CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, April 1st, 2019 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PRESENTATION**	
	a) Mayor Young RE: Appreciation to Retired Committee Members	
	b) Juan de Fuca Curling Centre RE: Closure of West Shore Parks and Recreation Curling Rink	
4.	**PUBLIC HEARINGS**	
	a) BYLAW NO. 1798 "Langford Zoning Bylaw, Amendment No. 544, (2439 Selwyn Road), 2019".	4
	b) BYLAW NO. 1826 "Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019".	26
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8.	**DEVELOPMENT VARIANCE PERMIT**	
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9. REPORTS

a) Rent-to-Own Partnership Agreement **75**
- **Staff Report (Planning)**

b) West Shore Parks and Recreation 2019 Budget **78**
- **Staff Report (Finance)**

c) Administration and Finance Committee Appointments **101**
- **Staff Report (Administration)**

10. CORRESPONDENCE

a) Canadian Cancer Society – Cops for Cancer **103**
RE: Request for Beer Gardens at the 2nd Annual Fundraiser Baseball Tournament

11. BYLAWS

a) BYLAW NO. 1784 **104**
"Langford Official Community Plan Bylaw, Amendment No. 28, (734 Latoria Rd), 2019".
(ADOPTION)

b) BYLAW NO. 1785 **109**
"Langford Zoning Bylaw, Amendment No. 537, (734 Latoria Rd), 2019".
(ADOPTION)

c) BYLAW NO. 1798 **112**
"Langford Zoning Bylaw, Amendment No. 544, (2439 Selwyn Road), 2019".
(SECOND AND THIRD READINGS)

d) BYLAW NO. 1817 **114**
"Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817".
(ADOPTION)

e) BYLAW NO. 1826 **156**
"Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019".
(SECOND AND THIRD READINGS)

f) BYLAW NO. 1832 **159**
"Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".
(ADOPTION)

g) BYLAW NO. 1833 **163**
"Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), 2019".
(SECOND AND THIRD READINGS)

h) BYLAW NO. 1836 **135**
"Road Closure Bylaw No. 1836, (Unnamed Lane near 1198 Goldstream Avenue) 2019".
(FIRST, SECOND AND THIRD READINGS)

12. IN CAMERA RESOLUTION **170**

13. ADJOURNMENT

PUBLIC HEARING
Monday, 1 April 2019

Bylaw No. 1798
File No. Z18-0017

A Bylaw to Rezone 2439 Selwyn Rd from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot) Zone to Allow for the Future Development of a Single Small Lot

CITY OF LANGFORD
BYLAW NO. 1798

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 1, Section 109, Esquimalt District, Plan 24285, PID No. 003-008-517 (2439 Selwyn 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	1798	Lot 1, Section 109, Esquimalt District, Plan 24285, PID No. 003-008-517 (2439 Selwyn 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. 544, (2439 Selwyn Road), 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.

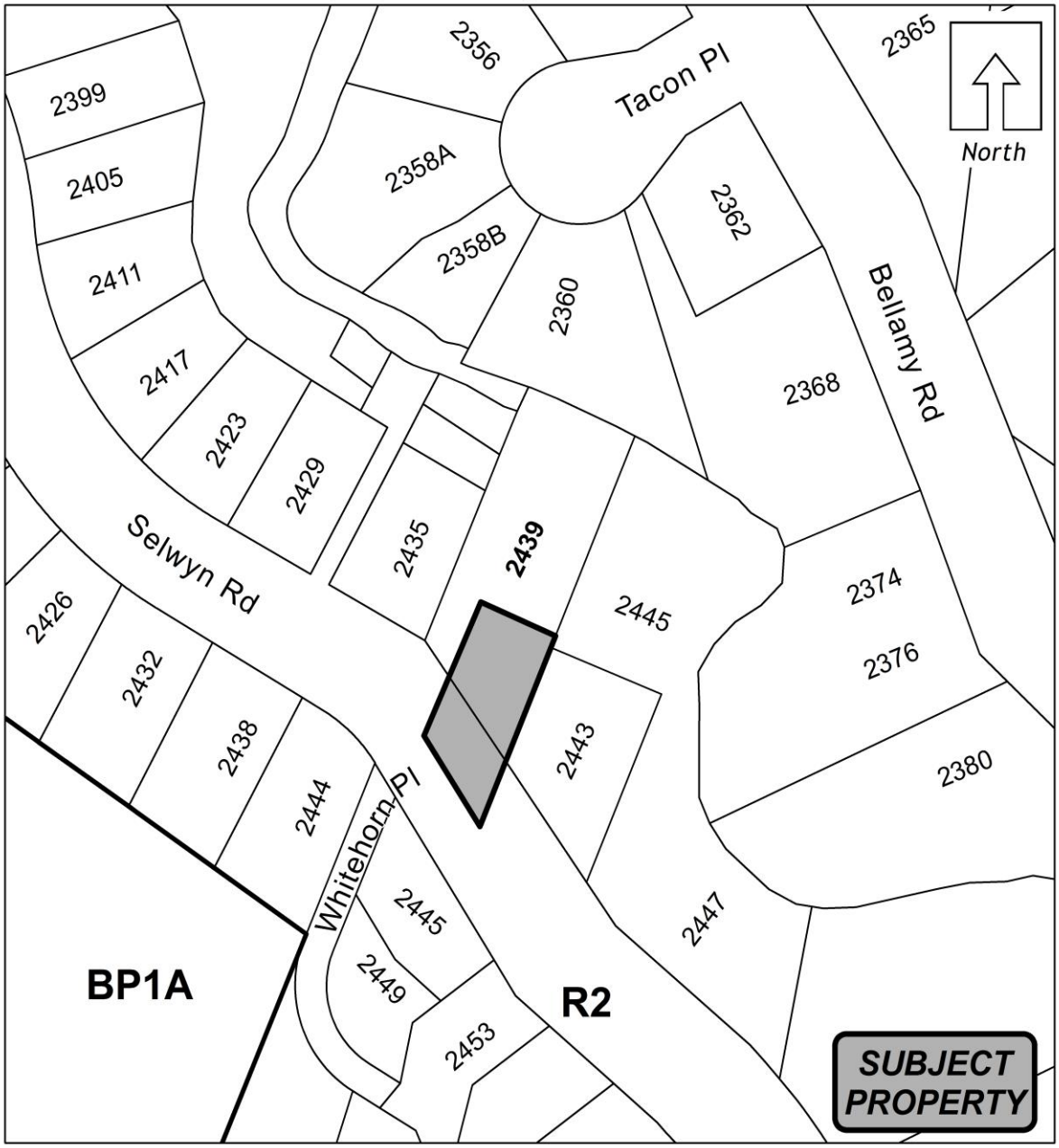
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1798

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1798

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/11/2019

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. 1798. 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, 1 April 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	2439 Selwyn Road	
File	SUB18-0017	Bylaw Number: 1798
Official Community Plan	Current: Neighbourhood	
Zoning	Current: R2 (One- and Two-Family Residential	Proposed: RS3 (Residential Small Lot)
Proposal	To allow for the future development of a single small lot.	

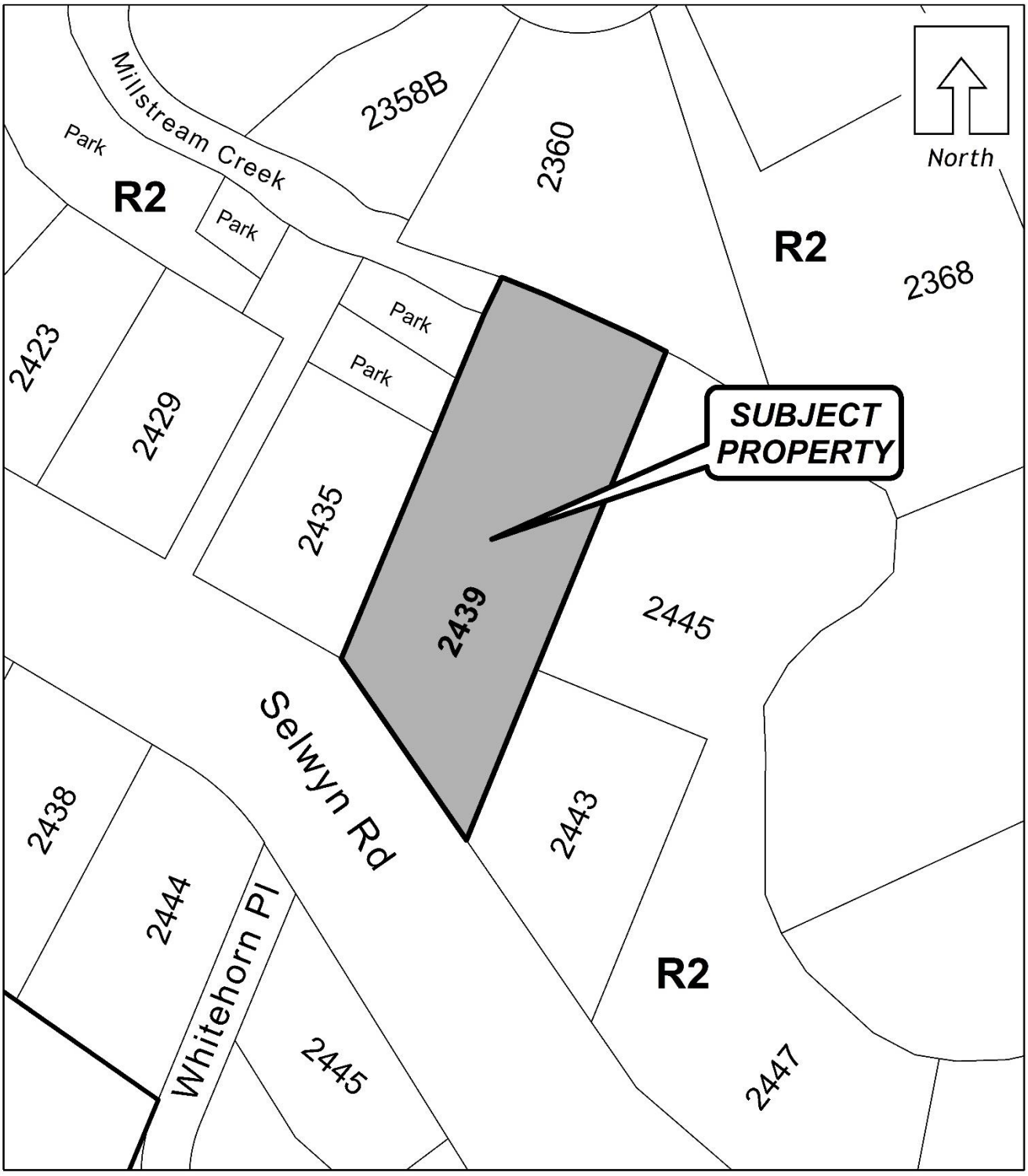
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 March 2019 to Monday, 1 April 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

(Z18-0017)

2439 Selwyn Rd



New Zealand expats stunned by mosque shooting

Travis Paterson
News Staff

Greater Victoria residents aren't going to want to hear it but one of the resounding sentiments coming from New Zealanders living here in Victoria is that if a terrorist attack can happen in Christchurch, New Zealand, it can happen here.

News broke early on Friday that shooters had murdered 50 people attending prayer at two different mosques. It was quickly deemed a hate crime.

"You wouldn't expect anything like that happening [in New Zealand], just like you wouldn't expect anything like that happening here," said Craig Anderson, a Victoria electrician who moved here from New Zealand 10 years ago.

Having seen the shooting in the news before he went to bed late Thursday night (early Friday), Anderson couldn't sleep the rest of the night. Today he's still scratching his head.

"Christchurch is the same size, same atmosphere as Victoria and you don't expect to see any hate crimes," Anderson said. "When you hear about school shootings in the states, or terrorist attacks in London and Paris, you would never think that would happen in Christchurch, or New Zealand, it's out of the way. You don't think that something would happen locally, and this is the most extreme case of it. It sends shock waves."

It's the first mass shooting in New Zealand in 29 years.

Aaron Frisby, a sheet metal worker and longtime part of the local rugby community in Victoria, moved here from Queenstown 15 years ago.

"These types of things don't happen in New Zealand, this is just something we see on television [in other places]," Frisby said. "Such sadness for not only those who died but New Zealand as a whole because that isn't what we are about."

Members of the Victoria community are gathering for a 3 p.m. vigil on Friday. Plenty of New Zealand expats are expected and organizer Alexis Masur also politely reached out to the local Muslim community.

Another goal of the vigil is to share awareness of the fundraisers underway to assist surviving victims and victim families, Masur said. As of noon PST on Friday the Launch Good United for Christchurch Mosque Shootings was near its goal of $500,000 (NZ funds).

Masur is currently studying a masters in emergency and disaster management at Royal Roads. Sadly, the shooting actually falls into her line of study, not as a natural disaster or technological disaster, but as a mass casualty event.

"Recovery for an event like this is the hardest part, there's not a lot of mitigation for this type of thing in New Zealand," Masur said.

"New Zealand is not known for a mass casualty event of this type, it's likely their level of preparedness isn't very high. It's why I want to be an emergency and disaster manager, to see how can we push back against this in the future, and have better prevention and recovery measures, especially in policy."

Dave Phillips manages local construction company NZ Builders, which employs nine New Zealanders and has four projects underway around town.

"I was up all night calling aunts, cousins, family, and a lot of them were locked down," Phillips said. "At their jobs, at school, at the airport, everyone was locked down. It's scary times."

And now it's a day of extreme sadness among the NZ Builders crew.

"There's 49 dead for no reason and all those families are crushed today," Phillips said. "Hate like that just shouldn't exist."

Phillips is part of the Westshore RFC rugby club based out of Juan de Fuca where he estimates there's at least 20 New Zealanders in the mix. The team will have a moment of silence before its match against James Bay on Saturday.

"I'm sure most rugby clubs around B.C. will be doing the same Saturday, there's [usually a New Zealander] on each team.

"It's not who we are. I take great pride in being from New Zealand. It's an inclusive society, I don't think about anyone being from somewhere. We're just all Kiwis, my brain can't process how someone can feel that hate for someone else."

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. 1833. 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, 1 April 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. 1833 is to amend the text of the MUE2 (Mixed Use Employment 2) Zone to allow the use of "gasoline service stations".**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1833 is 790 McCallum Road 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, 18 March 2019 to Monday, 1 April 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

City of Langford
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NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1798 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1798 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 a single small lot.**

Applicant: **Brandon Dol**

Location: **The land that is the subject of Bylaw No. 1798 is 2439 Selwyn Road 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, 18 March 2019 to Monday, 1 April 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

Purple Day marks long journey for Gorge resident

Travis Paterson
News Staff

Three years ago Tess Hawkins and her guide dog Merlot sat deflated on the front step of her Saanich home in the Gorge neighbourhood.

While Hawkins was deflated, Merlot, at the time just two years old, was mostly energetic. After all, Hawkins couldn't land a job, while Merlot - then new to Hawkins - had just found her calling as a full-time working dog.

Hawkins lives with epilepsy and she relies on Merlot to bark for assistance when she has a seizure, which occurs about once every week or two. Not only that, Merlot has grown to sense when Hawkins is too hot, or hungry, which both trigger seizures. Needless to say, Hawkins benefits dramatically by having the dog with her full time.

So it was crushing for Hawkins, who has a masters degree, to be turned away multiple times by a potential employer because of the dog and/or for her invisible disability.

"The fact it's taken this long for me to get here, and the barriers that I've overcome, were a lot," Hawkins said.

It took patience but Hawkins moved through the struggles and started as an administrative assistant in the government and then with a temporary assignment as a policy analyst. She's now in policy assessment with the Accessibility Secretariat in Ministry of Social Development and Poverty Reduction. She's also the vice-president for the local Headway, Victoria Epilepsy and Parkinson's Centre, and co-organized a Purple Day recognition in the Legislative Assembly on Tuesday.

A group of the Victoria Epilepsy and Parkinson's Centre clients, family and friends, as well as some government colleagues, were sitting in the gallery to hear Minister Rob Fleming and MLA Anne Kang speak on Purple Day.

"Purple Day is an awareness-raising event, we need to get the word out about epilepsy because there's a lot of people who don't know what epilepsy is, what the seizures are, or what to do when someone has one," Hawkins said.

More than 50 million people worldwide live with epilepsy, one of the most common neurological disorders.

However, not everyone living with epilepsy is surrounded by as much support as Hawkins is.

If she suffers a seizure at home, when she's alone, her life line will recognize it and alert her family elsewhere while Merlot will also bark until someone comes. Her landlords know to check on her. Everyone at Hawkins' work is well versed in what to do for a seizure.

