2. Bylaw No. 1794 - A Bylaw to amend the current text within the Zoning Bylaw and to revisit the proposed home designs and the amount of amenity contributions associated with a 24 lot subdivision on the property located at 935 Walfred Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

a) Authorize staff to discharge the existing Section 219 registered with the subject property.

b) Give First Reading of Bylaw No. 1794 to amend the text within the RS3 zoning designation for Amenity Fund contributions for the property located at 935 Walfred Road to the following:

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

4. REPORTS

a) Application to Rezone 3238 Lodmell Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) to Allow a Four Lot Strata Development

- **Staff Report (Planning)**

MOVED BY: S. HARVEY
SECONDED: A. CREUZOT

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3238 Lodmell Road from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) 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. $3,960 towards the General Amenity Reserve Fund; and
        ii. $660 towards the Affordable Housing Reserve Fund.

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

        i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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

        i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
        ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
        iii. That the applicant install a solid 1.2m solid high fence along the north and south property lines with an additional 0.3m of lattice on top;
        iv. That a minimum of two parking spaces be provided along the front of the subject property;
        v. That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';
        vi. That the applicate provide 5% cash in lieu of park of the post rezoning value of the land;
        vii. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

    d) Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 3238 Lodmell Road:

        i. That Section 6.27.06(1)(a) be varied to reduce the minimum front yard setback to an attached garage to 3.0m (10 ft);

ii. That Section 6.27.06(1)(b) be varied to reduce the minimum rear yard setback to 4.5m (15 ft);
iii. Reduce the number of off-street parking from the required 2 spaces to 0 in exchange for a minimum of 2 spaces provided along the frontage of this site.

CARRIED.

b) Bylaw No. 1794 - A Bylaw to amend the current text within the Zoning Bylaw and to revisit the proposed home designs and the amount of amenity contributions associated with a 24 lot subdivision on the property located at 935 Walfred Road

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

a) Authorize staff to discharge the existing Section 219 registered with the subject property.

b) Give First Reading of Bylaw No. 1794 to amend the text within the RS3 zoning designation for Amenity Fund contributions for the property located at 935 Walfred Road to the following:

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

i. $3960 per unit towards the General Amenity Reserve Fund;
ii. $660 per unit towards the Affordable Housing Reserve Fund;
And Either
iii. $56,056 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 agrees to the following:

i. That the applicant complete full frontage improvements, including but not limited to: off street parking, sidewalks, light standards and boulevard planting, bike lanes, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
ii. That the applicant construct, or provide a bond for, a 1.8 foot high solid board fence along the rear of lots that abut the 7 m wide dedicated open space adjacent to Walfred Road, prior to subdivision approval;
iii. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
iv. That no driveway or other vehicle access will be created between the subject property and Walfred Road;

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **November 26, 2018**

Department: **Planning**

Application No.: **Z18-0011**

Subject: **Application to Rezone 3238 Lodmell Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) to Allow a Four Lot Strata Development**

PURPOSE

Charles Guzauskas has applied to rezone 3238 Lodmell Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) to allow for the future development of four strata lots that would share a common access route.

BACKGROUND

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject property.

Table 1: Site Data

Applicant	Charles Guzauskas	
Owner	Charles Guzauskas	
Civic Address	3238 Lodmell Road	
Legal Description	Lot B, Section 84, Esquimalt District, Plan VIP88158	
Size of Property	1,260m² (0.3 acres)	
DP Areas	Extreme Fire Hazard	
	Current	Proposed
Zoning Designation	One- and Two-Family Residential (R2)	Residential Small Lot (RS3)
OCP Designation	Neighbourhood	

SITE AND SURROUNDING AREA

The subject site is flat and has no trees on it. An existing single family dwelling is located on it, but will be removed in the future to allow for this development to occur. It would need to be removed prior to subdivision as it would straddle property line and is partially located on the future strata road. The surrounding area is general flat as well and primarily consists of single family dwellings.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	One- and Two-Family Residential (R2)	Single-Family Residential
East	Park and Open Space (P4)	Baseball Field
South	One- and Two-Family Residential (R2)	Single-Family Residential
West	Residential Small Lot 3 (RS3)	Single-Family Residential

Figure 1 – Subject Property



COUNCIL POLICY

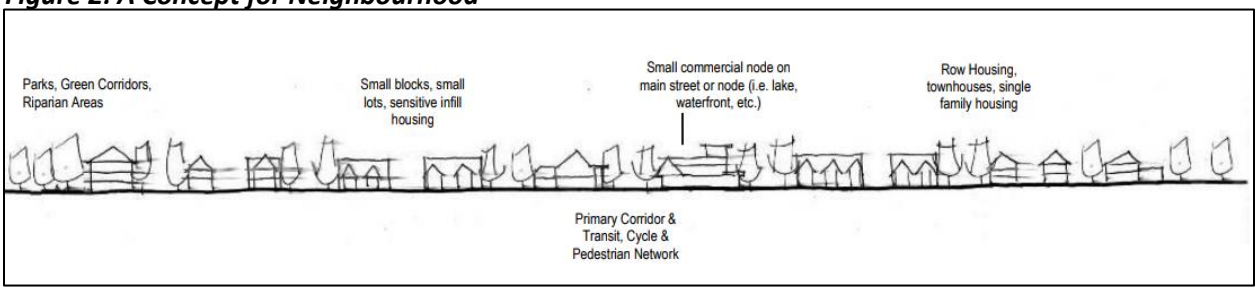
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as 'Neighbourhood' and 'Neighbourhood Centre', which are defined by the following text:

Neighbourhood

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

Figure 2: A Concept for Neighbourhood



DEVELOPMENT PERMIT AREAS

The subject property is located within the Extreme Fire Hazard Development Permit Area and would need to address this accordingly. As a Development Permit for Form and Character is required as well, both can be addressed in the same application.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to develop four strata lots that share a common access route down the one side of the property as shown in Appendix A. These would be small lots ranging in size from 202m² to 285m², but due to lot averaging they will meet the RS3 minimum lot size requirement of 220m². Variances are requested, which are discussed in more detail in the Variance section below.

As this development is proposing a private strata road against the neighbouring property to the north, Council may wish to request that 1.2m (4.0 ft) solid fence with an additional 0.3m (1.0 ft) of lattice on top be installed along the north side of this road to provide privacy and prevent vehicle lights from shining into the neighbouring property. The Fire Department has also requested that signs that state 'No Parking – Fire Lane' be installed to ensure emergency access to the dwellings is not prevented from vehicles parked on the private strata road.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	**Permitted by RS3 (Proposed Zone)**
Permitted Uses	• One- or Two Family Dwelling • Secondary suites within one-family dwellings • Home Occupation • Group Daycare	• One-Family Dwelling • Home occupation • One boarder in a one-family dwelling
Density (min. lot size)	550m²	220m²
Lot Width	16.0m	9.0m
Height	9.0m	8.5m
Site Coverage	50%	50%
Front Yard Setback	6.0m	3.0m (to the dwelling) **5.5m (to the garage) ***
Interior Side Yard Setback	1.5m	1.2m
Exterior Side Yard Setback	4.5m (to the dwelling) 5.5m (to the garage)	3.5m
Rear Yard Setback	6.0m	**5.5m ***
Parking Requirement	• 2 spaces per dwelling; • 1 space per secondary suite;	• 2 spaces per dwelling

*** Variance Requested**

VARIANCES

In order to make a bit more room within each dwelling, the applicant is requesting the following variances:

Table 4: Variance Requests

	Required	Proposed
Front Yard Setback from Garage	5.5m (18 ft)	3.0m (10 ft)
Rear Yard Setback	5.5m (18 ft)	4.5m (15 ft)

In addition to the above two requested variances, the applicant would like to build parking spaces on Lodmell Road fronting this site and use these (public) spaces for the required onsite visitor parking. Even though these spaces could be used by the general public at large, numerous concept plans for this site proved to be difficult and problematic for visitor parking to function properly and the proposed spaces off-site appears to be the most practical option.

If Council has no objection to the requested variances noted above, they may wish to direct the Director of Planning to include these variances in the Development Permit for Form and Character that will be issued for this site.

FRONTAGE IMPROVEMENTS

Lodmell Road

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, which would include the following:

- Paving
- Curbing
- Streetlights
- Landscaping (including irrigated street trees)

If Council is supportive of allowing the two onsite visitor parking to be varied in exchange for at least two (public) spaces provided along the frontage, the design along this frontage will need to include these spaces, which would include additional paving to accommodate these.

Private Strata Road

The applicant will need to construct a private strata road prior to subdivision approval. Improvements for this road would include the following:

- A minimum 6.0m wide common property (access route)
- Two 'No Parking – Fire Lane' signs
- A fence along the north side of the road, of which the first 1.2m is solid wood and an additional 0.3m of lattice on top

PARKS AND BOULEVARD

The Parks Department has not requested that any park land be provided with this development, therefore Council may wish to require the applicate to provide 5% cash-in-lieu of park land of the post-rezoning assessed value at the time of subdivision, as per Section 510 of the Local Government Act.

SEWERS

A sewer main does exists within Lodmell Road along this frontage. The developer will be required to connect the new development to this main through approved civil engineering drawings. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

As a condition of subdivision approval, Bylaw No 1000 states that storm be managed through on-site infiltration. As a condition of rezoning, Council may wish to require the applicant to provide a technical memo prior to public hearing from a qualified professional regarding storm water management, to the satisfaction of the Director of Engineering.

FINANCIAL CONTRIBUTIONS

Council's Amenity Contribution Policy
The amenity contributions that apply as per Council's Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	**Per Lot Contribution**	**Total**
Affordable Housing Reserve Fund	$660	$2,640
General Amenity Reserve Fund	$3,960	$15,840
Total		**$18,480**

Table 5 – Development Cost Charges

Development Cost Charge	**Per Lot Contribution**	**Total**
Roads	$3,985	$11,955
Park Improvement	$1,890	$5,670
Storm Drainage	$1,166	3,498
Park Acquisition	$1,100	$3,300
ISIF Fees	$371.25	$1,113.75
Integrated Survey Area	$35	$105
Subtotal (DCCs to Langford)		**$25,641.75**
CRD Water	$2,655.34	$7,966.02
School Site Acquisition	$698	$2,092
TOTAL (estimate) DCCs		**$35,699.77**

OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3238 Lodmell Road from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) 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. $3,960 towards the General Amenity Reserve Fund; and
        ii. $660 towards the Affordable Housing Reserve Fund.

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

        i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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

        i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;
        ii. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
        iii. That the applicant install a solid 1.2m solid high fence along the north property line with an additional 0.3m of lattice on top;
        iv. That a minimum of two parking spaces be provided along the front of the subject property;
        v. That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';
        vi. That the applicate provide 5% cash in lieu of park of the post rezoning value of the land;
        vii. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

    d) Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 3238 Lodmell Road:

        i. That Section 6.27.06(1)(a) be varied to reduce the minimum front yard setback to an attached garage to 3.0m (10 ft);
        ii. That Section 6.27.06(1)(b) be varied to reduce the minimum rear yard setback to 4.5m (15 ft);
        iii. Reduce the number of off-street parking from the required 2 spaces to 0 in exchange for a minimum of 2 spaces provided along the frontage of this site.

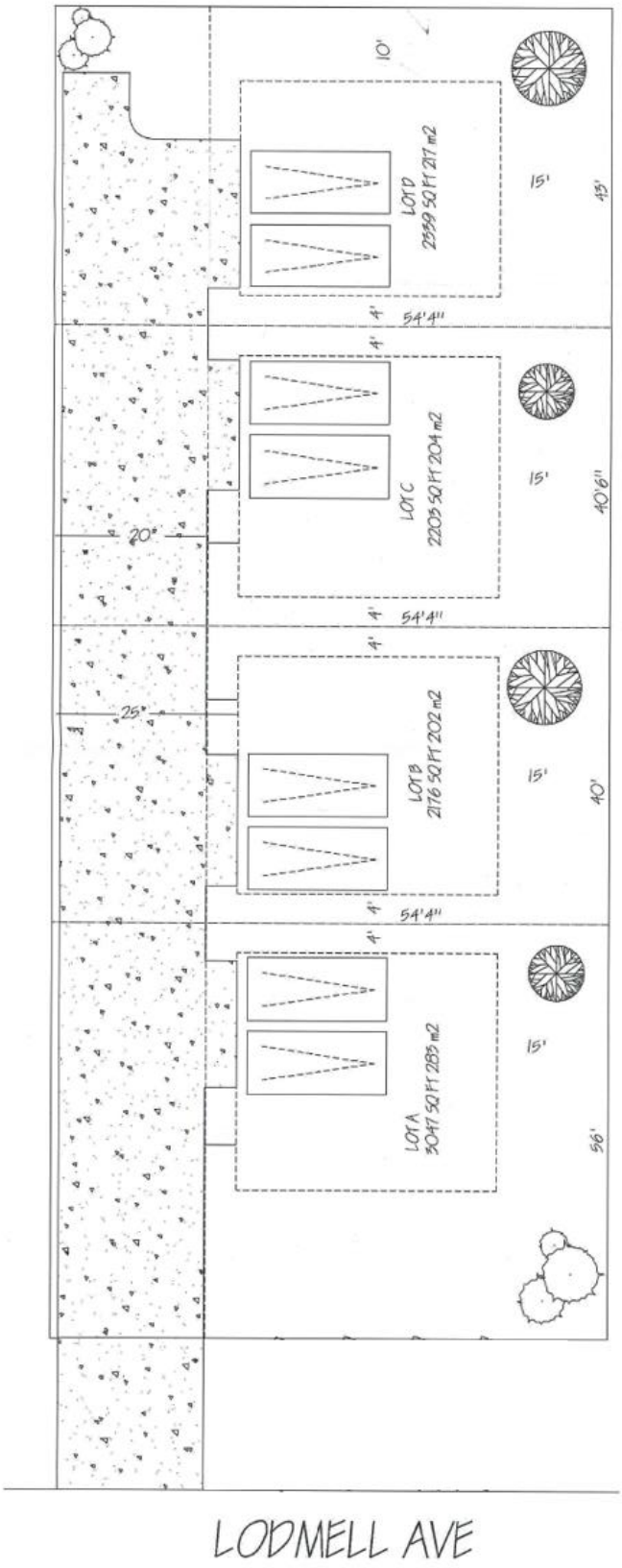
OR Option 2

1. Take no action at this time with respect rezoning 3238 Lodmell Road and require the site be redesigned with fewer lots and to have the two required onsite parking spaces installed onsite.

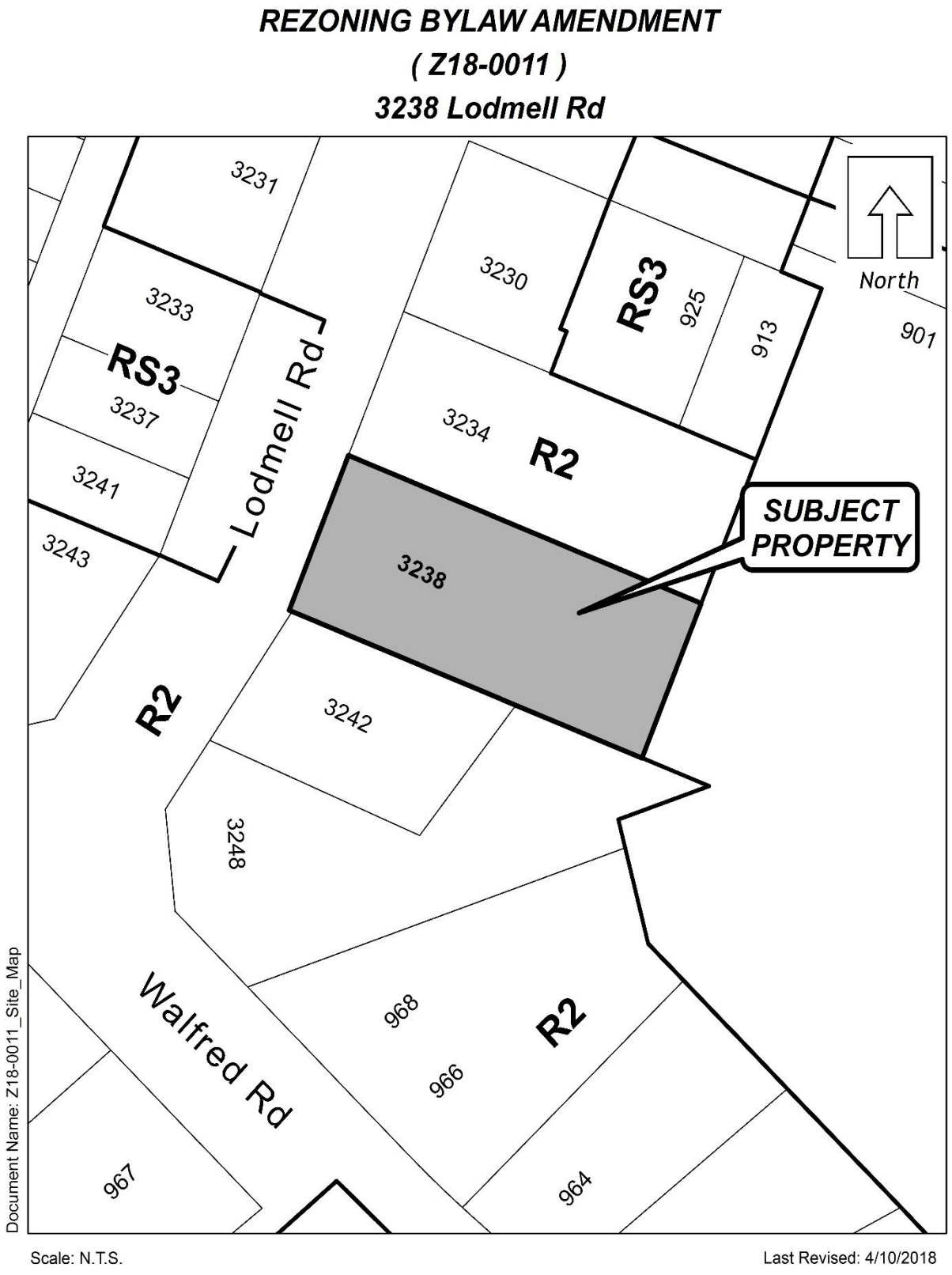
Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence: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

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Appendix A
SITE PLAN

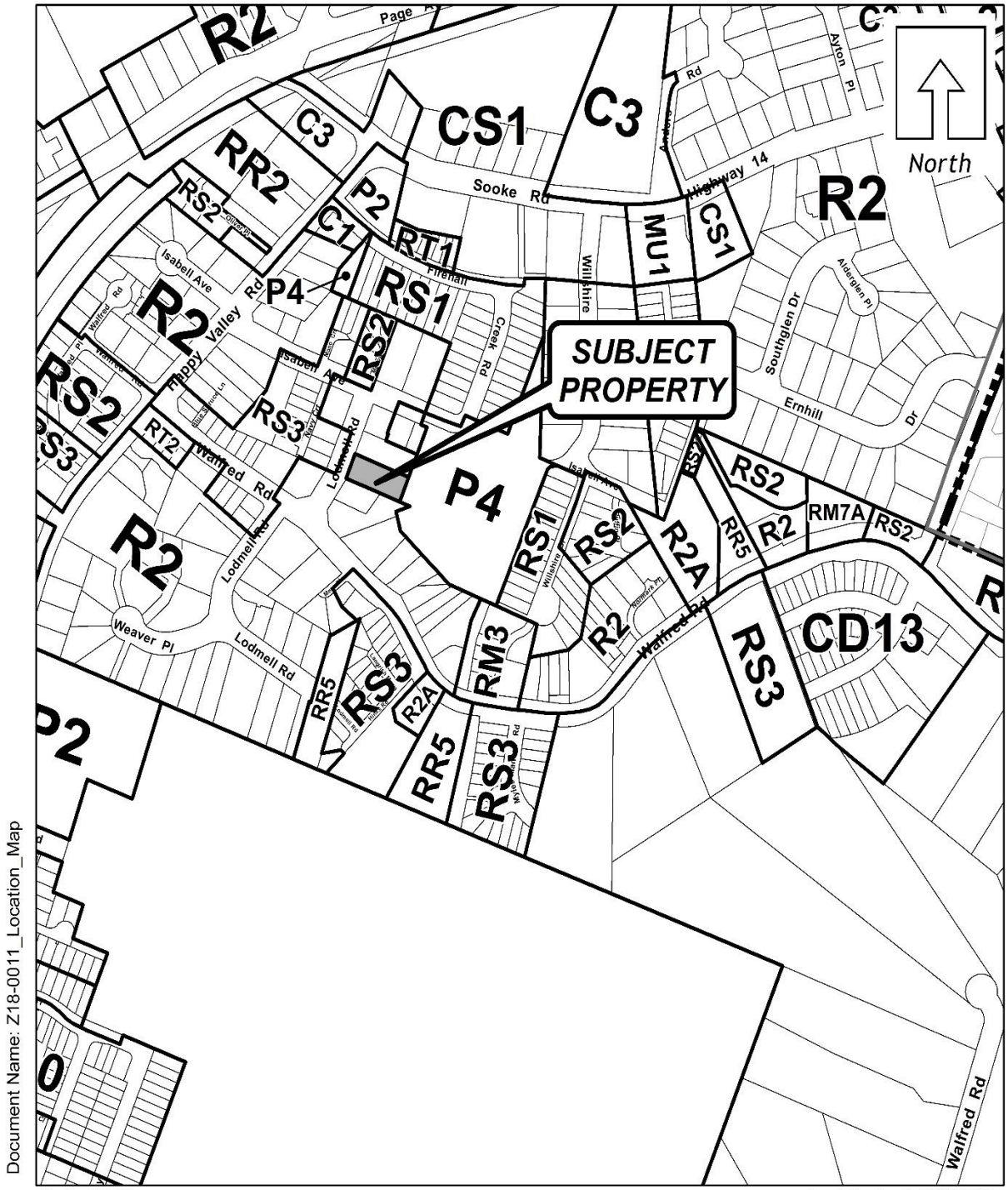


Appendix B
SUBJECT PROPERTY MAP



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0011)
3238 Lodmell Rd



Document Name: Z18-0011_Location_Map

Scale: N.T.S.

Last Revised: 4/10/2018

File No. Z18-0011

26 November 2018

My concerns regarding the proposed future development on property of 3238 Ledmell Road. I, [redacted]

- Height of buildings in regards to privacy and regulations
  - Recommend new buildings to be no more than 2 storeys and if attics are being considered to be built into loft areas I would appreciate no extra windows facing directly at [redacted]

- Increased lighting from headlights, outdoor & indoor house lights and potential streetlights; all of which could potentially [redacted] due to design of [redacted]
  - Recommend solid, well-constructed, fencing, 6-8 feet high, the higher the better, no lattice on top, for complete length of property line including where privacy hedge is already established.

- Concerns regarding the well established privacy hedge planted on property of 3234 Ledmell Road. My concern is in respect to the root system when putting in the common access route and fencing.

- Increased parking on street due to residential small lots. The direct neighbourhood is already affected with more vehicles parking on the roads
  - Recommend angle parking spots in front of 3238 Ledmell Rd.

Thanks for considering my concerns, [redacted]

PUBLIC HEARING
Monday, 18 March 2019

Bylaw No. 1832
File No. Z19-0003

A Bylaw to amend the C3 (District Commercial) text to allow the continuation of a sheet metal fabrication use at 1016 McCallum Rd

CITY OF LANGFORD
BYLAW NO. 1832

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

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

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

1. By amending the current text within the C3 Zone, by adding the following, and renumbering the subsection (subsection 6.41.01) accordingly:

" general industrial uses, limited to sheet metal cutting and fabrication, and restricted to one such use on the property legally described as LOT 1 SECTION 99 ESQUIMALT DISTRICT PLAN EPP19681; PID No.: 028-851-323 (1016 McCallum Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw,"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".

READ A FIRST TIME this 19th day of February, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

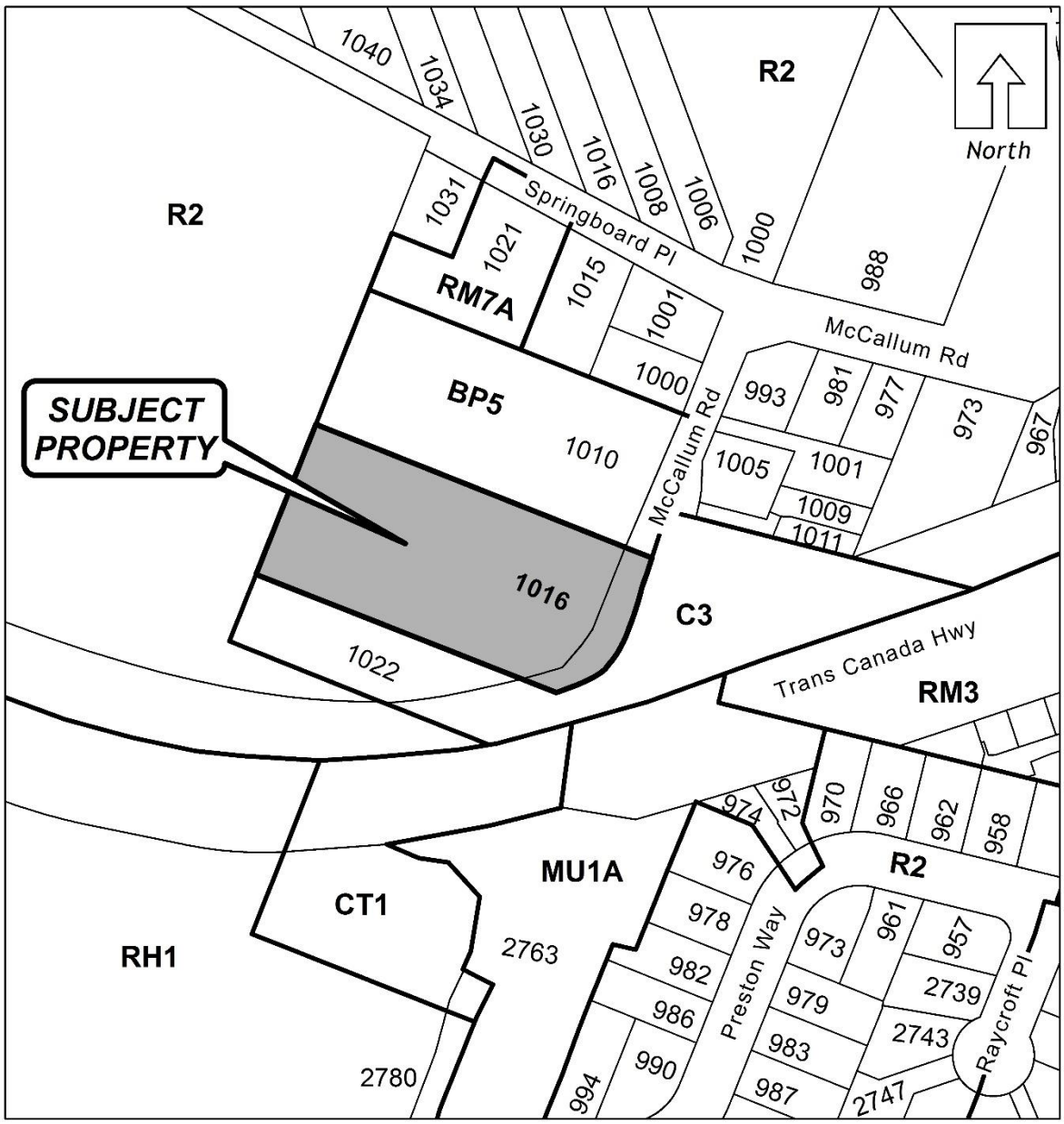
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1832

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1832

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/13/2019

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. 1832. 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, 18 March 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1016 McCallum Rd	
File	Z19-0003	Bylaw Number: 1832
Official Community Plan	Current: Mixed Use Employment Centre	Proposed: No Change
Zoning	Current: C3 (District Commercial)	Proposed: Text Amendment to C3 (District Commercial) Zone
Proposal	To allow a sheet metal fabrication use at the property located at 1016 McCallum Road.	

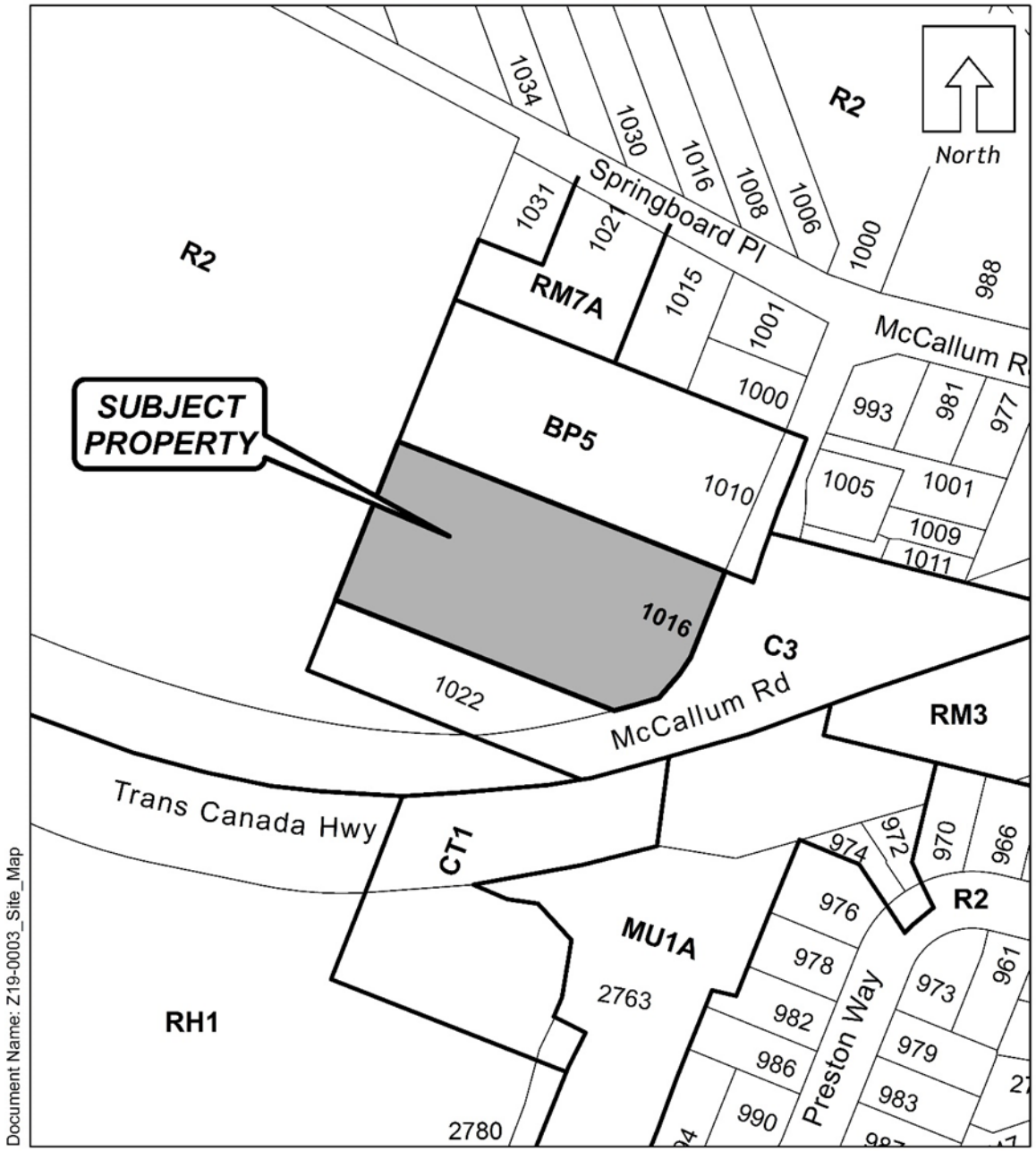
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 4 March 2019 to Monday, 18 March 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

(Z19-0003)

1016 McCallum Rd



Scale: N.T.S.

Last Revised: 2/5/2019

No foul play suspected after body found

Keri Coles and Shalu Mehta
News Staff

West Shore RCMP and the B.C. Coroners Service cordoned off a wooded area in Langford for several hours Friday as they investigated the discovery of human remains.

At approximately 10:30 a.m., police went to the forest in the 3500-block of West Shore Parkway to investigate after they were notified by the public of a dead body.

Out of abundance of caution, several resources were sent to the scene, including the Island District RCMP Forensic Identification Services and the Vancouver Island Integrated Major Crime Unit.

Around 3 p.m., the coroner and police officers removed the covered body from the wooded area.

The identity of the person will not be released until family has been notified.

Police said there is no risk to the public as they do not suspect foul play.

The investigation remains ongoing at this time.

Throughout the day, yellow evidence markers could be seen on the ground — one marked a carpenter's square on the opposite side of the roadway and several led into the wooded area.

Police could be seen photographing the evidence markers as they placed them down.

Three police cars, an unmarked police car and a police officer on a mountain bike could be seen in the area. Later in the afternoon, additional vehicles arrived at the scene including a van.

A white pickup truck was reportedly found abandoned Thursday on the side of the road on Westshore Parkway. It is unconfirmed whether the two incidents are related.



West Shore RCMP cordoned off a large section near West Shore Parkway in Langford between Langford Parkway and Sooke Road. (Shalu Mehta/ News staff)



Colwood could see a 35 per cent population increase by 2028 according to a demographic study. (Photo courtesy of City of Colwood)

City's study focused on population projections

Continued from A1

The study found that the city's population is estimated to grow up to 22,742 people by 2028.

By 2038, it is estimated to grow to 26,484 people.

According to the 2016 census, Colwood's population is around 16,850 residents. That means there is likely to be a 35 per cent population increase in the next 10 years and an additional 16 per cent increase in the ten years following that.

"It is anticipated the majority of this growth will be concentrated within Colwood Corners and Royal Bay neighbourhoods," the report reads.

The demographic study also determined potential for up to 204,000 square feet of retail development in Colwood. It recommended focusing planning efforts for retail spaces within the Royal Bay, Seaside and Latoria neighbourhoods.

The three neighbourhoods have also been identified as areas that are likely to develop sooner than others, according to the city.

The city said it "acknowledges that population growth can result in transportation challenges" even though transportation impacts were outside the scope of the study.

"Solutions will need to be multi-faceted and collaborative," the City of Colwood website reads. "Staff are coordinating transportation planning between major development partners to realize intersection upgrades, traffic flow improvements and pedestrian and cycling enhancements."

The city's website also says BC Transit is planning for priority lanes between Colwood Corners and downtown Victoria and envisions a transit hub in Royal Bay.

BC Ferries, according to the city, is exploring the feasibility of a ferry between Royal Bay and Victoria Harbour.

shalu.mehta@goldstreamgazette.com

Advertising Feature

University hearing study seeks participants.



Connect Hearing, with hearing researcher Professor Kathy Pichora-Fuller at the University of Toronto, seeks participants who are over 50 years of age and have never worn hearing aids for a hearing study investigating factors that can influence better hearing. All participants will have a hearing test provided at no charge and if appropriate, the clinician may discuss hearing rehabilitation options including hearing aids. Qualifying participants may also receive a demo of the latest hearing technology. The data collected from this study will be used to further our understanding of hearing loss and improve life-changing hearing healthcare across Canada.

Why participate in the hearing study? Hearing problems typically result from damage to the ear and researchers have spent decades trying to understand the biology behind hearing loss. More importantly, researchers now realize the need to better understand how hearing loss affects your everyday life*.

In this new hearing study, Professor Pichora-Fuller and her team are trying to find out how people learn to live with hearing loss and how new solutions could help these people take action sooner and live life more fully.

It is estimated that 46% of people aged 45 to 87 have some degree of hearing loss[1], but most do not seek treatment right away. In fact, the average person with hearing loss will wait ten years before seeking help[2]. This is because at the beginning stages of hearing loss people often find they can "get by" without help, however as the problem worsens this becomes increasingly harder to do. For some people this loss of clarity is only a problem at noisy restaurants or in the car, but for others it makes listening a struggle throughout the entire day. By studying people who have difficulty hearing in noise or with television, we hope to identify key factors impacting these difficulties and further understand their influence on the treatment process.

If you are over 50 years of age and have never worn hearing aids, you can register to be a part of this new hearing study† by calling: 1.888.242.4892 or visiting connecthearing.ca/hearing-study.

UNIVERSITY OF TORONTO | Connect Hearing YOUR HEARING PROFESSIONALS

* Pichora-Fuller, M. K. (2016). How social psychological factors may modlate auditory and cognitive functioning during listening. Ear and Hearing, 37, 92S-100S. † Study participants must be over 50 years of age and have never worn hearing aids. No fees and no purchase necessary. Registered under the College of Speech and Hearing Health Professionals of BC. VAC, WCB accepted. 1. Cruickshanks, K. L., Wiley, T. L., Tweed, T. S., Klein, B. E. K., Klein, R, Mares-Perlman, J. A., & Nondahl, D. M. (1998). Prevalence of Hearing Loss in Older Adults in Beaver Dam, Wisconsin: The Epidemiology of Hearing Loss Study. Am. J. Epidemiol. 148 (9), 879-886. 2. National Institutes of Health. (2010).

City of Langford
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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. 1832. 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, 18 March 2019, 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. 1832 is to amend the text within the C3 (District Commercial) Zone of the Zoning Bylaw No.300 to allow for a metal fabrication business to continue operating at the property located at 1016 McCallum Rd.**

Applicant: **Duncan Magee, 644297 BC Ltd.**

Location: **The land that is the subject of Bylaw No. 1832 is 1016 McCallum 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, 4 March 2019 to Monday, 18 March 2019, 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

Better coordination needed between EMS and firefighters

Kendra Crighton
News Staff

Linda Lupini, executive vice president of B.C. Emergency Health Services says that while coordination between paramedics and firefighters is effective in most communities, the issue is the two services aren't sharing data.

This comes in response to a report released on Feb. 27 by the B.C. auditor general, who concluded faster response times and more coordination between first responders are needed to improve patient care.

Running from April 2016 to December 2017, the report found ambulances in urban areas reached their nine-minute response time target on 50 per cent of life-threatening calls.

According to Lupini a new response model was implemented on May 30, 2018 that shows significant improvement in response times," said Lupini, noting a flag from the auditor general in the release. "They immediately said BCA is adding paramedics … I think they're acknowledging something different happened in the last seven months."

"So we have about seven or eight months of data on our new model and it absolutely



Following a report released on Feb. 27 from the B.C. auditor general detailing B.C. EHS slow response times, better coordination is needed to improve patient care. (Black Press file photo)

Lupini explained under the new response system when a call is received operators ask questions to be able to assign a level of acuity.

"A map opens up for the dispatcher and they see where all our cars are and they send the nearest car for immediately life threatening calls," she said.

The issue is, according to Lupini, that when a call is received an operator doesn't have access to fire's auto vehicle locator information.

"Right now we notify fire departments automatically, our system just tells them to go because it's immediately life threatening or potentially life threatening — but we don't actually know if they respond and we don't know how close they are," said Lupini.

Prior to the new response system there were only two categories that an emergency operator could classify calls into — high acuity or medium to low acuity. Now a new software has allowed operates to classify calls into immediately life threatening or potentially life threatening along with the less urgent categories.

"If you're going on a lower acuity call, your car — if it's the closest — gets diverted to the life threatening call," said Lupini. "So that makes a very very big difference for our response times."

Since implementing the new system at the end of May last year EMHS first responders are arriving on scene to life threatening calls in less than nine minutes, a goal set by the auditor general.

According to Lupini, paramedics arrived on scene before the nine-minute mark 80 per cent of the time in January 2019 and 76.9 per cent of the time in February.

Paul Bruce, Victoria Fire Chief, says the report is a welcomed reminder to all first responders of what still needs to be done.

"I think it provides a little more clarity on their expectations of the roles of first responders and the emergency services and how to better collaborate all these resources and provide better, more effective and efficient services," says Bruce.

While the auditor general's findings didn't surprise Bruce he agrees data sharing is a top priority.

"I think once everything gets dialed into the dispatch level you'll see more response focused improvements," says Bruce.

As a way to help streamline the first responders care, B.C. EMHS has provided alternatives that allow access to the health care system without tying up am ambulance such as referring people to Health Link and having single responders to take on rural areas.

"Vancouver Island in general has had some good benefits of the action plan but Victoria in particular is seeing significant improvement and exceeding all targets at this time," says Lupini.

kendra.crighton@blackpress.ca

View Royal Elementary looking for its missing 'coyotes'

Swikar Oli
News Staff

View Royal Elementary School is missing two replica coyotes from its field.

They were "last seen on duty" Tuesday, March 6, according to a missing poster posted on the school's social media.

Chase and Dash are greyish brown, approximately two feet tall and weigh around 10 pounds.

The pair were last seen warding geese off the field.

The school is asking people to contact their office at 250-479-1671.

swikar.oli@goldstreamgazette.com



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NOTICE OF PUBLIC HEARING

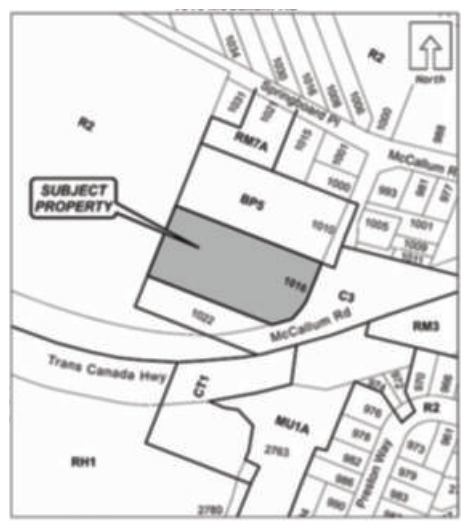
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1832. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 18 March 2019, 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. 1832 is to amend the text within the C3 (District Commercial) Zone of the Zoning Bylaw No.300 to allow for a metal fabrication business to continue operating at the property located at 1016 McCallum Rd.**

Applicant: **Duncan Magee, 644297 BC Ltd.**

Location: **The land that is the subject of Bylaw No. 1832 is 1016 McCallum 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, 4 March 2019 to Monday, 18 March 2019, 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

6. PUBLIC PARTICIPATION

None presented.

7. REPORTS

a) Public Information Session for an Antenna System Installed on the property located at 657 Redington Avenue

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council acknowledge and agree that Cypress Land Services has conducted public notification and has followed the processes in accordance to Council Policy No. POL-0007 for the installation of two antenna systems at 657 Redington Avenue.

CARRIED.

b) Bylaw No. 1831 Road Development Cost Charge Bylaw No. 1700, 2017

- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council Give Bylaw No. 1831 Development Cost Charge Bylaw No. 1700, 2017 Amendment No. 2, 2019 first three readings; AND

Forward to the Inspector of Municipalities at the Governance and Structure Branch for approval.

CARRIED.

c) Bylaw No. 1832, a Bylaw to amend the text within the C3, District Commercial Zone of the Zoning Bylaw No. 300 so as to allow a sheet metal fabrication use of the property located at 1016 McCallum Road

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council give First Reading to Bylaw No. 1832 as drafted.

CARRIED.

d) BYLAW NO. 1830
"Langford Speed Limit Bylaw, Amendment No. 6, Bylaw 1175, 2008".
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1830.

CARRIED.

e) BYLAW NO. 1831
"Development Cost Charge Bylaw No. 1700, 2017 Amendment No. 2, 2019".
((FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1831 First, Second and Third Readings.

CARRIED.

f) BYLAW NO. 1832
"Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1832 First Reading.

CARRIED.

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

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding labour relations, land matters and the proposed provision of a municipal service under Section 90 (1) (c) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

City of Langford
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Staff Report to Council

Date: **February 19, 2019**

Department: **Planning**

Application No.: **Z19-0003**

Subject: **Bylaw No. 1832, a Bylaw to amend the text within the C3, District Commercial Zone of the Zoning Bylaw No.300 so as to allow a sheet metal fabrication use at the property located at 1016 McCallum Road.**

PURPOSE

Duncan Magee of 644297 Ltd has applied to amend the text within the C3, District Commercial, Zone to allow one general industrial use, limited to sheet metal cutting and fabrication, at the property located at 1016 McCallum Road. This amendment is required to allow a metal fabrication business to continue operating at this location.

BACKGROUND

PREVIOUS APPLICATIONS

A Development Permit (DP00-0004) was issued in 2000 to allow signage for a gas station on the property that included a number of sign variances, and upgrades to on-site landscaping.

A Temporary Use Permit (TUP18-0002) was issued in 2018 to allow the use of a sheet metal fabrication business on the property for a period of 3 years. This TUP is set to expire on August 20th, 2021.

Table 1: Site Data

Applicant	Duncan Magee
Owner	644297 BC Ltd.
Civic Address	1016 McCallum Road
Legal Description	Lot 1, Section 99, Esquimalt District, Plan EPP19681
Size of Property	0.74 hectares (1.82 acres)
DP Areas	200 Year Flood, Commercial DP Area
Zoning Designation	C3 (District Commercial)

OCP Designation	Mixed Use Employment Centre

SITE AND SURROUNDING AREA

The subject site is located at the corner of McCallum Road and the Leigh Road off-ramp, north of the TransCanada Highway (Hwy 1) and east of the Leigh Road and Bear Mountain Parkway. The site currently contains a shell gas station and a multi-tenant commercial/office development.

Figure 1: Ortho Map (2017) showing property at 1016 McCallum Rd and surrounding zoning designations



Table 2: Surrounding Land Uses

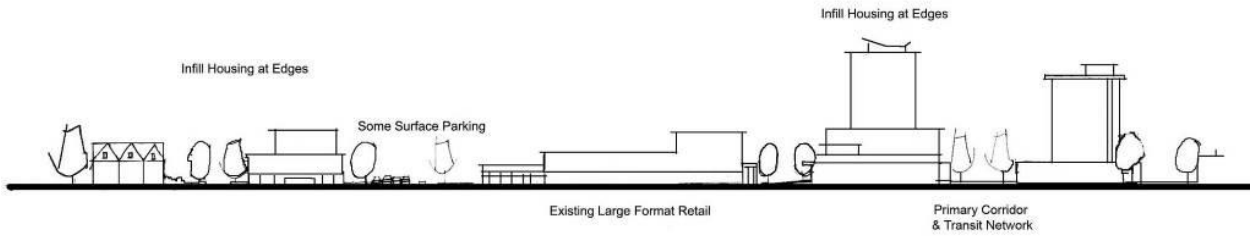
	Zoning	***Use***
North (1010 McCallum Rd)	BP5, Business Park 5 – McCallum Road South)	Commercial/Offices
East (90-1000 Blk of McCallum Rd)	R2 (One and Two Family Residential)	Low Density Residential
South (1022 McCallum Rd)	C3 (District Commercial)	Vacant, Greenfield
West	R2 (One and Two Family Residential)	Vacant, Greenfield

COMMENTS

Official Community Plan

The subject site is designated as "Mixed-Use Employment Centre" by the City's Official Community Plan (OCP). Mixed-Use Employment Centres are intended to be developed as primarily workplace precincts with a variety of commercial, light industrial and institutional uses. These areas are also intended to support creative or innovative infill housing (provided that these residential uses do not jeopardize the long-term function of the Centre as an employment node), parks and open spaces, and inter-city and/or inter-regional transit hubs that connect residents and employees.

A Concept for a Mixed-Use Employment Centre:



Development Permit Areas

The City of Langford has designated all commercial land as a Development Permit Area, to provide Council with the ability to ensure that the form and character of new commercial developments are of high quality, and best suited to both surrounding properties and the vision of Langford as expressed in the OCP.

A small portion of the south west corner of the subject site is located in the 200 Year Flood Plain. However, as the current proposal does not involve any changes to the site or exterior of the building, Development Permits are not required until the applicant makes changes to the footprint of the existing building. A Sign Permit is required for new external signage and must be addressed through a separate sign permit.

Pedestrian, Cycling and Motorist Network

As previously noted, the subject site is located on McCallum Road, just east of the Leigh Road off ramp and north of the TransCanada Highway. McCallum Road provides good vehicular connectivity north east to the large commercial developments on Millstream Road, and the Leigh Road interchange provides good vehicular connectivity north to Bear Mountain and south to the rest of Langford. The TransCanada Highway provides connectivity to the rest of the Capital Regional District.

BC Transit Route 56: Thetis Heights/Langford Exchange provides regular service from north and westbound bus stops located directly across the street from the subject site and approximately 100 metres from the subject site on McCallum Road.

There are sidewalks on the north side of the Leigh Road ramp, on the east side of Leigh Road to Goldstream Avenue, on both sides of the Bear Mountain Parkway and on one or both sides of the street for most portions of McCallum Road. There are also bike lanes on the north side of the Leigh Road ramp, on both sides of Leigh Road south to Goldstream Avenue, on both sides of the Bear Mountain Parkway, and on both sides of McCallum Road from just east of Springboard Place to Affirmed Place.

INFRASTRUCTURE

The subject site is serviced with municipal water and sanitary sewer services and is within the Fire Department's standard 10 minute response area. The Fire Department has noted that large amounts of nitrogen and oxygen are stored on-site for this use, and that they will be working with the business owners to provide appropriate shut-offs and identification to address fire concerns.

COMMENTS

DEVELOPMENT PROPOSAL

LaserCam Fabrication Inc. has established a laser sheet metal cutting and fabrication operation within Unit #112 at 1016 McCallum Road. This property is within the C3, District Commercial, Zone of Langford's Zoning Bylaw, which does not currently allow for any scale of industrial uses. A TUP or Temporary Use Permit was issued in August 2018 to permit LaserCam Fabrication to operate at this location for a period of three years. The applicant would now like to establish the use permanently at the site by amending the text within C3 zone to allow sheet metal cutting and metal fabrication.

If Council is supportive of adding this use to the C3 Zone, they may wish to have language added to the Bylaw so as to restrict the number of industrial uses at the subject location. This will ensure the entire property is not turned over to industrial uses as that is not characteristic of the C3 Zone that recognizes primarily commercial uses, and some institutional uses.

When the applicant obtained a business license in 2018, building inspection staff determined that there were no tenant improvements required to operate the business and no permits were required to operate. In addition, planning staff approved the business license as the TUP to allow the use had been issued and the applicant was able to demonstrate compliance with the Zoning Bylaw's parking requirements for a manufacturing use.

Only two of the conditions that Council placed on the issued TUP are valid now that the applicant is requesting to allow the use through an amendment to the zone. Council may wish to place these conditions into a Section 219 covenant registered with the property:

a) That there be no outdoor storage of materials or equipment on site, despite regulations that allow unenclosed storage in the C3 zone;

b) That manufacturing activities be conducted within the building, and that noise, dust, odours, and all other potential nuisances be limited so as to not be discernible beyond the limits of the unit;

As of February 2019, the City of Langford's bylaw enforcement department has not received any complaints regarding the business operations of LaserCam Fabrication Inc. at the subject property.

Table 3: Proposal Data

	Permitted by C3, District Commercial, Zone (Current Zoning)	**Proposed by Text Amendment to C3 Zone**
Uses	No General Industrial Uses	General Industrial uses limited to one sheet metal laser cutting and fabrication use on the property located at 1016 McCallum Road

FINANCIAL CONTRIBUTIONS

As the subject property is not being redeveloped there are no fees associated with servicing or improvements to infrastructure. As well, the density on the property is not being increased therefore contributions to Amenity reserve funds are not being requested.

OPTIONS

Option 1

That Council:

1. Give First Reading to Bylaw No. 1832 as drafted.

OR Option 2

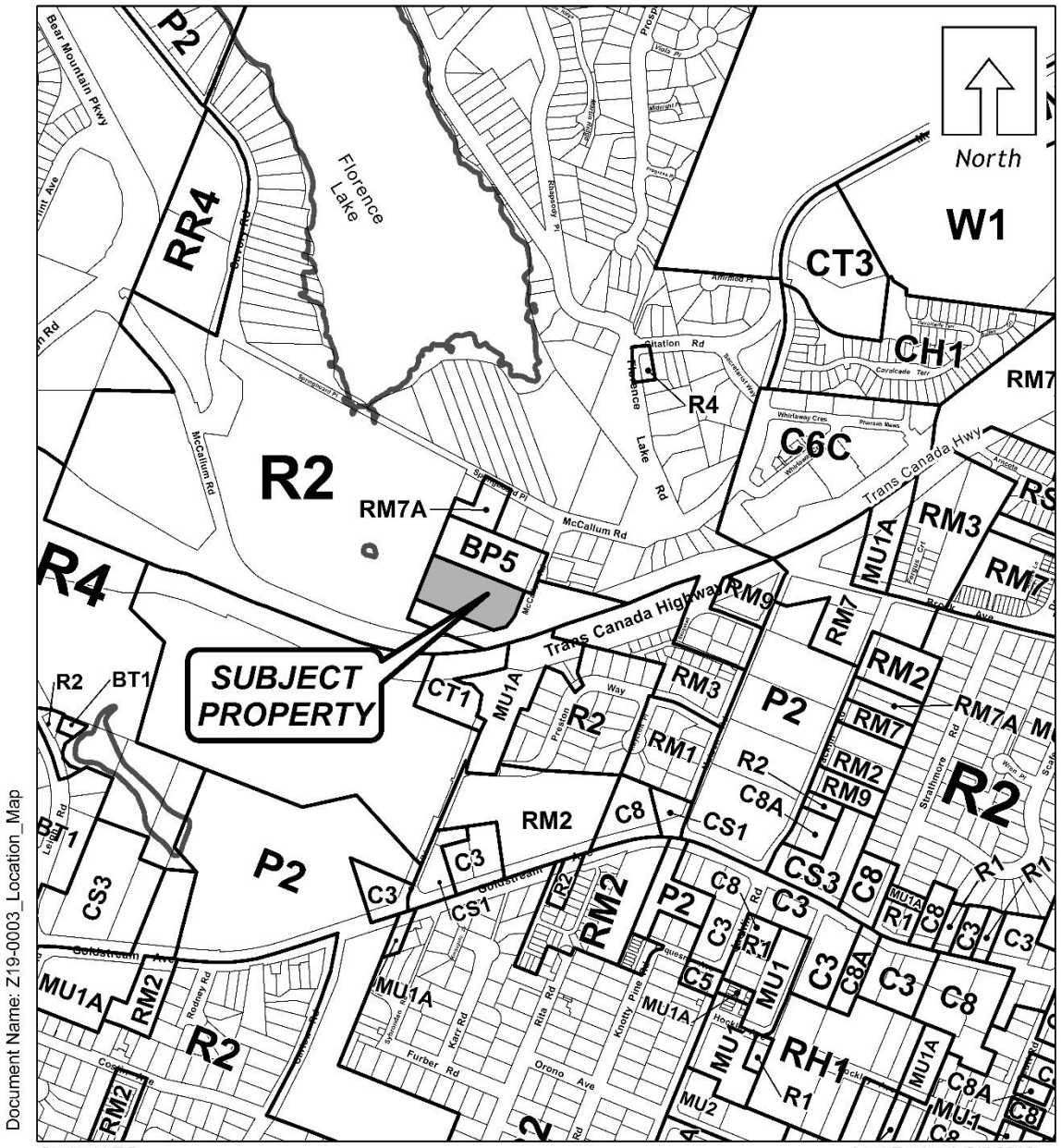
1. Take no action at this time with respect to Bylaw No. 1832.

Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	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:	Adriana Proton, Manager of Legislative Services
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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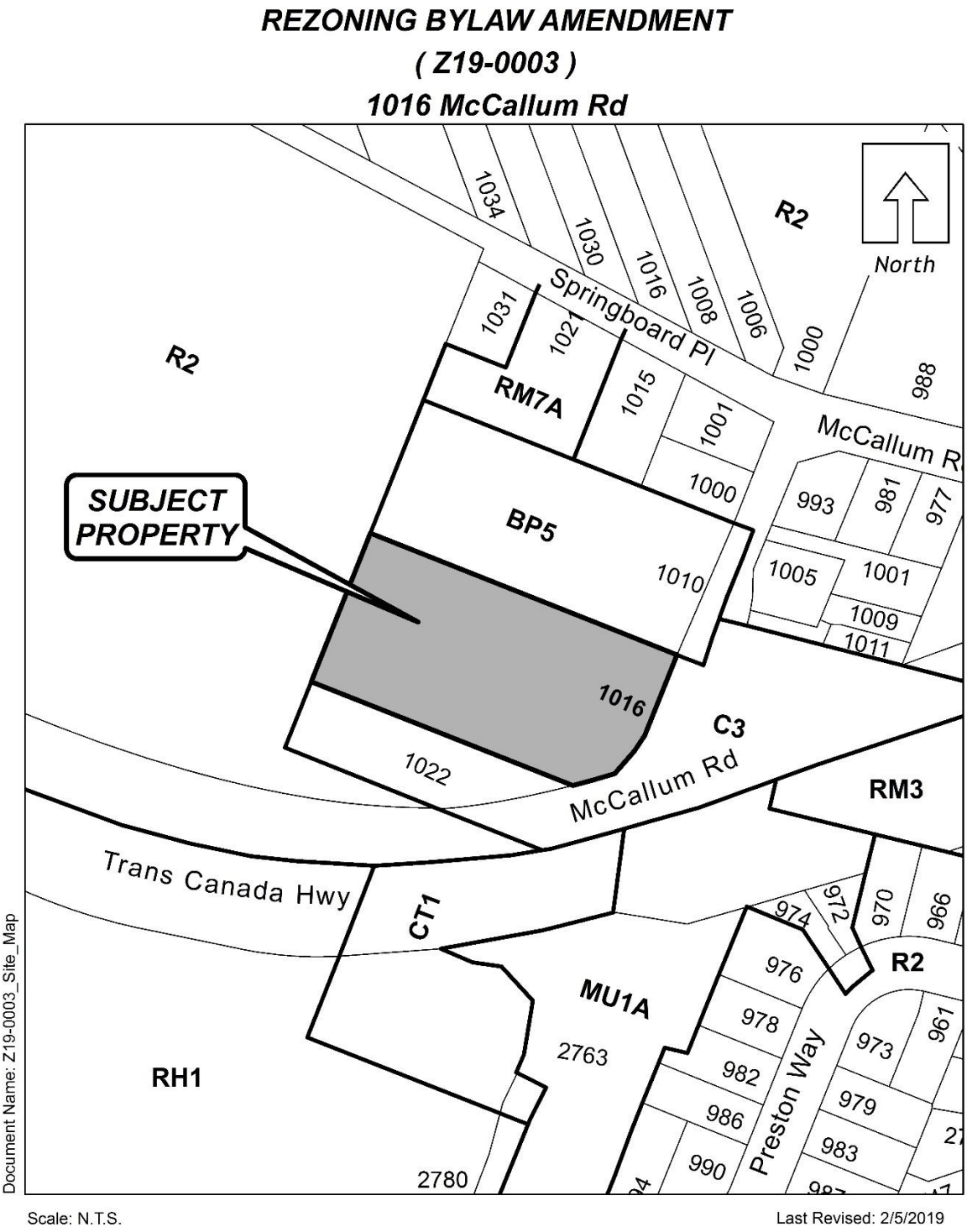
Appendix A
Location Map

REZONING BYLAW AMENDMENT
(Z19-0003)
1016 McCallum Rd



Scale: N.T.S. Last Revised: 2/5/2019

Appendix B
Property Map



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Staff Report to Council

Date:	**March 18, 2019**
Department:	**Planning**
Application No.:	**Z19-0003**
Subject:	**Bylaw No. 1832- Application to amend the text within the C3 (District Commercial) Zone to allow a general industrial use at the property located at 1016 McCallum Road**

At the Regular Meeting of Council on **February 19, 2019**, Council gave Bylaw No. 1832 First Reading.

COMMENTS

Bylaw No.1832 is a text amendment to the C3, District Commercial, Zone to allow a sheet metal fabrication and laser cutting business to operate at 1016 McCallum Road. The Staff Report submitted with the proposal recommended that Council to request the registration of a Section 219 Covenant on the property that would restrict the operation of the general industrial use within a commercial zone. Despite the reference to requiring the Section 219 Covenant, there was no resolution associated with First Reading of Bylaw No. 1832 and the opportunity to secure a Covenant was not realized.

If Council is supportive they may wish to add to Bylaw No.1832 a resolution that states the following:

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 there shall be no unenclosed storage associated with a general industrial use, despite regulations that allow unenclosed storage within the C3, Commercial District, Zone;

   ii. That any activities associated with a general industrial use be conducted within the unit of operation, and all other potential nuisances, including but not limited to: noise, odour, dust or vibrations be limited so as to not be discernible beyond the walls of the unit.

OPTIONS:

That Council:

1. Give Second Reading to Bylaw No.1832 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 there shall be no unenclosed storage associated with a general industrial use, despite regulations that allow unenclosed storage within the C3, Commercial District, Zone;

   ii. That any activities associated with a general industrial use be conducted within the unit of operation, and all other potential nuisances, including but not limited to: noise, odour, dust or vibrations be limited so as to not be discernible beyond the walls of the unit.

Or

2. Give Second Reading to Bylaw No.1832 as is, with no resolution.

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer
Concurrence:	Adriana Proton, Manager of Legislative Services

:lhm

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Monday, March 4th, 2019 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor D. Blackwell, Councillors: M. Sahlstrom, L. Seaton, L. Szpak, N. Stewart and R. Wade.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Corporate Services, B. Hutchins; Deputy Director of Planning, L. Stohmann; Director of Engineering, M. Mahovlich; and Manager of Parks and Recreation, C. Manton.

ABSENT

Mayor Young.

1. PRESENTATION

a) Mayor Young
RE: Appreciation of Alex Meikle and Michael Smart for their Contribution to Bettering the City

Acting Mayor Blackwell expressed the City's appreciation to Mr. Meikle and Mr. Smart for their contribution to bettering the city with their snow removal efforts during February's snow storm.

2. CALL TO ORDER

Acting Mayor Blackwell called the meeting to order at 5:31 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of 8c) Rugby Canada – Request for Financial Partnership and by moving Mayor Young's presentation to number 1 on the agenda and James Wadsworths presentation to number 10 and renumbering accordingly.

CARRIED.

4. PUBLIC HEARINGS

a) BYLAW NO. 1825
"Langford Zoning Bylaw, Amendment No. 554, (1234 Goldstream Ave), 2019".

The Acting Mayor opened the Public Hearing for Bylaw No. 1825 at 5:35 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Rachael Sansom has applied on behalf of Michael Forbes to amend the zoning of 1234 Goldstream Avenue from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone.

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

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

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

1. That the owner agrees to provide, as a bonus for increased density, the following contributions per lot, prior to subdivision approval:
    a. $3,960 per small lot single family home towards the General Amenity Reserve Fund;
    b. $660 per small lot single family home towards the Affordable Housing Reserve Fund;

2. That the applicant provides, prior to Public Hearing the following:
    a. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;

3. 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:
    a. That a Stormwater Management Plan will be provided and all required measures recommended be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
    b. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;

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

This proposal is consistent with the Official Community Plan Hillside and Shoreline designation.

Notifications and advertisements have been placed as required by the *Local Government Act*.

The Acting Mayor called a first time for presentations.

Resident on Goldstrean Ave – Addressed Council asking about the road location to the 4 parcels.

Rachael Sansom, on behalf of the Applicant – Clarified that the road location will be on the east side.

The Acting Mayor called a second time for presentations.

None presented.

Acting Mayor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1825 closed at 5:40 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Special Meeting of Council – February 7, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the Special Meeting of Council held on February 7th, 2019.

CARRIED.

b) Minutes of the Regular Meeting of Council – February 19, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the Regular Meeting of Council held on February 19th, 2019.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – February 25th, 2019

1. **TUP19-0001; Application to allow Clarity Cannabis BC Ltd. to operate a Cannabis Retail Store at #101 – 693 Hoffman Avenue by means of a Temporary Use Permit**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0001 to Clarity Cannabis BC Ltd. for a Cannabis Retail Store at #101 – 693 Hoffman Avenue subject to the terms and conditions in the TUP as drafted.

CARRIED.

7. REPORTS

a) 2019-2023 Five Year Financial Plan
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2019 – 2023 Five Year Financial Plan and direct staff to bring forward the Five Year Financial Plan Bylaw, 2019 and the 2019 Tax Rate Bylaw.

CARRIED.

b) Fire Services Mutual Aid Agreements
- **Staff Report (Fire Department)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council direct staff to sign the mutual aid agreements for fire rescue services between the City of Langford and the District or Metchosin, Township of Esquimalt and Town of View Royal.

CARRIED.

c) Rugby Canada – Request for Financial Partnership
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council support Rugby Canada's financial request of $25,000 for the World Rugby Canada Women's 7's event.

CARRIED.

8. CORRESPONDENCE

a) Inspector Todd Preston, OIC, West Shore RCMP Detachment
RE: West Shore RCMP 5-Year Staffing Request

MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR

That Council receive the letter from Inspector Preston on the West Shore RCMP 5-Year Staffing request and endorse the addition of two officers and one municipal employee each year for the next five years.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1792
"Langford Zoning Bylaw, Amendment No. 539, (2512 Duncan Pl), 2019". (ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1792.

CARRIED.

b) BYLAW NO. 1825
"Langford Zoning Bylaw, Amendment No. 554, (1234 Goldstream Ave), 2019". (SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1825 Second and Third Readings.

CARRIED.

c) BYLAW NO. 1826
"Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019". (FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1826 First Reading.

CARRIED.

d) BYLAW NO. 1833
"Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), 2019" (FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1833 First Reading.

CARRIED.

e) BYLAW NO. 1835
"Sewer Connection Financial Assistance Amendment Bylaw No. 1835, 2019".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1835 First, Second and Third Readings.

CARRIED.

10. PRESENTATION

a) James Wadsworth, Planning Manager, BC Transit
RE: West Shore Transit Priority Plans

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the West Shore Transit Priority Plans presentation from James Wadsworth, Planning Manager with BC Transit.