As for Merlot, she quietly accompanies Hawkins at work, free from discrimination, but she will not stop barking if there's a seizure until someone comes, even if she just senses a seizure coming.

"It's called intelligent disobedience," Hawkins said. "She's figured out on her own that heat will trigger a seizure. She won't stop until I take my sweater off, open the window, and cool down."

How does Merlot know Hawkins is hungry?

"I really don't know, ask her," she laughed.

With her career underway, Hawkins is now in the exploratory phase of resective surgery where the section of the brain responsible for seizures is removed.

"Not everyone qualifies, it's a nerve-wracking [proposition] with mixed feelings," she said, adding the relief is enticing.

For more information on Purple Day and Headway visit vepc.bc.ca. Headway has also started a First Nations support group along with support groups up-island. For more on how to react when someone has a seizure visit bcepilepsy.com/resources/faqs.

reporter@saanichnews.com



Tess Hawkins and her guide dog Merlot at their home in the Gorge neighbourhood. Hawkins struggled to find work due to the presence of her dog, however she has overcome that and is in her third year with the government, working as a policy analyst with the Accessibility Secretariat in Ministry of Social Development and Poverty Reduction. (Black Press file photo)

Royal Roads spearheads $2 million climate change resilience initiative

Swikar Oli
News Staff

Royal Roads University's $2 million climate adaptation program is currently in the planning stages and has entered its consultation phase.

Outreach to "professional association partners, key influencers in climate activist space and research institutions" is underway to survey for gaps in dealing with climate change, said Robin Cox, who is managing the program.

The project will be done in collaboration with schools, professional institutions and RRU's cross-disciplinary Resilience by Design innovation lab.

The program will help create literacy on how climate change works at the regional level, which involves understanding the organizational change that's needed to integrate and implement guidelines to issues that climate change brings up, Cox said.



Robin Cox

The program looks at the "building adaptation expertise and capacity," including the "economics of adaptation," Cox added.

"How do you implement and understand risk assessment? Because this is a complex problem."

The Pacific Institute for Climate Solutions and Pacific Climate Impacts Consortium are being consulted, along with businesses and activists, to design and deliver the initiative's first course this year. It will be based on research and the Challenge Dialogue process, which asks institutions to identify problems and supporting information relating to climate change issues, Cox said.

At the end of three years, the program is slated to come up with course work, activities and documents that outline resilience practices to disasters caused by climate change across disciplines.

The initiative is funded by the Natural Resources Canada Building Regional Adaptation Capacity and Expertise (BRACE) program, which is funding province-wide research on training needed to reduce climate change harm, such as by preparing for disasters brought on by drought and rising sea levels.

Course development will happen in 2019 and 2020, Cox said. The project is set for completion in 36 months.

swikar.oli@goldstreamgazette.com

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NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1798 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1798 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 a single small lot.**

Applicant: **Brandon Dol**

Location: **The land that is the subject of Bylaw No. 1798 is 2439 Selwyn Road 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, 18 March 2019 to Monday, 1 April 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

v. That the applicant dedicate a 2.5 m wide area of land to accommodate frontage requirements, and off street parking along Walfred Road, as well as an additional 7 m wide dedicated area of land to the City between Walfred Road and the subject property, prior to subdivision approval;
vi. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval;
vii. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
viii. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense; and
ix. That the applicant agrees to implement the recommendations, to the satisfaction of the Director of Planning, contained within the tree retention plan submitted by Talbot Mackenzie and Associates, and dated on February 2nd, 2010, prior to building permit issuance.

d) That Council authorize the Director of Planning to vary the following variances within a Development Permit:

i. That Section 3.18.01 be varied to increase the projection limits for a deck from 1 m to 3 m.

CARRIED.

c) Application to Rezone a Portion of 2439 Selwyn Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) in order to Allow for the Future Development of a Single Small Lot

- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: S. HARVEY

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

1. Direct staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 2439 Selwyn 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:

ii. 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 a portion of the land along the rear portion of the property be dedicated as park land, to the satisfaction of the Manager of Parks;

iv. That the applicant install a 1.8m (6.0 ft) high wood fence along the property line between the two lots, prior to subdivision approval;

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

2. Direct staff to proceed with consideration of the following variances for the existing dwelling on the proposed panhandle lot at 2439 Selwyn Road, subject to the applicant applying for the necessary DVP:

vi. That Section 6.21.06(1)(a) be varied to reduce the minimum front yard setback from 6.0m (20 ft) to 2.0m (6.5 ft).

CARRIED.

d) Application for Development Variance Permit to allow two temporary development signs located at the intersection of Constellation Avenue and West Shore Parkway

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

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

1. Direct staff to proceed with consideration of the following variances for the two signs located at the corners of Constellation and West Shore Parkway:

a) That Section 7. e) iii. of Sign Bylaw No. 1250 be varied to increase the area of a temporary development sign from 18m^2 to 92m^2.

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A & B.

CARRIED.
With S. Harvey voting against the motion.

3. Application to Rezone a Portion of 2439 Selwyn Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) in order to Allow for the Future Development of a Single Small Lot

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of a portion of the property located at 2439 Selwyn 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:

        ii. 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 a portion of the land along the rear portion of the property be dedicated as park land, to the satisfaction of the Manager of Parks;

        iv. That the applicant install a 1.8m (6.0 ft) high wood fence along the property line between the two lots, prior to subdivision approval;

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

2. Direct staff to proceed with consideration of the following variances for the existing dwelling on the proposed panhandle lot at 2439 Selwyn Road, subject to the applicant applying for the necessary DVP:

    That Section 6.21.06(1)(a) be varied to reduce the minimum front yard setback from 6.0m (20 ft) to 2.0m (6.5 ft).

CARRIED.

4. Application for Development Variance Permit to allow two temporary development signs located at the intersection of Constellation Avenue and West Shore Parkway

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1785 Second and Third Readings.

CARRIED.

c) **BYLAW NO. 1794**
"Langford Zoning Bylaw, Amendment No. 555, (935 Walfred Rd), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1794 Second and Third Readings.

CARRIED.

d) **BYLAW NO. 1798**
"Langford Zoning Bylaw, Amendment No. 544, (2439 Selwyn Road), 2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1798 First Reading.

CARRIED.

e) **BYLAW NO. 1806**
"Langford Zoning Bylaw, Amendment No. 547, (2688 and 2690 Sooke Road), 2018".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1806 Second and Third Readings.

CARRIED.

f) **BYLAW NO. 1808**
"Langford Zoning Bylaw, Amendment No. 548, (2786 Wenger Terr), 2019".
(ADOPTION)

MOVED BY: COUNCILLOR WADE

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: **November 26, 2018**

Department: **Planning**

Application No.: **Z18-0017**

Subject: **Application to Rezone a Portion of 2439 Selwyn Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) in order to Allow for the Future Development of a Single Small Lot.**

PURPOSE

Brandon Dol has applied to rezone a portion of 2439 Selwyn Road from One- and Two-Family Residential (R2) to Residential Small Lot 3 (RS3) in order to allow for the future development of a single small lot.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

Applicant	Brandon Dol	
Owner	Brandon Dol	
Civic Address	2439 Selwyn Road	
Legal Description	Lot 1, Section 109, Esquimalt District, Plan 24285	
Size of Property	1,330m² (0.33 acres)	
DP Areas	200 Year Flood Plain, Habitat and Biodiversity, Riparian	
	Current	Proposed
Zoning Designation	One- and Two Family Residential (R2)	Residential Small Lot 3 (RS3)
OCP Designation	Neighbourhood	

SITE AND SURROUNDING AREA

The site is primarily flat however the rear ~15m of the property slopes down to Millstream Creek and is heavily treed. The rest of the property is generally open with the exception of a few larger trees and an existing dwelling is located around the centre of the property. The surrounding neighbourhood consists of single family homes with the exception of Millstream Village that is located one block to the south.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	One- and Two Family Residential (R2)	Single Family Residential
East	One- and Two Family Residential (R2)	Single Family Residential
South	One- and Two Family Residential (R2)	Single Family Residential
West	One- and Two Family Residential (R2)	Single Family Residential

Figure 1 – Subject Property



COUNCIL POLICY

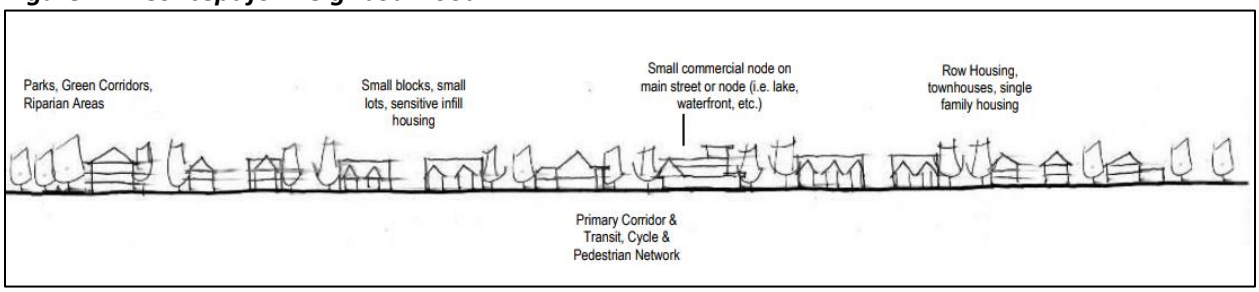
OFFICIAL COMMUNITY PLAN

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 200 Year Flood Plain, Potential Habitat and Biodiversity, and Riparian Development Permit Areas. The applicant has already made the application for these DPs, and any conditions will need to be implemented prior to the commencement of site works.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is proposing to create one additional small lot, located in front of the existing dwelling as shown in Appendix A. This lot would be approximately 275m² (2,960 ft²) in size. A front yard variance for the exiting home is requested and discussed in more detail in the Variance section below.

The existing house would remain in its current location and on the larger panhandle lot. Access to the new lot would be from the panhandle portion of the larger lot, which would be secured through an easement. The rear property line of the proposed small lot would be located close to the existing house (see Variance section below), and due to this proximity Council may wish to request that the applicant install a 1.8m (6.0 ft) high wood fence along this property line in order to provide privacy between the two dwellings.

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 the new small lot as large as possible while leaving the existing home on the R2 lot in its current location, the applicant is requesting the following variance for the R2 lot:

Table 4: Variance Requests

	Required	Proposed
Front Yard Setback	6.0m (20 ft)	2.0m (6.5 ft)

If Council has no objection to the requested variance, they may wish to direct staff to proceed with the proposed development while allowing for a reduced front yard setback as noted above for the existing dwelling on the panhandle lot.

FRONTAGE IMPROVEMENTS

Selwyn Road

The applicant will be required to provide full frontage improvements in accordance with the R10 cross section of Bylaw 1000, which would include the following:

- A total width of 8.5m of paved road
- Curb and gutter
- 1.8m wide concrete sidewalk
- Streetlights
- Landscaping (including irrigated street trees)

PARKS AND BOULEVARD

The Parks Department has requested that park land be dedicated at the rear of this property. This dedicated park would connect with existing park that is located immediately northwest of this property and provide the opportunity to extend the trail on this side of Millstream Creek at some point in the future. If Council supports the Parks Department request, they may wish to require the applicant to provide the land prior to subdivision approval, to the satisfaction of the Manager of Parks.

SEWERS

A sewer main exists within Selwyn 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 notes that storm water may be managed through either detention or 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	$660
General Amenity Reserve Fund	$3,960	$3,960
Total		**$4,620**

Table 5 – Development Cost Charges

Development Cost Charge	**Per Lot Contribution**	**Total**
Roads	$3,985	$3,985
Park Improvement	$1,890	$1,890
Park Acquisition	$1,100	$1,100
ISIF Fees	$371.25	$371.25
Integrated Survey Area	$35	$35
Subtotal (DCCs to Langford)		**$7,381.25**
CRD Water	$2,655.34	$2,655.34
School Site Acquisition	$698	$698
TOTAL (estimate) DCCs		**$10,734.59**

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 a portion of the property located at 2439 Selwyn 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 a portion of the land along the rear portion of the property be dedicated as park land, to the satisfaction of the Manager of Parks;

        iv. That the applicant install a 1.8m (6.0 ft) high wood fence along the property line between the two lots, prior to subdivision approval;

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

2. Direct staff to proceed with consideration of the following variances for the existing dwelling on the proposed panhandle lot at 2439 Selwyn Road, subject to the applicant applying for the necessary DVP:

        vi. That Section 6.21.06(1)(a) be varied to reduce the minimum front yard setback from 6.0m (20 ft) to 2.0m (6.5 ft);