CARRIED.

11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

a) That it is the opinion of Council that the public interest request that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the acquisition, disposition or expropriation of land or improvements; the receipt of advice that is subject to solicitor-client privileges; and negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages under *Community Charter* Section 90 (1) (e) (i) and (k).

b) That Council continue the meeting in closed session.

CARRIED.

RISE AND REPORT ON IN CAMERA

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council contribute $11,000 to distribute via Emergency Support Services, subject to staff discretion.

CARRIED.

12. ADJOURNMENT

Acting Mayor Blackwell adjourned the meeting at 6:34 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

MINUTES OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE

Tuesday, March 12th, 2019 @ 5:30 pm

Council Chambers, 3rd floor – 877 Goldstream Avenue

PRESENT

Councillors R. Wade (Chair), N. Stewart (Vice Chair); Members: N. Johal and B. Sifert.

ATTENDING

Deputy Director of Engineering and Public Works, G. Henshall.

ABSENT

Members: L. Bjola and C. Lervold.

1. CALL TO ORDER

The Chair called the meeting to order at 5:36 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR STEWART
SECONDED: B. SIFERT

That the Transportation and Public Works Committee approve the Agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Transportation and Public Works Committee Meeting – December 11th, 2018

MOVED BY: COUNCILLOR STEWART
SECONDED: B. SIFERT

That the Transportation and Public Works Committee approve the minutes of the meeting held on December 11th, 2018.

CARRIED.

4. REPORTS

a) As and When Traffic Consulting Contract
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR STEWART
SECONDED: N. JOHAL

That the Transportation and Public Works Committee recommend to Council:
That Council:

Authorize Director of Engineering, Michelle Mahovlich, to enter into an *As and When* contract to a maximum of $40,000/annum with WATT Consulting for traffic engineering services for 2019 and 2020 funded through the Engineering Departments *Engineering for Future Capital Works* budget.

CARRIED.

b) Crosswalk Installation on Happy Valley Road at Walfred Road
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR WADE

That the Transportation and Public Works Committee recommend to Council:
That Council:

Install a marked and signed crosswalk with pedestrian-controlled flashers at a cost of $27,000 and pursue funding with ICBC, with the City portion being applied to the Small Road Improvements budget.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:51 pm.

PRESIDING COUNCIL MEMBER

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report

to

Transportation and Public Works Committee

Date: **March 12, 2019**

Department: **Engineering**

Subject: **As and When Traffic Consulting Contract**

Background

The City retained WATT Consulting in 2015 to update the City's Master Transportation Model. The Master Transportation Model is a very important tool for ongoing planning of both road networks for the purposes of extensions but also provides a valuable up to date tool that developers can access to get the most accurate predictions of potential traffic impacts from increased density.

Since 2016 the City has maintained an As and When consulting contract with WATT Consulting. The purpose of this report is to get approval to continue with the As and When consulting contract with WATT Consulting.

Commentary

WATT Consulting provides services to the City in the realm of traffic engineering on an ongoing basis. The City does not currently require this as a full time need and therefore it is more economical to retain WATT Consulting in an As and When capacity. Services that WATT Consulting provides currently include; sharing the transportation model traffic volumes with current or prospective businesses to aid in their business planning, providing support information for land development in the city and providing support information for design of capital projects. In addition WATT installs traffic tube counters that aid in answering questions from residents who may have concerns with respect to traffic volume or speeds. Staff are recommending that the City continue this As and When relationship with WATT Consulting in 2019 for a two year term.

Legal Implication

None noted.

Financial Implications

The Engineering Department funds the As and When contract for traffic consulting services through our Engineering for Future Capital Works budget. The 2019 budget has anticipated this cost.

Options

That the Transportation and Public Works Committee recommend that Council:

1. Authorize Director of Engineering, Michelle Mahovlich, to enter into an *As and When* contract to a maximum of $40,000/annum with WATT Consulting for traffic engineering services for 2019 and 2020 funded through the Engineering Departments *Engineering for Future Capital Works* budget;

   OR

2. Not approve an As and When contract for traffic consulting services at this time.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, ASCT, Deputy Director of Engineering & Public Works
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report

to

Transportation and Public Works Committee

Date: **March 12, 2019**

Department: **Engineering**

Subject: **Crosswalk Installation on Happy Valley Rd at Walfred Rd**

Background

Residents of Walfred Road requested the installation of a crosswalk on Happy Valley Road at Walfred Road, citing the area being well used by pedestrians and cyclists.

Commentary

Happy Valley Road is a busy collector road that splits Walfred Road into a short segment on the west that has a trail connection to Galloping Goose Trail, and a longer corridor to the east undergoing increased density with recent and current developments. As such the crossing at Happy Valley Road and Walfred Road is a logical route for pedestrians and cyclists to take when connecting to the Galloping Goose Trail from the east or vice versa.

This area is also in close proximity to bus stops and to Happy Valley School. With incomplete sidewalk connectivity on the west side of Happy Valley Road, it is reasonable to assume some use of the crossing by students and transit users at peak traffic times.

A warrant for a new crosswalk at this intersection, referring to the TAC Pedestrian Crossing Control Guide Decision Support Tool, indicated that a crosswalk is warranted due to the combination of

- the location being on pedestrian desire lines;
- being a logical connection between the major trail network of the Galloping Goose and the neighbourhoods off Walfred Road east of Happy Valley Road, and;
- being at an acceptable distance from the next nearest traffic control device at Happy Valley Road and Sooke Road.

The intersection of Happy Valley Road and Walfred Road is atypical in that the two segments of Walfred Road are offset from one another (see Figure 1 below). Rather than attempting a non-traditional diagonal crossing to directly connect one corner to another, staff are suggesting installing the crosswalk a short distance (7-10 m) to the northeast of the intersection. This recommendation is in keeping with a

Boulevard Transportation study dated November 12, 2015 assessing the location options for a crosswalk at this intersection.

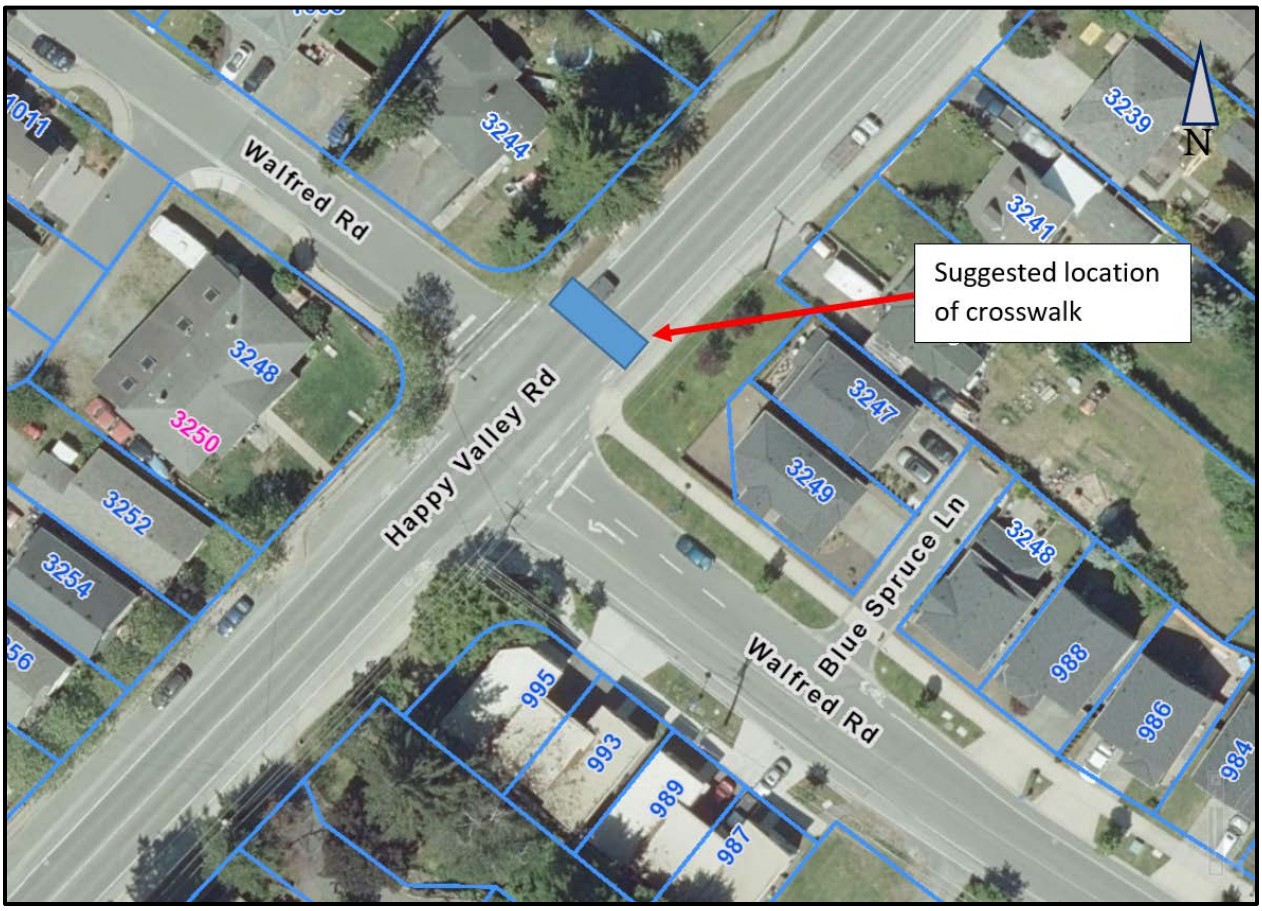


Figure 1: Aerial Photo of Happy Valley Road and Walfred Road

The TAC warrant indicates a standard marked crosswalk with side-mounted signs is the warranted application. Despite the warrant's minimum recommendation, Happy Valley Road has two existing mid-block crosswalks that include pedestrian controlled flashers. Staff believe that this same application is ideal at this location, anticipating the growing density in the area increasing both vehicular and pedestrian traffic in the area.

Legal Implication

None noted.

Financial Implications

- Standard crosswalk with pavement markings, side-mounted signs, including curb cuts and sidewalk connectivity: $7,000 plus GST from the Small Road Improvements budget.
- Pedestrian-controlled flashers, including concrete bases and posts: an additional $20,000 plus GST, funding to be pursued with ICBC and the Small Road Improvements budget.

Options

That the Transportation and Public Works Committee recommend that Council:

1. Install a marked and signed crosswalk with pedestrian-controlled flashers at a cost of $27,000 and pursue funding with ICBC, with the City portion being applied to the Small Road Improvements budget;

   OR

2. Do nothing at this time

Respectfully submitted,

Submitted by:	Phillip Le Ross, Grad Tech, Engineering Technologist
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	George Henshall, ASCT, Deputy Director of Engineering & Public Works
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report

to

Council

Date: March 18, 2019

Department: **Planning**

Subject: TUP19-0001; Application to allow Clarity Cannabis BC Ltd. to operate a Cannabis Retail Store at #101 – 693 Hoffman Avenue by means of a Temporary Use Permit.

Background

Following the Federal Government's decision to legalize non-medical cannabis, the City of Langford undertook a pilot project where a Request for Proposals (RFP) process was initiated in 2018. This process resulted in a number of cannabis retail applicants being identified as suitable to apply to operate non-medical cannabis retail stores within the City of Langford. Rather than change Section 3.02.02(5) of Zoning Bylaw No. 300 to generally allow cannabis retailing, the City determined that a best practice would be by way of issuance of a Temporary Use Permit on a case by case basis. Clarity Cannabis BC Ltd. is the first party that participated in the RFP process to also obtain the necessary Provincial approvals.

The Liquor and Cannabis Regulation Branch (LCRB) of British Columbia has completed the required financial integrity checks and security screenings for Clarity Cannabis BC Ltd. and all persons associated with it.

In order for the Province to issue a Non-Medical Cannabis Retail Store licence (CRS) under the Cannabis Control and Licencing Act, a positive recommendation is required from the City. Clarity Cannabis BC Ltd. has expressed interest in opening a retail store at #101-693 Hoffman Ave.



Figure 1: Proposed location of the Clarity Cannabis B.C. Ltd Cannabis Retail Store

Commentary

The proposed location is currently zoned C8 and is designated as City Centre within the Official Community Plan. Premises licenced pursuant to the *Liquor Control and Licencing Act* is a permitted use under the C8 zone which would be the relatively closest permitted use to the proposed Cannabis Retail Store. This is a commercial building flanked on the west by Veterans Memorial Parkway and located on the same site as Boston Pizza and a few various businesses. The RCMP Westshore detachment is directly south of the proposed business location. There is ample parking and access is off Hoffman Ave. and Winster Rd.

As part of the RFP process some guiding principals were considered to aid in determining what would be an acceptable location for this type of retail business within the City and which support consideration of issuing a Temporary Use Permit. In this regard, the retail sale of non-medical cannabis is preferred to not be located within:

1. 500 metres of any other location where the retail sale of Cannabis Products for non-medical use has been authorized;
2. 300 metres of any school;
3. 300 metres of any group daycare;
4. 150 metres of Centennial park, Veterans Memorial Park, City Centre park, Westhills YMCA, any regional or Provincial park, or Langford, Glen, or Florence Lakes; and,
5. 50 metres of any land Zoned R1 (One-family Residential) or R2 (One and Two-Family Residential), except within the designated City Centre.

Each participant in the RFP process was to provide/demonstrate a detailed description of their proposed business plan for undertaking the retail sale of cannabis products for non-medicinal use within the City's boundaries, addressing how they planned to comply with a number of important factors, including their proposed plans for:

- Ensuring that the retail sale of cannabis products for non-medicinal use is in compliance with the legal framework implemented by the Federal and Provincial governments and with all applicable City bylaws;
- Providing appropriate security measures associated with the premises from which the retail sale of cannabis products for non-medicinal use will occur;
- Minimizing the impact on the neighbourhood of the retail sale of cannabis products for non-medicinal use;
- Addressing nuisance issues relating to public use of cannabis products for non-medicinal purposes;
- Addressing impairment issues relating to public use of cannabis products for non-medicinal purposes; and,
- Providing educational initiatives and materials associated with the above impacts and related social concerns;

These items have also been addressed in the *Cannabis Retail Store Terms and Conditions handbook* which outlines the requirements of the *Cannabis Control and Licencing Act of British Columbia*.

Clarity Cannabis BC Ltd.'s proposed location at 693 Hoffman Ave. is located approximately 850m away from Savory Elementary School, which is the closet school and it is 150m away from Veterans Memorial Park. The closet daycare would be located at 2780 Veterans Memorial Pkwy Unit 105 which is 160m away. The closest land zoned R1 or R2 would be approximately 100m away although this location would be exempt as it lies within the city center. Clarity Cannabis BC Ltd. has demonstrated how they plan to address the factors included in the RFP.

With Council's approval a business licence would be issued to Clarity Cannabis BC Ltd. under a Temporary Use Permit and would be valid for the period of up to three years.

A draft of the Temporary Use Permit is included in this report that outlines the regulations and requirements as conditions of the TUP. (See Appendix A) The draft has been revised from that considered by the Planning, Zoning & Affordable Housing Committee Meeting on February 25, 2019, to clarify that the Temporary Use Permit is issued to and is for the sole benefit of Clarity Cannabis BC Ltd. at #101 – 693 Hoffman Avenue, and that the permitted use must be carried out in accordance with all applicable Federal and Provincial laws.

Financial Implications
Clarity Cannabis BC Ltd. has offered to enter into an agreement with the City to secure its commitments in its proposal in response to the RFP.

Legal Implications
Pursuant to Sec. 497 of the *Local Government Act,* the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to

conduct the temporary use beyond the six (6) year period, they are required to make a new application to Council for a TUP or apply for a rezoning.

Council does regulate temporary use permits through part 3 of the Zoning Bylaw No. 300 Section 3.27.03(1) and 3.27.04 which gives Council the right to require that the form and character of the building meets the guidelines for commercial properties and has the option to require information pertaining to the property, such as a storm water management plan and /or parking plan, for example.

Both the Official Community Plan and the General Commercial Development Permit area guide Council regarding decisions about appropriate land use and design for the subject property.

Options
That council pass the following resolution:

1. Whereas:
    A. The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
    B. On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
    C. The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
    D. The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
    E. The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
    F. The City received and reviewed over 30 proposals in response to the Request For Proposals, and identified Clarity Cannabis BC Ltd.'s proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
    G. Clarity Cannabis BC Ltd. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products,

    Now therefore be it resolved that Council issue Temporary Use Permit TUP19-0001 to Clarity Cannabis BC Ltd. for it to operate a Cannabis Retail Store at #101 – 693 Hoffman Avenue subject to the terms and conditions in the Temporary Use Permit as presented.

    OR

2. Take no action with respect to the Temporary use Permit at this time.

Respectfully submitted,

Submitted by:	Kory Elliott, Planning and Land Development Technician.
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
TEMPORARY USE PERMIT

TUP19-0001 – 101 - 639 Hoffman Ave

1. Whereas:

   A. The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
   B. On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
   C. The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
   D. The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
   E. The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
   F. The City received and reviewed over 30 proposals in response to the Request For Proposals, and identified Clarity Cannabis BC Ltd.'s proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
   G. Clarity Cannabis BC Ltd. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products,

   Now therefore be it resolved that Council issue Temporary Use Permit TUP19-0001 to Clarity Cannabis BC Ltd. for it to operate a Cannabis Retail Store at #101 – 693 Hoffman Avenue subject to the terms and conditions in the Temporary Use Permit as presented.

   OR

2. Take no action with respect to the Temporary use Permit at this time.

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Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 18 March 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Temporary Use Permit No. TUP19-0001
Applicant	Clarity Cannabis BC Ltd.
Location	The land that is the subject of Temporary Use Permit No. TUP19-0001 is unit 101-693 Hoffman Avenue.
Purpose	The purpose of the proposed Temporary Use Permit is to operate a non-medical cannabis retail store.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. We request that any written submissions be submitted by Wednesday, 13 March 2019. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 18 March 2019 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 Kory Elliott with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services


Massie Dr
Hoffman Ave
Danbrook Ave
Veterans Memorial Pkwy
Winster Rd
Atkins Ave
ESQUIMALT & NANAIMO

Goodbye in the blink of an eye



Rick Stiebel
The Rickter Scale

This email from my niece in response to a recent Rickter Scale really touched a nerve and got me thinking.

She wrote:

Thanks for sharing the column honouring Tom, firefighters and first response teams. Your article prompted me to share this with you.

Strange how we're so solid and fragile at the same time … Strange that this is the theme, as I was the victim of a car accident last week where I thought that was it for me.

Didn't see anything coming, driving home on Autoroute 15 on the most perfect night of the winter – no snow, no ice, no wind or cold. A sudden smash on my driver's front side sent me and my car flying to the right to what I thought was heaven. All was white and my face was burning. Just when I thought that I would smash into something at 100 km/h or go barrelling down a Laurentian hill, phase two of the ride kicked in and I was propelled to the left of the three lanes, totally out of control driving with an airbag in my face.

*F**k! I never took airbag driving lessons!*

Somehow my reflexes got the better of me and I managed to avoid smashing into obstacles and eventually regained straightforwardness in the right lane and slowed down. I managed to pull over and got out of my smoking car without getting hit by oncoming vehicles.

I was in one shaking piece, wow! What happened? I still don't know exactly.

The couple who stopped didn't see anything except an out of control car. First response team, then the ambulance strapping me down with a collar and the police taking care of the rest … Straight to the hospital's corridors for a few hours wait. Gave me the opportunity to think about a whole spectrum of thoughts I don't usually ponder…

As I hoped, my spine was fine and I just need a couple of visits to the osteopath.

The guy from the ambulance had stopped to see the person who hit me, the young 17-year-old was alright. He confided in me that he believed she was texting. I'll know for sure when I get the police report.

My car is dead, but not me! I'm thankful for my luck considering the odds.

Take care uncle and a nice hello to funky Joan!

-Kim Stiebel XXX

I can't read that email without hearing the slight Gallic lilt of Kim's accente a Quebecois and remembering the first time I held the littlest version of her days after her birth on July 8, 1996. My brother Max's daughter will always lease a special place in my heart.

She was the first to bestow the official title of 'uncle' on me, in both official languages. Kim is not just a treasured gift in her own right, but a living document, a timeless testament to my older brother no longer with us.

Max was a guiding light who nurtured my efforts to be creative in ways that become more precious with each year since his passing in 2006. Every moment, every word shared with Kim is a living, breathing document, a testament to the kind of father, brother and accomplished artist Max was.

To think that Kim, my extraordinary, exceptionally sweet and talented niece, was nearly snatched away forever makes me shudder with uncontrollable dread.

Please, please, if there's anyone in your life that makes you feel that way, I implore you to think about them long enough to leave your fricking phone alone when you're driving.

Rick Stiebel is a semi-retired local journalist.

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www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Temporary Use Permit

NOTICE is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 18 March 2019, at 5:30 pm.

File	Temporary Use Permit No. TUP19-0001
Purpose	The purpose of the proposed Temporary Use Permit is to allow the operation of a Non-Medical Cannabis Retail Store at Unit 101 – 693 Hoffman Ave.
Applicant	Clarity Cannabis BC Ltd.
Location	The land that is the subject of TEMPORARY USE PERMIT NO. TUP19-0001 is Unit 101 – 693 Hoffman Ave.

COPIES of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 11 March 2019 to Monday, 18 March 2019, inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Kory Elliott in the Planning Department with any questions on this Temporary Use Permit.



Braden Hutchins
Director of Corporate Services

BC's Speculation and Vacancy Tax

YOU PROBABLY WON'T HAVE TO PAY IT :)

BUT YOU DO HAVE TO REGISTER!



TIME IS RUNNING OUT... to register for the Speculation and Vacancy Tax and claim an exemption. Cross this one off your list and make sure to register by March 31, 2019. The tax targets speculators and empty homes, and the good news is, 99% of British Columbians will be exempt. Register today.

Register at **gov.bc.ca/spectax**
or by calling **1-833-554-2323**

Making Housing More Affordable

BRITISH COLUMBIA

City of Langford
www.cityoflangford.ca

Temporary Use Permit No. TUP19-0001

Temporary Use Permit No. TUP19-0001 is issued by the Council for the City of Langford to Clarity Cannabis BC Ltd. to operate a non-medical cannabis retail store on the property legally described as Lot A, Section 72, Esquimalt District, Plan VIP72210, PID No. 025111949 (#101 693 Hoffman Ave.), in accordance with Section 493 of the *Local Government* Act, subject to the following terms and conditions, and notwithstanding Sec. 3.02.02(5) of Zoning Bylaw No. 300:

1. Conditions

FORM AND CHARACTER

a) Clarity Cannabis BC Ltd. shall submit, prior to issuance of a business license or occupancy permit (whichever comes first), a site plan, elevation drawings, signage schedule, landscape plan and parking layout that meet the Development Permit requirements for the Commercial and/or Downtown Langford Development Permit areas and Sign Bylaw No. 1250, as determined by the Director of Planning;

b) Exterior walls shall be treated in a manner and colour that is consistent with other parts of the building which the business occupies. If the non-medical cannabis retail store occupies a stand-alone building, then the exterior of the building will exhibit colours from a muted, earth tone palette with contrasting accent colours for windows, trim and doors. Bold or vivid colours that are intended to be distinctive and eye-catching (eg: lime green or fire engine red) may be used on signage, but not on the building façade or trim to the satisfaction of the Director of Planning;

c) All windows shall be opaque, or constructed with spandrel panels behind. Windows and spandrels may not be embellished with any form of imagery;

d) Shipping containers may not be placed on property to which this permit is issued;

e) Security devices, such as window bars or roll shutters, shall be deployed on the inside of doors or windows so as to be unobtrusive and invisible from the street;

f) Clarity Cannabis BC Ltd. shall provide security measures associated with the premises from which the non-medical cannabis retail store will operate in accordance with all applicable federal and provincial laws including, without limitation, the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C*;

g) Clarity Cannabis BC Ltd. shall address issues of nuisance with respect to odours, smoke and noise relating to public use of cannabis and cannabis products in accordance with all applicable federal and provincial laws including, without limitation, the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.*;

h) Clarity Cannabis BC Ltd. shall address impairment issues relating to public use of cannabis and cannabis products for non-medical purposes in accordance with all applicable federal and provincial laws including, without limitation, the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.*;

i) The non-medical cannabis retail store must be a stand alone business;

j) The hours of operation of the non-medical cannabis retail store shall be limited to between the hours of 9am to 8pm daily;

k) Clarity Cannabis BC Ltd. shall provide educational initiatives and materials associated with the impacts and related social concerns of the non-medical use of cannabis and cannabis products in accordance with all applicable federal and provincial laws including, without limitation, the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.,* and as outlined in the *Cannabis Retail Store Terms and Conditions, a handbook for the sale of non-medical cannabis in British Columbia*;

l) Without limiting the foregoing, Clarity Cannabis BC Ltd. shall conform to the regulations stipulated in the *Cannabis Control and Licencing Act of British Columbia B.C. Reg.202/2018*;

m) Without limiting the foregoing, Clarity Cannabis BC Ltd. shall ensure that the non-medical cannabis retail sale is in compliance with all applicable laws, including all City bylaws;

SITE LIGHTING

o) A site lighting plan shall be submitted prior to the issuance of a Building Permit and to the satisfaction of the Director of Engineering;

p) Site lighting shall:

i. Be controlled in such a manner as to prevent any illumination of the night sky or the projection of light above a horizontal plane measured 90 degrees from vertical;
ii. Not include Metal Halide type lighting;
iii. Be designed to foster security, but not to shine onto adjoining lands or roads;
iv. Entries should be illuminated and visible from the street. Security lighting should have armoured housings; and
v. Vehicular and pedestrian access to the site shall be illuminated in a manner that facilitates visibility and entrance movements from the adjacent road.

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SIGNAGE

q) All signage shall be subject to a subsequent Sign Development Permit application process and shall be constructed and placed in accordance with Langford Sign Bylaw No.1250 and to the satisfaction of the Director of Planning;

r) All signage shall be architecturally compatible with the style, composition, materials, colours, and details of the buildings within the development;

s) The location and size of signs shall be architecturally integrated with the overall design of the buildings;

t) Signage for the development shall be constructed and placed in accordance with Langford Sign Bylaw No.1250 and to the satisfaction of the Director of Planning;

u) As a condition of issuance of this permit, and notwithstanding what is permitted by Bylaw No. 1250, the business is limited to **one sign only**. This may be either affixed to the façade of the building or affixed to a window. This signage shall indicate the name of the business only, and shall not display company slogans, and may not employ any play on words with respect to cannabis or drug culture. This signage may be internally illuminated in accordance with City guidelines, but may not be animated in any way or have variable messaging;

v) Notwithstanding article (u), the business may have one illuminated sign which indicates that the business is open, provided that this signage is affixed to the interior of a door or window visible from the street, and does not exceed an area of 0.2m2 (2ft2);

w) Sandwich board type signs are prohibited;

LANDSCAPING

x) Landscaping shall be provided as per the attached landscape plan (Appendix F) and shall:

   i. Be provided with the objective of providing screening to protect the privacy of occupants of adjacent properties;
   ii. Be provided with the objective of providing an effective screen at the time of planting;
   iii. Use plant species which may be considered drought resistant;
   iv. Be irrigated by an automatic underground watering system;

y) Landscape and screening areas shall have a minimum width of 1.0 m (3.3 ft);

z) Landscaping/screening areas between parking areas and roads should be a minimum height of 1.2 m (4 ft) at time of planting;

DRAFT

aa) If the construction period is longer than eight (8) months, decorative hoarding shall be installed around the site to screen the construction site from public view to the satisfaction of the Director of Planning;

bb) A written estimate shall be submitted by a landscape architect, registered in British Columbia, for the installation of all hard and soft landscaping works illustrated on the approved landscape plan;

cc) Clarity Cannabis BC Ltd. shall provide, prior to issuance of a building permit, a written undertaking that the landscape architect has been retained to supervise the installation of the landscape work in accordance with the approved landscape plan and provide a final site inspection and report to the Director of Planning confirming substantial compliance with the approved landscape plan;

dd) Clarity Cannabis BC Ltd. shall provide, prior to issuance of a building permit, written authorization for the City of Langford or its agents to enter the premises and expend any or all of the deposit to complete the landscape works to the satisfaction of the Director of Planning in accordance with the submitted plans in the event that the landscape works are not completed within the one-year period following final building inspection. The authorization shall include provision that where works on a property create a hazard on surrounding lands, basic remedial works such as stabilization of hazardous trees will be undertaken on the affected lands at the owner's expense;

ee) Clarity Cannabis BC Ltd. shall provide, prior to issuance of a building permit, an undertaking to obtain a one-year warranty of the landscape works, from the landscape contractor. This warranty shall be transferable to subsequent owners of the property within the warranty period, and that the warranty will include provision for a further one-year warranty on materials planted to replace failed plant materials;

ff) Clarity Cannabis BC Ltd. shall provide, prior to issuance of a building permit, an undertaking that if the property is offered for sale before the landscape works are completed in accordance with the approved landscape plans, all prospective purchasers will be advised of the landscape requirements of the City of Langford in connection with the property;

gg) The landscape deposit or a portion of the deposit shall be returned upon receipt of a signed statement of partial or substantial completion from the landscape architect approved by the City of Langford's Director of Planning. Partial completion may be considered when a major portion of the site is developed in all respects;

FENCING

hh) Solid fencing that is a minimum 1.8m (6.0 ft) in height and of a type satisfactory to the Director of Planning shall be installed along any property boundary that directly abuts a residential use;

ii) Chain link, razor-wire, barb-wire or other sharp fencing construction is not permitted;

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PARKING

jj) Small car parking spaces must be clearly marked "small car use only" as per Section 4.01.04 of Zoning Bylaw No. 300; and

kk) Vehicle parking should be screened from public view and curbed to protect pedestrian paths, building and landscaped areas;

STORMWATER MANAGEMENT

ll) A stormwater management plan, if required, shall be provided, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

mm) Due regard shall be given to maintaining the normal drainage system of the subject property, and regulating both the quality and quantity of storm water run-off from the site, with the expressed objectives of:

i. Not increasing the volume of stormwater discharge from the site;
ii. Not increasing the sediment loadings of stormwater discharge from the site;
iii. Preventing potential spills of hazardous materials, oils and other contaminants into the stormwater discharge from the site; and
iv. Stormceptors™ or equivalent approved equipment shall be incorporated to remove oil wastes and sediments from storm water.

GENERAL

nn) All soil removal and deposit works and blasting works shall be approved by the Engineering Department, as required by Bylaw Nos. 181 and 1000, before commencing work. This permit does not imply any approval of such works;

oo) All road frontage improvements, use of road rights-of-way, off-site works and services shall be approved by the Engineering Department before commencing work. This permit does not imply any approval of such works;

pp) On-site services are not to be installed in advance of obtaining the necessary permits from the Building and Engineering Departments;

qq) Full frontage improvements shall be provided in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering;

rr) The non-medical cannabis retail store shall be operated by Clarity Cannabis BC Ltd. at #101 693 Hoffman Ave; and

DRAFT

ss) This permit is issued to and is for the sole benefit of Clarity Cannabis BC Ltd. and does not authorize the operation of a non-medical cannabis retail store by any other person at any other location.

If a previous Development Permit has been issued with respect to Form and Character and no new buildings or exterior renovations are being proposed some of these conditions may be waived.

2. Bonding

Prior to the issuance of a Building Permit, Clarity Cannabis BC Ltd. must deposit the following security under Section 502 of the *Local Government Act*:

a) A landscape security deposit in the amount of 100% of the estimated cost of providing all hard and soft landscaping; and

b) An engineering security deposit to the satisfaction of the Director of Engineering for works that may include frontage improvements and roadway damage deposit pursuant to City bylaws.

3. Expiry

That the Temporary Use Permit be issued for a period of 36 months and will expire on Saturday, March 5, 2022.

Authorized Resolution passed by the Council of the City of Langford on Monday, March 18, 2019.

Permit issued on Tuesday, March 19, 2019.

_____

Braden Hutchins, Director of Corporate Services

:kle

DRAFT

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **March 18, 2019**

Department: **Planning**

Subject: **Westhills Lakefront Crown Land Application**

Background

In 2006, Council amended Zoning Bylaw No. 300 and Official Community Plan No. 150 to allow for the development of the Westhills Community. Since this time, the Westhills Master Plan and associated Zoning has anticipated that public amenity improvements such as a beach and pier would be installed in conjunction with a waterfront restaurant along the south shore of Langford Lake in the Westhills commercial core.