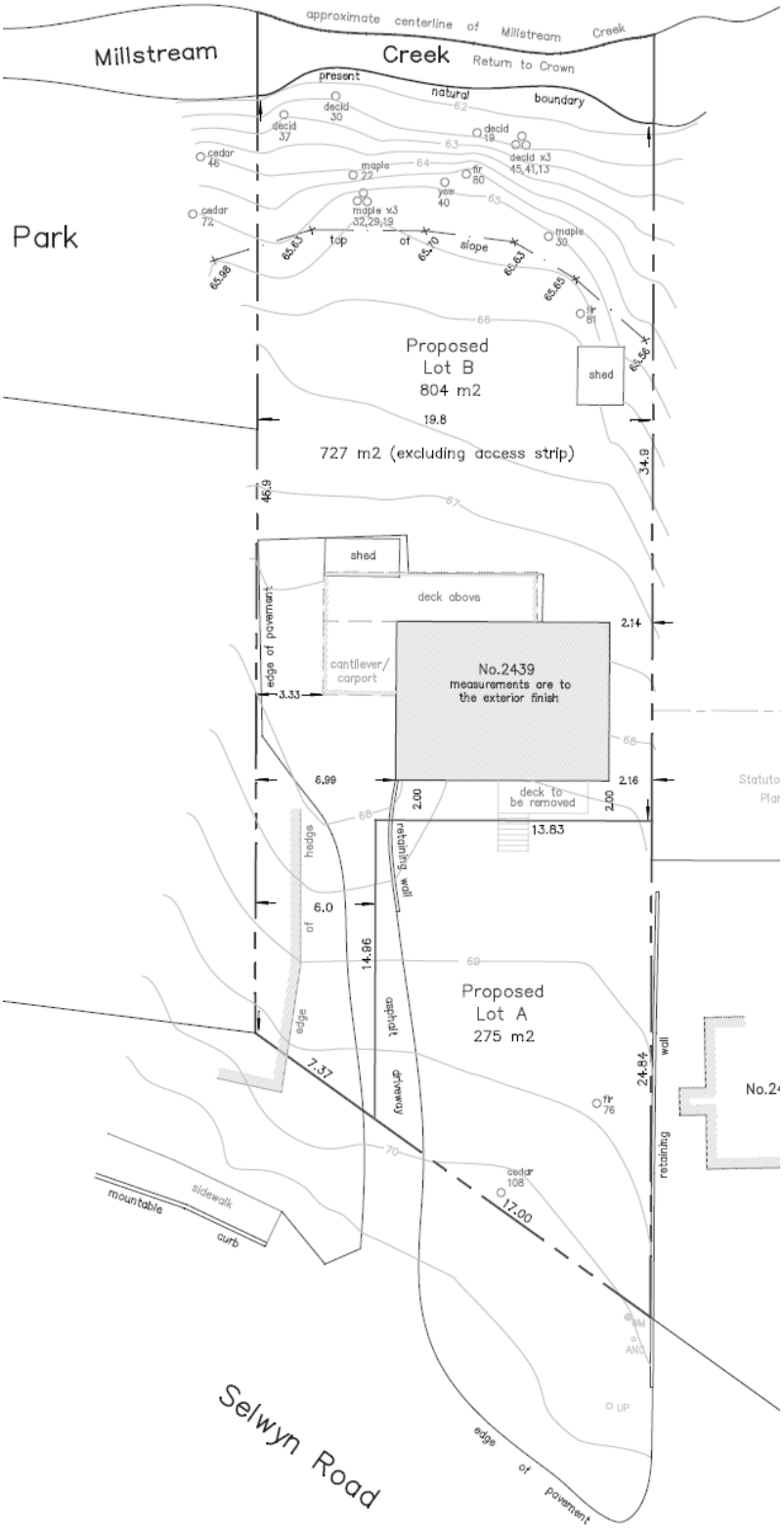
OR Option 2

1. Take no action at this time and not rezone 2439 Selwyn Road.

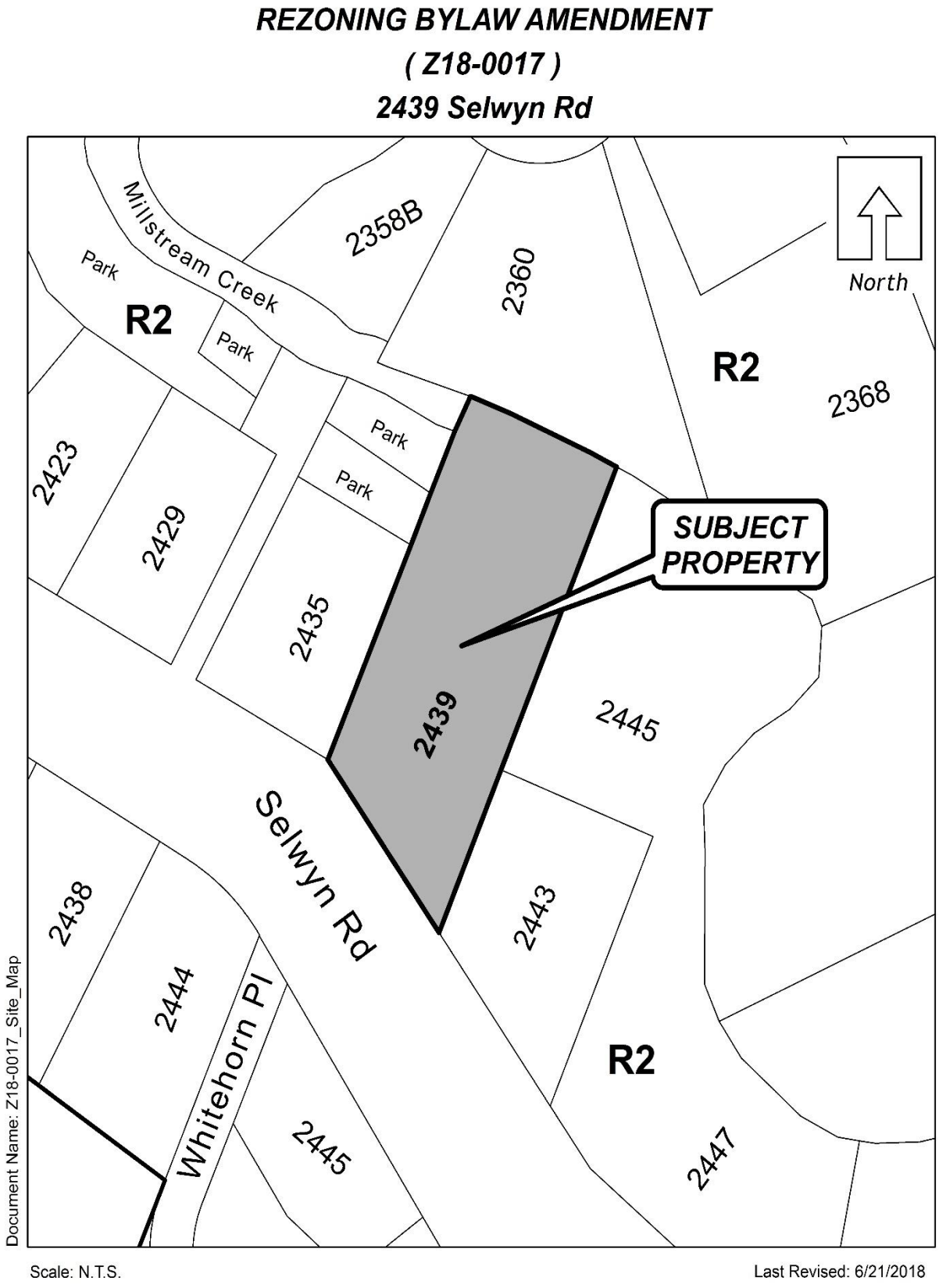
Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy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

:rd

Appendix A
SITE PLAN

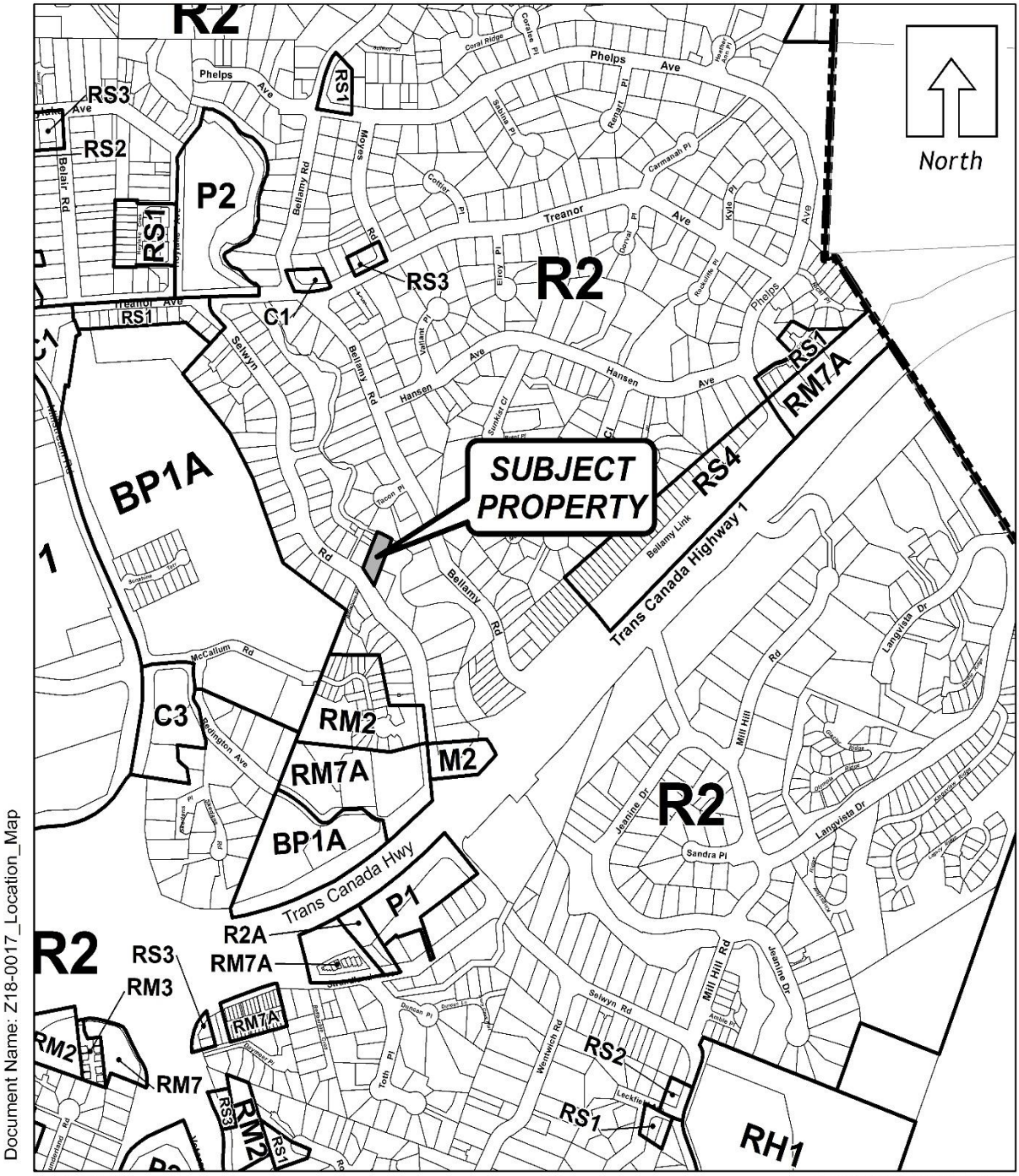


Appendix B
PROPERTY MAP



Appendix C
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z18-0017)
2439 Selwyn Rd



Scale: N.T.S.
Last Revised: 6/21/2018

PUBLIC HEARING
Monday, 1 April 2019

Bylaw No. 1826
File No. Z18-0016

A Bylaw to Rezone 939 Walfred Rd from the RR5 (Rural Residential 5) Zone to the RS3 (Residential Small Lot 3) Zone to Allow for the Subdivision of Approximately 24 Single-Family Lots

CITY OF LANGFORD
BYLAW NO. 1826

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 **RR5 (Rural Residential 5)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 37721; PID No.: 001-033-743 (939 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1826	LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 37721; PID.: 001-033-743 (939 Walfred Rd)	a) $3,960 per lot towards the General Amenity Reserve Fund b) $660 per lot towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019".

READ A FIRST TIME this 4th day of March, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

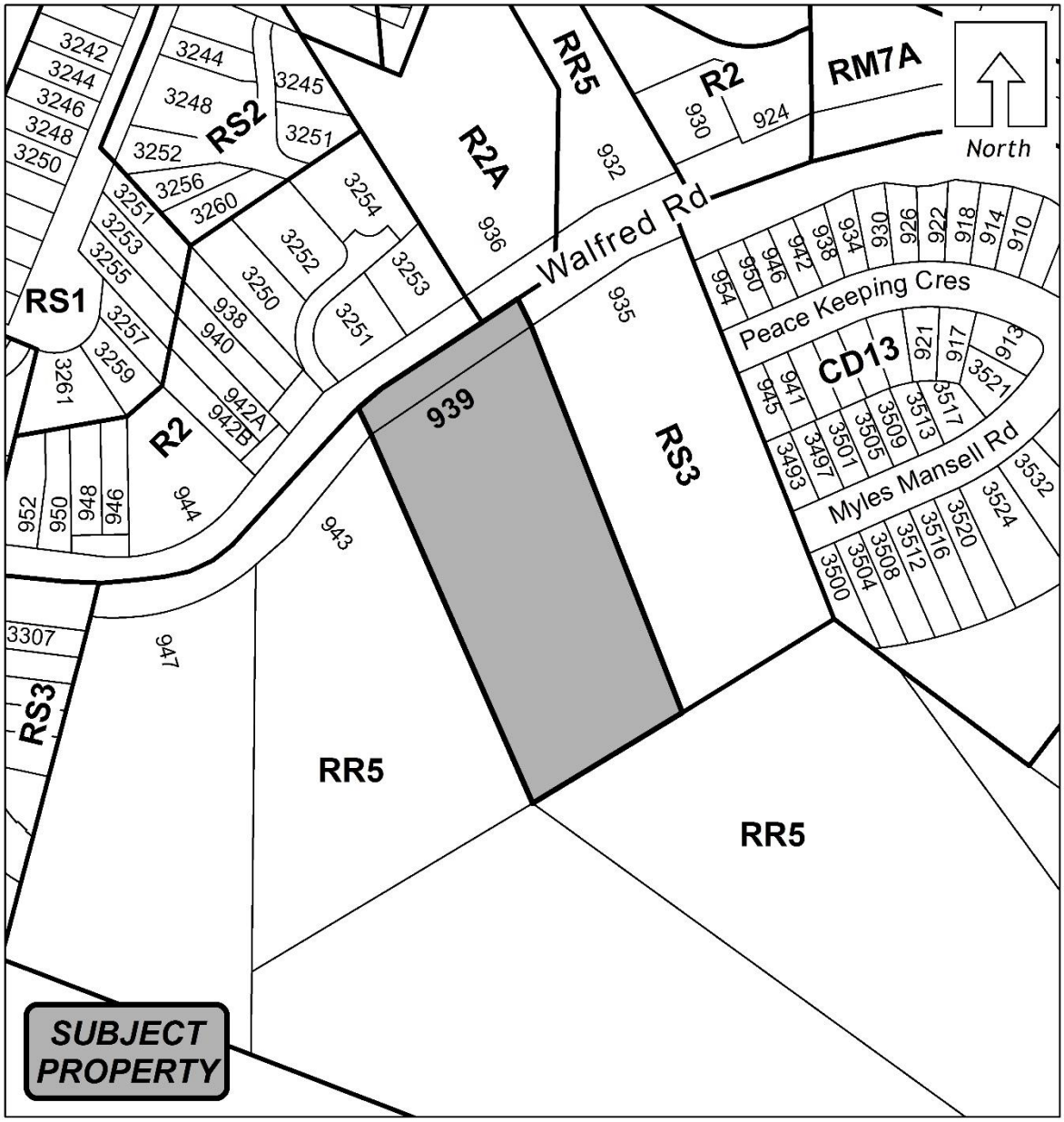
READ A THIRD TIME this day of, 2019.

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

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1826

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1826

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/23/2018

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. 1826. 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, 1 April 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	939 Walfred Rd	
File	Z18-0016	Bylaw Number: 1826
Official Community Plan	Current: Hillside or Shoreline	Proposed: No Change
Zoning	Current: RR5 (Rural Residential 5)	Proposed: RS3 (Residential Small Lot 3)
Proposal	To allow for the subdivision of approximately 24 single-family lots.	

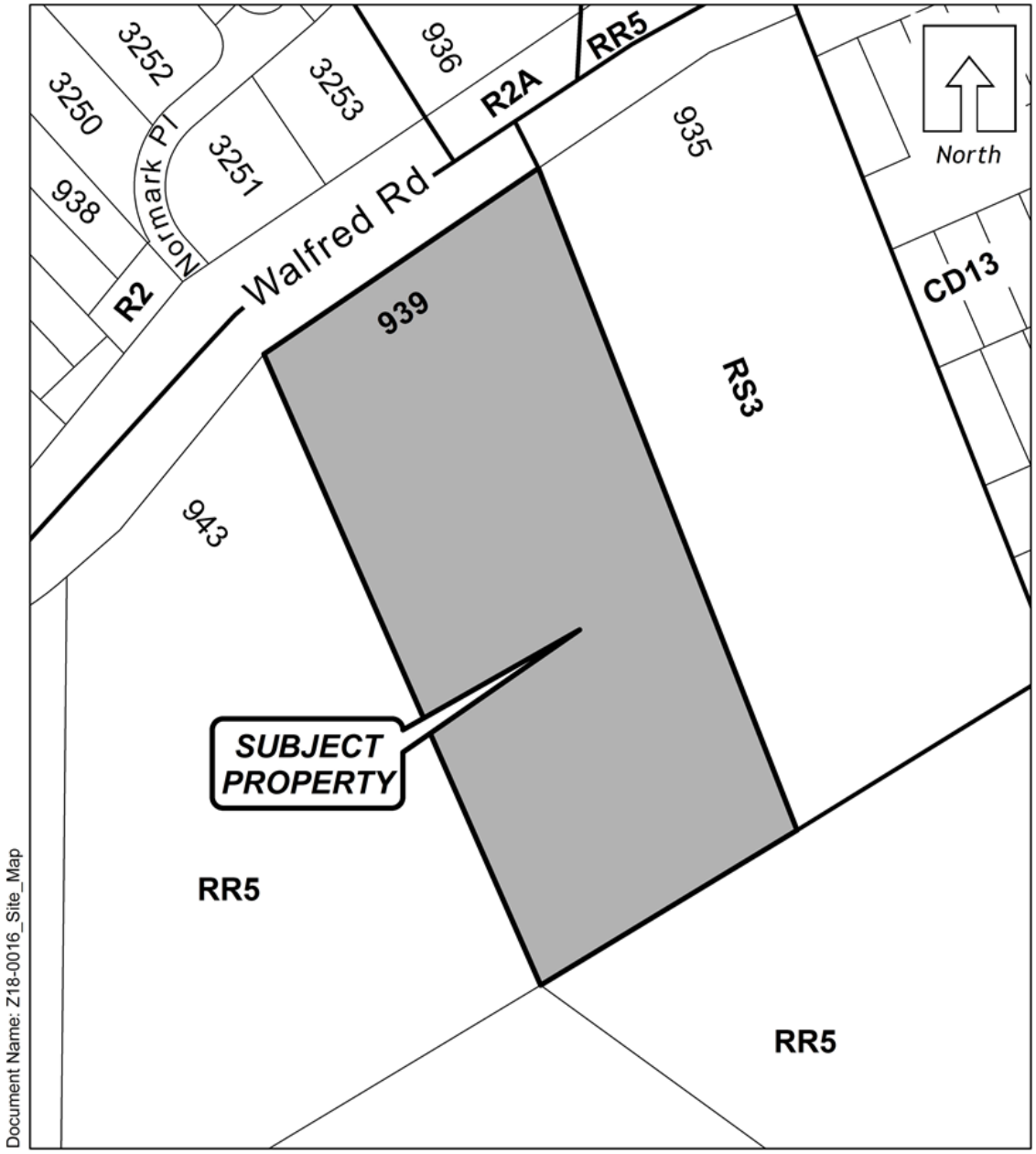
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 March 2019 to Monday, 1 April 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact David Sametz in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z18-0016)

939 Walfred Rd



Document Name: Z18-0016_Site_Map

Scale: N.T.S.