Commentary

Over recent years, Westhills has completed their first two buildings within the commercial core – first the YMCA and subsequently a 6 storey mixed use building. Additional buildings are currently under review by the Planning and Building Departments. As detailed planning for the commercial core has progressed, so have the discussions for this lakefront amenity area. Westhills has developed a conceptual plan, attached to this report as Appendix A, which includes two piers, a boardwalk and trail, a sand beach, a playground and picnic area, as well as a restaurant with associated accessible and loading parking (primary patron/employee parking is on the south side of the railroad tracks). As this work will be occurring within the Streamside Protection and Enhancement Area (SPEA) of Langford Lake, and within the lake itself, Westhills has consulted with the federal Department of Fisheries and Oceans and provincial Ministry of Environment to determine the approval process. DFO has confirmed that an authorization under the Fisheries Act is not necessary as long as best practices in design and construction are followed, and the Province has indicated that both a Section 11 Water Sustainability Act authorization and Crown Land Tenure application are required. The Section 11 authorization is required to approve the installation of the works within the SPEA and Lake, and the Crown Land Tenure application is required to establish a lease in favour of the City for the use of that portion of the lake. The Province has further confirmed to Westhills that they would like to review both applications concurrently. As part of the Crown Land Tenure application, a resolution of Council endorsing the project is required.

Financial Implications
If approved and installed, the public amenity area will be added to the City's assets and will have an ongoing maintenance cost.

Legal Implications
If the Crown Land Tenure application is approved, the City will hold a legal lease over that portion of the foreshore and lake encompassing the retaining wall, boardwalk and piers for a period of 10-30 years.

Options

That Council:

1. Endorse the Crown Land Tenure Application to establish a public amenity area within the City's property located at 4000 Leigh Rd and abutting area of Langford Lake as shown on the plan attached to this report as Appendix A;

OR

2. Take no action at this time with respect to this Crown Land Tenure Application.

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
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:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ls

COORDINATES
N: 4656928 m
E: -2709984 m
UTM ZONE 10U

COORDINATES
N: 4656916 m
E: -2709818 m
UTM ZONE 10U

CROWN LAND TENURE

SELECTIVELY CLEARED PICNIC AREA

EXISTING TRAIL

PICNIC TABLES (TYP.)

170 m
128° 57' 12.9"

43 m
38° 57' 12.9"

36 m
38° 57' 12.9"

30 m

4 m

20 m

12 m

12 m

19 m

BARRIER FREE ACCESS TO BEACH

PUBLIC CANOE/ KAYAK DOCKS

LAKEFRONT WALL

NON DISTURBANCE

NON DISTURBANCE

LANGFORD LAKE

PUBLIC SWIMMING BEACH

PUBLIC PLAYGROUND

PUBLIC WASHROOM

ED NIXON TRAIL

ACCESSIBLE PARKING

HIGH WATER LINE

EXISTING PUBLIC WOODEN FOOT BRIDGE & TRAIL

RESERVED FOR FUTURE RAIL STATION (COMMUTER RAIL)

EXISTING PUBLIC PARKING

EXISTING PUBLIC PARK & RIDE

EXISTING BC TRANSIT EXCHANGE (BUS)

WESTHILLS DR.

LANGFORD LAKE RD

LANGFORD PARKWAY

EXISTING RECREATION FACILITY & PUBLIC LIBRARY (YMCA)



KEY PLAN NOT TO SCALE

Contractor must check and verify all dimensions and conditions on site and report any discrepancies to engineer prior to proceeding with work.

DO NOT SCALE THE DRAWING

50mm

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1:1000 0 20 60m

CITY OF LANGFORD

ON POINT PROJECT ENGINEERS LTD.

LAKEFRONT PUBLIC AMENITY CONCEPT
CITY OF LANGFORD

TECHNOLOGIST: HW
REVIEWED: RJR
ENGINEER: SCR

SCALE: 1:1000

ON POINT PROJECT No.
001-79

GOVERNING AUTHORITY FILE No.

SHEET SK1

ON POINT DRAWING No.
001-79-C100

ON POINT - Tuesday, February 5, 2019 9:17 AM \\WHLC-FILE02.CORP.WHLC.CA\WHLC-STORE02\PROJECTS\001 WESTHILLS\001-79 LAKEFRONT RESTAURANT\03 CAD & DESIGN\DESIGN DRAWINGS\20190131 001-79 DESIGNBASE.DWG

CITY OF LANGFORD
BYLAW NO. 1814

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

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

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

1. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS3 (Residential Small Lot 3) Zone the property legally described as LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road) 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)
RS3	1814	LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".

READ A FIRST TIME this 21st day of January, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

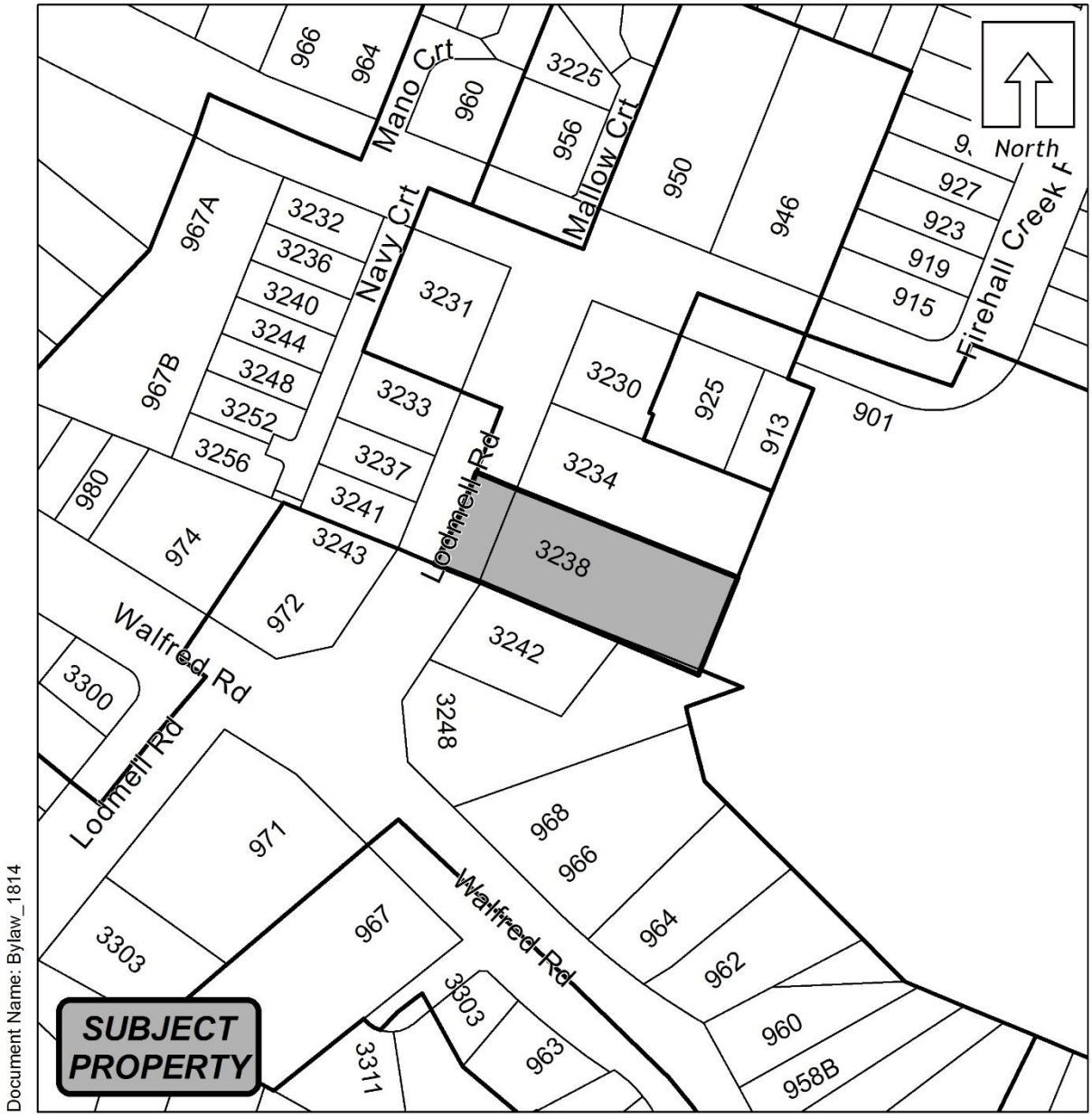
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1814

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1814

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/3/2018

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: March 18, 2019

Department: **Engineering**

Subject: Omnibus Amendments to Bylaw No. 1000, Bylaw No. 1817

Background

The purpose of this report is to provide background to the proposed Subdivision and Land Development Servicing Bylaw, Amendment No. 18, 2019 (Omnibus) Bylaw No. 1817.

Commentary

The City has a good working relationship with the Westshore Developers Association (WSDA) and have spent several months reviewing proposed amendments to Bylaw 1000.

The bylaw amendments have been made to:

- Provide more clarity to staff and developers;
- Modernize or amend standards to make them more current;
- Update drawings that are part of the supplementary specifications; and/or
- Delete any redundant references.

The edits include but are not limited to:

- Adding an Approved Product List that can be amended as needed outside of the bylaw, this is the same as the Street Atlas
- Changing the approval for landscaping on rock walls to just the Parks Manager, not also the Director of Engineering
- Clarifying the sidewalk backdrop grade
- Clarifying the post tops for streetlights
- All collector roads need the white reflective street name signs
- Adding bikelane paint drawing
- Reiterating no corrugated pipe for storm drains

- Confirming the Langford name has to go on manhole lids
- Clarifying the rim grade elevations for catch basins
- Deeper manholes are bigger
- Back up generators at lift stations must run simultaneously, not just start simultaneously
- Amending Schedule 7 the sewer section for current safety and modernized requirements
- Clarifying supply types for Schedule 10 irrigation parts and giving options where available
- Clarifying where irrigation goes
- Amendments to Schedule 11 Supplementary Specifications drawings that were requested by the developer group and/or are amendments required to modernize or remove out of date references

The developer group working with staff reviewed the bylaw. As necessary so did the City's roads contractor from an operational/maintenance perspective as well as our sewer provider Westshore Environmental Services (WSES).

Staff are recommending that Council consider giving first three readings to Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817

Financial Implications

None noted.

Legal Implications

This bylaw has been reviewed by the City's solicitor.

Options

That Council:

1. Give Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817 first three readings;

   OR

2. Do nothing at this time with respect to any amendments to the Subdivision and Development Servicing Bylaw No. 1000.

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, AScT. Deputy Director of Engineering and Public Works
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mm

CITY OF LANGFORD
BYLAW NO. 1817

A BYLAW TO AMEND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

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

1. City of Langford Subdivision and Development Servicing Bylaw No. 1000 is amended as follows:

   i) By adding to Section 4.0 the following definition in appropriate alphabetical order:

   "Approved Product List means the product list established by the City Engineer from time to time for the purposes of this Bylaw."

   ii) By amending Section 3.1.4 in Schedule 3 to read as follows:

   "Stacked rock (non-face mortar) and lock block walls are not permitted adjacent to collector roads unless part of a comprehensive landscape design and as approved by the and Parks Manager."

   iii) By amending Section 4.13.6 in Schedule 4 to read as follows;

   "The crossfall of the sidewalk shall be no less than 2% and no more than 5% towards the road. The back of sidewalk can be dropped such that the maximum crossfall does not exceed 5%."

   iv) By amending Section 4.18.1.11 in Schedule 4 to read as follows:

   "Davit ('cobra') overhead street lighting shall use GE Evolve light-emitting diode (LED) lighting fixtures. Refer to the **Approved Product List** for model numbers.

   This requirement may be waived by the City Engineer should the lighting be installed in an area of existing high-pressure sodium (HPS) lighting. In areas where HPS lighting is required, designs are to use Philips Lumec Helios Series fixtures."

   v) By amending Section 4.18.6 in Schedule 4 to read as follows:

   "Where traffic signals, electrical outlets, irrigation timers, signage or other forms of infrastructure other than a streetlight require electrical power, then a BC Hydro approved metered service is required, refer to the Approved Product List. In instances where the estimated power consumption is very minor and a separate BC Hydro meter is not economically warranted, the City may approve an alternate solution, for example battery power or sub-meters from adjoining private services. (Bylaw No. 1669) "

vi) By replacing Table 4.2 in Schedule 4 with the following:

Table 4-2: Street Name Blade Placement Requirements

Location	Type	Colours	Size
All intersections in the Core area	Two sided extruded aluminum	100mm 'Helvetica Medium', uppercase black IP vinyl lettering on white EG reflective background, c/w full-colour coat of arms	150mm x 400mm – 800mm
All Collector Roads	Two sided extruded aluminum	100mm 'Helvetica Medium', uppercase black IP vinyl lettering on white EG reflective background, c/w full-colour coat of arms and detailing	230mm x 400mm – 800mm
Private	Two sided extruded aluminum	100mm 'Helvetica Medium', uppercase white EG reflective lettering on blue EG reflective background	150mm x 400mm – 800mm
Other	Two sided extruded aluminum	100mm 'Helvetica Medium', uppercase black IP vinyl lettering on white EG reflective background c/w black IP vinyl coat of arms	150mm x 400mm – 800mm

vii) By amending Section 5.5.1 in Schedule 5 to read as follows:

"Specifications

Roughness coefficients	**Concrete 0.013, PVC 0.013**
Minimum diameter	**300 mm**
Minimum velocity	**0.61 m/sec (flowing full or half full)**
Maximum velocity	**6.1 m/sec**

Above this maximum velocity, special consideration must be given by the Professional Engineer to incorporate pipe materials and construction methods, including pipe anchorage, scour protection and energy dissipation to the satisfaction of the City Engineer.

The choice of pipe material shall be in accordance with the current edition of MMCD. **No corrugated metal pipe (CMP) or corrugated steel pipe (CSP) is permitted."**

viii) By adding a new Section 5.6.15 in Schedule 5 to read as follows:

"All manhole lids and cleanouts must be cast to include "Langford Storm""

ix) By amending Section 5.7.1 in Schedule 5 to read as follows:

"Storm sewer service connections of adequate size, but not less than 100mm Ø shall be provided from a main to the property line of each new or existing parcel, which forms part of the development or which fronts a highway or other right-of-way in which the sewer is to be constructed and shall be constructed in accordance with MMCD S**8**."

x) By amending Section 5.10.1 in Schedule 5 to read as follows:

"Catch basins are detailed as per drawing SS S11 shall be provided as required to collect from a maximum area of 400 square metres of road, at the beginning of curb returns to which water flows and at low points. Leads will be a minimum 150 mm diameter. Rim elevations shall be **25 mm** below finished pavement grade."

xi) By adding a new Section 5.10.2 in Schedule 5 to read as follows:

"The catch basin grate must be a ¾ grate"

xii) By amending Section 6.3.1 in Schedule 6 to read as follows:

"Manhole structures shall be in accordance with MMCD S1 and S2. Manholes 3.0 to 5.0m deep to be 1200mm diameter, manholes deeper than 5.0m to be 1500mm diameter."

xiii) By amending Section 6.3.2 in Schedule 6 to read as follows:

"Manholes shall be provided at all changes in grade, pipe size, horizontal alignment (for non-curvilinear sewers) and at the upper end of mains not to be extended in the future. Only one curve, horizontal or vertical, is permitted between manholes. In addition to the foregoing, additional manholes shall be constructed so that the maximum distance between manholes is as shown in **Table 6-5**. **Services 200mm and larger require a manhole when connecting to a mainline of the same size or larger. The invert of the incoming service shall match the centerline of the mainline pipe**."

TABLE 6-5: Manhole Distance

Pipe size (mm Ø)	Maximum Distance (m)
375 and smaller	125
450 and 750	155
900 and larger	185

xiv) By adding a new Section 6.3.16 in Schedule 6 to read as follows:

"All manhole and cleanout lids must be cast to include "Langford Sanitary""

xv) By amending Section 7.1.4 in Schedule 7 to read as follows:

"Standby power and/or peakflow storage may be required. The City Engineer shall determine which options are more economically feasible based on location, environmental concerns, storage capacity required and the availability of an external emergency power source. In the case of standby power, an on-site emergency generator is required. The selection of an appropriately sized generator for lift stations will be based on design criteria in accordance with this bylaw. The generator must be sized so that it will not be required to run at more than 80% of its total capacity while having all pumps **running** simultaneously."

xvi) By amending Section 7.5.1 in Schedule 7 to read as follows:

"Levels in the wet well shall be transmitted to the PLC by means of a submersible pressure transducer **suspended** within a stilling well in the wet well"

xvii) By amending Section 7.7.5 in Schedule 7 to read as follows:

"A variable speed explosion-proof exhaust fan with high and low speed switch (with VFD Program Module) must be used which will be running constantly at low speed and which has sufficient capacity to exchange the total volume of air inside the well **at least 6 times an hour with means for detecting failure.** At high speed, the fan must purge noxious fumes while maintenance personnel are in the wet well, per Work Safe BC Confined Space regulations."

xviii) By amending Section 7.7.6.4 in Schedule 7 to read as follows:

"**Automatic** transfer switch (rated the same as the main service disconnect) **complete with network capability.**"

xix) By amending Section 7.7.6.7 in Schedule 7 to read as follows:

"**Minimum** 3kVA 600 to 120/240V transformer (protected by a fused switch)."

xx) By amending Section 7.7.7.1 in Schedule 7 to read as follows:

"**An orange RPVC** communication **conduit(s)** complete with a spare pull cord shall be provided from the control compartment of the kiosk to either a telephone/cable pole drop or an active underground telecommunication utility pull box. The telecommunication provider shall be approved by the City Engineer. The Contractor shall be responsible for making arrangements for the installation of the telephone or cable connection."

xxi) By amending Table 7-2 in Schedule 7 to read as follow:

Part No.	Qty	Description
(a) IC200PWR002	1	24VDC(in)/3.3VDC(out) Power Supply
(b) IC200CPUE05	1	CPU Ethernet c/w 128K Memory
(c) IC200MDL650	1	32 point 24Vdc digital input card
(d) IC200MDL742	1	32 point 24Vdc digital output card
(e) IC200ALG260	1	8 point analog input card
(f) IC200CHS002	3	Carrier
(g) IC 755CSS0RDA-AJ	**1**	**HMI**
(h) THIS ROW DELETED		

xxii) By amending Section 7.7.11 in Schedule 7 to read as follows:

"The PLC shall be mounted within the control enclosure and the **HMI** shall be mounted on the door directly to the right of the indicator/control panel. "

xxiii) By deleting Section 7.7.17 in Schedule 7

xxiv) By amending Section 7.7.29 in Schedule 7 to read as follows:

"The power distribution and control compartment on the kiosk shall be equipped with a **100W equivalent LED rough usage bulb**, receptacle, and light switches. The two light switches shall be wired as a three-way circuit."

xxv) By amending Section 7.8.1.1 in Schedule 7 to read as follows:

"The generator should be manufactured by Kohler/John Deere (diesel type) sized so that it will not be required to run at more than 80% of its total capacity while having all pumps **running** simultaneously and based on the following information:

7.1.1.1.1. The generator shall be equipped with a 15 Amp - 110 volt receptacle.

7.1.1.1.2. The generator shall have provisions to reverse the phase rotation through a transfer switch.

7.1.1.1.3. The generator shall be permanently wired to the control kiosk.

7.1.1.1.4. The generator will be designed to have minimal impact on adjacent property owners. Therefore, sound attenuation will be extremely important. A maximum sound emission of 65 dba's at 6 meters will fulfill this requirement.

7.1.1.1.5. This generator shall be in a suitable weather enclosure to protect it against vandalism and deterioration due to weather.

7.1.1.1.6. The generator shall be permanently mounted on a suitably sized reinforced concrete pad.

xxvi) By amending Section 10.5.3.1 in Schedule 10 to read as follows:

"Heavy-duty, 200 psi rated, plastic, commercial grade electric remote-control valve, with flow control. Irritrol 100 Series Century Plus series valves, or Rain Bird PGA valves must be used."

xxvii) By amending Section 10.5.1.1 Schedule 10 to read as follows:

"Schedule 40 Polyvinyl–Chloride (PVC), for all pressurized lines and for hard surface sleeving. **150mm SDR 28 pipe may be used for irrigation sleeving**."

xxviii) By amending Section 10.5.5 in Schedule 10 to read as follows:

"Sprinkler Heads (turf only): All sprinkler heads shall be of the types and sizes with the diameter or radius of throw, pressure, discharge and any other designations necessary for complete, head to head coverage. All critical points including corners, edges and tight contours will receive full coverage by either rectangular, triangular or edge methods of head layout. All areas of turf will be covered by a minimum of two (2) irrigation heads. All heads of a particular type and for a particular function in the system shall be manufactured by Irritrol or Rain Bird and shall be marked with the manufacturer's name and identification, in such a position that they can be identified without being removed from the system."

xxix) By amending Section 10.5.5.1 in Schedule 10 to read as follows:

"Rotors: Toro T5P, or Rainbird 5000, 3500"

xxx) By amending Section 10.5.5.2 in Schedule 10 to read as follows:

"Rotors (sand based playfields): Toro 640 series or Rain Bird Falcon. Stainless Steel only on playfields."

xxxi) By amending Section 10.5.5.3 in Schedule 10 to read as follows:

"Spray Heads: Rain Bird 1800 or Irritrol i-pro sprays"

xxxii) By amending Section 10.5.7.1 in Schedule 10 to read as follows:

"Irritrol Total Control or as approved by the Parks Manager."

xxxiii) By amending Section 10.5.9.1 in Schedule 10 to read as follows:

"Drip-in c/w Root Guard, with red stripe. Manufacturer; Toro Ag – 3.8 Lph, 300mm emitter spacing."

xxxiv) By amending Section 10.5.10.1 in Schedule 10 to read as follows:

"Irritrol Omni regulating module or Rain Bird PSR Dial Valve Pressure regulator on all drip emitter line and hanging basket zones."

xxxv) By amending Section 10.5.11.1 in Schedule 10 to read as follows:

"WELD-ON P70 primer must be used when gluing pipe."

xxxvi) By amending Section 10.5.11.2 in Schedule 10 to read as follows:

"WELD-ON 705 PVC glue must be used after primer."

xxxvii) By amending Section 10.5.12.3 in Schedule 10 to read as follows:

"Battery operated timer: Toro DDCWP (2-4-6-8 zones) or as approved by Parks Manager."

xxxviii) By amending Section 10.6.13 in Schedule 10 to read as follows:

"All sprinklers shall be installed on swing joints using PVC 90-degree street elbows and PVC Schedule 80 nipples, no marlex fittings permitted on charged lines. Rain Bird pre-fabricated swing arms"

xxxix) By amending Section 10.9 in Schedule 10 to read as follows:

"Irrigation shall be installed in the following boulevards within the City of Langford:

- Bear Mountain Parkway
- Goldstream Avenue
- Happy Valley Road
- Jacklin Road
- Langford Parkway
- Millstream Road
- Sooke Road
- Veterans Memorial Parkway
- Westshore Parkway
- City Park Frontages
- All areas within the City Center
- **All tree locations in new boulevards"**

xl) By amending Schedule 11 Supplementary Specifications Modifications and Additions to MMCD Specifications as follows:

"

a. Drawing G4 – Replace current G4 with that drawing having that number that is attached to this Bylaw
b. Drawing G5 – Replace current G5 with that drawing having that number that is attached to this Bylaw
c. Drawing L1 - Replace current L1 with that drawing having that number that is attached to this Bylaw
d. Drawing L2(a) - Replace current L2(a) with that drawing having that number that is attached to this Bylaw
e. Drawing L2(b) - Replace current L2(b) with that drawing having that number that is attached to this Bylaw
f. Drawing L2(c) - Replace current L2(c) with that drawing having that number that is attached to this Bylaw
g. Drawing L2(d) - Replace current L2(d) with that drawing having that number that is attached to this Bylaw
h. Drawing L2(f) – Replace current L2(f) with those drawings that number L2(f_a) and L2(f_b) attached to this Bylaw
i. Drawing L2(g) – Replace current L2(g) with that drawing having that number that is attached to this Bylaw
j. Drawing L2(h) – Insert new drawing L2(h) that is attached to this Bylaw
k. Drawing L4 – Replace current L4 with that drawing having that number that is attached to this Bylaw
l. Darwing L6 – Insert new drawing L6 that is attached to this Bylaw
m. Drawing P1 - Replace current P1 with that drawing having that number that is attached to this Bylaw
n. Drawing P2 – Replace current P2 with that drawing having that number that is attached to this Bylaw
o. Drawing RS1 – Replace current RS1 with that drawing having that number that is attached to this Bylaw
p. Drawing RS2 – Replace current RS2 drawing with that drawing having that number that is attached to this Bylaw
q. Drawing RS4 – Replace current RS4 drawing with that drawing having that number that is attached to this Bylaw
r. Drawing S9 – Replace current S9 drawing with that drawing having that number that is attached to this Bylaw
s. Delete Drawing MMCD SS S15"

xli) By replacing Schedule 13 with the version of Schedule 13 attached to this Bylaw including replacing Drawing T2 with new Drawing T1 attached to this Bylaw.

xlii) By replacing Schedule 14 with the version of Schedule 14 attached to this Bylaw.

2. This Bylaw may be cited as "Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817".

READ A FIRST TIME this day of , 2019.

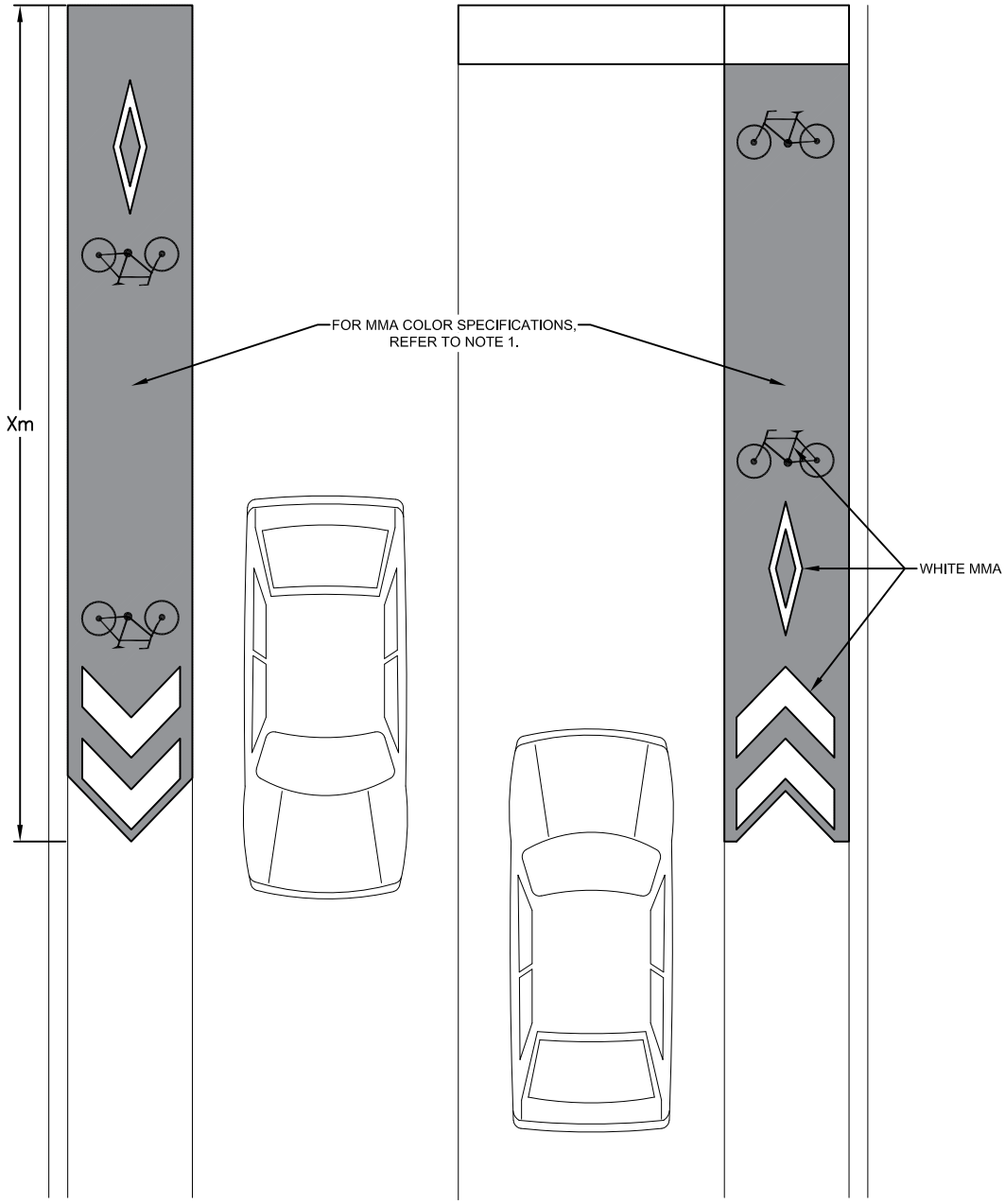
READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

Presiding Council Member

(Certified Correct)
CORPORATE OFFICER



NOTES:

1. LAFRENTZ MMA CHROME GREEN WITH BAUXITE.
2. Xm DETERMINED AT DRAWING APPROVAL.
3. BPN (BRITISH PENDULUM NUMBER) MUST BE > 70 BPN.

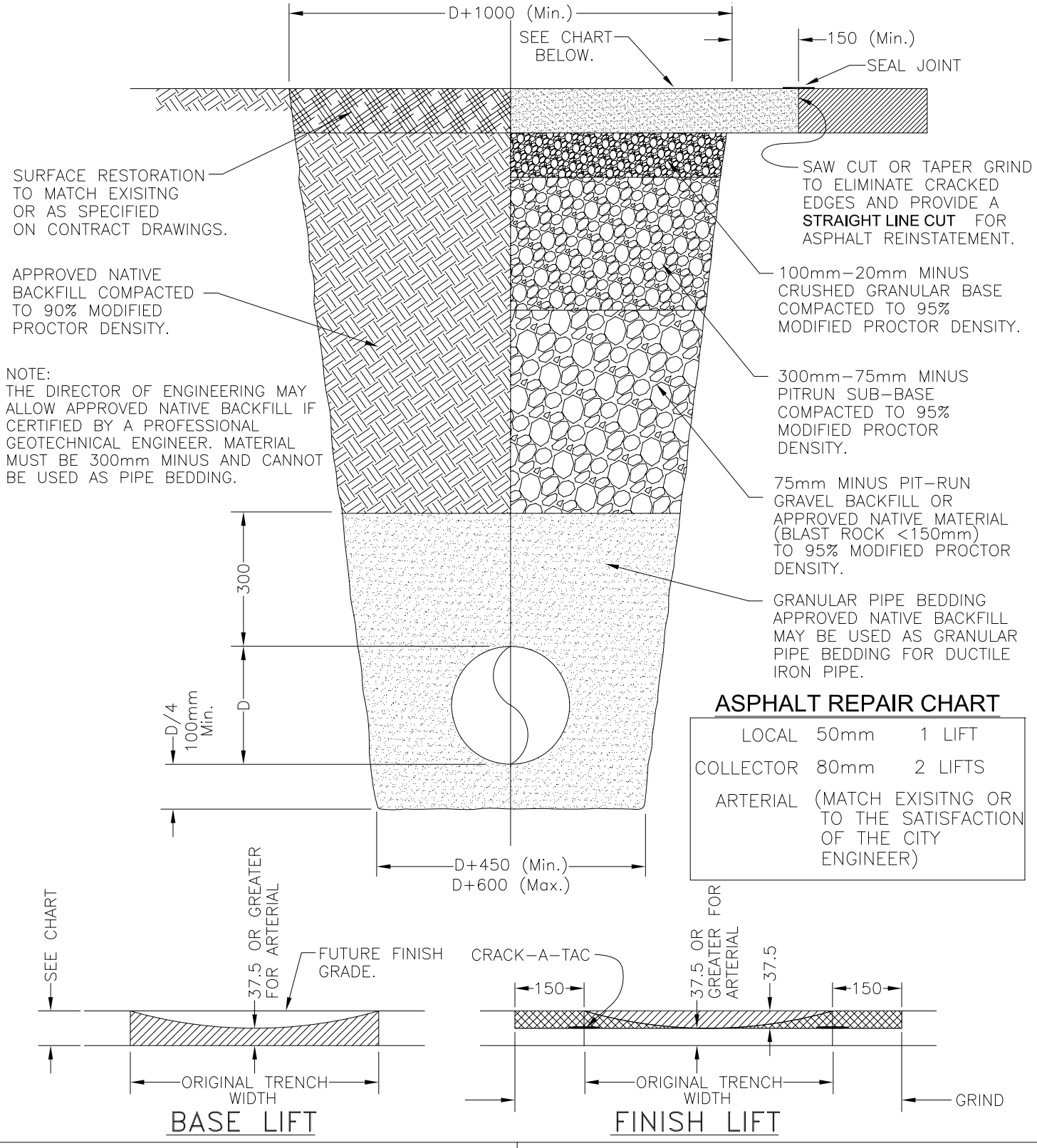
BIKE LANE CONFLICT ZONE SPECIFICATIONS

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 12-MAR-19	DRAWN: MB	DWG No. R20
SCALE: NTS	APPROVED: MM	

BOULEVARDS AND EASEMENTS

ROADS, LANES, WALKWAYS, SIDEWALKS AND WITHIN 1.0m OF THE EDGE OF PAVEMENT



NOTE:
THE DIRECTOR OF ENGINEERING MAY ALLOW APPROVED NATIVE BACKFILL IF CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER. MATERIAL MUST BE 300mm MINUS AND CANNOT BE USED AS PIPE BEDDING.

ASPHALT REPAIR CHART

LOCAL	50mm	1 LIFT
COLLECTOR	80mm	2 LIFTS
ARTERIAL	(MATCH EXISITNG OR TO THE SATISFACTION OF THE CITY ENGINEER)	

BASE LIFT

FINISH LIFT

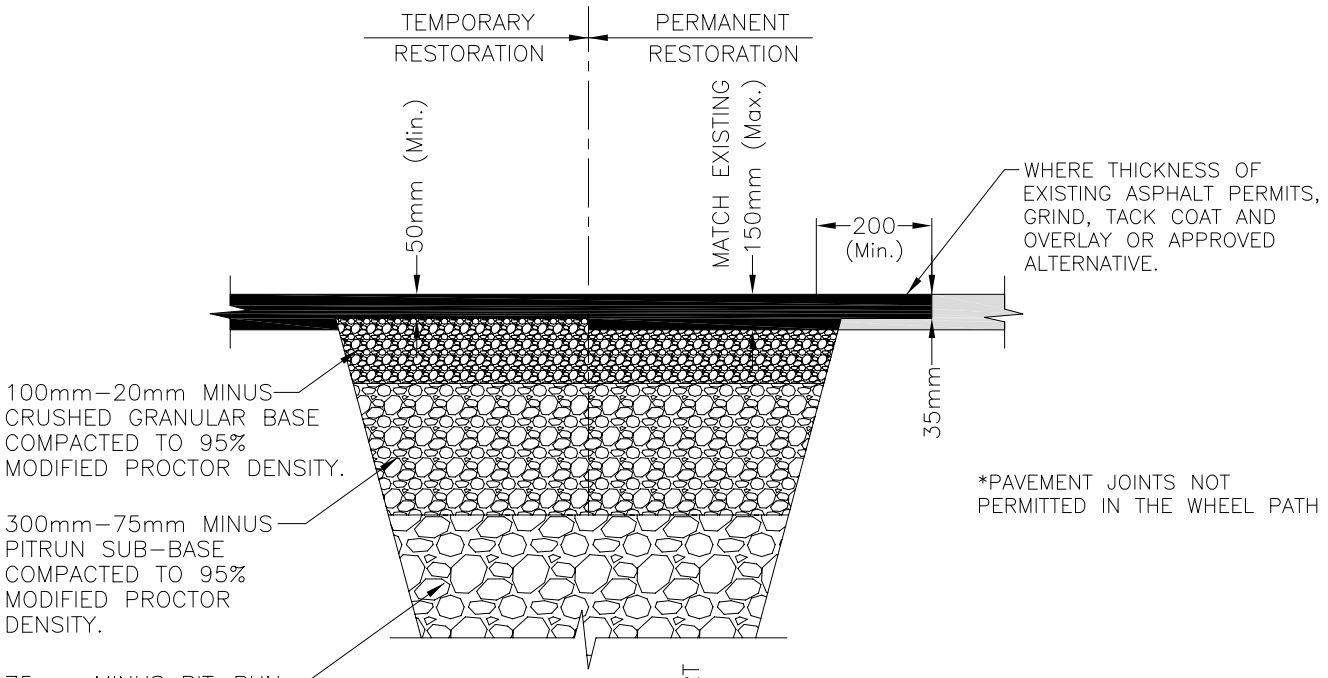
STANDARD TRENCH BACKFILL DETAIL AND SURFACE RESTORATION

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 98/04/16	DRAWN: GRH	MMCD SS **G4**
SCALE: NTS	APPROVED: MM	

Last Revised: Bylaw 18[illegible] February 2019

TYPICAL SECTION (COLLECTOR, INDUSTRIAL, ARTERIAL)

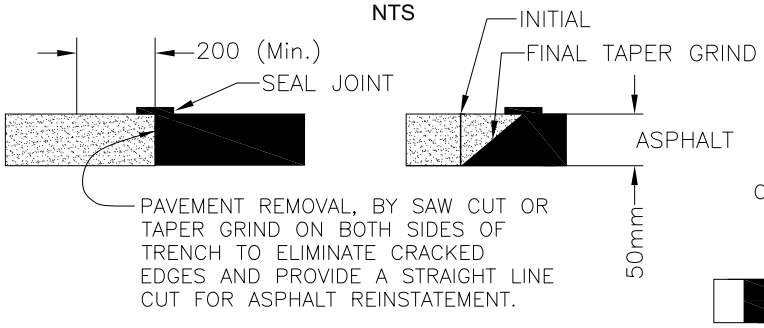


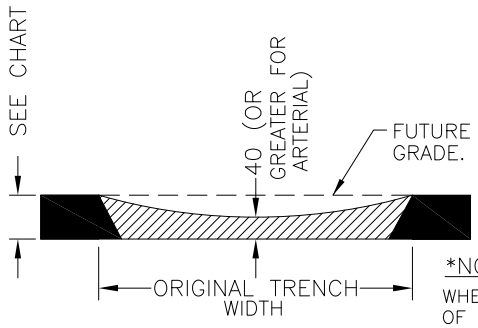
*PAVEMENT JOINTS NOT PERMITTED IN THE WHEEL PATH

PAVEMENT RESTORATION

ROADS, LANES, WALKWAYS, SIDEWALKS AND WITHIN 1.0m OF THE EDGE OF PAVEMENT

NTS

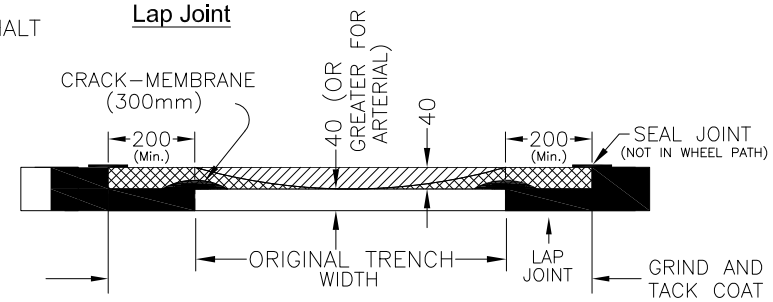




BASE LIFT

*NOTE:
WHERE THICKNESS OF EXISTING SURFACE OR ASPHALT PERMITS, CONSTRUCT LAP JOINT.

Lap Joint



FINISH LIFT

ASPHALT THICKNESS

LOCAL	50mm	1 LIFT
COLLECTOR	80mm	2 LIFTS
ARTERIAL	(MATCH EXISTING OR AS PER THE CITY ENGINEER)	

*SPECIFIED ASPHALT THICKNESSES DO NOT INCLUDE SURFACE TREATMENTS.

*FOR LOCAL ROADS ONLY

	BASE	SUB BASE
LOCAL	100mm	250mm

PAVEMENT STRUCTURE & RESTORATION

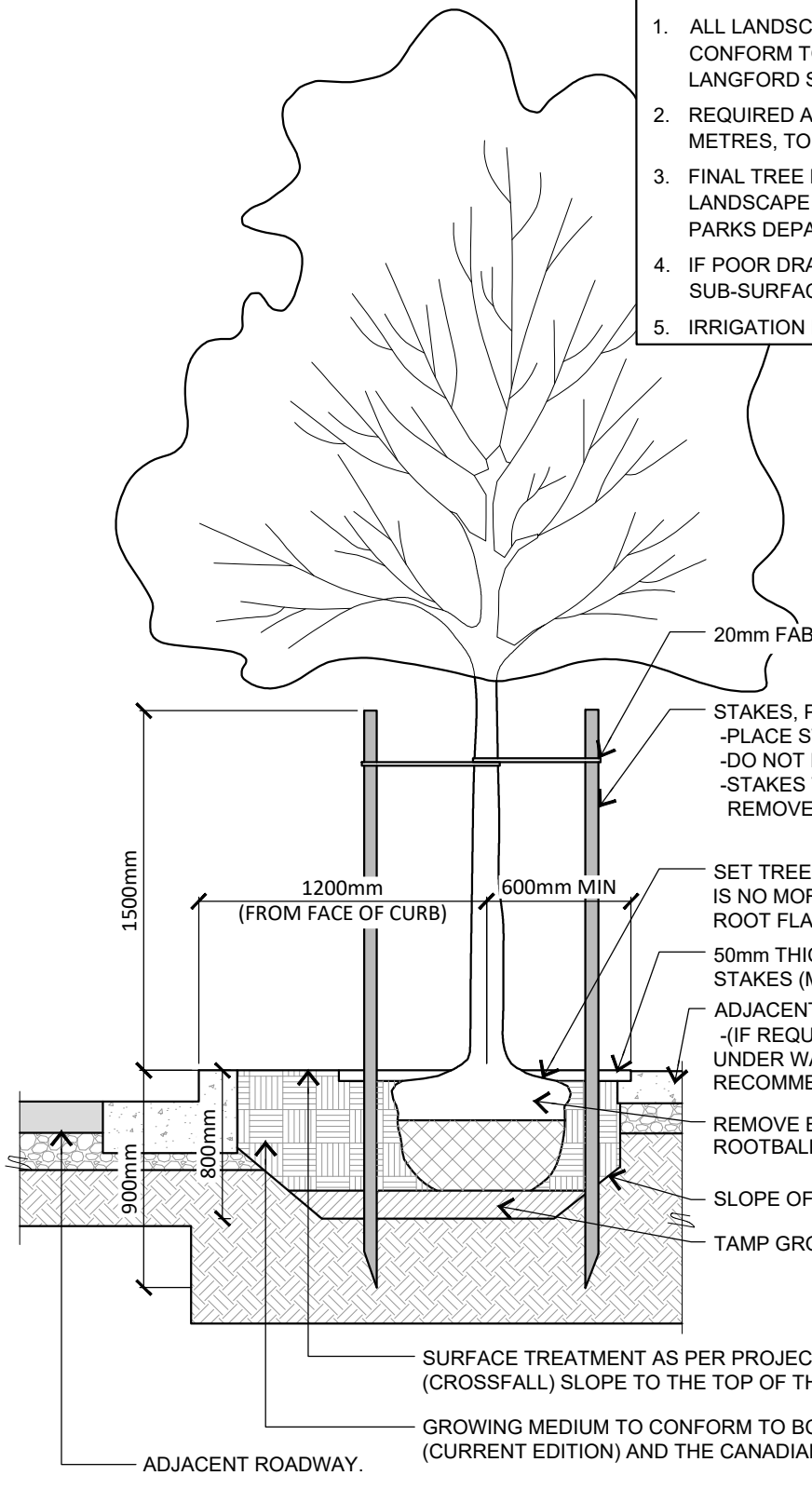
CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 11/03/02	DRAWN: TB	MMCD SS G5
SCALE: NTS	APPROVED: MM	

Last Revised: Bylaw 18[illegible] January 2019

NOTES:

1. ALL LANDSCAPE CONSTRUCITON AND PLANT MATERIAL TO CONFORM TO MMCD (CURRENT EDITION) AND CITY OF LANGFORD STANDARDS.
2. REQUIRED AREAS OF GROWING MEDIUM IS 10 SQUARE METRES, TO A DEPTH OF 800mm FOR EACH TREE.
3. FINAL TREE LOCATIONS MAY BE VARIED IF CERTIFIED BY A LANDSCAPE ARCHITECT AND BY THE CITY OF LANGFORD PARKS DEPARTMENT.
4. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
5. IRRIGATION REQUIRED TO CITY OF LANGFORD STANDARDS.



20mm FABRIC TREE TIES (ARBOR TIE OR EQUAL).

STAKES, PRESSURE TREATED WOOD, 70mm DIAMETER x 2.43m.
-PLACE STAKES PARALLEL TO PREVAILING WIND DIRECTION.
-DO NOT DRIVE STAKES THROUGH ROOTBALL.
-STAKES TO REMAIN FOR ONE GROWING SEASON, THEN REMOVE.

SET TREE AT ORIGINAL GRADE OF NURSERY. ENSURE THERE IS NO MORE THAN 50mm FROM THE FINISHED GRADE TO THE ROOT FLAIR.

50mm THICK MULCH SAUCER, SIZE TO ENCOMPASS TREE STAKES (MIN).

ADJACENT WALKWAY
-(IF REQUIRED) STRUCTURAL GROWING MEDIUM TRENCH UNDER WALK AS PER LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

REMOVE BURLAP AND ROPE OR WIRE BASKET FROM TOP ⅓ OF ROOTBALL.

SLOPE OF EXCAVATION AT 1H:1V

TAMP GROWING MEDIUM TO PREVENT ANY SETTLEMENT.

SURFACE TREATMENT AS PER PROJECT REQUIREMENTS. MINIMUM OF 2% (CROSSFALL) SLOPE TO THE TOP OF THE CURB IS REQUIRED.

GROWING MEDIUM TO CONFORM TO BCSLA/BCNLA LANDSCAPE STANDARD (CURRENT EDITION) AND THE CANADIAN SYSTEM OF SOIL CLASSIFICATION.

ADJACENT ROADWAY.

STREET TREE PLANTING DETAIL

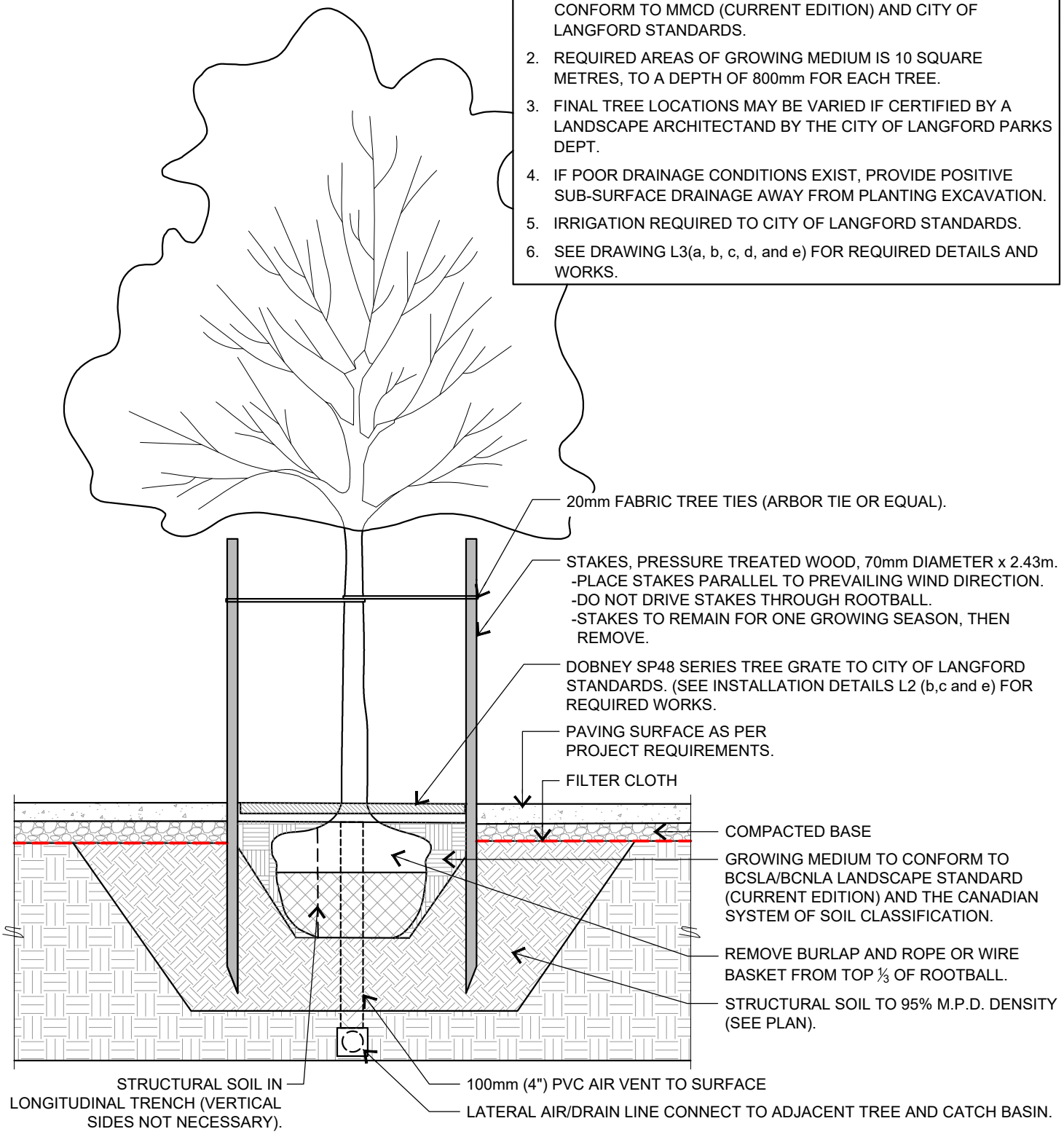
Standard Street Tree Offset from Roadway Curb

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-APR-09	DRAWN: DE	MMCD SS
SCALE: NTS	APPROVED: MM	L1

NOTES:

1. ALL LANDSCAPE CONSTRUCITON AND PLANT MATERIAL TO CONFORM TO MMCD (CURRENT EDITION) AND CITY OF LANGFORD STANDARDS.
2. REQUIRED AREAS OF GROWING MEDIUM IS 10 SQUARE METRES, TO A DEPTH OF 800mm FOR EACH TREE.
3. FINAL TREE LOCATIONS MAY BE VARIED IF CERTIFIED BY A LANDSCAPE ARCHITECTAND BY THE CITY OF LANGFORD PARKS DEPT.
4. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
5. IRRIGATION REQUIRED TO CITY OF LANGFORD STANDARDS.
6. SEE DRAWING L3(a, b, c, d, and e) FOR REQUIRED DETAILS AND WORKS.



TREE PLANTING DETAIL

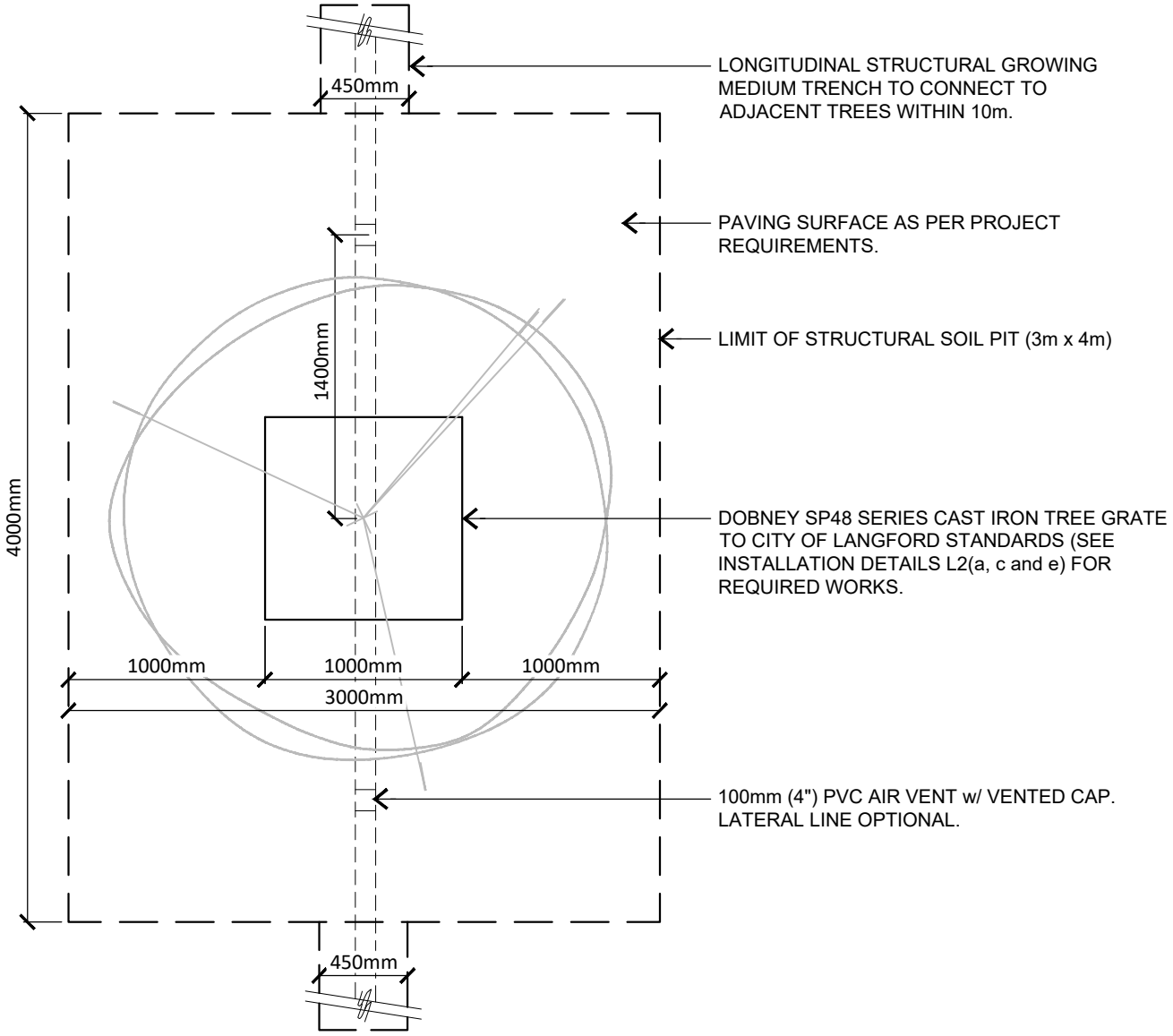
Structural Growing Medium Pit

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-APR-09	DRAWN: DE	**MMCD SS** **L2(a)**
SCALE: NTS	APPROVED: MM	

NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO MMCD (CURRENT EDITION) AND CITY OF LANGFORD STANDARDS.
2. REQUIRED AREAS OF GROWING MEDIUM IS 10 SQUARE METRES, TO A DEPTH OF 800mm FOR EACH TREE.
3. FINAL TREE LOCATIONS MAY BE VARIED IF CERTIFIED BY A LANDSCAPE ARCHITECT AND BY THE CITY OF LANGFORD PARKS DEPT.
4. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
5. IRRIGATION REQUIRED TO CITY OF LANGFORD STANDARDS.



TREE PLANTING DETAIL

Structural Growing Medium Pit

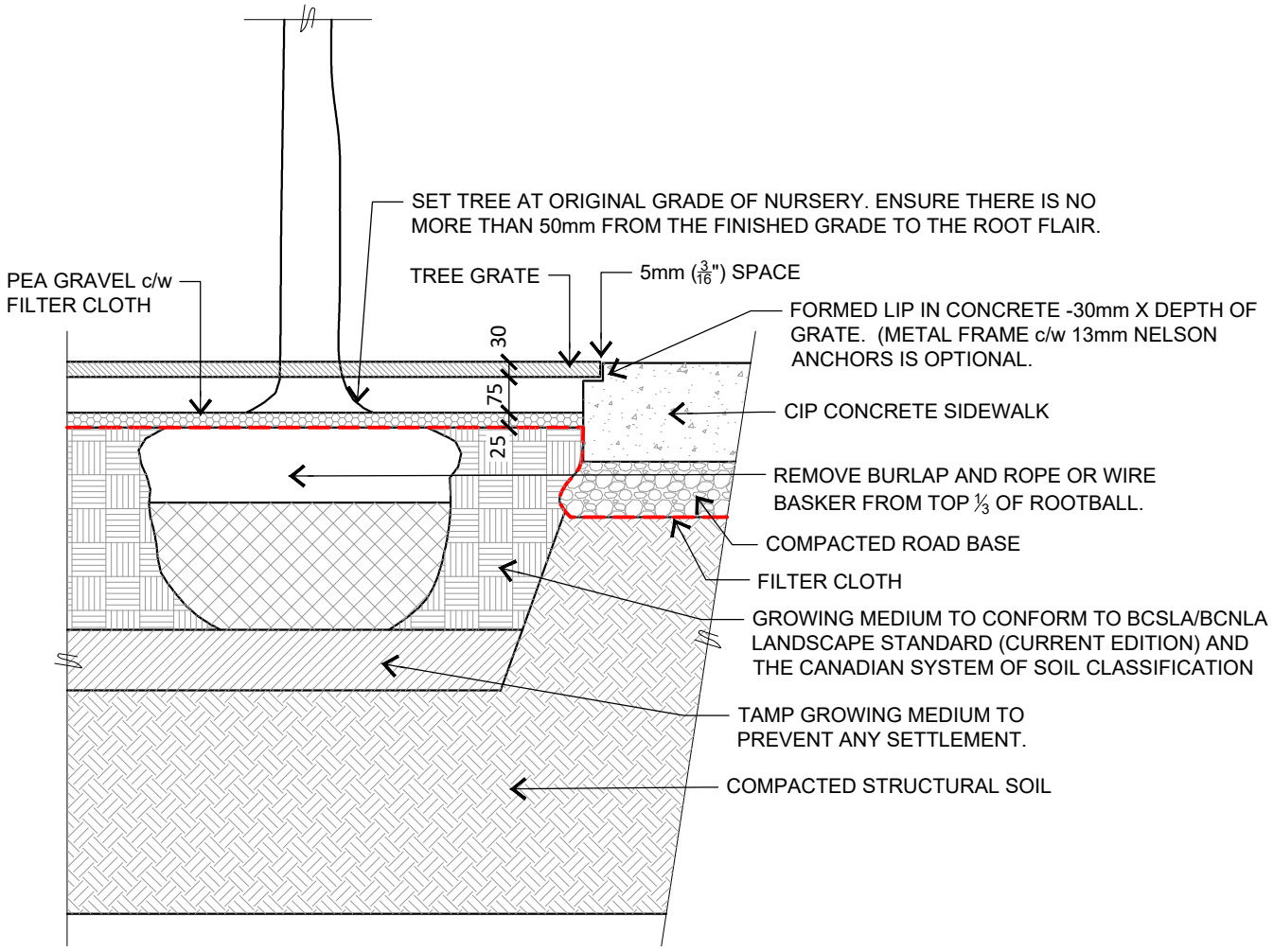
CITY OF LANGFORD

PARKS DEPARTMENT

DATE: 08-APR-09	DRAWN: DE	**MMCD SS**
SCALE: NTS	APPROVED: MM	**L2(b)**

NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO MMCD (CURRENT EDITION) AND CITY OF LANGFORD STANDARDS.
2. REQUIRED AREAS OF GROWING MEDIUM IS 10 SQUARE METRES, TO A DEPTH OF 800mm FOR EACH TREE.
3. FINAL TREE LOCATIONS MAY BE VARIED IF CERTIFIED BY A LANDSCAPE ARCHITECT AND BY THE CITY OF LANGFORD PARKS DEPT.
4. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
5. IRRIGATION REQUIRED TO CITY OF LANGFORD STANDARDS.



TREE GRATE INSTALLATION DETAIL

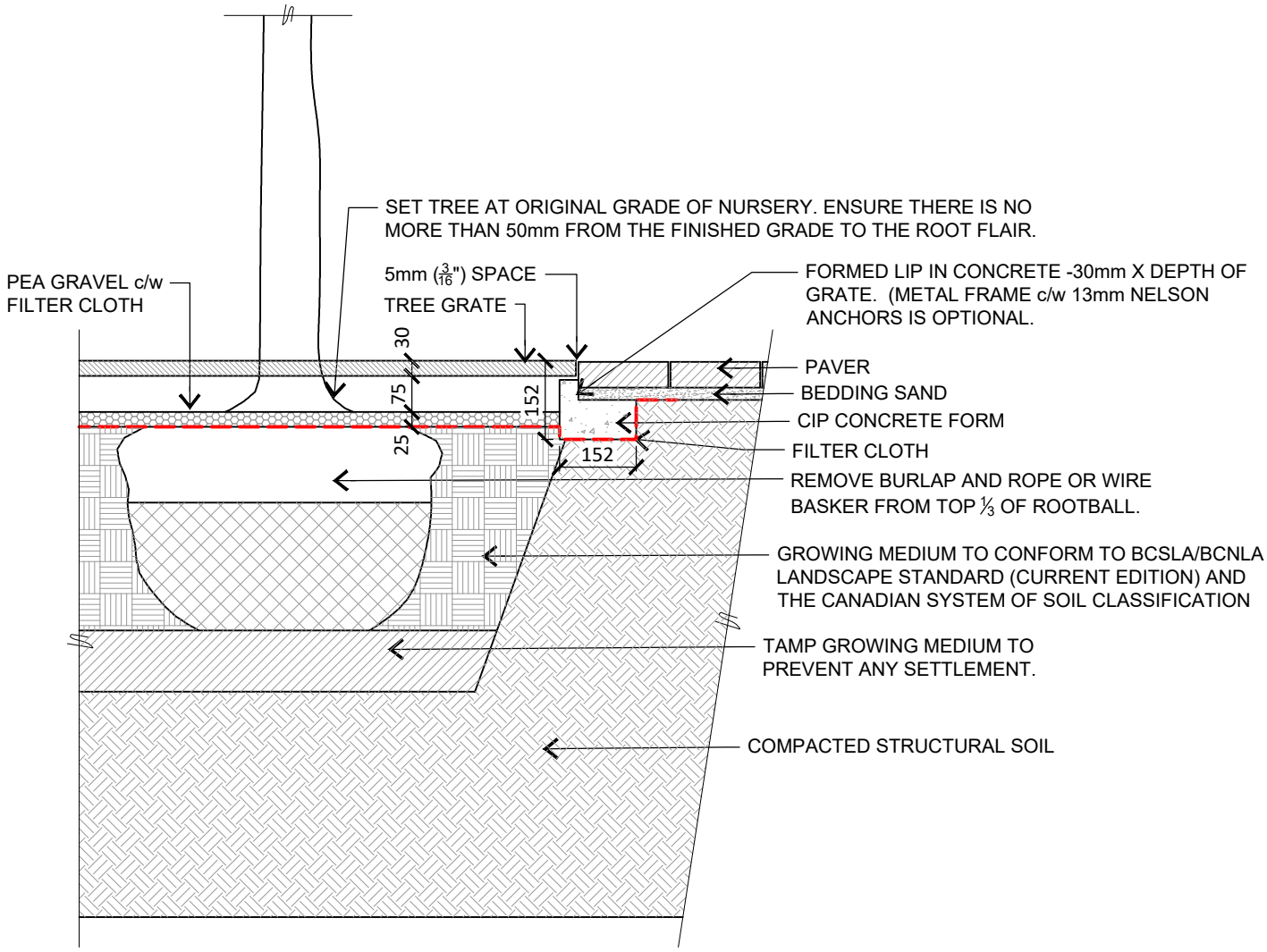
In Concrete Sidewalks and Plazas

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-APR-09	DRAWN: DE	**MMCD SS** **L2(c)**
SCALE: NTS	APPROVED: MM	

NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO MMCD (CURRENT EDITION) AND CITY OF LANGFORD STANDARDS.
2. REQUIRED AREAS OF GROWING MEDIUM IS 10 SQUARE METRES, TO A DEPTH OF 800mm FOR EACH TREE.
3. FINAL TREE LOCATIONS MAY BE VARIED IF CERTIFIED BY A LANDSCAPE ARCHITECT AND BY THE CITY OF LANGFORD PARKS DEPT.
4. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
5. IRRIGATION REQUIRED TO CITY OF LANGFORD STANDARDS.