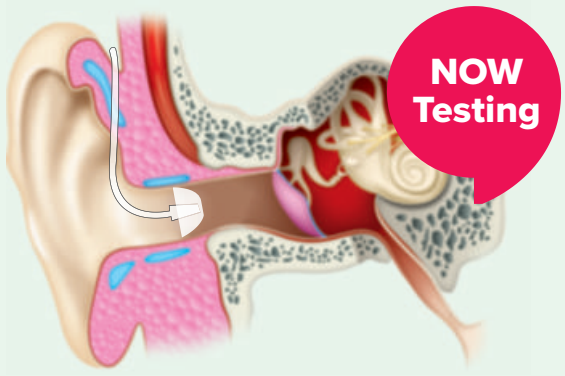
Last Revised: 6/21/2018

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NOTICE OF PUBLIC HEARING

Proposal: **The purpose of Bylaw No. 1826 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. 1826 from RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone to allow for a small lot subdivision of approximately 24 single-family lots.**

Applicant: **Dave Smith, McElhanney Consulting Services Ltd**

Location: **The land that is the subject of Bylaw No. 1826 is 939 Walfred Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

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BC Children's Hospital Choices Lottery: Win 1 of 7 Grand Prize home packages – or $2.2 million cash

When you get your tickets for this year's BC Children's Hospital Choices Lottery, you can win in more ways than one.

Of course, there's the obvious – this year's biggest winner will choose one of eight Grand Prize packages, including a $2.2 million cash option. The largest Grand Prize is worth a whopping $2.8 million, and there are over $3.8 million in total prizes to win, including cars, vacations, gift cards, cash and more.

And if you order your tickets before midnight, March 28, your tickets will be entered into the Early Bird Draw for a chance to win a Vacations for Life package, a private jet to Maui and a 2019 Tesla package, or $250,000 cash.

But the real prize is the cause you're supporting.

All proceeds raised by the Choices Lottery go toward research initiatives at BC Children's Hospital. More than one million kids in British Columbia and the Yukon count on BC Children's for care they often can't get anywhere else. And every year, the hospital provides expert care to more than 86,000 kids, which results in over 234,000 patient visits.



"BC Children's Hospital Foundation is very fortunate to have so many British Columbians supporting the hospital through the purchase of Choices Lottery tickets," says Teri Nicholas, president and CEO of the Foundation. "We want to provide our children with the best possible health care, and to do this we need the resources to fund extensive research, innovative programs and cutting-edge equipment.

"Thank you to everyone who supports our lottery."

Headlining this year's Grand Prizes is an 'Elgin Estates' home in South Surrey, built by Red Tree Creative Homes and measuring in at over 6,000 square feet. There are also two other homes in South Surrey, and two homes in Kelowna – one downtown at the luxurious new One Water Street, another at Quail Ridge's golf and resort community. The Vancouver Island home is a two-bedroom townhome at Capital Park, just steps from Victoria's downtown Inner Harbour.

And there are two options for those wanting their very own home to own in Vancouver. One is downtown at English Bay in the Mirabel by Marcon. The second – at Main and 10th in Vancouver – comes with a townhome in Squamish, to form an 'Income for Life' Grand Prize.



"I am thrilled at this year's Choices Lottery grand prize show home packages," says Erin Cebula, Choices Lottery spokesperson. "The homes are fabulously designed, are located in beautiful locations, and have gorgeous finishings."

To get your Choices Lottery tickets and to see all this year's prizes and homes, go to bcchildren.com. Ticket sales run until April 11, 2019.

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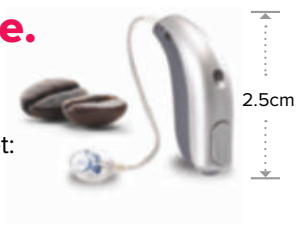
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WPG	SATURDAY AUG 24TH 3:00 PM
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CANADIAN CHAMPIONSHIP	WEDNESDAY MAY 15TH TBD
CGY	MONDAY JULY 1ST 3:00 PM
HAM	SATURDAY JULY 13TH 3:00 PM
YRK	WEDNESDAY SEPT 11TH 6:00 PM
WPG	SATURDAY OCT 19TH 12:30 PM

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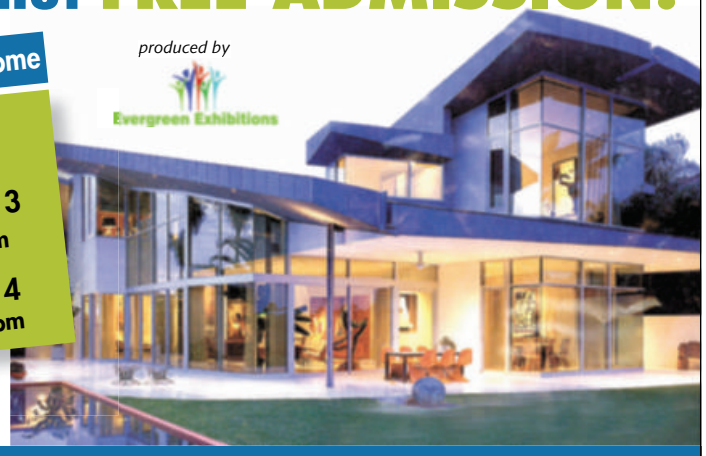
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NOTICE OF PUBLIC HEARING

Proposal: **The purpose of Bylaw No. 1826 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. 1826 from RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone to allow for a small lot subdivision of approximately 24 single-family lots.**

Applicant: **Dave Smith, McElhanney Consulting Services Ltd**

Location: **The land that is the subject of Bylaw No. 1826 is 939 Walfred Rd as shown shaded on the plan.**

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Braden Hutchins
Director of Corporate Services

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, January 28th, 2019 @ 5:30 pm

Council Chambers

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: A. Creuzot, M. Hall, S. Harvey, D. Horner and K. Sheldrake.

ATTENDING

Matthew Baldwin, Director of Planning; Michelle Mahovlich, Director of Engineering.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

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

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on November 26th, 2018.

CARRIED.

4. REPORTS

a) Application to Rezone 939 Walfred from Rural Residential 5 (RR5) to Residential Small Lot 3 (RS3) to allow for a subdivision of approximately 24 lots.

- **Staff Report (Planning)**

MOVED BY: S. HARVEY
SECONDED: K. SHELDRAKE

That the Planning, Zoning and Affordable Housing Committee recommend that Council direct staff to prepare a bylaw to amend the zoning designation of the property located at 939 Walfred from the RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3), and to amend the text within the RS3 zone for the subject property such that:

a) Secondary suites are permitted, in accordance with section 3.08, on all lots larger than 400 m^2 with a lot width greater than 12 m;
b) The total floor area of the of one family-dwelling on lots less than 400 m^2 may not exceed the total area of the lots they occupy (e.g. 1.0 FSR);
c) The minimum lot size is reduced to 200 m^2.

Subject to the following terms and conditions:

1. That the owner agrees to provide, **as a bonus of increased density**, the following contributions per new lot created, prior to subdivision approval:

   I. $3,960 per lot towards the General Amenity Reserve Fund;
   II. $660 per lot towards the Affordable Housing Reserve Fund**;**

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

   I. A technical memo from a qualified engineer that verifies storm water can adequately managed on-site, to the satisfaction of the Director of Engineering;
   II. A site plan that shows the 9.5 land dedication, and 2.0 m wide proposed statutory right of way that will link the subject development to Walfred Road;

3. That the applicant provides, **prior to bylaw Adoption,** a section 219 covenant, registered in priority overall all other charges on title, that agrees to the following:

   I. That the applicant agrees that all one-family dwellings with a secondary suite must include a double car driveway, provided that the width of the driveway does not exceed 50% of the width of the lot.
   II. That the applicant complete full frontage improvements, including but not limited to: bicycle laning, off street parking, sidewalks, light standards and boulevard planting, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
   III. That the applicant construct, or provide a bond for, a 1.8m high solid board fence along the rear of lots that abut the 7.0 m wide dedicated open space adjacent to Walfred Road, prior to subdivision approval;
   IV. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
   V. That no driveway or other vehicle access will be created between the subject property and Walfred Road;

VI. That the applicant dedicate a 2.5 m wide area of land to accommodate frontage requirements, and off street parking along Walfred Road, as well as an additional 7.0 m wide dedicated area of land to the City between Walfred Road and the subject property, prior to subdivision approval;

VII. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval;

VIII. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;

IX. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;

X. That the applicant agrees to replant the 7.0 m wide dedicated area, to the satisfaction of the Director of Planning, contained within the tree retention plan for the adjacent property at 935 Walfred Road, prior to building permit issuance;

XI. That the applicant construct a 2.0 m wide pedestrian trail, linking the subject development to Walfred Road, prior to subdivision approval, which may be reduced to 1.0 m once the property to the west is developed;

XII. The applicant registers a statutory right of way for the construction of a pedestrian trail linking the proposed development to Walfred Road, prior to subdivision approval; and

XIII. The applicant registers a statutory right of way for a two-point turnaround, to the satisfaction of the Fire Chief, registered in favour of the City, prior to subdivision approval;

XIV. The applicant registers a housing covenant for all lots less than 400 m^2 that includes: a) no more than two bathrooms and one two piece (powder room) permitted within each dwelling, b) no more than one kitchen or food preparation area per dwelling, c) no separate thermostat controls for separate parts of the single-family dwelling unit, and d) no separation between floors or areas of the single-family dwelling unit.

CARRIED.

b) Bylaw No. 1825 - Application to Rezone 1234 Goldstream Avenue from R2 to RS3 to Allow for a four lot subdivision

- **Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: S. HARVEY

That the Planning, Zoning and Affordable Housing Committee recommend that Council give First Reading to Bylaw No. 1825, a Bylaw to amend the zoning designation of the property located at 1234 Goldstream Avenue from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone, subject to the following terms and conditions:

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

4. OTHER BOARD AND COMMISSION MINUTES

a) West Shore Parks and Recreation – December 13th, 2018

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on December 13th, 2018.

CARRIED.

5. PUBLIC PARTICIPATION

Ron Coutre advised Council that he was able to speak to item 7a) DVP18-0017 – 2786 Wenger Terrace on behalf of the applicant.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – January 28th, 2019

1. Application to Rezone 939 Walfred from Rural Residential 5 (RR5) to Residential Small Lot 3 (RS3) to allow for a subdivision of approximately 24 lots

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 939 Walfred from the RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3), and to amend the text within the RS3 zone for the subject property such that:

    a) Secondary suites are permitted, in accordance with section 3.08, on all lots larger than 400 m^2 with a lot width greater than 12 m;
    b) The total floor area of the of one family-dwelling on lots less than 400 m^2 may not exceed the total area of the lots they occupy (e.g. 1.0 FSR);
    c) The minimum lot size is reduced to 200 m^2.

Subject to the following terms and conditions:

2. That the owner agrees to provide, **as a bonus of increased density**, the following contributions per new lot created, prior to subdivision approval:

    I. $3,960 per lot towards the General Amenity Reserve Fund;
    II. $660 per lot towards the Affordable Housing Reserve Fund;

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

    I. A technical memo from a qualified engineer that verifies storm water can adequately managed on-site, to the satisfaction of the Director of Engineering;
    II. A site plan that shows the 9.5 land dedication, and 2.0 m wide proposed statutory right of way that will link the subject development to Walfred Road;

4. That the applicant provides, **prior to bylaw Adoption,** a section 219 covenant, registered in priority overall all other charges on title, that agrees to the following:

    I. That the applicant agrees that all one-family dwellings with a secondary suite must include a double car driveway, provided that the width of the driveway does not exceed 50% of the width of the lot.
    II. That the applicant complete full frontage improvements, including but not limited to: bicycle laning, off street parking, sidewalks, light standards and boulevard planting, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval;
    III. That the applicant construct, or provide a bond for, a 1.8m high solid board fence along the rear of lots that abut the 7.0 m wide dedicated open space adjacent to Walfred Road, prior to subdivision approval;
    IV. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
    V. That no driveway or other vehicle access will be created between the subject property and Walfred Road;

    VI. That the applicant dedicate a 2.5 m wide area of land to accommodate frontage requirements, and off street parking along Walfred Road, as well as an additional 7.0 m wide dedicated area of land to the City between Walfred Road and the subject property, prior to subdivision approval;
    VII. That the applicant provide a stormwater management plan, to the satisfaction of the Director of Engineering and in accordance with Bylaw No. 1000, prior to subdivision approval;
    VIII. That the applicant agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the applicant's expense;
    IX. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled at the applicant's expense;
    X. That the applicant agrees to replant the 7.0 m wide dedicated area, to the satisfaction of the Director of Planning, contained within the tree retention plan for the adjacent property at 935 Walfred Road, prior to building permit issuance;
    XI. That the applicant construct a 2.0 m wide pedestrian trail, linking the subject development to Walfred Road, prior to subdivision approval, which may be reduced to 1.0 m once the property to the west is developed;
    XII. The applicant registers a statutory right of way for the construction of a pedestrian trail linking the proposed development to Walfred Road, prior to subdivision approval; and

XIII. The applicant registers a statutory right of way for a two-point turnaround, to the satisfaction of the Fire Chief, registered in favour of the City, prior to subdivision approval;

XIV. The applicant registers a housing covenant for all lots less than 400 m^2 that includes: a) no more than two bathrooms and one two piece (powder room) permitted within each dwelling, b) no more than one kitchen or food preparation area per dwelling, c) no separate thermostat controls for separate parts of the single-family dwelling unit, and d) no separation between floors or areas of the single-family dwelling unit.

CARRIED.

2. Bylaw No. 1825 - Application to Rezone 1234 Goldstream Avenue from R2 to RS3 to Allow for a four lot subdivision

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

Give First Reading to Bylaw No. 1825, a Bylaw to amend the zoning designation of the property located at 1234 Goldstream Avenue from the R2 (One- and Two-Family Residential) Zone to the RS3 (Residential Small Lot 3) Zone, subject to the following terms and conditions:

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

   i. $3,960 per small lot single family home towards the General Amenity Reserve Fund;
   ii. $660 per small lot single family home towards the Affordable Housing Reserve Fund;

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

   i. A technical Stormwater Management Memo to the satisfaction of the Director of Engineering;

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

   i. That a 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;
   ii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;

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

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.

From:	Braden Hutchins
To:	Matthew Baldwin; Suzette Chapman
Subject:	Fwd: Input on Zoning Amendment to 939 Walfred Road
Date:	Friday, February 1, 2019 11:13:19 AM
Attachments:	Zoning Amendment 939 Walfred Jan 2019.docx

For response and filing.

Braden Hutchins
Director of Corporate Services
City of Langford

-------- Original message --------
From: [redacted]
Date: 2019-02-01 10:54 AM (GMT-08:00)
To: David Sametz <dsametz@cityoflangford.ca>
Cc: Braden Hutchins <bhutchins@langford.ca>
Subject: FW: Input on Zoning Amendment to 939 Walfred Road

I am in touch today regarding the outcome of the PZAH Committee meeting held 28 January, 2019. Please recall that we met you on January 16 at City Hall to ask questions about the rezoning and development of 939 Walfred Road.

As you advised us to do, we submitted a list of brief points to you, expressing our concerns, which you stated you would include in "the file" on 939 Walfred--as we had planned to be out of town on the date of the 28th January PZAH Committee meeting.

Our neighbour, [redacted], who attended that meeting, reported the Committee stated they did not have a copy of our email to you nor the list of points we attached to it. The Committee permitted our neighbour to read aloud our list of points, and then asked *him* for *his* copy for the Committee's file.

We are confused as to why our concerns, listed in single page point form at your request, were not made available in the Zoning Amendment File for the PZAH Committee to review. Also, we were expecting you to send us a copy of the report to the Committee on Z18-0016 which was available to the public Friday 25 January.

Would you please give us an update on the status of File Z18-0016?

Sincerely,

[redacted]

[redacted]

From: [redacted]
[redacted]
To: Dsametz@langford.ca
Subject: Input on Zoning Amendment to 939 Walfred Road

Thank you for your discussion and information when we met at Langford City Hall last Thursday afternoon, January 16, 2019.

First, per your suggestion, we have **attached** a single page list of points which we ask that you include in the file for all discussions/reviews by City of Langford committees and Council during the process toward final approval of the Zoning Amendment for 939 Walfred.

Secondly, as discussed please email us a copy of the document being presented to the PZAH committee.

Thank you for your assistance with these matters.

Sincerely,
[redacted]

T [redacted]
Email: [redacted]

[redacted]

Requests re: Zoning of 939 Walfred Road

After having witnessed intense development of housing along Walfred Road over the past 10 years, we as property owners at [redacted]:

- A barrier structure be erected along the shared property line of 939 and 943 to reduce noise and dust/debris before clearing and blasting

- A privacy fence be built along the shared property line of 939 and 943 after clearing and blasting

- Arborist consultation to advise the developer how to best preserve the tall trees growing on neighbouring property 943

- Restrict noise (from falling of trees, clearing of soil and rock, rock crushing, blasting, hauling, construction, industrial vehicular traffic) from 7 am to 5 pm weekdays only

- Use of water to spray down and minimize dust clouds on dry weather days while clearing the property

- Assessment by an independent company of the structures on 943 Walfred prior to commencement of blasting

- Parking space for 2 cars per household, *in addition to the garage*, to address the reality that homeowners with small land properties must use their garage as a storage/utilitarian workspace; as well as visitor parking spaces for each row of homes.

Submitted to David Sametz, Land Development Planner, City of Langford

by

[redacted]
[redacted]

T: [redacted]
E: [redacted]

RECEIVED
MAR 27 2019
PLANNING DEPARTMENT
CITY OF LANGFORD

March 27, 2019

To: Mayor Young, City of Langford Council and City of Langford Staff

Re: Request for noise control during land preparation in development of 939 Walfred Road

Z18-0016

Attached is a petition signed by residents in the neighbourhood of 939 Walfred who are in favour of the City of Langford limiting the noise during land preparation for this property's eventual development to weekdays up to 4:30 pm, to permit residents to enjoy their homes and yards after work and on weekends and statutory holidays.

- Please make copies of this list for each Councillor and circulate to them for reading in advance of the Public Hearing for the re-zoning of 939 Walfred on April 1 at 5:30 pm.
- Please attach a copy of this list to the file for Application Z18-0016 Rezoning of 939 Walfred.

Thank you.

[redacted]

[redacted]

To Mayor Young and Langford Council and Langford Staff. We the Undersigned have concern and issue with the Re-Zoning of 939 Walfred Road. Though we are Not Opposed to the inevitable development, we Do Have Concerns and Issues regarding land preparation. We are requesting that there be NO Rock Crushing Ever and that groundworks, including but not limited to, Blasting, Coring, Excavations, Loading and Un-Loading of Gravel Trucks, Scraping and Rock Hammering or Picking be performed Monday to Friday only and no later than 4:30 pm. We request NO Working on Weekend or on Statutory Holidays so we may Enjoy our Yards in Peace after work and on weekends with our families and friends. 10 Years is Enough! Thank You.

Name:	Address:	Phone:
[redacted]		

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Name: Address: Phone:



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Name:	Address:	Phone:
[redacted]		

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Name: Address: Phone:

[redacted]

RECEIVED
MAR 2 8 2019
PLANNING DEPARTMENT
CITY OF LANGFORD

To Mayor Young and Langford Council and Langford Staff. We the Undersigned have concern and issue with the Re-Zoning of 939 Walfred Road. Though we are Not Opposed to the inevitable development, we Do Have Concerns and Issues regarding land preparation. We are requesting that there be NO Rock Crushing Ever and that groundworks, including but not limited to, Blasting, Coring, Excavations, Loading and Un-Loading of Gravel Trucks, Scraping and Rock Hammering or Picking be performed Monday to Friday only and no later than 4:30 pm. We request NO Working on Weekend or on Statutory Holidays so we may Enjoy our Yards in Peace after work and on weekends with our families and friends. 10 Years is Enough! Thank You.

Name:	Address:	Phone:
[redacted]		

PUBLIC HEARING
Monday, 1 April 2019

Bylaw No. 1833
File No. Z19-0004

A Bylaw to Amend the Text of the MUE2 (Mixed Use Employment 2) Zone to allow Gasoline Service Stations at 790 McCallum Road

CITY OF LANGFORD
BYLAW NO. 1833

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

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

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

   1. By adding the following text under the *Restaurant, Retail and Other Service Commercial Uses* heading of Section 6.53B.01(1): "Gasoline Service Station".

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), 2019".

READ A FIRST TIME this 4th day of March, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

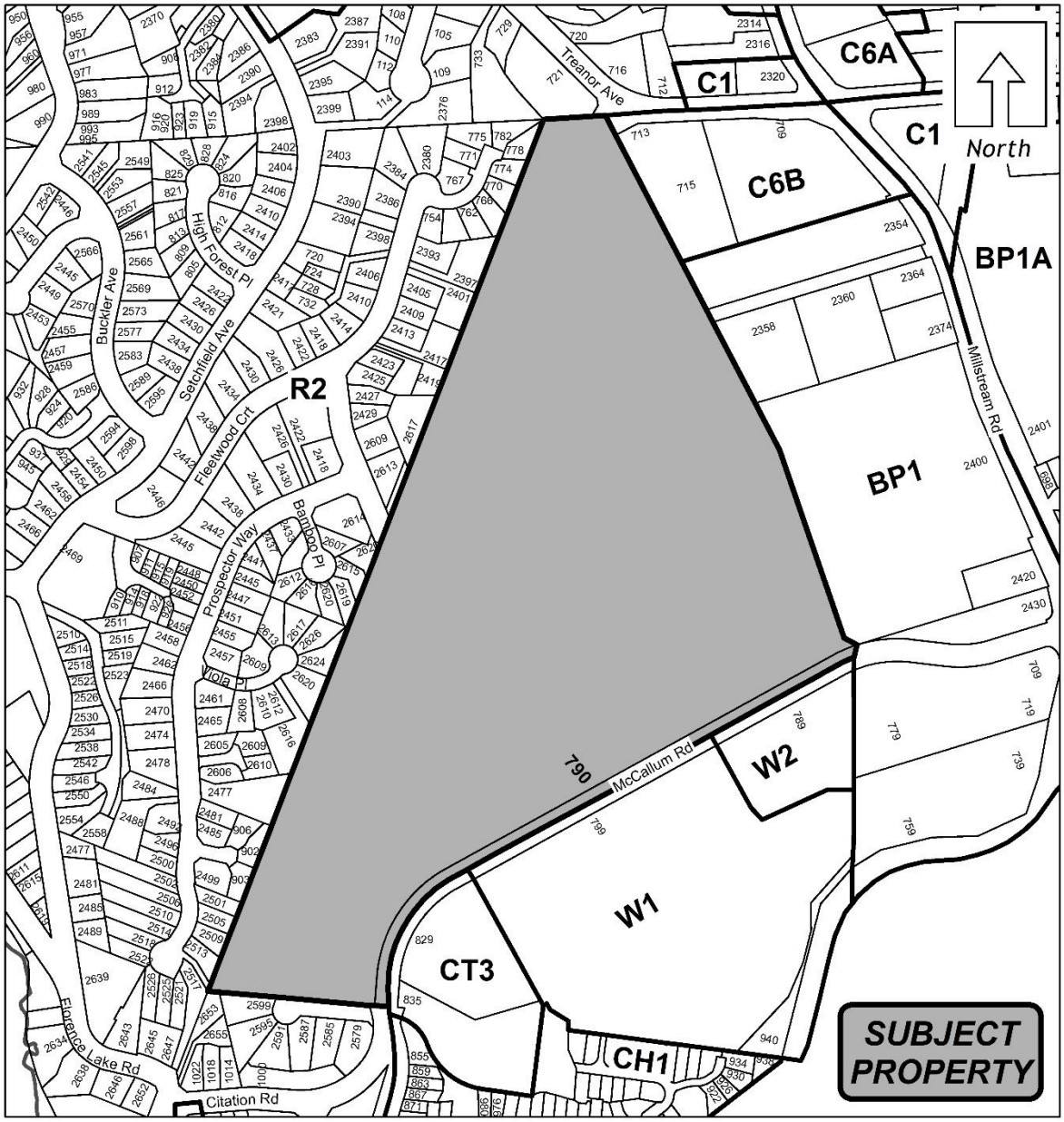
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1833

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1833

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/14/2019

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. 1833. 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, 1 April 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	790 McCallum Road	
File	Z19-0004	Bylaw Number: 1833
Official Community Plan	Current: Neighbourhood	Proposed: Mixed Use Employment Centre
Zoning	Current: MUE2 (Mixed Use Employment 2)	
Proposal	To amend the text of the MUE2 Zone to allow gasoline service stations.	

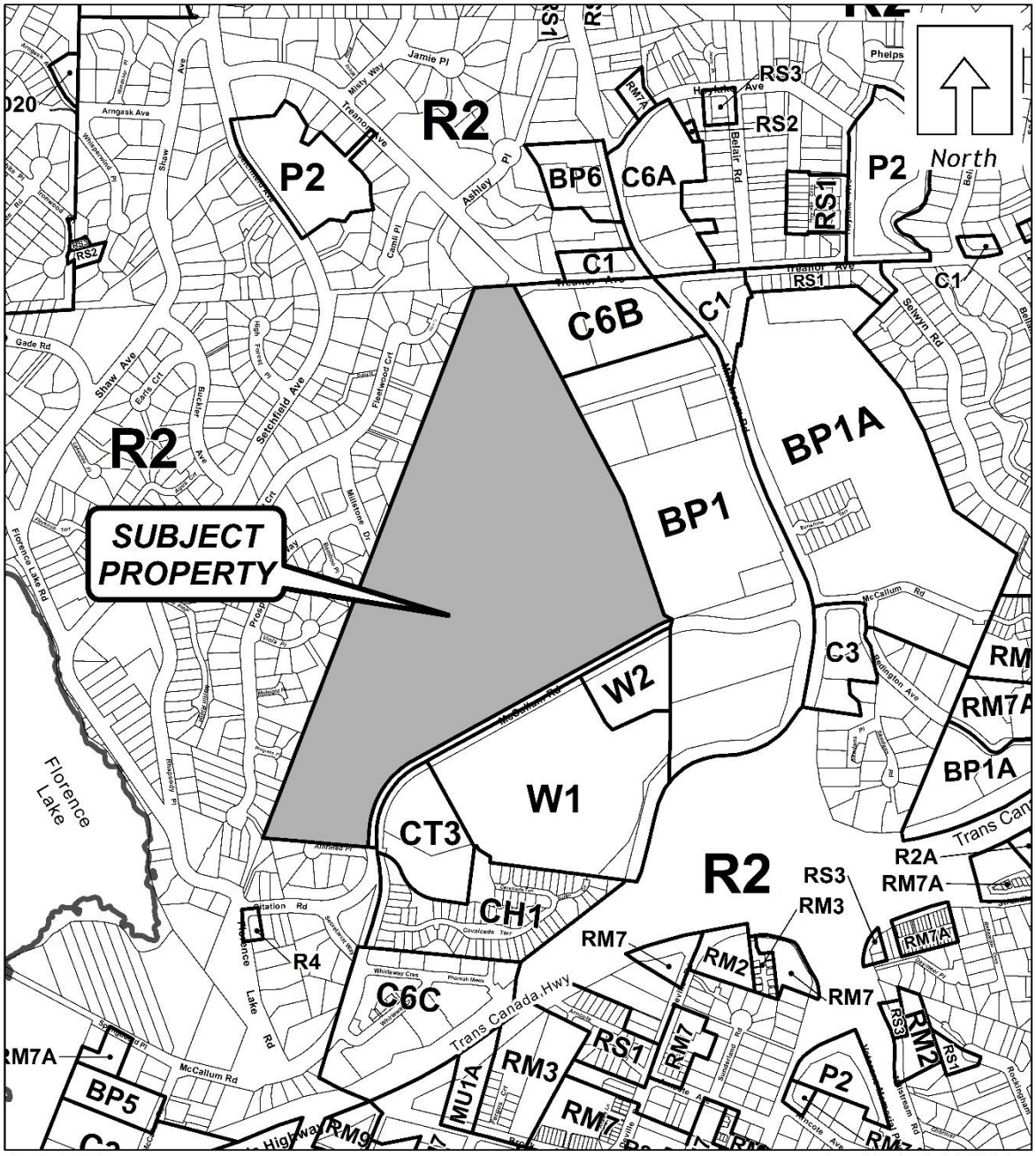
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 March 2019 to Monday, 1 April 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

(Z19-0004)

790 McCallum Rd



Document Name: Z19-0004_Location_Map

Scale: N.T.S.

Last Revised: 2/5/2019

New Zealand expats stunned by mosque shooting

Travis Paterson
News Staff

Greater Victoria residents aren't going to want to hear it but one of the resounding sentiments coming from New Zealanders living here in Victoria is that if a terrorist attack can happen in Christchurch, New Zealand, it can happen here.

News broke early on Friday that shooters had murdered 50 people attending prayer at two different mosques. It was quickly deemed a hate crime.

"You wouldn't expect anything like that happening [in New Zealand], just like you wouldn't expect anything like that happening here," said Craig Anderson, a Victoria electrician who moved here from New Zealand 10 years ago.

Having seen the shooting in the news before he went to bed late Thursday night (early Friday), Anderson couldn't sleep the rest of the night. Today he's still scratching his head.

"Christchurch is the same size, same atmosphere as Victoria and you don't expect to see any hate crimes," Anderson said. "When you hear about school shootings in the states, or terrorist attacks in London and Paris, you would never think that would happen in Christchurch, or New Zealand, it's out of the way. You don't think that something would happen locally, and this is the most extreme case of it. It sends shock waves."

It's the first mass shooting in New Zealand in 29 years.

Aaron Frisby, a sheet metal worker and longtime part of the local rugby community in Victoria, moved here from Queenstown 15 years ago.

"These types of things don't happen in New Zealand, this is just something we see on television [in other places]," Frisby said. "Such sadness for not only those who died but New Zealand as a whole because that isn't what we are about."

Members of the Victoria community are gathering for a 3 p.m. vigil on Friday. Plenty of New Zealand expats are expected and organizer Alexis Masur also politely reached out to the local Muslim community.

Another goal of the vigil is to share awareness of the fundraisers underway to assist surviving victims and victim families, Masur said. As of noon PST on Friday the Launch Good United for Christchurch Mosque Shootings was near its goal of $500,000 (NZ funds).

Masur is currently studying a masters in emergency and disaster management at Royal Roads. Sadly, the shooting actually falls into her line of study, not as a natural disaster or technological disaster, but as a mass casualty event.

"Recovery for an event like this is the hardest part, there's not a lot of mitigation for this type of thing in New Zealand," Masur said.

"New Zealand is not known for a mass casualty event of this type, it's likely their level of preparedness isn't very high. It's why I want to be an emergency and disaster manager, to see how can we push back against this in the future, and have better prevention and recovery measures, especially in policy."

Dave Phillips manages local construction company NZ Builders, which employs nine New Zealanders and has four projects underway around town.

"I was up all night calling aunts, cousins, family, and a lot of them were locked down," Phillips said. "At their jobs, at school, at the airport, everyone was locked down. It's scary times."

And now it's a day of extreme sadness among the NZ Builders crew.

"There's 49 dead for no reason and all those families are crushed today," Phillips said. "Hate like that just shouldn't exist."

Phillips is part of the Westshore RFC rugby club based out of Juan de Fuca where he estimates there's at least 20 New Zealanders in the mix. The team will have a moment of silence before its match against James Bay on Saturday.

"I'm sure most rugby clubs around B.C. will be doing the same Saturday, there's [usually a New Zealander] on each team.

"It's not who we are. I take great pride in being from New Zealand. It's an inclusive society, I don't think about anyone being from somewhere. We're just all Kiwis, my brain can't process how someone can feel that hate for someone else."

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. 1833. 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, 1 April 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. 1833 is to amend the text of the MUE2 (Mixed Use Employment 2) Zone to allow the use of "gasoline service stations".**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1833 is 790 McCallum Road 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, 18 March 2019 to Monday, 1 April 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

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. 1798. 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, 1 April 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. 1798 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of a portion of the land that is the subject of Bylaw No. 1798 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 a single small lot.**

Applicant: **Brandon Dol**

Location: **The land that is the subject of Bylaw No. 1798 is 2439 Selwyn Road 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, 18 March 2019 to Monday, 1 April 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

Building better lives for challenged youth

Kendra Crighton
News Staff

Corvin Miller and his family struggled on a daily basis in their old home, all the bedrooms and bathrooms were on the second floor and Corvin, who's physical challenges limit his ability to walk, had to be carried upstairs by his parents every time he needed to use toileting and bathing.

The Miller family was the first to participate in the Step Up Community Build, a program aimed at giving families one less barrier to allow them and their children to focus on reaching their full potential.