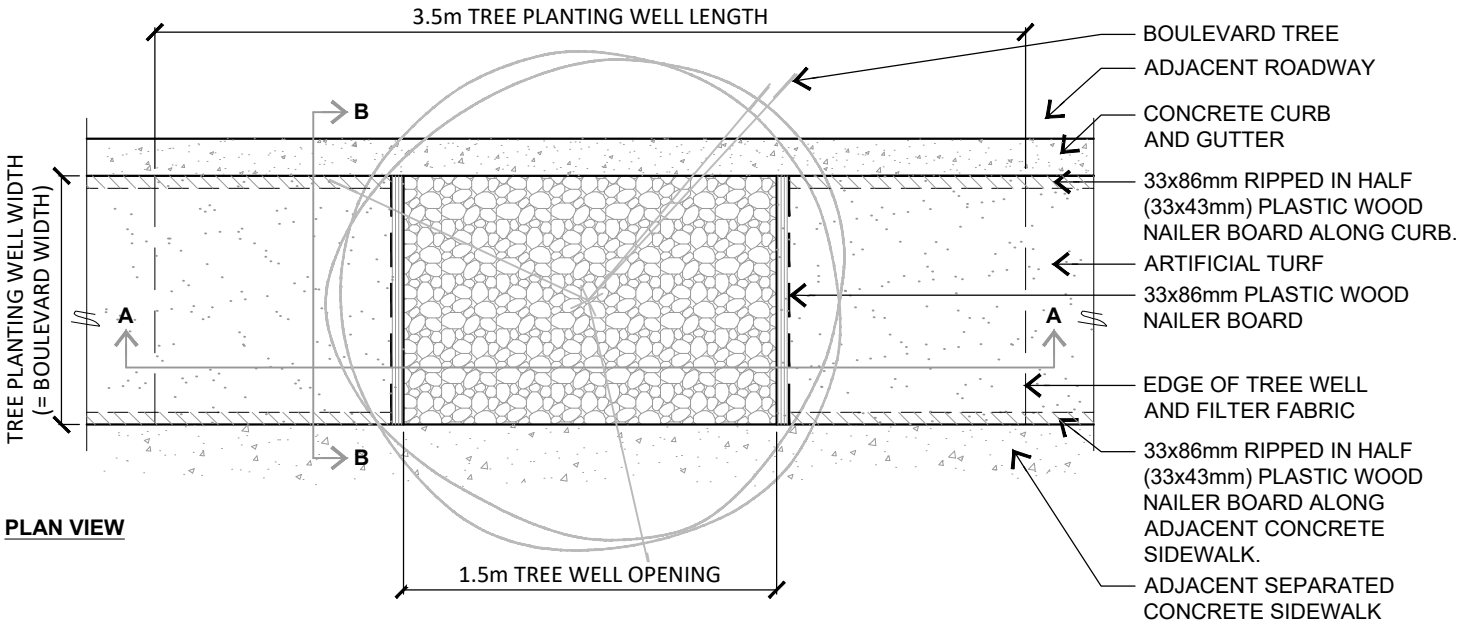


TREE GRATE INSTALLATION DETAIL

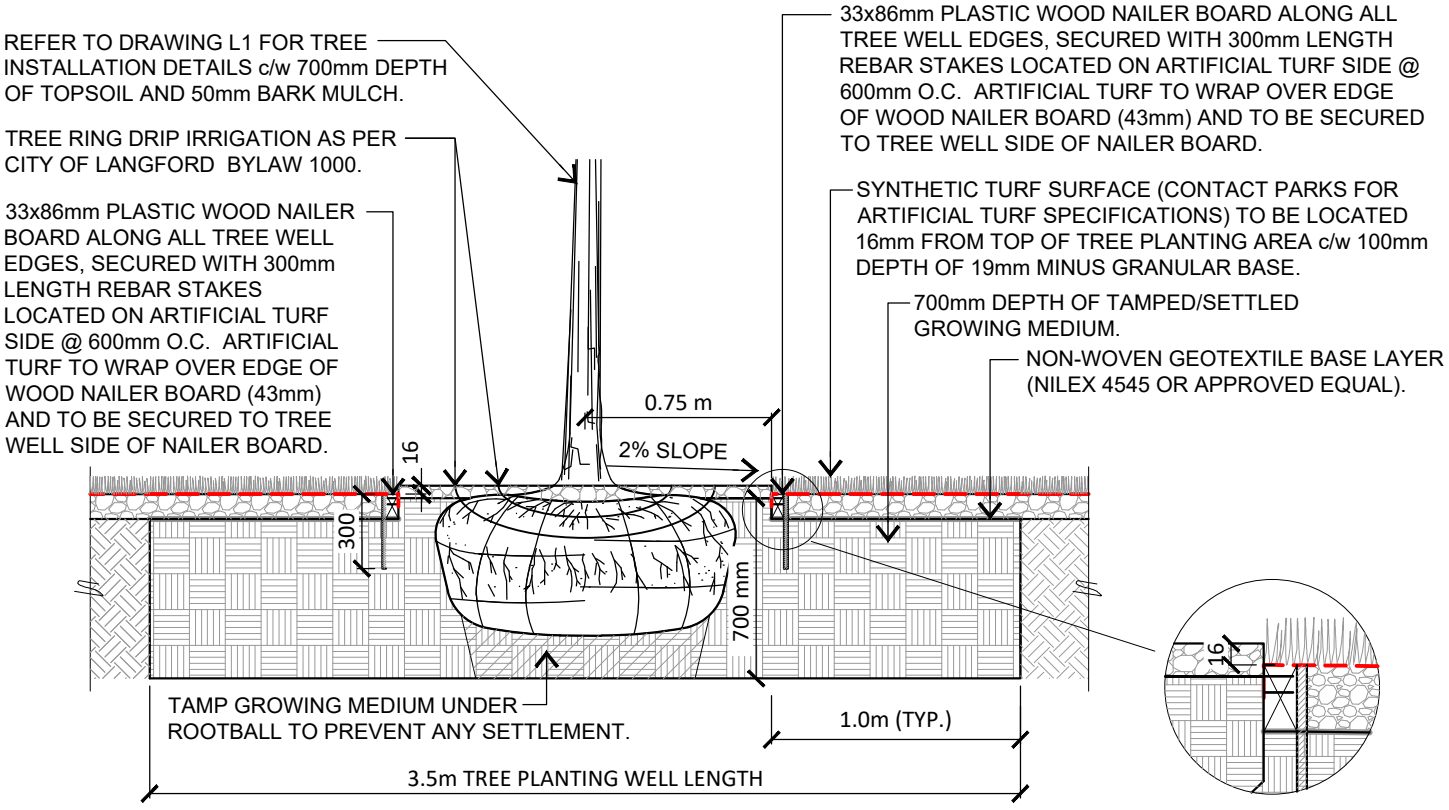
In Paver Sidewalks and Plazas

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-APR-09	DRAWN: DE	**MMCD SS** **L2(d)**
SCALE: NTS	APPROVED: MM	



PLAN VIEW

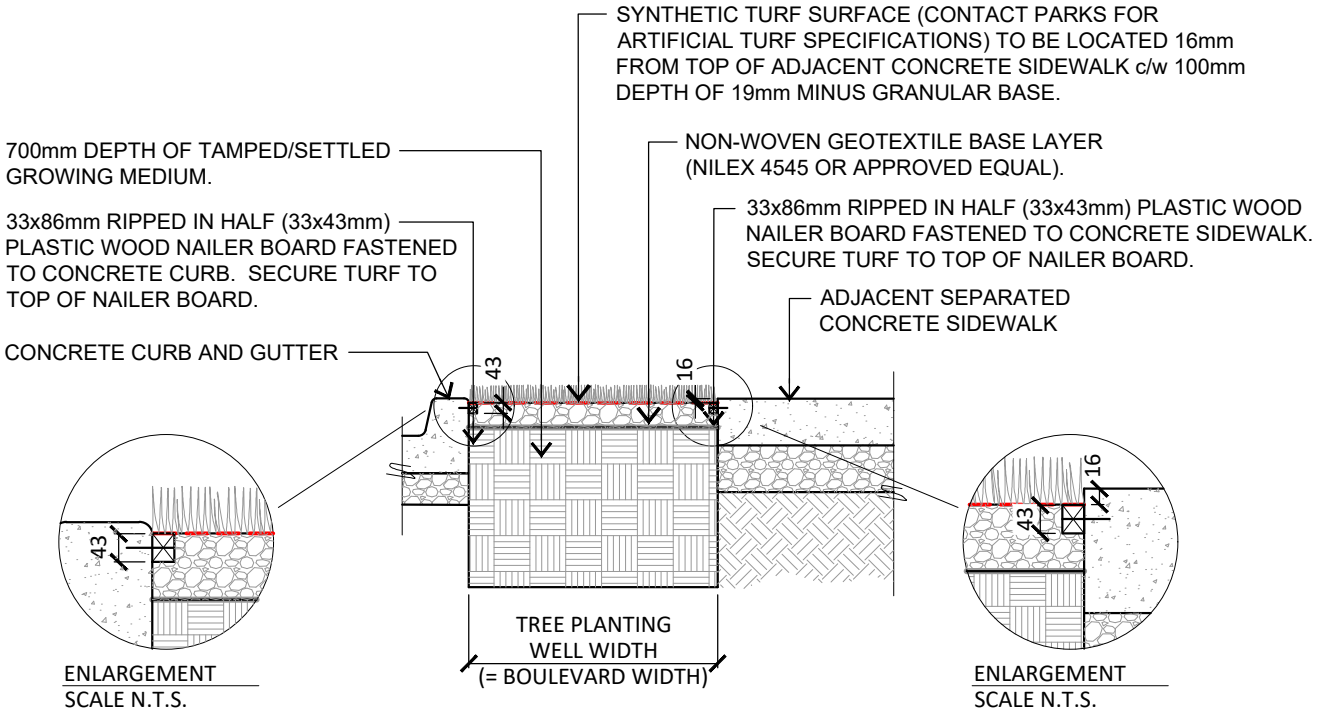


CROSS SECTION "A"

ARTIFICIAL TURF INSTALLATION AT BOULEVARD TREE

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-Jan-18	DRAWN: tmm	**MMCD SS**
SCALE: NTS	APPROVED: CM	**L2(f_a)**



CROSS SECTION "B"

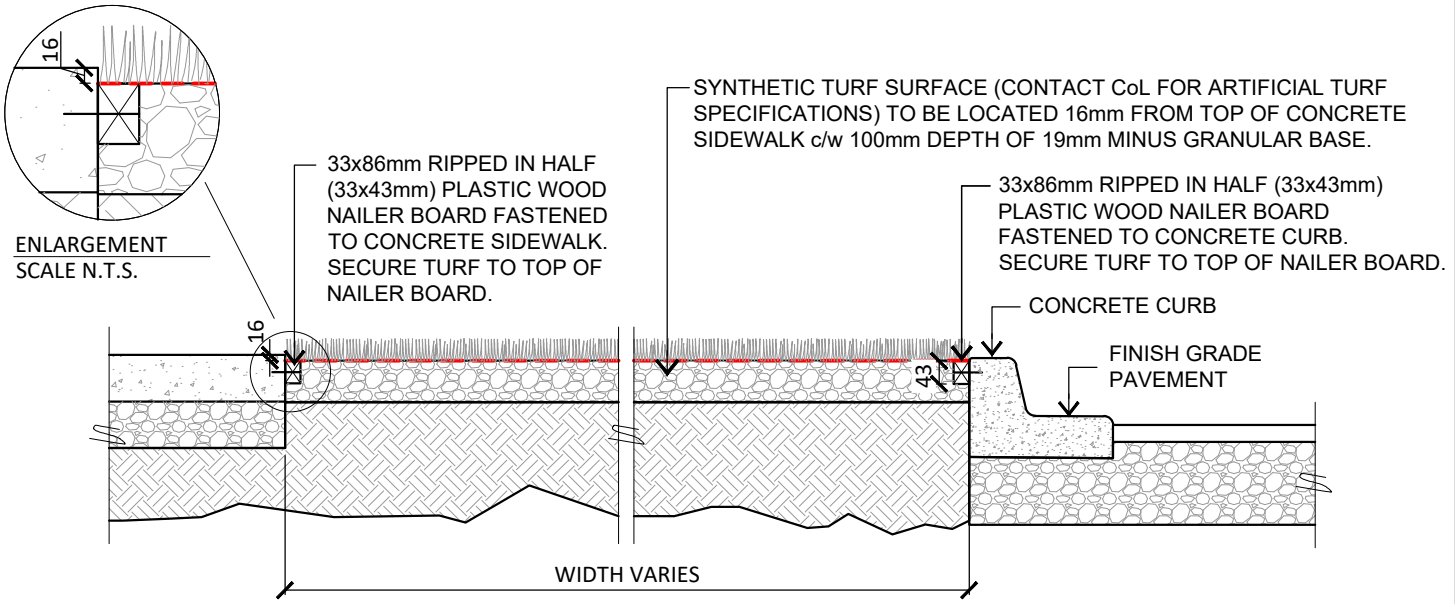
ARTIFICIAL TURF GRASS INSTALLATION PROCEDURE FOR STREET TREES

1. EXCAVATE MATERIAL FOR TREE PIT TO DEPTH OF 700mm, LENGTH OF 3.5m AND THE WIDTH OF THE BOULEVARD (VARIES). THIS IS REFERRED TO AS THE TREE PLANTING WELL.
2. INSTALL AND TAMP GROWING MEDIUM IN 200mm LIFTS TO A DEPTH OF 700mm SETTLED DEPTH, (THIS MAY HAVE TO BE ADJUSTED BASED ON DEPTH OF UNDERGROUND UTILITIES WITHIN THE BOULEVARD) WITHIN THE TREE PLANTING AREA.
3. INSTALL 33x86mm RIPPED IN HALF (33x43mm) PLASTIC WOOD NAILER BOARD ALONG SIDEWALK AND CURB AND SECURE TURF TO TOP OF NAILER BOARD.
4. INSTALL 33x86mm PLASTIC WOOD NAILER BOARD ALONG THE OUTSIDE OF THE TREE WELL AND SECURE TURF TO TREE WELL SIDE OF NAILER BOARD.
5. PLANT TREE IN CENTRE OF 1.5m TREE WELL OPENING PRIOR TO ARTIFICIAL TURF INSTALLATION, TO PREVENT SETTLEMENT OF ARTIFICIAL TURF BASE.
6. INSTALL LAYER OF NON-WOVEN GEOTEXTILE FABRIC OVER TAMPED GROWING MEDIUM WITHIN ARTIFICIAL TURF AREA AT A WIDTH OF 1m ON EITHER SIDE OF THE TREE WELL.
7. INSTALL 100mm OF 19mm MINUS CRUSH (ROAD BASE) OVER THE FABRIC AND COMPACT BY TAMPING. INSTALL GROWING MEDIUM WITHIN THE TREE WELL TO BRING LEVEL TO 50mm BELOW FINAL GRADE.
8. APPLY WATER TO THE GROWING MEDIUM AND ROAD BASE TO REDUCE SETTLEMENT AND BRING GROWING MEDIUM WITHIN THE TREE WELL UP TO FINAL GRADE. ADD REQUIRED ROAD BASE OUTSIDE THE TREE PIT TO BRING TO FINAL GRADE AND TAMP. THE INTENT IS TO PREVENT SETTLEMENT OF THE GROWING MEDIUM AND ARTIFICIAL TURF BASE WITHIN THE TREE WELL AREA .
9. INSTALL ARTIFICIAL TURF AS PER MANUFACTURER'S SPECIFICATIONS.

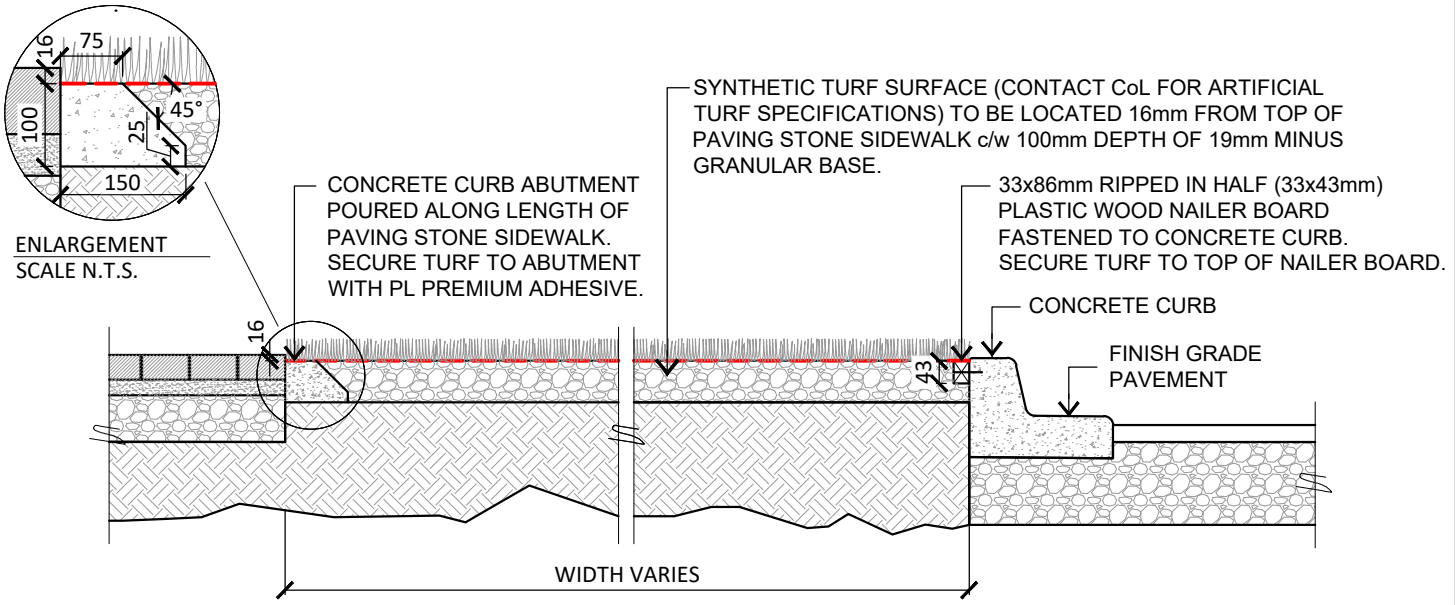
ARTIFICIAL TURF INSTALLATION AT BOULEVARD TREE

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 08-Jan-18	DRAWN: tmm	**MMCD SS**
SCALE: NTS	APPROVED: CM	**L2(f_b)**



ARTIFICIAL TURF INSTALLATION BETWEEN CONCRETE SIDEWALK AND CONCRETE CURB



ARTIFICIAL TURF INSTALLATION BETWEEN PAVING STONE SIDEWALK AND CONCRETE CURB

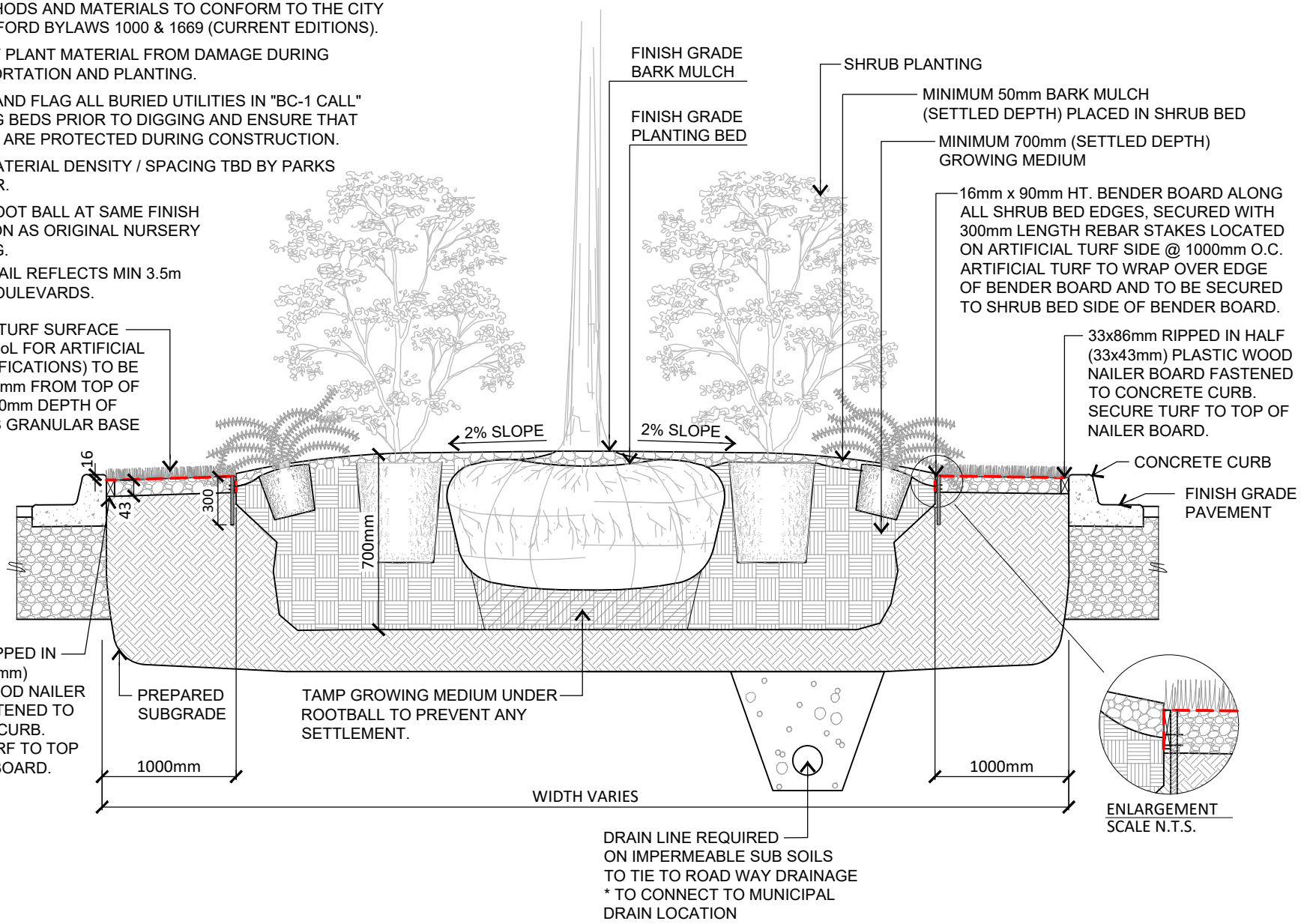
ARTIFICIAL TURF INSTALLATION ALONG BOULEVARD

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 11-Sep-17	DRAWN: tmm	**MMCD SS** **L2(g)**
SCALE: NTS	APPROVED: CM	

NOTES:

- ALL METHODS AND MATERIALS TO CONFORM TO THE CITY OF LANGFORD BYLAWS 1000 & 1669 (CURRENT EDITIONS).
- PROTECT PLANT MATERIAL FROM DAMAGE DURING TRANSPORTATION AND PLANTING.
- LOCATE AND FLAG ALL BURIED UTILITIES IN "BC-1 CALL" PLANTING BEDS PRIOR TO DIGGING AND ENSURE THAT UTILITIES ARE PROTECTED DURING CONSTRUCTION.
- PLANT MATERIAL DENSITY / SPACING TBD BY PARKS MANAGER.
- PLACE ROOT BALL AT SAME FINISH ELEVATION AS ORIGINAL NURSERY PLANTING.
- THIS DETAIL REFLECTS MIN 3.5m WIDTH BOULEVARDS.



ARTIFICIAL TURF INSTALLATION FOR MIN 3.5m CENTER MEDIAN

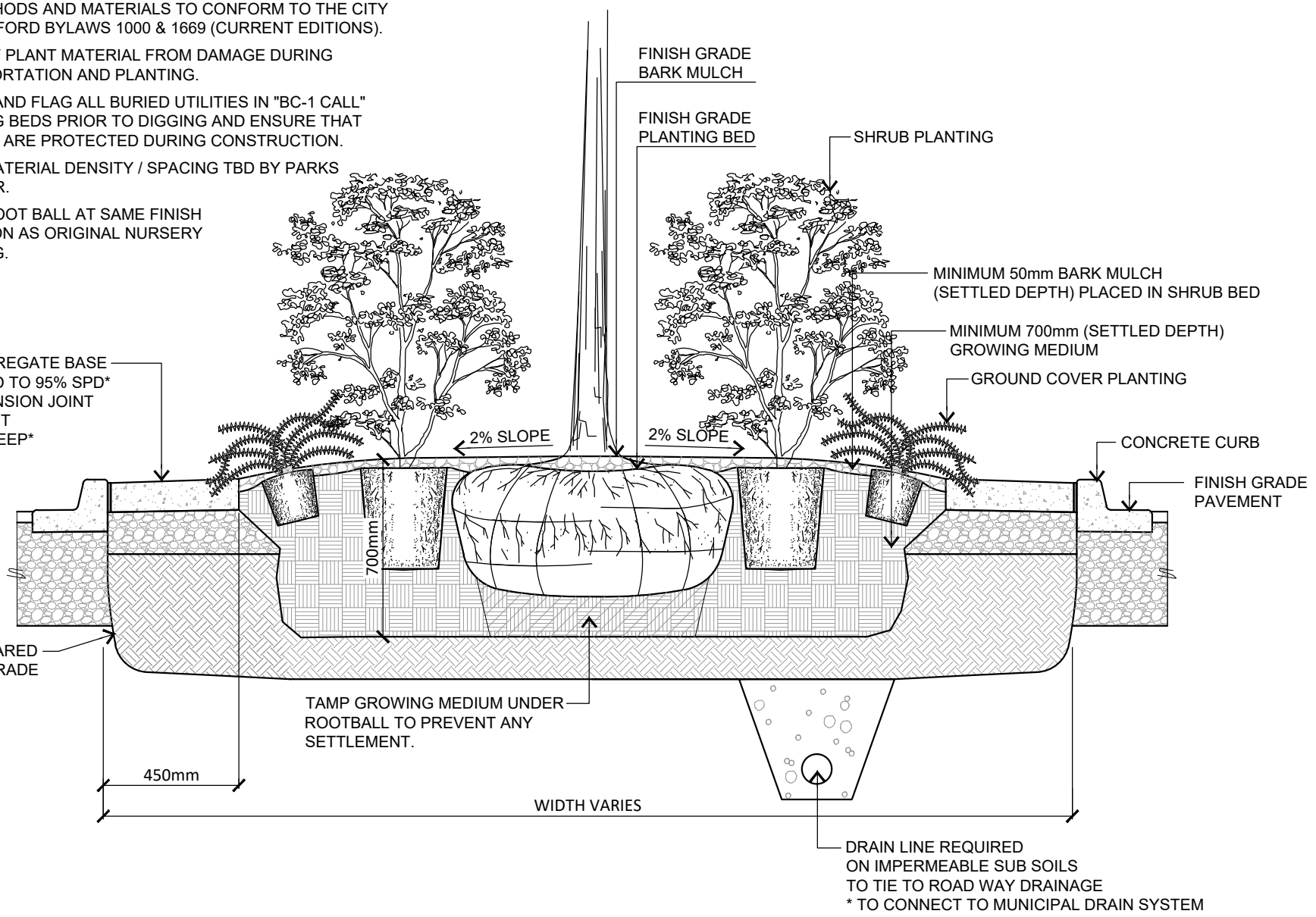
CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 11-Sep-17	DRAWN: TMM	**MMCD SS**
SCALE: NTS	APPROVED: MM	**L2(h)**

Last Revised: Bylaw 1817, February 2019

NOTES:

- ALL METHODS AND MATERIALS TO CONFORM TO THE CITY OF LANGFORD BYLAWS 1000 & 1669 (CURRENT EDITIONS).
- PROTECT PLANT MATERIAL FROM DAMAGE DURING TRANSPORTATION AND PLANTING.
- LOCATE AND FLAG ALL BURIED UTILITIES IN "BC-1 CALL" PLANTING BEDS PRIOR TO DIGGING AND ENSURE THAT UTILITIES ARE PROTECTED DURING CONSTRUCTION.
- PLANT MATERIAL DENSITY / SPACING TBD BY PARKS MANAGER.
- PLACE ROOT BALL AT SAME FINISH ELEVATION AS ORIGINAL NURSERY PLANTING.

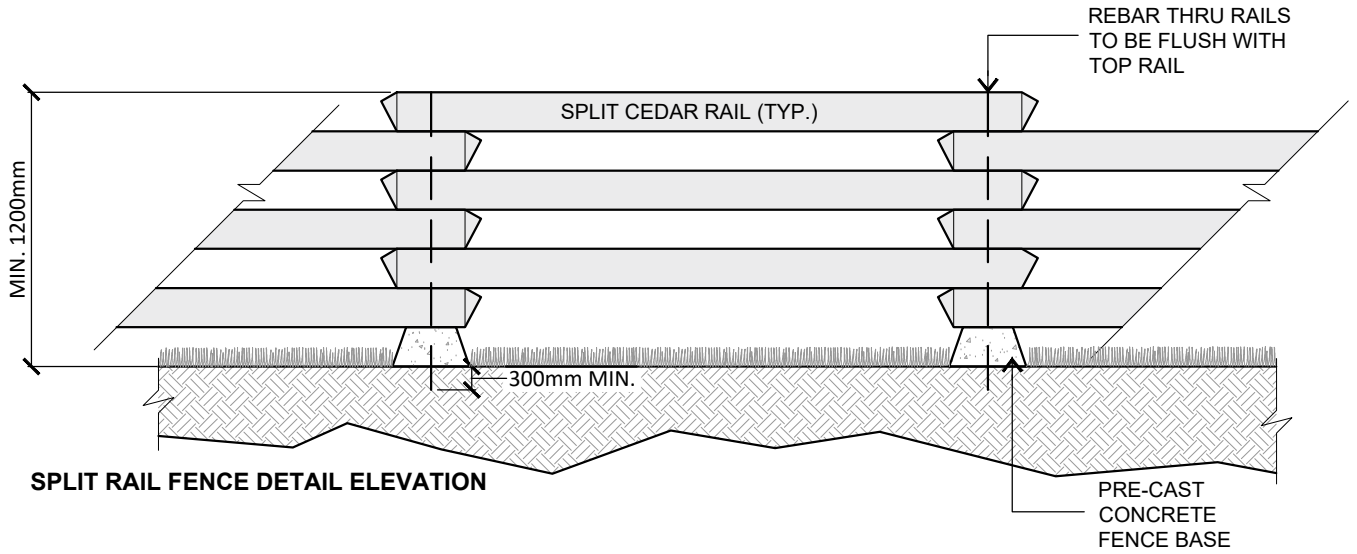


MEDIAN PLANTING

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 11-Sep-17	DRAWN: tmm	**MMCD SS**
SCALE: NTS	APPROVED: MM	**L4**

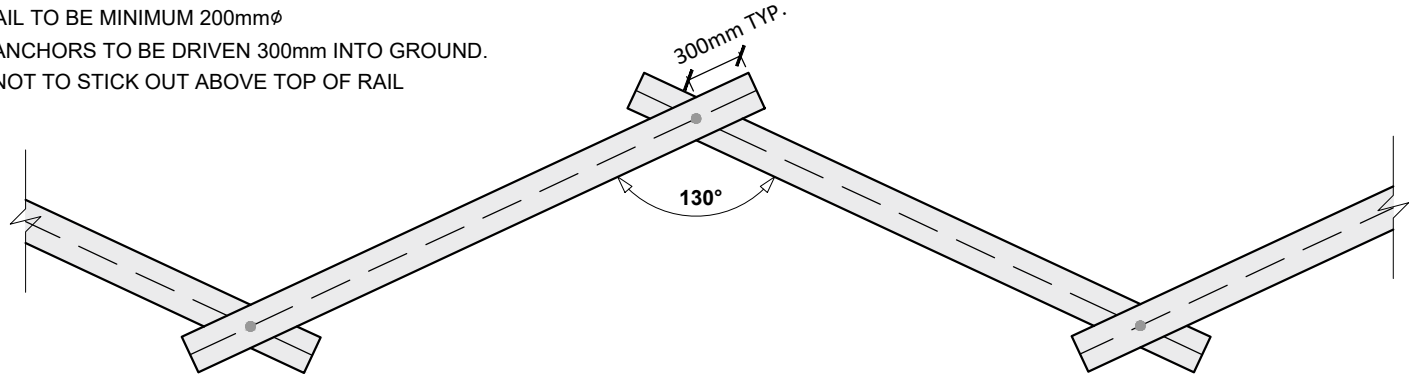
Last Revised: Bylaw 1817, February 2019



SPLIT RAIL FENCE DETAIL ELEVATION

NOTES:

- ALL METHODS AND MATERIALS TO CONFORM TO THE CITY OF LANGFORD BYLAWS 1000 & 1669 (CURRENT EDITIONS).
- MAXIMUM ANGLE OF RAILS NOT TO EXCEED 130°
- DRILL RAILS 300mm FROM EITHER END. HAMMER REBAR THROUGH RAILS. REBAR TO BE FLUSH WITH TOP RAIL
- FENCE PANELS TO BE THREE (3) RAILS TALL.
- EACH RAIL TO BE MINIMUM 200mmø
- REBAR ANCHORS TO BE DRIVEN 300mm INTO GROUND.
- REBAR NOT TO STICK OUT ABOVE TOP OF RAIL



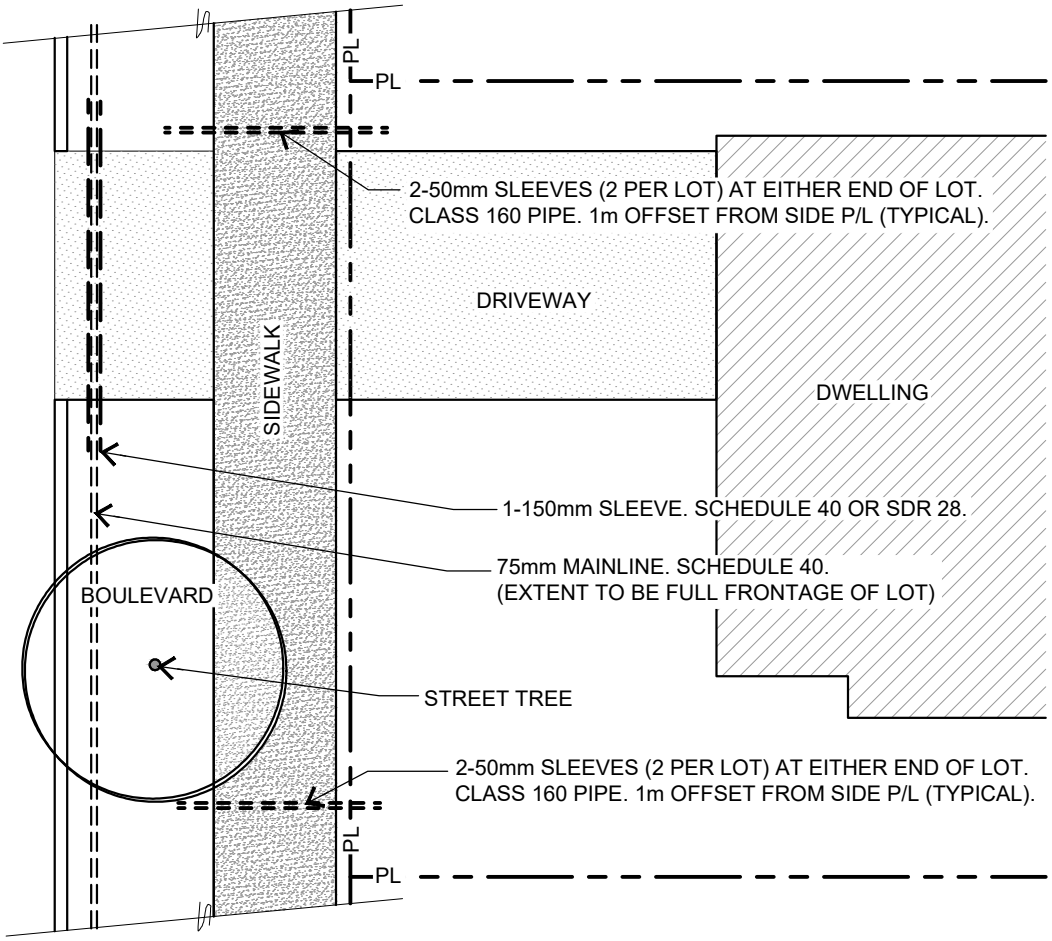
SPLIT RAIL FENCE DETAIL PLAN

SPLIT RAIL FENCE AT GRADE TRAILS

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 17-Jan-19	DRAWN: JBM	MMCD SS
SCALE: NTS	APPROVED: MM	L6

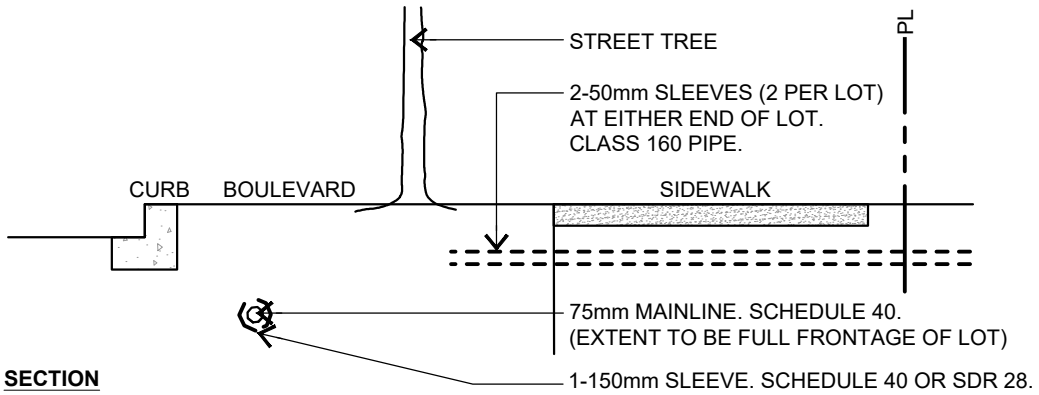
Last Revised: Bylaw 1817, February 2019



PLAN VIEW

NOTES:

1. TERMINATE SLEEVING 600mm POST HARDSURFACE.
2. SLEEVES AND MAINLINE TO BE BEDDED IN SAND (SEE SPECS).

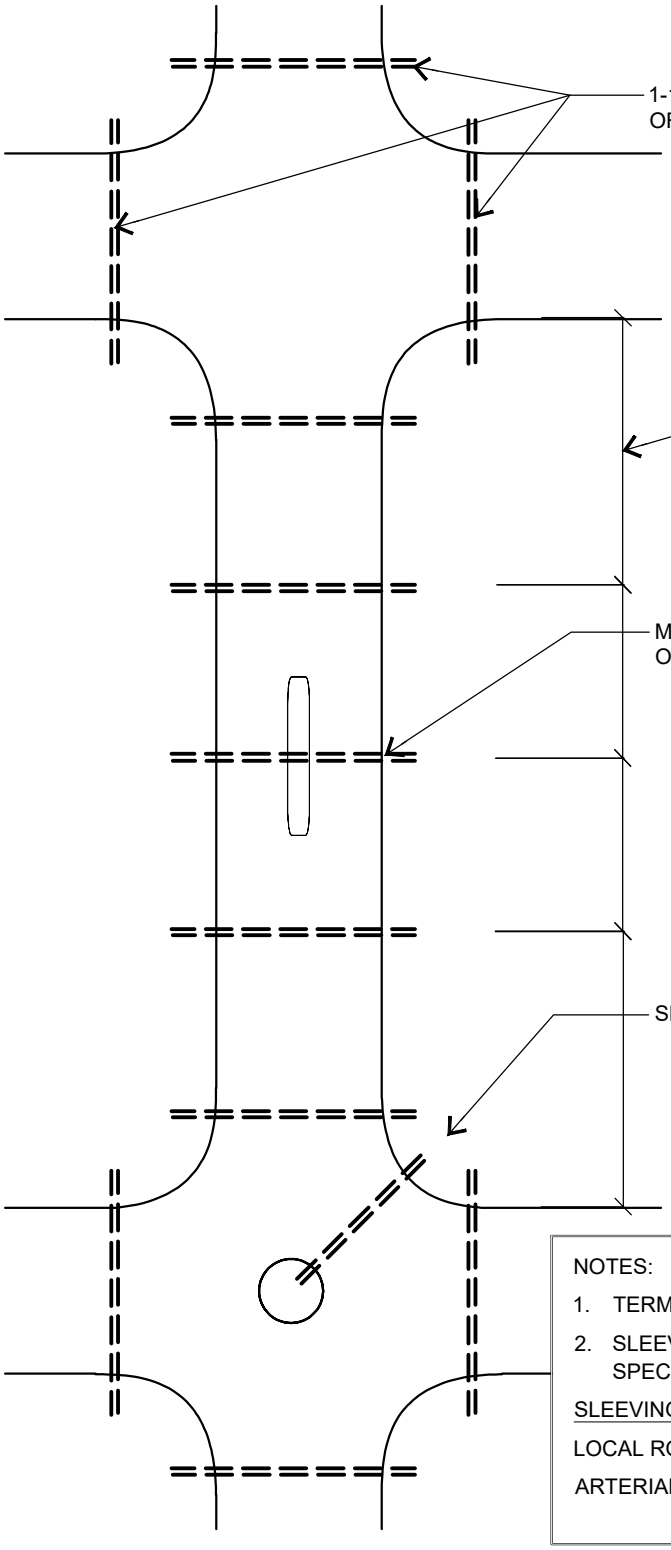


SECTION

TYPICAL SLEEVING MAINLINE AND BOULEVARD

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 17-AUG-09	DRAWN: DE	MMCD SS
SCALE: NTS	APPROVED: MM	P1



NOTES:

1. TERMINATE SLEEVING 600mm POST HARDSURFACE.
2. SLEEVES AND MAINLINE TO BE BEDDED IN SAND (SEE SPECS)

SLEEVING SCHEDULE

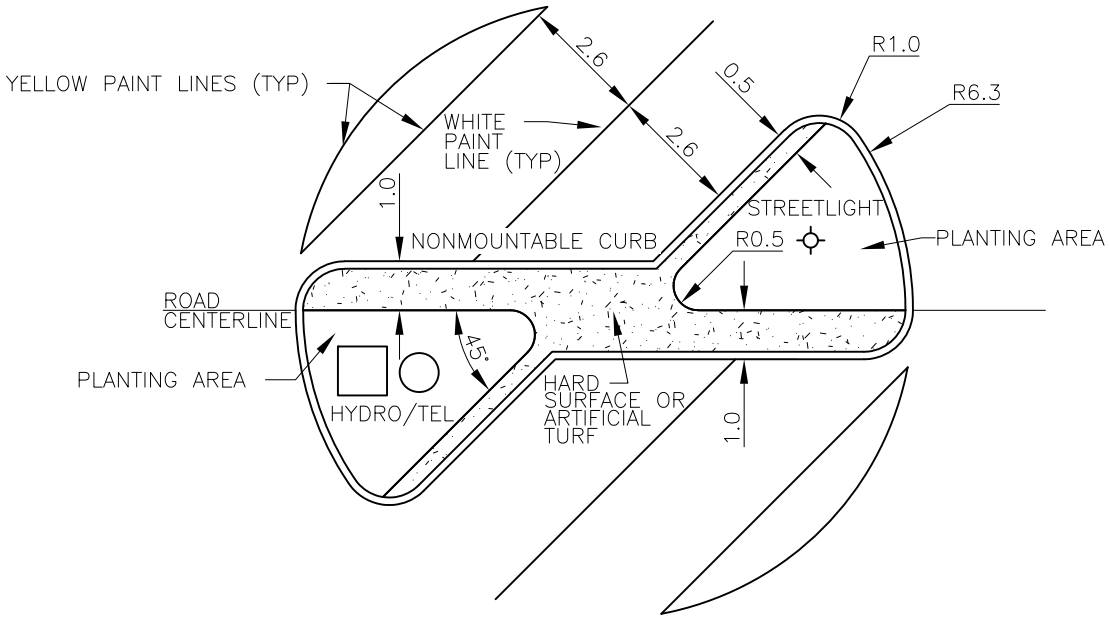
LOCAL ROADS - SINGLE 150mm SLEEVE

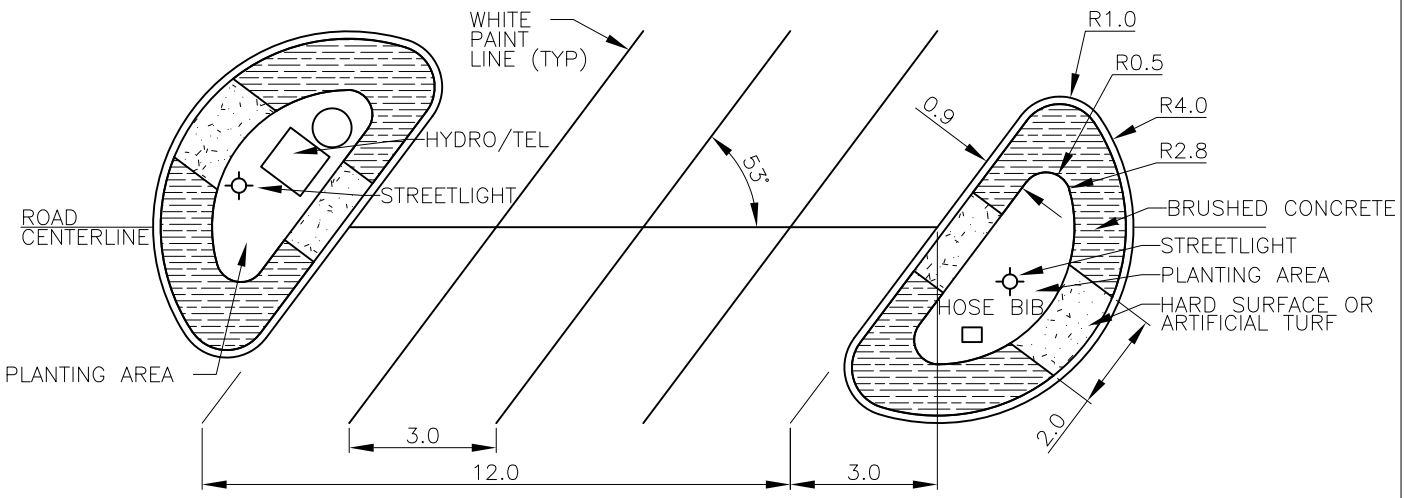
ARTERIAL AND CONNECTOR ROADS - DOUBLE 150mm SLEEVE

TYPICAL SLEEVING ROADWAYS

CITY OF LANGFORD
PARKS DEPARTMENT

DATE: 17-AUG-09	DRAWN: DE	MMCD SS
SCALE: NTS	APPROVED: MM	P2



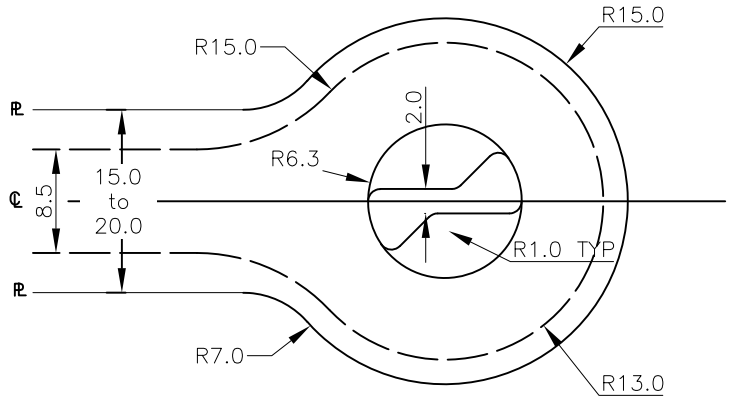


Turn Around Island Details

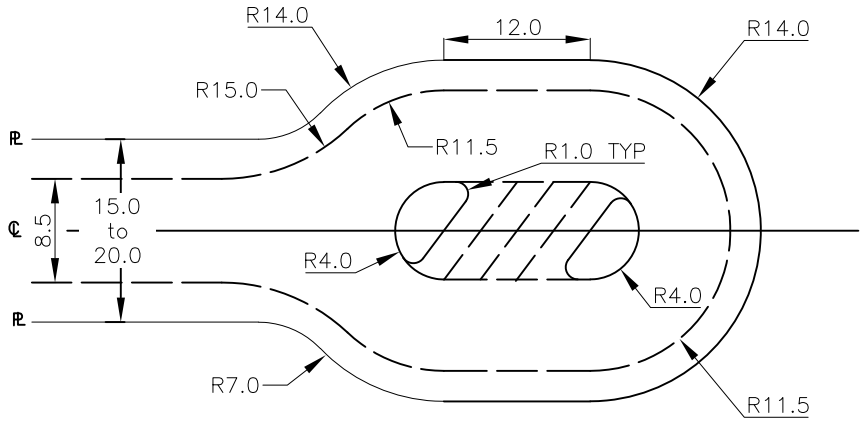
CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 19-Jan-10	DRAWN: TWB	MMCD SS
SCALE: NTS	APPROVED: MM	RS1

Last Revised: Bylaw 1812 - February 1, 2016



TYPE 1



TYPE 2

NOTES:

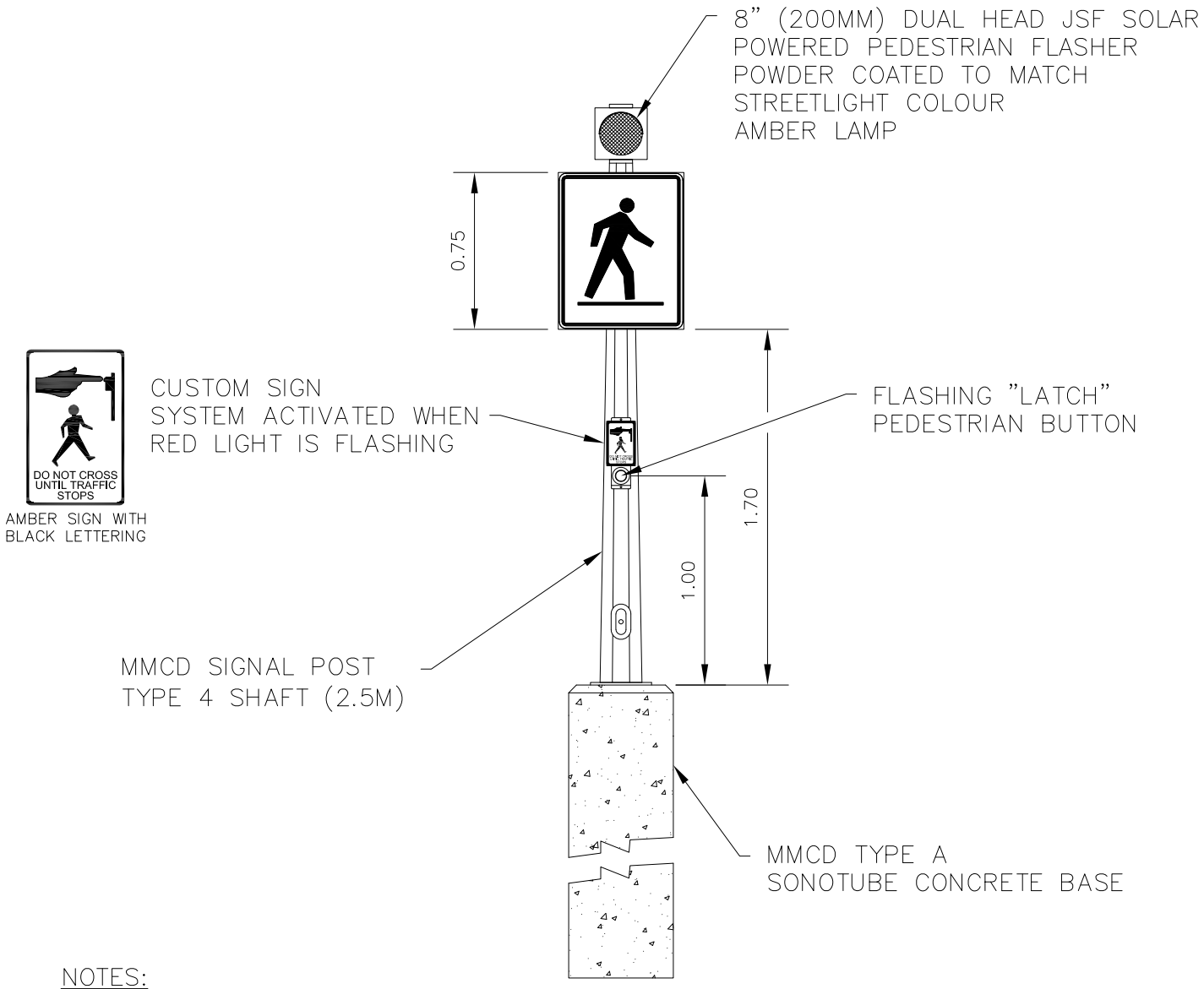
1. THESE STANDARDS APPLY TO TURN AROUNDS ON RESIDENTIAL ROADS FOR SINGLE FAMILY DWELLINGS
2. CHAINAGE FOR PROFILES SHALL BE ALONG THE CENTERLINE. SHOW SPOT ELEVATIONS ON GUTTER LINE AS WELL AS THE CENTERLINE PROFILE
3. FOR ISLAND DETAILS, REFER TO DRAWING RS1

Scale: 1:5

Turn Arounds

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 19-Jan-10	DRAWN: TWB	MMCD SS
SCALE: NTS	APPROVED: MM	**RS2**



NOTES:

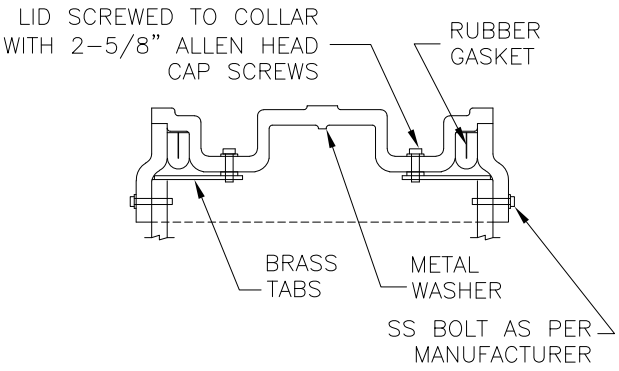
1. ALL POLES & HARDWARE SHALL BE POWDER COATED TO MATCH STREET LIGHT COLOR
2. ALL CONCRETE BASES SHALL BE IN ACCORDANCE WITH MMCD

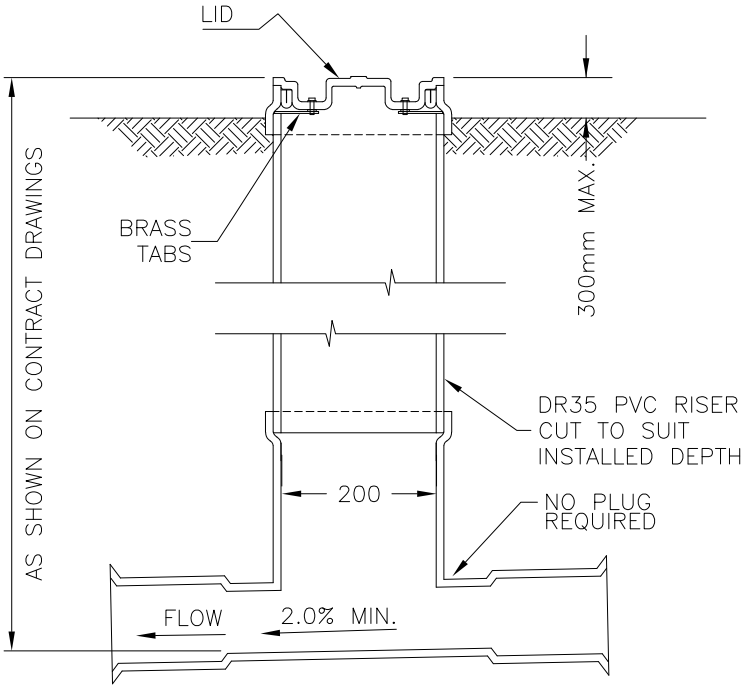
PEDESTRIAN ACTIVATED CROSSWALK SIGNAL

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 22-Jan-10	DRAWN: TWB	MMCD SS
SCALE: NTS	APPROVED: MM	RS4

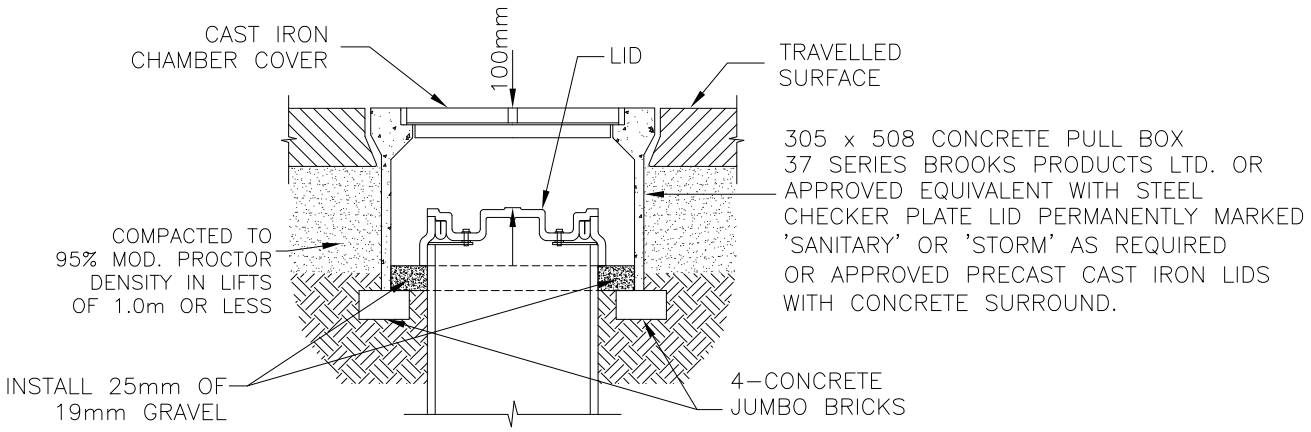






INSTALLATION IN NON TRAVELLED SURFACE

LID DETAIL



INSTALLATION WITHIN OR ADJACENT
TO A TRAVELLED SURFACE
(GREATER THAN 3% SLOPE/GRAVEL DRIVEWAYS)

NOTES:

1. THIS DRAWING SHALL APPLY TO ALL IC INSTALLATIONS WHERE THE IC IS INSTALLED BETWEEN THE GRASSED BLVD. AND PROPERTY LINE
2. REFER TO DRAWING MMCD S7 FOR INSTALLATION REQUIREMENTS.
3. INSPECTION CHAMBER SHALL BE LERON PLASTICS.
4. REFER TO CONTRACT DRAWINGS FOR SITE SPECIFIC DIMENSIONS AND MMCD FOR DETAILED SPECIFICATIONS.
5. INSPECTION CHAMBER LID TO BE PERMANENTLY MARKED 'LANGFORD SANITARY' OR 'LANGFORD STORM' AS REQUIRED
6. LIDS FOR SANITARY SHALL BE RED, LIDS FOR DRAIN SHALL BE GREEN.
7. CONCRETE SURROUNDS SHALL BE SMALL LOAD PRODUCT CS–1 OR APPROVED EQUIVALENT.

INSPECTION CHAMBER SANITARY/STORM SEWER CONNECTION

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 99/05/17	DRAWN: GRH	MMCD SS S9
SCALE: NTS	APPROVED: MM	

SCHEDULE 13 PARKS AND TRAIL CONSTRUCTION

13.1 Trail Construction

The purpose of these standards is to establish a set of trail types and design guidelines for new trail construction and trail upgrading within the City of Langford.

13.1.1 Any unique trail situations other than those presented below are to be approved by the Parks Manager.

13.1.2 Construction of stairs and railings shall meet the BC Building Code requirements.

13.1.3 Trail signage is required for all trails. Requirements for trail signage will be determined by the Parks Manager and may include, but are not limited to:

13.1.3.1 Design Standard for the Langford Trail Marker;

13.1.3.2 The standard for signage that identifies those parks and trails developed and maintained by the City of Langford;

13.1.3.3 Trail Signage Standards – Approved Symbols for Facilities (from Park Facility Standards, BC Parks 1993);

13.1.3.4 Trail Signage Standards – Approved Symbols for Pedestrian and Bicycle Traffic (from Uniform Traffic Control Devices for Canada, Roads and Transportation Association of Canada) N.B. Pedestrian and Bicycle traffic signs should be reduced by one-half or one-third the size normally required for vehicular traffic. See the UTCDC manual for vehicular standard.

13.1.4 Bollards shall be constructed per drawing T1.

Table 13-1: Design Criteria and Standards for Trail Width and Surfacing

Trail Type	Design Criteria	Tread Width	Surface
Hiking Trail	Pedestrian/hiking only; single file	Min: 0.45m Max: 0.6m	Gravel
Nature Trail	Natural Areas/Corridors of minor creeks; low level use; multiple simultaneous users (eg. walking, jogging, hiking, mountain biking - pedestrians and cyclists); trail infrastructure (occasional benches, viewpoints, bollards, stairs, occasional waste/recycling receptacles, signs -directional, instructional, interpretive)	Min. 0.3m Max. 1.0m; complete with 0.5m min. on each side of trail (unobstructed clear width) and 2.4m clear height Preferred widths to be provided where there are no constraints.	Compacted native soil and aggregate or mulch where needed. Base to be native material.
Pedestrian Walkways and Trails	Generally for short urban connectors; primarily for pedestrian use	1.8 m	Gravel, except beside side yards – surfacing to be concrete
Multi-Use Trail	Longer connector trails; multiple simultaneous users (pedestrians and cyclists)	Min. 3m Max: 4m	Asphalt

Table 13-2: Trail Gradient Standards

Trail Type	Optimum Grade	Maximum Sustained Grade	Maximum Short Distance Grade – Length not greater than 6m
Hiking Trail	0-5%	10%	20-25%
Nature Trails	0-10%	20%	20-25%
Pedestrian Walkways and Trails	0-3%	5%	15%
Multi-Use Trail	0-3%	5%	12%

Table 13-3: Trail Construction Standards

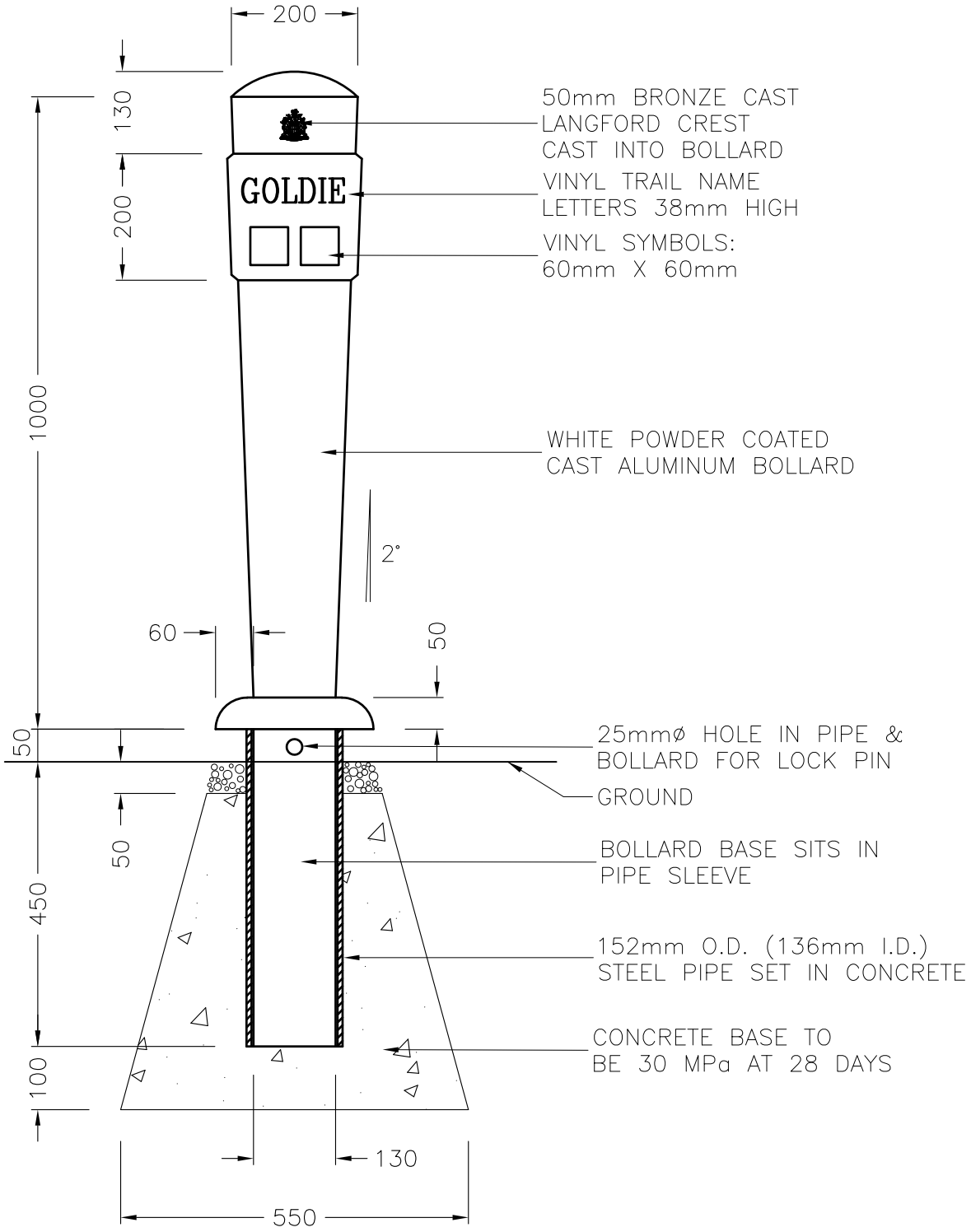
Tread Type	Sub Grade	Tread
Hogfuel	Not recommended	To be determined by Parks Manager on a case by case basis
Gravel	75-150mm thickness of pit run gravel compacted; where required place 75mm clear rock for drainage in low areas	75mm of 6mm thickness minus crushed gravel
Native Soil	Native material	Compacted native material
Asphalt	100mm thickness of pit run. Gravel compacted	50mm thickness of hot mix asphalt
Concrete	Please refer to MMCD Specifications for concrete thickness and strength.	

13.2 Irrigation

Irrigation shall be undertaken in accordance with specifications and locations set forth in Schedule 10.

13.3 Boulevard Trees

All boulevard trees complete with municipal irrigation shall be installed in accordance with the specifications set forth in Schedule 10, Schedule 14 and drawings L1 through L2(f) as applicable.



NOTE:
REFER TO APPROVED PRODUCT LIST FOR
BOLLARD AND IN GROUND SLEEVE SPECIFICAITON

LANGFORD TRAIL MARKER

CITY OF LANGFORD
ENGINEERING DEPARTMENT

DATE: 99/05/14	DRAWN: GRH	MMCD SS **T1**
SCALE: 1:10	APPROVED: MM	

Dwg Name: Langford Trail Marker

SCHEDULE 14

BOULEVARD LANDSCAPE STANDARDS

14.1. Submission Approval Requirements

14.1.1. Landscape plans, Irrigation plans and detailed landscape cost estimates must be submitted to Parks and approved prior to commencing landscape work on any park, boulevard or public land within the development boundary.