Helping the family move to a new building, Horizon Pacific Contracting added a bedroom and an accessible bathroom to their rental suite, installed a new wheelchair-friendly sidewalk and other various upgrades to make it easier for the family to use everyday. Corvin now has full access to a bathroom on the main floor as well as his own bedroom for the first time.



Horizon Pacific Contracting owner Tim Agar looks over one of his company's projects in Gordon Head. The Saanich-based company is offering to make home improvements to improve the living conditions of a Greater Victoria youth. (Black Press file photo)

Horizon Pacific Contracting is accepting applications for their second Step Up Community Build program. The Saanich-based company offers renovations at no cost to help youth and their families who are facing adversity in their daily lives. The program is open to youth aged 16 or younger whose daily challenges could be reduced with an improvement to their living environments. Potential projects could range from wheelchair ramps to bathroom modifications.

Samantha Agar, program manager for Horizon Pacific Contracting, says the program is adding real value to the community.

"Every candidate expressed such gratitude for this program and said they hadn't seen anything like it before. Regardless of whether they were selected, they wanted us to know how much they appreciated the opportunity to apply," says Agar.

Program criteria and applications are posted on horizoncontracting.ca. Applications for the program must be received by midnight on April 30. The home must be located in Greater Victoria and the family cannot be currently receiving charitable assistance from another organization. Applications will be reviewed by a selection committee and the evaluation process includes a home visit.

The family or families chosen will be announced in May, with work commencing later in 2019. Applications will be evaluated based on how much of a difference the renovation will make in the daily lives of the youth and the family, how the renovation will contribute to the youth applicant's overall well-being and ability to enjoy a fuller life as well as if the renovation will allow the youth applicant to live more independently.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

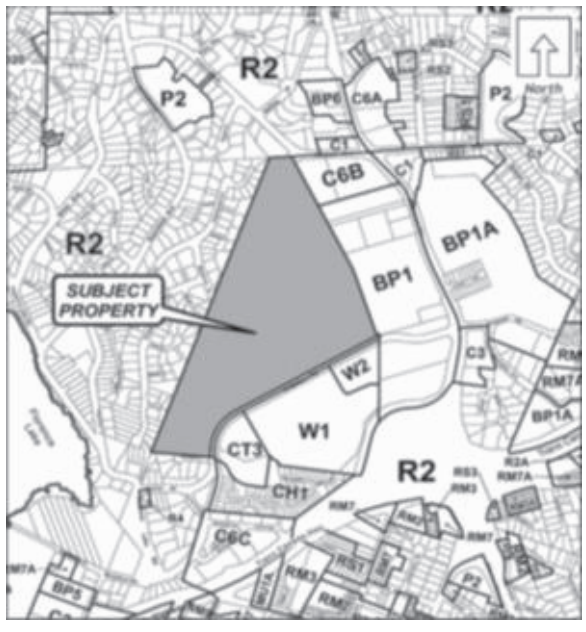
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1833. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 1 April 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. 1833 is to amend the text of the MUE2 (Mixed Use Employment 2) Zone to allow the use of "gasoline service stations".**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1833 is 790 McCallum Road 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, 18 March 2019 to Monday, 1 April 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

Bowler strikes gold at World Special Olympics

By News Staff Victoria

The many hours of training put in at Langford Lanes paved the way to gold for 10-pin bowler Patrick Reid.

The Victoria athlete claimed the gold medal in the doubles event with his Alberta-based partner Mitchell MacDonald during the Special Olympics World Summer Games in Abu Dhabi from March 14-21.

"Gold was possible by remembering all the hard work I put in during my training the last few months with my coach Shannon Dempster and the support during the last week of competition from my Games coaches," said Reid. His best score at the Games was 223 in qualifying. He bowled a 213 in his last game to secure the win.

Coach Rebecca Norton said Reid performed well at the Games, earlier in the week securing two fifth-place finishes in the team and singles competitions.



Victoria bowler Patrick Reid wins gold with Alberta's Mitchell MacDonald at the World Games in Abu Dhabi. (Courtesy SOBC - Victoria)

"Patrick has bowled very well all week, just came up short against some tough competition earlier in the tournament. During the final day of competition, he didn't hold back. He was focused and, along with his doubles partner, they took gold handily," Norton said.

Reid is the second Island-based athlete to medal at these games. Track athlete Arianna Phillips of Nanaimo won gold in high jump and bronze in the 200m.

More than 100 athletes with intellectual disabilities represent Canada at the Games, considered the largest sporting and humanitarian event of 2019.

Deadline looms to register for speculation tax exemption

Kendra Crighton
News Staff

If homeowners don't opt out of the new speculation and vacancy tax by March 31, they'll be paying an increase of half a per cent for British Columbians and up to two per cent for foreign owners.

It's estimated 99 per cent of British Columbians can be exempt from the tax but only if homeowners register their declaration before the end of the month.

Registering can be done on the phone or online with the information mailed out in mid-February to owners of residential property. If a property has more than one owner – even a spouse – a separate declaration must be made for each owner.

The provincial government is calling the speculation and vacancy tax a key measure in tackling the housing crisis in major urban centres where home prices have risen out of reach for many British Columbia residents.

The tax is aimed at foreign and domestic speculators who own residences in B.C. but don't pay taxes here with the intention of turning empty homes into housing opportunities for people living in the province. Along with raising revenue that will directly support affordable housing.

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.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date:	**March 4, 2019**
Department:	**Planning**
Application No.:	**Z19-0004**
Subject:	**Bylaw No. 1833 - Application to Amend the Text of the MUE2 Zone to Allow Gasoline Service Stations**

Purpose
Niall Paltiel of Keycorp Consulting as applied on behalf of 1054105 BC Ltd. (Seacliff Properties) for a text amendment to the MUE2 zone (790 McCallum Road) in order to permit Gasoline Service Station as a permitted use.

Background
On February 19, 2018 Council adopted an OCP amendment and rezoning of 790 McCallum Road. The amendment changed the designation of the property from 'Neighbourhood' to 'Mixed Use Employment Centre' and the rezoning was changed from CH1 (Cluster Housing Residential) to MUE2 (Mixed-Use Employment 2).

Commentary
The original rezoning did not contemplate a 'Gasoline Service Station' as a permitted use. However, one of the potential purchasers of one of the lots being created wishes to construct a gasoline service station and use the remaining portion of that site as surface parking. This text amendment would just add 'Gasoline Service Station' as a permitted use as 'Parking Facilities' is already a permitted use, and the amendment would be added to the entire parent property in the event that more than one service station is planned for this area.

Frontage Improvements
Typically, frontage improvements are a requirement of a rezoning. However, in this case the frontage improvements have already been contemplated and secured in the original rezoning (Z17-0037) of this property that changed the zone to MUE2. No additional frontage improvements are required with this rezoning.

Financial Implications

The individual parcel that is being contemplated for a gasoline service station and parking lot is just over 2 hectares (5 acres) in size. Council may not consider this to be the best use of this much land in the Mixed Use Employment Centre zone. However, in supporting this application Council may request that additional landscaping be installed on the site, above and beyond what our current guidelines require in order to mitigate the look of an open parking lot of this size along McCallum Road.

Options

That Council:

1. Direct the Director of Planning to require additional landscaping above and beyond what the current guidelines require for lands within the MUE2 zone that are developed for a Gasoline Service Station and/or Parking Facilitates.

   AND

2. Give 1st reading to Bylaw No. 1833.

OR

3. Take no action at this time with respect to Bylaw No. 1833.

Respectfully submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Use Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	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

:rd

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

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

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

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

ABSENT

Mayor Young and Councillors L. Seaton and R. Wade.

Council called the meeting to order on the 2nd floor, 877 Goldstream Avenue, and moved upstairs to Council Chambers on the 3rd floor following the in camera portion of the meeting.

1. CALL TO ORDER

Acting Mayor Blackwell called the meeting to order at 5:15 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda as presented.

CARRIED.

3. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

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.

CARRIED.

Acting Mayor Blackwell resumed the regular Council meeting at 5:30 pm.

4. PUBLIC HEARINGS

a) BYLAW NO. 1814 "Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".

The Acting Mayor opened the Public Hearing for Bylaw No. 1814 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Charles Guzauskas has applied to amend the zoning of 3238 Lodmell Road from the One- and Two-Family (R2) Zone to the Residential Small Lot 3 (RS3) Zone.

This is being proposed in order to allow for the development of four small strata lots that share a common access route.

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

In support of this application, the applicant has agreed to provide the following per one-family lot created:

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

The applicant also agrees to register a covenant prior to Bylaw Adoption, which agrees to the following:

1. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
2. 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;
3. That a minimum of two parking spaces be provided along the front of the subject property;
4. That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';
5. That the applicate provide 5% cash in lieu of park of the post rezoning value of the land; and
6. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

Additionally, Council authorizes the Director of Planning to issue the following variances with the required Development Permit for 3238 Lodmell Road:

1. That the minimum front yard setback to an attached garage be reduced to 3.0m (10 ft);

2. That the rear yard setback be reduced to 4.5m (15 ft); and
3. That the 2 off-street parking spaces be reduced to 0 in exchange for the construction of at least 2 on-street parking spaces along the frontage of this site.

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

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Blackwell 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. 1814 closed at 5:33 p.m.

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

The Acting Mayor opened the Public Hearing for Bylaw No. 1832 at 5:54 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Duncan Magee has applied on behalf of 644297 BC Ltd to amend the C3, District Commercial, Zone.

This is being proposed in order to allow one sheet metal fabrication business to continue operating at the property located at 1016 McCallum Road.

The sheet metal fabrication use was approved at this location by Council under a Temporary Use Permit, and included Conditions that:

- Prohibited unenclosed storage associated with the industrial use on the property; and
- That industrial use activities, deemed to be nuisances, are not detectable beyond the limits of the unit.

These conditions were omitted in the resolution for Bylaw No.1832, however Council may wish to have them included as they were recommended within the staff report.

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

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

The Acting Mayor called a first time for presentations.

Duncan McGee asked Council to allow for storage outside.

Matthew Baldwin, Director of Planning said that parking issues are of concern.

A resident asked about other conditions of the C3 zone.

Acting Mayor Blackwell 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. 1832 closed at 5:38 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – March 4th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Regular Meeting of Council held on March 4th, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

None presented.

7. COMMITTEE RESOLUTIONS

a) Transportation and Public Committee – March 12th, 2019

1. Minutes of the Transportation and Public Works Committee – March 12th, 2019

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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

Receive the minutes of the Transportation and Public Works Committee meeting held on March 12th, 2019.

CARRIED.

2. As and When Traffic Consulting Contract

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR SZPAK

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.

3. Crosswalk Installation on Happy Valley Road at Walfred Road

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR SZPAK

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.

8. TEMPORARY USE PERMIT

a) TUP19-0001 - #101 – 693 Hoffman Avenue

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council:

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.

CARRIED.

9. REPORTS

a) Westhills Lakefront Crown Land Application
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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.

CARRIED.

10. BYLAWS

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1814 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1817 First, Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1831.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1832 Second and Third Readings.

CARRIED.

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

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1835.

CARRIED.

11. ADJOURNMENT

Acting Mayor Blackwell adjourned the meeting at 5:44 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, February 14th, 2019 in the Boardroom

ADOPTED March 14th, 2019

PRESENT: Directors Joe Martignago (Chair), Kim Anema, Darren Kiedyk, Loranne Hilton

ABSENT: Chris Pease

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Geoff Welham, Acting Manager of Recreation
Wade Davies, Manager of Operations
Grant Brown, Manager of Finance
Brian Merryweather, Manager of Human Resources
Katherine Beck, Recorder

PUBLIC PRESENT:

Jonathan Huggett

CALL TO ORDER

1. The Chair called the meeting to order at 1:05PM

APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS KIEDYK AND HILTON THAT THE AGENDA BE APPROVED.*
CARRIED.

APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS KIEDYK AND HILTON THAT THE MINUTES OF THE REGULAR MEETING HELD JANUARY 17th, 2018 BE ADOPTED.*
NO ERRORS, NO OMMISIONS
CARRIED

PUBLIC PARTICIPATION

4. None

CHAIRS REMARKS

5. None

STANDING COMMITTEES

6. N/A

OLD BUSINESS

7. a) Staff report on advertising at the Q Centre:

Wade Davies, Manager of Operations discussed the additional advertising opportunities at the Q Centre as presented in the staff report.

MOVED/SECONDED *BY DIRECTORS KIEDYK AND HILTON THAT STAFF PROCEED WITH DEVELOPING ADDITIONAL ADVERTISING AGREEMENTS IN THE Q CENTRE ARENA AS OUTLINED IN THE REPORT, PROVIDING THE AGREEMENTS DO NOT EXTEND BEYOND 2020.*
CARRIED.

NEW BUSINESS

8. a) GVPL LOA vs. JDF Library Agreement

Wade Davies, Manager of Operations commented on the following:

The JDF Library Agreement states that all JDF Library building maintenance and utilities would be recorded throughout the year, with the JDF Library invoiced for all expenses. This agreement ended in 2013, but staff were directed by GVPL staff to continue along the terms of the previous agreement in the interim.

The new GVPL LOA which was authorized in 2017 states that owners are responsible for all maintenance and operational costs aside from utilities. If WSPR is to bear the cost of the additional JDF Library maintenance, it will be an increase to our operating expenses of approximately $46,000 in 2019.

There was discussion among the directors about the need to develop a new JDF Library Agreement to address JDF Library maintenance and operational costs.

MOVED/SECONDED *BY DIRECTORS ANEMA AND KIEDYK THAT WSPR STAFF CONTACT GVPL STAFF TO RE-ESTABLISH THE JDF LIBRARY LEASE AND MAINTENANCE AGREEMENT TO INCLUDE TERMS FROM THE PREVIOUS AGREEMENT, INCLUDING 100% COST RECOVERY OF JDF LIBRARY OPERATIONAL COSTS.*
CARRIED.

FOR INFORMATION

9. **a) Administrator's Report**

Sandy Clarke, Acting Administrator highlighted the following:

Recruitment is now complete for our Acting Aquatic/Fitness Coordinator position and the successful candidate was Katherine Beck. The recruitment of the Manager of HR will begin this month, as Brian Merryweather will be retiring in April. Brian has been an incredible asset to our organization. We hope to have this position filled by the middle of April.

The Infrastructure grant was successfully submitted for the JDF Arena, and work would be done in 2021 if we are successful with our application.

January is a busy time for programs with many people initiating a new fitness routine as part of New Year's Resolutions. Aquatic staff have recently completed a revision of procedures to include new national standards, which were implemented in January. WSPR has once again

ADOPTED March 14th, 2019

received an $18,000 grant to enable children ages 6-17 with developmental disabilities the opportunity to play organized hockey. This is the only program of its kind in Greater Victoria. We have also been the recipient of grant funding from Canadian Tire Jump Start and Island Health to develop our Physical Literacy training and programming, both onsite and in local elementary schools. We also received funding from the Provincial Government to run free public swims and skates on Family Day. Facilities are open but hours are reduced on the stat holiday.

Operations staff did an excellent job maintaining our facilities during the recent snow storm. Staff work to balance cost, staff safety, and our responsibility to keep facilities open to the public in these instances, and facility hours were only minimally impacted in recent days.

FOR INFORMATION ONLY

IN CAMERA

2. ***MOVED/SECONDED*** *BY DIRECTORS KIEDYK AND ANEMA THAT THE MEETING MOVE IN CAMERA.*
CARRIED

Chair, Joe Martignago asked staff other than the Administrator and Recorder to leave for the duration of the in camera session.

ADJOURNMENT

11. ***MOVED/SECONDED*** *BY DIRECTORS HILTON AND ANEMA THAT THE MEETING BE ADJOURNED AT 1:40PM.*
CARRIED

ADOPTED March 14th, 2019

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP17-0029 – 2342 Lairds Gate

That Development Variance Permit No. DVP17-0029 be issued by the Council for the City of Langford to Jared Steingard, Westbrook Consulting Ltd. on behalf of Paul Goudy and Kirsten Peters to increase the maximum distance that a road must be from a highway that has two routes available to emergency vehicles at 2342 Lairds Gate subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached as Appendix A

2. Variances

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

a) That Section 4.17.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to increase the maximum length of road allowed past a highway that has two routes available to emergency vehicles from 305m to 505m, subject to the following conditions:

   i) Construction of a trail to a standard acceptable to the Fire Chief and Parks Manager and secured by statutory right of way that links Lairds Gate to a public road
   ii) The registration of a Section 219 Covenant prior to the issuance of this Development Variance Permit requiring the installation of internal fire sprinklers to NFPA standards, to the satisfaction of the Chief Building Inspector and Fire Chief.