14.1.2. Landscape plans must be drawn by a Landscape Architect, Landscape Designer or other qualified person approved by the Parks Manager for:

14.1.2.1. Developments in the Downtown Pedestrian Commercial Development Permit Area identified in the Official Community Plan or

14.1.2.2. Off-site landscape works on internal roadways and boulevards where the Subdivision creates more than 3 new lots.

14.1.2.3. Boulevard areas on existing roadways for developments and/or Subdivisions which create more than 3 new lots.

14.1.3. Landscape plans should be drawn by or coordinated by a Civil Engineer who has been engaged to provide Landscape details and supervise the works on install for:

14.1.3.1. Subdivisions less than 3 lots or

14.1.3.2. Boulevard areas on existing roadways for subdivisions which create less than 3 new lots.

14.1.4. Irrigation plans must be designed by a certified irrigation designer – turf/commercial classification as certified by IIABC or IA.

14.1.5. The developer must submit a detailed landscape cost estimate for the supply and installation of frontage (off-site) landscape works prepared by a landscape architect or other qualified person. Cost estimates should include supply and installation, and are not limited to:

14.1.5.1. Site Preparation and grading
14.1.5.2. Topsoil/Growing medium
14.1.5.3. Plant Material
14.1.5.4. Irrigation
14.1.5.5. Mulch
14.1.5.6. Artificial turf
14.1.5.7. Sod/Hydroseeding
14.1.5.8. Granular trails, and any other hard surfaces
14.1.5.9. Fencing (eg. chain link fence, split rail fence, etc.)
14.1.5.10. Site furniture (eg. trail bollards, lighting bollards, benches, waste receptacles, bike racks, etc.)
14.1.5.11. Stairs and bridges and boardwalks
14.1.5.12. Record landscape drawings and Record irrigation drawings for both production and submission

14.1.6. Ensure all minimum utility offsets, driveway offsets and sightlines are met and therefore all boulevard tree locations shown on the drawings are confirmed viable. If there is inadequate space within the road right of way, the Director of Engineering and Parks Manager may require a 2 metre wide statutory right of way on either side of the dedicated road for the purposes of planting and maintaining trees, irrigation and ancillary fittings. (Bylaw No. 1669)

14.1.6.1. Listed below are the preferred minimum tree planting setbacks guidelines:

Light Poles	2.0m
BC Hydro Kiosks and Vaults	2.0m
BC Hydro Underground Lines	1.5m
Fire Hydrants	1.8m
Water Main/Water Services	1.8m
Catch Basins/Valve Boxes	1.5m
Utility Box Lids	2.0m
Gas Services	1.0m
Sanitary & Storm Sewer Service	1.8m
Sanitary & Storm Sewer Mains & Manholes	2.0m
Curb or Sidewalk	1.0m
Driveways/Crossings	1.8m

14.1.7. Boulevard trees should be installed when their survival is most likely, usually after construction on abutting lots has been completed. The developer is responsible for replacing any tree that dies or does not thrive during the Warranty Period. (Bylaw No. 1669)

14.1.8. If in the assessment of the Parks Manager, the density of one tree per 15 metres of frontage cannot be accomplished without compromising sound arboricultural practices, due to the size or other characteristics of the frontage, the developer shall pay cash-in-

lieu to the City in the amount of $1,100.00 for each required boulevard tree that cannot be accommodated, to be used by the City to provide boulevard trees in other locations. (Bylaw No. 1669)

14.1.9. Landscape plans, civil drawings and Irrigation plans submitted for approval must include the following information:

14.1.9.1. Subdivision name and file number;

14.1.9.2. Key Plan, north arrow, date, scale and bar scale;

14.1.9.3. Proposed property lines and right-of-ways;

14.1.9.4. All streets, road and walkway alignments;

14.1.9.5. All existing and proposed above and below grade utility services, alignments and fixtures, such as utility pedestals, fixtures, art installations, monuments, statues, street lights, walkway lights, signgage, amenities, catch basins, manholes, high, intermediate and low pressure lines, overhead power lines, sewers, sanitary, water lines, gas lines, etc.;

14.1.9.6. The surveyed location and size of all existing trees over 15 cm caliper within the municipal right-of-way;

14.1.9.7. All proposed landscaping including but not limited, to boulevard trees, shrubs, shrub beds, sodded or seeded turf grass areas, playgrounds, walkways, artificial turf, etc

14.1.9.8. Plant List including plant material botanical and common names, cultivar / variety, minimum caliper or height, root treatment (eg. Balled and Burlaped, wire basket specification, tree spade or potted), total quantities of each plant and remarks including special comments or unique installation criteria;

14.1.9.9. Irrigation design drawing to reflect either extending existing municipal irrigation from the adjacent development or a new CRD dedicated City water meter connection for the development offsite landscaping.

14.1.9.10. CRD dedicated water meter connection, dedicated live line power, double check valve assembly, controller, valves, mainlines, lateral lines, Irrigation Schedule, Valve Schedule, Critical Analysis and Reference Notes Schedule are required as a miniumum, to be included on the irrigation drawings. Refer to Schedule 10 for further irrigation design and record drawing submission requirements. The dedicated water meter connection and live line power for the irrigation system must be included on the Civil Engineer's drawing of water supply services.

14.2. Boulevards and Medians

14.2.1. Plant material to be nursery grown stock and comply with British Columbia standard for container grown plants and *Landscape Canada Standard* guide specification for nursery stock. All nursery stock must be viable, free from pests and disease/invasive species and undamaged.

14.2.2. Plant material is to be true to name, type and form and be representative of their species and variety. Plant material to be compact and properly proportioned, not weak or thin, or injured by being planted too closely in nursery rows; plant material shall have healthy tops to a size proportionate to root requirements typical of the species or variety.

14.2.3. Rootballs and growing medium in containers must be free of invasive and noxious plants.

14.2.4. Boulevard Trees

14.2.4.1. Are to be provided in the road allowance at a density of one tree per 15 linear

metres of frontage.

14.2.4.2. Are to be a minimum of 5cm caliper for deciduous or broadleaf evergreen trees, and 3.0m height for coniferous trees measured 15cm from ground level or as approved by the Parks Manager. (Bylaw No. 1669)

14.2.4.3. Shall be planted in accordance with drawings L1, L2a, L2b, L2c, L2d, L2e, L2f.

14.2.4.4. For recommended boulevard tree species, refer to Approved Product List.

14.2.5. Boulevard Shrub Planting

14.2.5.1. Minimum shrub spacing shall be based on spread at maturity. With the exception of naturalized areas, shrub size at planting shall be a minimum of 300mm height for deciduous shrubs and a spread of 450mm for coniferous shrubs or as approved by the Parks Manager.

14.2.6. Existing Trees

14.2.6.1. Existing or significant trees on existing or future boulevards, shall be evaluated prior to site work commencing, and shall be retained at the discretion of the Parks Manager.

14.2.6.2. An arborist report or tree survey may be required as part of the landscape plan, at the discretion of the Parks Manager. Existing trees to be retained must be protected with a tree protection barrier, prior to commencement of any site works. Tree Protection barrier as per drawing L3 or as per directed by a Certified Arborist or the Parks Manager, is to be installed and maintained for the duration of the development.

14.2.6.3. A tree that has been noted to be and is damaged to the point that replacement is necessary, must be replaced in accordance with Table 14-1.

Table 14-1 – Tree Replacement

Type of Removal	Tree Replacement Ratio (Removed:Replaced)	Minimum height of new tree	Shrub planting ratio
Removal of top of tree (max 1/3 of total tree height)	1:1	1.5m	
0-15 cm (6”) cal	1:2	1.5m	
15 – 30 cm (12”) cal	1:2	2.0m	1:4
30 – 45 (18”) cal	1:3	2.0m	1:4
45 - 90 (24”) cal	1:4	2.0m	1:8
>90 cm (36”) cal	Biologist or Landscape Architect replanting plan may be required		

14.2.7. Irrigation

Irrigation design drawing to reflect either extending existing municipal irrigation from the adjacent development or a new dedicated City water meter connection for the development offsite landscaping.

14.2.7.1. If the irrigation design does not reflect extending existing municipal irrigation,the Developer must supply a municipal irrigation system complete with a new dedicated water meter connection and dedicated live line power to all City boulevard trees in accordance with Schedule 10 and details within Schedule 11

(P1-P7). At the discretion of the Parks Manager, Parks will accept battery powered controllers, or a sub-meter may be supplied from a private property water source. A covenant may be required for trees in the SRW.

14.2.7.2. Dedicated metered power for the municipal irrigation sytem must be provided.The dedicated City water meter must service all water requirements the City may have within separated boulevards and the road allowance/frontage (i.e. municipal drip irrigation, shrub beds, etc.). Sod within the road allowance/frontage (from back of sidewalk to property line) is not to be watered by the dedicated City water meter.

14.2.7.3. The Developer must extend the municipal irrigation system (eg, mainline stub off, lateral stub off and wiring, etc.) to the development boundary limits for future development irrigation connections.

14.2.8. Median Planting

14.2.8.1. Plantings for medians and at driveways, intersections, pedestrian crossing locations and other locations specified by the City Engineer where sight lines are critical must not exceed height of one meter. Density and spacing of plants to be determined by Parks Manager

14.2.9. Turf Grass Sodding/Seeding and Artificial Turf. (Bylaw No. 1669)

Proposed turf grass within the roadway allowance / frontage is to be considered Class 1 (lawn) as per the *Canadian Landscape Standard* and recommended to be No.1 Premium sod or No. 2 Standard. This is the minimum standard for residential and commercial.

14.2.9.1. Proposed seed, and hydroseed application methods, to be as per *Canadian Landscape Standard.*

14.2.9.2. New turf grass whether seeded or sodded shall be inspected by Parks Department staff for acceptance after three mows for seed, and two mows for sod. Refer to L5. (Bylaw No. 1669)

14.2.9.3. All Separated boulevards or centre medians under three (3) metres in width shall require the installation of artificial turf. (Bylaw No. 1669) Refer to Schedule 11, details L2(f_a), L2(f_b), L2(g) and L2(h) for artificial turf installation specificiations.

14.2.9.3.1. Artificial turf product specification shall comply with Table 14-2.

Table 14-2 Artificial Turf Product Specification

Physical Property	Physical Characteristics
Pile Fiber Type	Polyethylene "U" Shape Cross Section
Thatch Fiber Type	Polyethylene
Fabric Width	15 feet
Pile Fiber Height	1 ½" – 1 5/8"
Thatch Fiber height	1" +/- 15 %
Pile Fiber Colour	Field Green / Olive Green or similar
Thatch Colour	Tan / Brown or similar
Tuft Gauge	3/8" – ½"
Tuft Bind	>7 lbs
Stitch Rate	Compliant with ASTM D5893
Grab Tear Strength	Compliant with ASTM 5034
Yarn Breaking Strength	Compliant with ASTM D2256
Backing Weight	Minimum 24 oz
Pile Fiber Weight	Minimum 45 oz
Water Permeability	Minimum 28" of rainfall per hour / sq yd
Recommended Infill	1.5 – 2 lbs per sq foot 20/40 Tan Silica Sand (Target Products)
Warranty Period	Minimum 10 years

14.2.9.3.2. All glued turf to turf connections is to be by Nordod or X-GF.

14.2.9.3.3. All glued turf to concrete abutment connections is to be by PL Premium Adhesive.

14.2.9.3.4. For artificial turf plastic wood nailer board see Approved Product List and drawings L2(a) and L2(b)

14.2.10. Topsoil / Growing Medium

14.2.10.1. All areas designated for topsoil and blending of restored areas shall conform to the current BCSLA/BCNLA Landscape Standard and the Canadian System of Soil Classification.

14.2.10.2. Topsoil /growing medium shall be free of building materials, invasive or noxious plant and their reproductive parts, non composted wood, wood waste, insect pests, plant pathogenic orgnisms, ice, chemical pollutants or substances at levels toxic to plants, and other extraneous materials that detract from the desirable physical and chemical properties required for landscaping purposes.

14.2.10.3. The Parks Manager may request a topsoil/growing medium analysis be submitted, completed by an accredited commercial laboratory: CSA/ASTM/CALA (The Canadian Association for Laboratory Accreditation), prior to the delivery and installation of the topsoil.

14.2.10.3.1. The analysis will include measurement of percent sand, fines, (silt and clay), and organic matter to total 100%, pH, lime required to achieve pH6.5, water soluble salts, total carbon to toal nitrogen ration, total

nitrogen and available levels of phosphours, potassium, calsium and magnesium.

14.2.10.3.2. The analysis shall outline the testing laboratory's recommendations for amendment, fertilizer and other required modifications to make the proposed growing medium meet *Canadian Landscape Standard* requirements.

14.2.10.3.3. Failure to test and provide appropriate documentation of test results may be considered grounds for rejection of a proposed growing medium and may result in the removal of rejected material at the contractor's expense.

14.2.10.3.4. The contractor shall ensure that the soil submitted for laboratory testing, as recommended by the lab, is a representative sample taken from the soil that will be delivered to the site.

14.2.10.4. Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with the following recommended base ration of materials:

14.2.10.4.1. Ensure sufficient moisture (25% to 75% of field capacity) to provide a homogeneous mixture with consistent properties throught the composite soil.

14.2.10.4.2. Peatmoss shall not be used in the preparation of structural soil.

14.2.10.4.3. Soil component proportion by weight:

Growing medium	15% to 20% dry weight
Clear crush (25mm to 75mm clear crush)	80% to 85% dry weight
Hydrogel/Stabilizer*	0.01% to 0.02%

*Hydrogel/Stabilizer is applied as a soil tachifier to ensure enven distribution and blending of the composnet materiasl. Refer to manufacture specifications for appropriate mixing proportions.

14.2.10.4.4. Growing medium properties for use as a component in structural soil shall conform to Aggregate and Granual Materials (31 05 17 MMCD 2009) specifications. Gravel graduation shall consit of 25mm to 75mm clear crush washed rock free of any foreign elements or materials.

14.2.10.4.5. Structural soil installation shall conform to Excavation, Trenching and Backfilling (31 23 01 MMCD 2009) specifications.

14.2.10.5. Minimum topsoil depths shall comply with Table 14-3.

Table 14-3 Soil depth requirements

Trees	700 mm (27.5") on all sides of root ball
Large Shrubs	450 mm (18") depth
Small Shrubs	300 mm (12") depth
Groundcover	150 mm (6") depth
Grass	150 mm (6") depth

14.2.11. Mulch

14.2.11.1. All planting beds should be top-dressed after planting to a settled depth of 50mm with high organic low wood content mulch.

14.2.12. Common Fill

14.2.12.1. All common fill shall consist of granular material free of rubble or debris greater than 2mm and shall not be toxic to plant or animal life.

14.3. Construction Acceptance-Landscaping (Bylaw No. 1669)

14.3.1. Construction Acceptance-Landscaping will be issued by the Parks Manager once all of the following conditions have been met: (Bylaw No. 1669)

14.3.1.1. All landscaping has been installed, inspected and approved by the Parks Manager and there are no outstanding deficiencies.

14.3.1.2. The required irrigation inspections as noted in Schedule 10, Section 10.7, have been completed through the installation process. The irrigation system has been confirmed fully operational with complete head to head coverage during the Construction Acceptance-Landsaping inspection and there are no outstanding deficiencies.

14.3.1.3. Record landscape and Record irrigation drawings have been submitted to the Parks Manager in ".dwg" and ".pdf" format and approved.

14.3.1.4. A signed and sealed As Constructed Information Sheet-Landscaping has been completed and submitted to Parks and approved by the Parks Manager. As Constructed Information Sheets must be submitted separately for all roadways within the development.

14.3.1.5. A "New Installation Backflow Preventer Test Report" confirming the double check valve assembly has passed CRD inspection has been submitted to Parks.

14.3.1.6. All new turf grass seeding is fully germinated/well established and has been mowed to 200 mm height three times.

14.3.1.7. All new turf grass sod is fully knit/well established and has been mowed to 200mm height twice.

14.4. Warranty

14.4.1. Upon Construction Acceptance-Landscaping of the offsite landscaping to be owned and maintained by the City, the Developer shall warranty the materials, workmanship and services for a period of one year. A warranty bond in the amount of 10% of the offsite landscaping will be retained until completion of the warranty period.

14.4.2. The City may draw upon the warranty bond/security in whole or in part at any time prior to the expiration of the Warranty Period for repairs pertaining to landscape deficiencies if the developer fails to perform the repairs within a time period as stipulated by the Parks Manager. After acceptance of the repair, the City may elect to extend the Warranty Period for the repaired item for up to one year.

14.5. Final Acceptance-Landscaping (Bylaw No. 1669)

14.5.1. Final Acceptance-Landscaping will be issued by the Parks Manager once a Final Acceptance-Landscaping Inspection has occurred at the end of the applicable Warranty Period and there are no outstanding deficiencies to be rectified or repaired. The Parks Manager may extend the Warranty Period on items that require replacement or repair at the final inspection, and defer Final Acceptance-Landscaping of those items until the end of the Warranty Period as extended. (Bylaw No. 1669)

CITY OF LANGFORD
BYLAW NO. 1831

A BYLAW TO AMEND THE DEVELOPMENT COST CHARGE BYLAW

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

1. City of Langford Development Cost Charge Bylaw No. 1700 is amended as follows:

   i) By amending the definition of Public Utility to the following:

   "Public Utility" means a private business organization that is subject to governmental regulation because it provides an essential service or commodity such as water, electricity, sewage collection, transportation or communication to the consuming public or a public or private recreational building located on City land providing space to the general public for the purposes of recreation.

   ii) By replacing Schedule B Roads Project Map with Schedule B attached to this Bylaw;

   iii) By replacing Schedule C the Roads Project List with Schedule C attached to this Bylaw.

2. This Bylaw may be cited as "Development Cost Charge Bylaw No. 1700, 2017 Amendment No. 2, 2019".

READ a first time this 19th day of February, 2019.

READ a second time this 19th day of February, 2019.

READ a third time this 19th day of February, 2019

APPROVED BY The Inspector of Municipalities, pursuant to s. 560 of the *Local Government Act* on this 28th day of February, 2019

RECONSIDERED AND FINALLY ADOPTED this day of , 2019.

Presiding Council Member

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**March 18, 2019**
Department:	**Planning**
Application No.:	**Z19-0003**
Subject:	**Bylaw No. 1832- Application to amend the text within the C3 (District Commercial) Zone to allow a general industrial use at the property located at 1016 McCallum Road**

At the Regular Meeting of Council on **February 19, 2019**, Council gave Bylaw No. 1832 First Reading.

COMMENTS

Bylaw No.1832 is a text amendment to the C3, District Commercial, Zone to allow a sheet metal fabrication and laser cutting business to operate at 1016 McCallum Road. The Staff Report submitted with the proposal recommended that Council to request the registration of a Section 219 Covenant on the property that would restrict the operation of the general industrial use within a commercial zone. Despite the reference to requiring the Section 219 Covenant, there was no resolution associated with First Reading of Bylaw No. 1832 and the opportunity to secure a Covenant was not realized.

If Council is supportive they may wish to add to Bylaw No.1832 a resolution that states the following:

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 there shall be no unenclosed storage associated with a general industrial use, despite regulations that allow unenclosed storage within the C3, Commercial District, Zone;

   ii. That any activities associated with a general industrial use be conducted within the unit of operation, and all other potential nuisances, including but not limited to: noise, odour, dust or vibrations be limited so as to not be discernible beyond the walls of the unit.

OPTIONS:

That Council:

1. Give Second Reading to Bylaw No.1832 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 there shall be no unenclosed storage associated with a general industrial use, despite regulations that allow unenclosed storage within the C3, Commercial District, Zone;

   ii. That any activities associated with a general industrial use be conducted within the unit of operation, and all other potential nuisances, including but not limited to: noise, odour, dust or vibrations be limited so as to not be discernible beyond the walls of the unit.

Or

2. Give Second Reading to Bylaw No.1832 as is, with no resolution.

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer
Concurrence:	Adriana Proton, Manager of Legislative Services

:lhm

CITY OF LANGFORD
BYLAW NO. 1832

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

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

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

1. By amending the current text within the C3 Zone, by adding the following, and renumbering the subsection (subsection 6.41.01) accordingly:

" general industrial uses, limited to sheet metal cutting and fabrication, and restricted to one such use on the property legally described as LOT 1 SECTION 99 ESQUIMALT DISTRICT PLAN EPP19681; PID No.: 028-851-323 (1016 McCallum Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw,"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".

READ A FIRST TIME this 19th day of February, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

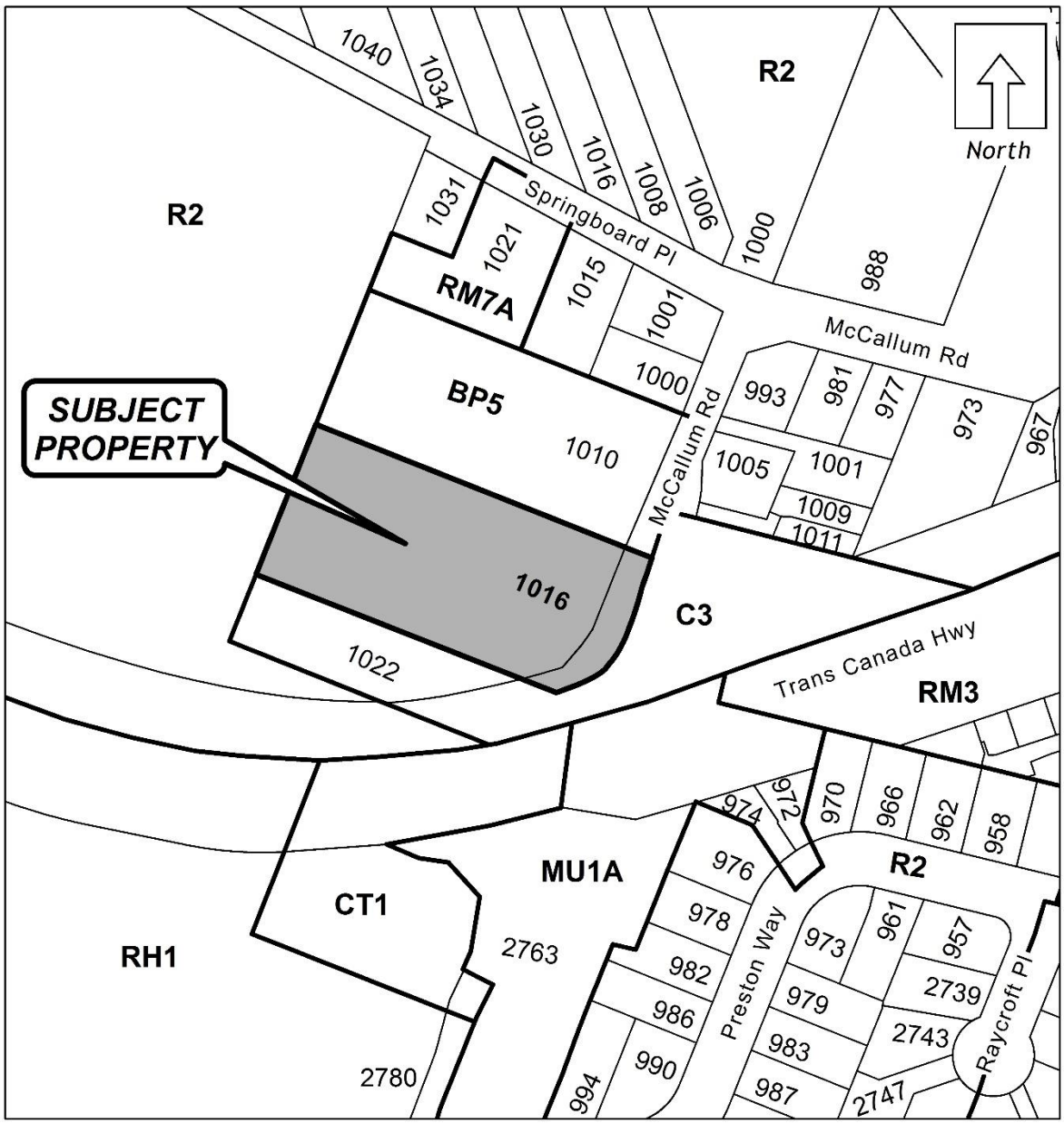
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1832

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1832

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/13/2019

CITY OF LANGFORD

BYLAW NO. 1835

A bylaw to amend Sewer Utility Bylaw No. 1600, 2016

WHEREAS Sewer Utility Bylaw No. 1600, 2016 provides that, in specified circumstances, the obligation under the bylaw to connect a parcel to the sanitary sewer system may be deferred so long as the parcel is connected within 5 years of completion of the parcel's sewage treatment system;

AND WHEREAS the City also wishes to provide an option whereby an owner of a parcel who is required by Sewer Utility Bylaw No. 1600, 2016 to connect the owner's parcel to the sanitary sewer system and to pay certain charges to West Shore Environment Services Inc. as a condition of doing so may apply to demonstrate financial need and to have the City pay those charges to West Shore Environmental Services Inc. on the owner's behalf, with the City recovering the amount so paid, with interest, by way of the imposition by the City under section 194 of the *Community Charter* of annual charges for a period of 10 years.

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

1. This Bylaw may be cited as Sewer Utility Bylaw No. 1600, 2016 Amendment Bylaw No. 1835, 2019.

2. Sewer Utility Bylaw No. 1600, 2016 is amended by:

   (a) adding to section 1 the following definition:

   > **Prime Rate** means the rate of interest declared from time to time by the main branch in of the Bank of Montreal in Vancouver, British Columbia as the annual rate of interest used by such bank as its reference rate in setting interest rates for commercial loans of Canadian dollars in Canada and commonly referred to by such bank as its "prime rate.";

   (b) adding to section 1 the following definition:

   LICO means the low-income threshold cut-off as published by Statistics Canada

   (c) inserting into section 28 the words "sewer connection fee" before the words "an incremental storage and improvement fee" and after the words "sewer capital recovery fee";

   (d) in Part 4 of the bylaw after section 32 adding the following as sections 33 through 41 and renumbering the current sections of the bylaw accordingly and making appropriate revisions to the section references in the text of the bylaw:

33. The owners of a Sewer Serviced Parcel that is required under this bylaw to be connected to the sanitary sewer main may make an application to the City in the form attached to this bylaw as Schedule C requesting that they be exempt from paying the fees and exempt from connecting to the sewer main for a period of 5 years. An application under this section must be made no more than 6 months and no less than 1 month before the date on which the connection to the sanitary sewer main is to be made and must be signed by all registered owners of the parcel.

34. The Director of Finance shall approve an application under section 33 if the Director is satisfied that the Sewer Serviced Parcel is the owners primary residence, and that the household income, including rental income, is below the LICO plus $5,000. For this purpose, the Director of Finance may require the owners to provide such evidence as the Director considers necessary in his or her sole discretion to make that determination.

35. If an exemption under section 33 is approved, after the five-year exemption period the owners may reapply under section 36.

36. The owners of a Sewer Serviced Parcel that is required under this bylaw to be connected to a sanitary sewer main may make an application to the City in the form attached to this bylaw as Schedule D requesting that the City pay to West Shore in respect of the parcel the sewer capital recovery fees or sewer connection fees, or both, payable to West Shore upon connection of the parcel to the sanitary sewer main. An application under this section must be made no more than 6 months and no less than 1 month before the date on which the connection to the sanitary sewer main is to be made and must be signed by all registered owners of the parcel.

37. The Director of Finance shall approve an application under section 36 if the Director is satisfied that:

a. TD Canada Trust is unwilling to provide to the owners of the Sewer Serviced Parcel a secured or unsecured loan in the amount of the fees to which the owners' application under section 36relates; and,

b. the Sewer Serviced Parcel is the primary residence of the owner, and that the household income, including rental income, is between the LICO plus $5,000 and double the LICO.

For this purpose, the Director of Finance may require the owners to provide such evidence as the Director considers necessary in his or her sole discretion to make that determination.

38. No owner of a parcel identified in the *Sewer Capital Recovery Fee Bylaw No. 1100, 2007* may make an application under section 33 or 36.

39. Where the Director of Finance approves an application pursuant to section 37 to have the City pay sewer capital recovery fees in respect of a parcel to West Shore, then, after the City pays those fees to West Shore, sewer capital recovery instalment fees payable to the City in the following amounts are imposed on the owners of the Sewer Serviced Parcel for each of the 10 years beginning in the year the City pays the sewer capital recovery fees to West Shore:

(a) 1/10th of the sewer capital recovery fee paid by the City to West Shore, plus

(b) simple interest equal to 2% in excess of the Prime Rate as of January 1 of each year that the sewer capital recovery instalment fee is payable calculated on the amount equal to the sewer capital recovery fee paid by the City to West Shore less the cumulative amount of money paid by the owners to the City under paragraph (a), with that interest calculated from the date of connection of such parcel to the sanitary sewer main to December 31 of the year in which the sewer capital recovery instalment fee is payable.

40. Where the Director of Finance approves an application pursuant to section 37 to have the City pay sewer connection fees in respect of a Sewer Serviced Parcel to West Shore, then, after the City pays those fees to West Shore, a sewer connection instalment fee payable to the City in the following amount is imposed on the owners of the parcel for each of the 10 years beginning with the year the City pays the sewer connection fees to West Shore:

(a) 1/10th of the sewer connection fees paid by the City to West Shore, plus

(b) simple interest equal to 2% in excess of the Prime Rate as of January 1 of each year that the sewer connection instalment fee is payable calculated on the amount equal to the sewer connection fee paid by the City to West Shore less the cumulative amount of money paid by the owners to the City under paragraph (a) with that interest calculated from the date of connection of such parcel to the sanitary sewer main to December 31 of the year in which the sewer connection instalment fee is payable.

41. Fees imposed by the City under section 38 or 39 are due and payable by December 31 of the year for which the fees are imposed.;

(e) replacing section 32 with the following:

32. Fees imposed under sections, 24, 28, 39 or 40 and unpaid at the end of the year in which they are due are deemed to be taxes in arrear and may be entered on the tax roll as such.; and

(f) attaching as Schedule C to the bylaw Schedule A to this Bylaw; and

(e) attaching as Schedule D to the bylaw Schedule B to this Bylaw.

READ A FIRST TIME this 4th day of March, 2019
READ A SECOND TIME this 4th day of March, 2019
READ A THIRD TIME this 4th day of March, 2019
ADOPTED this day of _____, 2019

PRESIDING COUNCIL MEMBER

(Certified Correct)
CORPORATE OFFICER

SCHEDULE A

Sewer Fees (Instalment Payment) Application

I(we) make application as the registered owner(s) of the parcel located at civic address _____ (the "Property") to have a five year exemption from payment of fees and physical connection.

I(we) confirm that I(we) reside at the above mentioned property as our primary residence and that we have a household income, including rental income, of below:

a. the low income cut-off threshold as published by Statistics Canada ("LICO")plus $5,000.

I(we) acknowledge that if my(our) application is approved by the City, we will be exempt from paying fees to Westshore Environmental and Physical connection to the Sewer System and that if during the five year exemption period we connect to the system, the exemption of fees is terminated and we will be required to pay all applicable fees. I(we) acknowledge that after the five year exemption period we will be required to connect to the sewer system and pay all applicable fees.

Signature Date

Name of Applicant (please print)

Signature Date

Name of Applicant (please print)

All registered owners of the property must sign

SCHEDULE B

Sewer Fees (Instalment Payment) Application

I(we) make application as the registered owner(s) of the parcel located at civic address _____ (the "Property") to have the City pay on my (our) behalf as the owner(s) of the Property the following fees that are payable to West Shore Environmental Services Inc. to connect the Property to the sanitary sewer main (check all that apply):

- ☐ sewer capital recovery fees of $_____ (insert amount)
- ☐ sewer connection fees of $_____ (insert amount)

I(we) confirm that I(we) have been unable to obtain a secured or unsecured loan from TD Canada Trust in the amount of the fees to which this application relates.

I(we) confirm that I(we) reside at the above-mentioned property as our primary residence and that we have a household income, including rental income, of between:

~~a.~~ the low income cut-off schedule as published by Statistics Canada ("LICO") plus $5,000; and,
b. Double the LICO.

I(we) acknowledge that if my(our) application is approved by the City, annual fees for a period of 10 years will be imposed by the City to recover with interest (at the rate specified by bylaw) the amount the City pays to West Shore Environmental Services Inc. on my(our) behalf and that such fees may be added to the municipal taxes for the Property as taxes in arrear and collected as such if not paid by December 31 of each year in which they are due.

_____ _____
Signature Date

_____
Name of Applicant (please print)

_____ _____
Signature Date

_____
Name of Applicant (please print)

All registered owners of the property must sign