City of Langford
www.cityoflangford.ca

Notice of Intention to Consider Issuance of a Development Variance Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 1 April 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP17-0029
Applicant	Jared Steingard, Westbrook Consulting Ltd.
Location	2342 Lairds Gate
Proposal	Section 4.17.1 of the Subdivision and Development Servicing Bylaw No. 1000
Purpose	To increase the maximum length of road allowed past a highway that has two routes available to emergency vehicles from 305m to 505m at 2342 Lairds Gate.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 27 March 2019. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 1 April 2019 during the Public Participation Section at the beginning of the meeting.

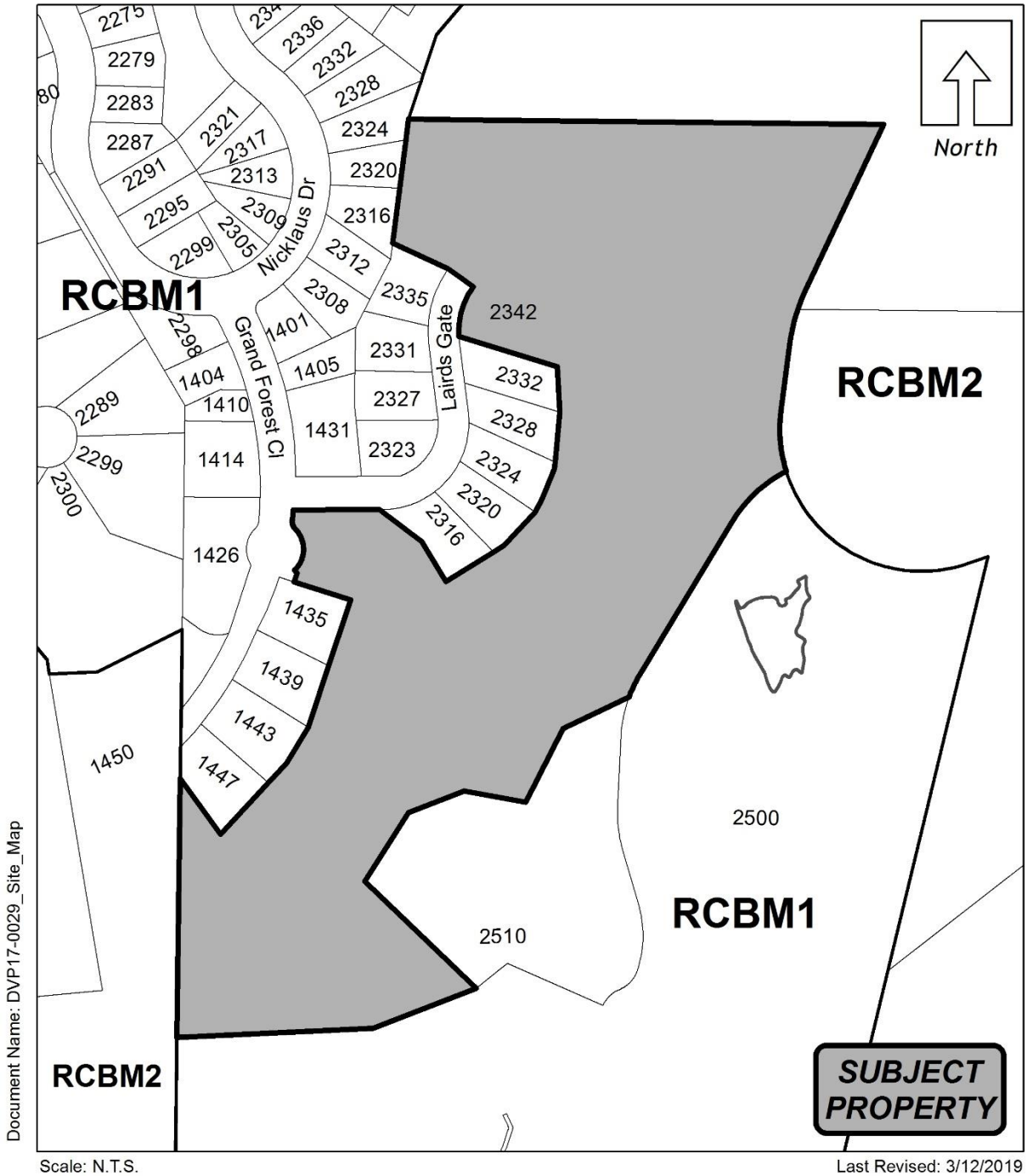
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact James Oliver with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP17-0029)

2342 Lairds Gate



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: April 1, 2019

Department: **Planning**

Subject: **Rent-to-Own Affordable Home Ownership Program with Belmont Residences**

Background

Belmont Crossing Developments LP (Ledcor) is developing a 156-unit apartment rental building (the Crossing at Belmont) in Fall 2019, while preparing to deliver an 85-unit market based condominium building (Belmont Residences East) in early 2022. As part of the development, Ledcor is proposing to implement a Rent-to-Own (RTO) Affordable Home Ownership program which would allow rental tenants of the Crossings the option of applying a portion of their rent to the purchase of a unit at Belmont Residences East. Ledcor is also requesting that the City of Langford endorse such a program through a fee rebate for every property closed under the program (approximately $5,000 per successful RTO deal). As part of this, the City's endorsement could include a specified maximum number of units and/or dollar amount.

The program is proposed to run from Fall 2019 (the estimated start date of the first apartment for rent) for 36 months (the eligibility period). During the eligibility period, any original tenant of the Crossings can have 25% of their rent recognized as loyalty points, which will accrue until the tenant acquires financing and successfully closes on a condo unit at Belmont Residences East. At the time of closing, the developer will provide each member that qualifies with a credit on the closing statement of adjustments equal to $1.00 for every point earned by the member, up to a maximum of 5% of the net purchase price of the unit (approximately $16,000 – $20,000). As a developer incentive for the implementation of the program, Ledcor is requesting that a value of approximately $5,000 per successful RTO be rebated back from the City to the developer, as part of an affordable home ownership initiative. The City's rebate would partially fund the loyalty points being contributed to the maximum 5% discount of the purchase price and would be allocated from the Affordable Housing Reserve Fund, comprised of contributions from developers.

Commentary

Key elements to consider for Council are whether the provision of affordable housing has been or will be established as a City "service". As is always the case, any expenditures the City makes on this service would have to be provided for in the current financial plan.

It is noted for Council's reference that a municipality could establish as a municipal service for the provision of market based housing, since municipalities are allowed to engage in business, so long as the City limits its housing service to providing "affordable" housing, so that it can justify providing assistance to the private partner and/or justify the expenditure of reserve funds that have been set aside for "affordable housing". In that regard, what constitutes "affordability" is up to Council to determine, within the bounds of reasonableness. Although the units within this program will sell/rent for market value, the affordability component is realized when considering that the occupant that may not be able to qualify for financing now is essentially receiving a 5% discount on the purchase of market-based housing in the future.

Council could direct staff to enter into more detailed discussions with Ledcor regarding the specifics of this partnership agreement, and report back to Council at a later date. Council could further consider this a pilot project, or test case, for three months and depending on the uptake from renters in this project, could consider amending the Affordable Housing Policy to establish this on a wider basis in similar projects across Langford. Staff can report back to Council at the end of the three month period.

Legal Implications

Regulations pertaining to local government financial contributions associated with market based projects are listed in the s. 25 of the Community Charter. Of particular importance is the "assistance rule", which prohibits local governments from financially assisting businesses unless the municipality enters into a partnering agreement with the business to provide a service of behalf of the municipality. In order to do so, the City must give public notice of its intention to provide assistance under a partnering agreement. As mentioned above, the key element for Council to consider is whether the provision of affordable housing has been or will be established as a City "service", and be provided for within the current financial plan.

Options

That Council:

1. Direct staff to enter into discussions with Belmont Crossing Developments LP (Ledcor) regarding a partnership to provide a Rent-to-Own Affordable Home Ownership program and report back to Council with the finalized details.
2. Direct staff to report back to Council within three months of finalizing the required Partnership Agreement with details about the success of the Program.

OR

3. Do not support the Rent-to-Own program or direct staff to enter into a Partnering Agreement.

Respectfully submitted,

Submitted by:	David Sametz, Land Development Planner
Concurrence:	Adriana Proton, Manager of Legislative Services
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:	Audrey Kryklywyj, Acting Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ds

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **April 1, 2019**

Department: **Finance**

Subject: **West Shore Parks and Recreation Society 2019 Budget**

Commentary

Attached is the 2019 budget that is proposed and submitted for approval by the West Shore Parks & Recreation Society (WSPRS) Board of Directors. The total municipal requisitions have remained the same at a 0% increase. However, Langford's share has increased by $64,665 over 2018 and this is due entirely to Langford's higher assessment growth compared to the other municipal contributors. This is beyond the control of the WSPRS Board of Directors, however it does represent a cost increase to Langford.

Financial Implications

Council is aware that they have appointed an interim Board of Directors made up of the five Chief Administrative Officers to review West Shore Parks and Recreation Society services and find cost savings measures. This budget reflects the initial work of the interim Board.

Legal Implications

Under the terms of the Operating Maintenance and Management Agreement between the owners and WSPRS, the annual budget must be approved unanimously. Failure to approve would mean that the previous year's budget would carry into the current year.

Options

1. That Council approve the 2019 West Shore Parks and Recreation Society budget; **or**
2. That Council reject the 2019 West Shore Parks and Recreation Society budget and advise WSPRS of the reasons for rejection.

Respectfully Submitted,

Submitted by:	Audrey Kryklywyj-Shortreid, Deputy Director of Finance
Concurrence:	Michael Dillabaugh, Director of Finance
Concurrence:	Cory Manton, Parks and Recreation Manager
Concurrence:	Darren Kiedyk, Chief Administrative Officer
Concurrence:	Braden Hutchins, Director of Corporate Services

2019 WSPR BUDGET

WEST SHORE PARKS & RECREATION

BOARD OF DIRECTORS

1767 Island Highway Victoria BC V9B 1J1 PH: 250 478-8384 FX: 250 474-8650 www.jdfrecreation.com

STAFF REPORT

TO:	West Shore Parks & Recreation Society Members
FROM:	Grant Brown, Manager of Finance
DATE:	March 20, 2019
SUBJECT:	2019 Budget and Requisition Request

RECOMMENDATION:

The West Shore Parks & Recreation Society Members approve the West Shore Parks & Recreation Society 2019 Budget and requisition request as presented.

BACKGROUND:

Included in this package you find the above noted financial information for the West Shore Parks & Recreation Society. The package has been divided into sections to aid in analysis – Operating Income, Summary, Requisition Request, Converted Assessments and Five Year Operating & Capital Forecast.

DISCUSSION:

The 2019 West Shore Parks & Recreation Society's requisition request is for $4,947,539, which is a $0, or 0% increase over the 2018 approved requisition.

The 2019 budget includes the following:

- Non-discretionary increase in expenses $284,934
  - A 2.0% wage increase $143,307
  - Various Utility Increases $28,894
  - New Employment Health Tax $112,733
- Program fee increases and improved pass sales
  - Revenue increases $293,576
- Repayment of the Unfunded TCA added to the fitness cost centre.
  - Increased annual fitness expenditure $71,556
- Curling revenues and expenses altered for 2019 to reflect a half season of rentals.
  - Curling revenue reduced $72,678, expense reduced $126,176
- Dry Floor revenues and expenses added to 2019 to reflect a half season of rentals.
  - Added dry floor revenue of $35,000
- Administrative expenses reduced
  - Expenses reduced by $60,000 in marketing, legal, training and contingency
  - Lack of funding for special projects or unforeseen expenses

- Small replacement expense reduced
    - Expense reduced $30,000. Small equipment items in use longer than anticipated.
- A scheduled 6 week pool shutdown
    - 3 weeks longer than usual to allow for the replacement of the pool liner
    - $340,000 project ($188,000 CRD reserve funds to be applied)
- The costs for the replacement of the JDF arena floor removed and noted that secondary funding sources are required for the project to proceed.
    - Risk of service and revenue loss due to facility closure prior to securing secondary funding.
- Reserve fund transfers totalling $1,134,794
    - Fitness Equipment Reserve $92,000 (contributed to annually) (2018 - $80,000)
    - Pool Reserve (CRD) $188,000
    - Equipment & Maintenance Reserve $854,794 (2018 - $697,853)

Total Operating Changes: Net Expense reduced $150,059

Total Capital Changes: Net Expense increased $150,059

FINANCIAL IMPLICATIONS:

The 2019 Budget and requisition request of $4,947,539 is an increase of $0 or 0.00% over the approved 2018 Budget requisition.

Grant Brown
Manager of Finance

Sandy Clarke
Acting Administrator

OPERATING INCOME

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Operating Income

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Revenue										
	Requisitions	4,947,539	4,947,539	0	0.00%	4,947,539	(0)	0.00%	(0)	0.00%
	Sale of Service	5,953,299	6,055,044	101,745	1.71%	5,994,919	41,620	0.70%	(60,125)	-0.99%
Total Revenues		10,900,838	11,002,583	101,745	0.93%	10,942,458	41,620	0.38%	(60,125)	-0.55%
Operating Expenses										
	Administration	552,635	395,013	(157,622)	-28.52%	402,982	(149,653)	-27.08%	7,969	2.02%
	Finance	726,256	734,136	7,880	1.09%	711,950	(14,306)	-1.97%	(22,186)	-3.02%
	Food & Beverage	601,499	583,425	(18,074)	-3.00%	584,657	(16,842)	-2.80%	1,232	0.21%
	Human Resources	176,365	169,701	(6,664)	-3.78%	172,123	(4,242)	-2.41%	2,423	1.43%
	Maintenance	3,248,566	3,202,940	(45,626)	-1.40%	3,196,190	(52,376)	-1.61%	(6,750)	-0.21%
	Marketing	86,000	85,591	(409)	-0.48%	76,000	(10,000)	-11.63%	(9,591)	-11.21%
	Parks	1,012,467	985,698	(26,769)	-2.64%	1,036,549	24,082	2.38%	50,851	5.16%
	Programs	3,690,786	3,720,054	29,268	0.79%	3,783,485	92,699	2.51%	63,431	1.71%
	Reception	609,117	625,200	16,083	2.64%	631,316	22,199	3.64%	6,116	0.98%
Total Operating Expenses		10,703,691	10,501,757	(201,934)	-1.89%	10,595,252	(108,439)	-1.01%	93,495	0.89%
Net Operating Income		197,147	500,826	303,679	154.04%	347,206	150,059	76.12%	(153,620)	-30.67%
Transfers to Reserve		(197,147)	(500,826)	(303,679)	154.04%	(347,206)	(150,059)	76.12%	153,620	-30.67%
Capital Expenditures		1,000,000	469,265	(530,735)	-53.07%	1,482,000	482,000	48.20%	1,012,735	215.81%
Transfers from Reserve		(1,000,000)	(469,265)	530,735	-53.07%	(1,482,000)	(482,000)	48.20%	(1,012,735)	215.81%
Budget Surplus (Deficit)		0	0	0	0.00%	0	0	0.00%	0	0.00%

West Shore Parks & Recreation Society
2019 Reserve Projected Accounts Summary

	December 31, 2017 Audited	Transfers In 2018	Transfers Out 2018	December 31, 2018 Projected	Transfer In 2019	Transfers Out 2019	December 31, 2019 Projected
Equipment Replacement Reserve	60,020	176,556	(105,000)	131,576	164,056	(92,000)	203,632
Pool Liner Reserve	188,000	0	0	188,000	0	(188,000)	0
Major Repair Reserve	2,129,002	834,415	(697,853)	2,265,564	0	(854,794)	1,410,770
Total Reserve Available	2,377,022	1,010,971	(802,853)	2,585,140	164,056	(1,134,794)	1,614,402
Unfunded Members' TCA	890,884						

SUMMARY

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
OPERATIONS										
Administration										
	Expenditures	552,635	395,013	(157,622)	-28.52%	402,982	(149,653)	-27.08%	7,969	2.02%
	Net	552,635	395,013	(157,622)	-28.52%	402,982	(149,653)	-27.08%	7,969	2.02%
Finance										
	Revenues	(96,350)	(132,989)	(36,639)	38.03%	(115,811)	(19,461)	20.20%	17,177	-12.92%
	Expenditures	726,256	734,136	7,880	1.09%	711,950	(14,306)	-1.97%	(22,186)	-3.02%
	Net	629,906	601,148	(28,758)	-4.57%	596,139	(33,767)	-5.36%	(5,009)	-0.83%
Human Resources										
	Expenditures	176,365	169,701	(6,664)	-3.78%	172,123	(4,242)	-2.41%	2,423	1.43%
	Net	176,365	169,701	(6,664)	-3.78%	172,123	(4,242)	-2.41%	2,423	1.43%
Reception										
	Revenues	(22,200)	(33,006)	(10,806)	48.68%	(32,809)	(10,609)	47.79%	197	-0.60%
	Expenditures	609,117	625,200	16,083	2.64%	631,316	22,199	3.64%	6,116	0.98%
	Net	586,917	592,194	5,277	0.90%	598,507	11,590	1.97%	6,313	1.07%
Marketing										
	Revenues	(15,500)	(14,263)	1,237	-7.98%	(14,263)	1,237	-7.98%	0	0.00%
	Expenditures	86,000	85,591	(409)	-0.48%	76,000	(10,000)	-11.63%	(9,591)	-11.21%
	Net	70,500	71,328	828	1.17%	61,737	(8,763)	-12.43%	(9,591)	-13.45%
NET ADMINISTRATION		**2,016,323**	**1,829,383**	**(186,940)**	**-9.27%**	**1,831,487**	**(184,836)**	**-9.17%**	**2,104**	**0.12%**

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Maintenance - General										
	Revenues	(4,000)	(960)	3,040	-76.00%	(960)	3,040	-76.00%	0	0.00%
	Expenditures	594,800	678,774	83,974	14.12%	604,805	10,005	1.68%	(73,969)	-10.90%
	Net	590,800	677,814	87,014	14.73%	603,845	13,045	2.21%	(73,969)	-10.91%
Maintenance - JDF Arena										
	Expenditures	639,255	606,179	(33,076)	-5.17%	663,757	24,502	3.83%	57,578	9.50%
	Net	639,255	606,179	(33,076)	-5.17%	663,757	24,502	3.83%	57,578	9.50%
Maintenance - Curling										
	Expenditures	256,601	239,934	(16,667)	-6.50%	129,475	(127,126)	-49.54%	(110,458)	-46.04%
	Net	256,601	239,934	(16,667)	-6.50%	129,475	(127,126)	-49.54%	(110,458)	-46.04%
Maintenance - Pool										
	Expenditures	563,090	521,406	(41,684)	-7.40%	562,309	(781)	-0.14%	40,903	7.84%
	Net	563,090	521,406	(41,684)	-7.40%	562,309	(781)	-0.14%	40,903	7.84%
Maintenance - Seniors										
	Revenues	(127,000)	(131,768)	(4,768)	3.75%	(129,982)	(2,982)	2.35%	1,786	-1.36%
	Expenditures	239,202	215,121	(24,081)	-10.07%	242,749	3,547	1.48%	27,628	12.84%
	Net	112,202	83,353	(28,849)	-25.71%	112,767	565	0.50%	29,414	35.29%
Maintenance - Library										
	Revenues	(72,277)	(68,874)	3,403	-4.71%	(73,011)	(734)	1.02%	(4,138)	6.01%
	Expenditures	72,277	68,874	(3,403)	-4.71%	73,011	734	1.02%	4,138	6.01%
	Net	0	0	(0)	0.00%	0	(0)	0.00%	0	#DIV/0!
Maintenance - Centennial Centre										
	Expenditures	80,551	77,897	(2,654)	-3.30%	88,021	7,470	9.27%	10,124	13.00%
	Net	80,551	77,897	(2,654)	-3.30%	88,021	7,470	9.27%	10,124	13.00%

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Maintenance - Q Centre										
	Revenues	(1,000)	(417)	583	-58.30%	(417)	583	-58.30%	0	0.00%
	Expenditures	748,740	736,151	(12,589)	-1.68%	779,692	30,952	4.13%	43,542	5.91%
	Net	747,740	735,734	(12,006)	-1.61%	779,275	31,535	4.22%	43,542	5.92%
Maintenance - Fleet										
	Expenditures	54,050	58,606	4,556	8.43%	52,370	(1,680)	-3.11%	(6,236)	-10.64%
	Net	54,050	58,606	4,556	8.43%	52,370	(1,680)	-3.11%	(6,236)	-10.64%
NET MAINTENANCE		**3,044,289**	**3,000,922**	**(43,367)**	**-1.42%**	**2,991,820**	**(52,469)**	**-1.72%**	**(9,102)**	**-0.30%**
Parks - Parks										
	Revenues	(45,535)	(62,037)	(16,502)	36.24%	(54,537)	(9,002)	19.77%	7,500	-12.09%
	Expenditures	778,910	767,693	(11,217)	-1.44%	796,078	17,168	2.20%	28,385	3.70%
	Net	733,375	705,656	(27,719)	-3.78%	741,541	8,166	1.11%	35,885	5.09%
Parks - Golf										
	Expenditures	171,000	174,150	3,150	1.84%	177,809	6,809	3.98%	3,659	2.10%
	Net	171,000	174,150	3,150	1.84%	177,809	6,809	3.98%	3,659	2.10%
Parks - Lawn Bowl										
	Expenditures	54,557	37,093	(17,464)	-32.01%	55,901	1,344	2.46%	18,807	50.70%
	Net	54,557	37,093	(17,464)	-32.01%	55,901	1,344	2.46%	18,807	50.70%
Parks - Velodrome										
	Expenditures	8,000	6,761	(1,239)	-15.49%	6,761	(1,239)	-15.49%	0	0.00%
	Net	8,000	6,761	(1,239)	-15.49%	6,761	(1,239)	-15.49%	0	0.00%
NET PARKS		**966,932**	**923,661**	**(43,271)**	**-4.48%**	**982,012**	**15,080**	**1.56%**	**58,351**	**6.32%**

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Food & Beverage - Administration										
	Expenditures	73,064	77,293	4,229	5.79%	73,578	514	0.70%	(3,715)	-4.81%
	Net	73,064	77,293	4,229	5.79%	73,578	514	0.70%	(3,715)	-4.81%
Food & Beverage - Q Centre										
	Revenues	(331,000)	(303,690)	27,310	-8.25%	(319,835)	11,165	-3.37%	(16,145)	5.32%
	Expenditures	198,835	188,552	(10,283)	-5.17%	201,474	2,639	1.33%	12,922	6.85%
	Net	(132,165)	(115,137)	17,028	-12.88%	(118,360)	13,805	-10.45%	(3,223)	2.80%
Food & Beverage - Catering										
	Revenues	(165,000)	(211,922)	(46,922)	28.44%	(205,960)	(40,960)	24.82%	5,962	-2.81%
	Expenditures	135,360	157,279	21,919	16.19%	151,392	16,032	11.84%	(5,887)	-3.74%
	Net	(29,640)	(54,642)	(25,002)	84.35%	(54,568)	(24,928)	84.10%	74	-0.14%
Food & Beverage - Café										
	Revenues	(170,000)	(129,815)	40,185	-23.64%	(132,274)	37,726	-22.19%	(2,459)	1.89%
	Expenditures	170,155	131,103	(39,052)	-22.95%	129,533	(40,622)	-23.87%	(1,570)	-1.20%
	Net	155	1,288	1,133	731.27%	(2,741)	(2,896)	-1868.54%	(4,030)	-312.75%
Food & Beverage - Lounge										
	Revenues	(32,700)	(43,432)	(10,732)	32.82%	(44,300)	(11,600)	35.47%	(869)	2.00%
	Expenditures	24,085	29,197	5,112	21.23%	28,680	4,595	19.08%	(517)	-1.77%
	Net	(8,615)	(14,235)	(5,620)	65.23%	(15,620)	(7,005)	81.31%	(1,386)	9.73%
NET FOOD & BEVERAGE		**(97,201)**	**(105,433)**	**(8,232)**	**8.47%**	**(117,712)**	**(20,511)**	**21.10%**	**(12,279)**	**11.65%**

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Program Administration										
	Expenditures	208,346	198,672	(9,674)	-4.64%	209,600	1,254	0.60%	10,929	5.25%
	Net	208,346	198,672	(9,674)	-4.64%	209,600	1,254	0.60%	10,929	5.25%
Programs - JDF Arena										
	Revenues	(458,200)	(488,251)	(30,051)	6.56%	(502,524)	(44,324)	9.67%	(14,273)	2.92%
	Expenditures	166,080	188,757	22,677	13.65%	216,237	50,157	30.20%	27,480	14.56%
	Net	(292,120)	(299,494)	(7,374)	2.52%	(286,287)	5,833	-2.00%	13,207	-4.41%
Programs - Q Centre										
	Revenues	(602,700)	(612,924)	(10,224)	1.70%	(623,325)	(20,625)	3.42%	(10,401)	1.70%
	Expenditures	395,934	401,810	5,876	1.48%	402,495	6,561	1.66%	685	0.17%
	Net	(206,766)	(211,114)	(4,348)	2.10%	(220,830)	(14,064)	6.80%	(9,716)	4.60%
Programs - Curling										
	Revenues	(117,935)	(147,541)	(29,606)	25.10%	(107,678)	10,257	-8.70%	39,863	-27.02%
	Expenditures	200	200	0	0.00%	100	(100)	-50.00%	(100)	-50.00%
	Net	(117,735)	(147,341)	(29,606)	25.15%	(107,578)	10,157	-8.63%	39,763	-26.99%
Programs - Pool										
	Revenues	(886,500)	(898,773)	(12,273)	1.38%	(892,812)	(6,312)	0.71%	5,961	-0.66%
	Expenditures	675,962	693,511	17,549	2.60%	666,726	(9,236)	-1.37%	(26,785)	-3.86%
	Net	(210,538)	(205,261)	5,277	-2.51%	(226,086)	(15,548)	7.38%	(20,824)	10.15%
Programs - Weights, Rehab, Fitness & Wellness										
	Revenues	(742,800)	(679,771)	63,029	-8.49%	(715,508)	27,292	-3.67%	(35,738)	5.26%
	Expenditures	486,735	479,163	(7,572)	-1.56%	562,107	75,372	15.49%	82,943	17.31%
	Net	(256,065)	(200,607)	55,458	-21.66%	(153,402)	102,663	-40.09%	47,206	-23.53%

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Programs - Sports										
	Revenues	(356,980)	(377,488)	(20,508)	33.13%	(398,123)	(41,143)	71.71%	(20,635)	28.76%
	Expenditures	160,384	162,032	1,648	36.19%	164,558	4,174	43.63%	2,525	7.03%
	Net	(196,596)	(215,456)	(18,860)	3.12%	(233,566)	(36,970)	103.96%	(18,110)	77.28%
Programs - Golf										
	Revenues	(307,000)	(296,666)	10,334	-3.37%	(304,031)	2,969	-0.97%	(7,365)	2.48%
	Expenditures	123,402	109,863	(13,539)	-10.97%	111,887	(11,515)	-9.33%	2,025	1.84%
	Net	(183,598)	(186,803)	(3,205)	1.75%	(192,143)	(8,545)	4.65%	(5,340)	2.86%
Programs - Community Recreation Admininstration										
	Revenues	(13,000)	(14,348)	(1,348)	10.37%	(14,635)	(1,635)	12.58%	(287)	2.00%
	Expenditures	151,459	146,746	(4,713)	-3.11%	144,603	(6,856)	-4.53%	(2,143)	-1.46%
	Net	138,459	132,398	(6,061)	-4.38%	129,968	(8,491)	-6.13%	(2,430)	-1.84%
Programs - Arts & Culture										
	Revenues	(285,029)	(255,920)	29,109	-10.21%	(254,210)	30,819	-10.81%	1,710	-0.67%
	Expenditures	276,036	274,310	(1,726)	-0.63%	263,153	(12,883)	-4.67%	(11,157)	-4.07%
	Net	(8,993)	18,390	27,383	-304.49%	8,943	17,936	-199.44%	(9,447)	-51.37%
Programs - Licensed Care										
	Revenues	(722,776)	(752,640)	(29,864)	4.13%	(671,626)	51,150	-7.08%	81,014	-10.76%
	Expenditures	572,556	561,416	(11,140)	-1.95%	531,304	(41,252)	-7.20%	(30,113)	-5.36%
	Net	(150,220)	(191,224)	(41,004)	27.30%	(140,322)	9,898	-6.59%	50,901	-26.62%
Programs - Preschool to Youth										
	Revenues	(327,464)	(347,826)	(20,362)	6.22%	(333,775)	(6,311)	1.93%	14,051	-4.04%
	Expenditures	320,676	354,190	33,514	10.45%	351,140	30,464	9.50%	(3,050)	-0.86%
	Net	(6,788)	6,364	13,152	-193.76%	17,365	24,153	-355.82%	11,001	172.86%

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

	2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
Programs - Community Development									
Revenues	(50,353)	(49,725)	628	-1.25%	(52,512)	(2,159)	4.29%	(2,787)	5.61%
Expenditures	153,016	149,383	(3,633)	-2.37%	159,575	6,559	4.29%	10,192	6.82%
Net	102,663	99,658	(3,005)	-2.93%	107,063	4,400	4.29%	7,405	7.43%
NET PROGRAMS	**(1,179,951)**	**(1,201,820)**	**(21,869)**	**1.85%**	**(1,087,274)**	**92,677**	**-7.85%**	**114,545**	**-9.53%**
REVENUE	(5,953,299)	(6,055,044)	(101,745)	1.71%	(5,994,919)	(41,620)	0.70%	60,125	-0.99%
EXPENSE	10,703,691	10,501,757	(201,934)	-1.89%	10,595,252	(108,439)	-1.01%	93,495	0.89%
NET OPERATIONS	**4,750,392**	**4,446,713**	**(303,679)**	**-6.39%**	**4,600,333**	**(150,059)**	**-3.16%**	**153,620**	**3.45%**

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
CAPITAL PROJECTS										
Fund Transfers										
	Fitness Equipment Reserve	(80,000)	(80,000)	0	0.00%	(92,000)	(12,000)	15.00%	(12,000)	15.00%
	Jdf Arena Floor Reserve	0	0	0	0.00%	0	0	0.00%	0	0.00%
	Bus Replacement Reserve	(25,000)	(25,000)	0	0.00%	0	25,000	-100.00%	25,000	-100.00%
	Pool Liner Reserve (CRD)	0	0	0	0.00%	(188,000)	(188,000)	0.00%	(188,000)	0.00%
	Electronic Sign Reserve	0	0	0	0.00%	0	0	0.00%	0	0.00%
	Equipment & Maintenance Reserve	(697,853)	(697,853)	0	0.00%	(854,794)	(156,941)	22.49%	(156,941)	22.49%
		(802,853)	(802,853)	0	0.00%	(1,134,794)	(331,941)	41.35%	(331,941)	41.35%
Projects										
	Small Equipment	110,000	58,388	(51,612)	-46.92%	80,000	(30,000)	-27.27%	21,612	37.02%
	Fitness Equipment	80,000	62,451	(17,549)	-21.94%	92,000	12,000	15.00%	29,549	47.32%
	Vehicle Replacement - Purchases	146,000	110,519	(35,481)	-24.30%	142,000	(4,000)	-2.74%	31,481	28.48%
	Vehicle Replacement - Disposals	0	0	0	0.00%	0	0	0.00%	0	0.00%
	Major Site Maintenance	379,000	112,674	(266,326)	-70.27%	1,055,000	676,000	178.36%	942,326	836.33%
	Major Parks Maintenance	285,000	125,233	(159,767)	-56.06%	113,000	(172,000)	-60.35%	(12,233)	-9.77%
Total Capital Projects		1,000,000	469,265	(530,735)	-53.07%	1,482,000	482,000	48.20%	1,012,735	215.81%
NET CAPITAL PROJECTS		**197,147**	**(333,588)**	**(530,735)**	**-269.21%**	**347,206**	**150,059**	**76.12%**	**680,794**	**-204.08%**
Overall (Surplus)/Deficit			**(834,415)**							

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Summary

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget	$ Inc 2018 Projection	% Inc 2018 Projection
REQUISITIONS										
	Operating	(4,750,392)	(4,585,390)	165,002	-3.47%	(4,600,333)	150,059	-3.16%	(14,943)	0.33%
	Capital	(197,147)	(362,149)	(165,002)	83.69%	(347,206)	(150,059)	76.12%	14,943	-4.13%
TOTAL REQUISITIONS		**(4,947,539)**	**(4,947,539)**	**0**	**0.00%**	**(4,947,539)**	**0**	**0.00%**	**0**	**0.00%**
REQUISITION REQUEST										
01-10-18-100-0180	Requisitions - Colwood	(1,110,077)	(1,110,077)	0	0.00%	(1,075,035)	35,042	-3.16%	35,042	-3.16%
01-10-18-100-0181	Requisitions - Highlands	(177,304)	(177,304)	0	0.00%	(180,577)	(3,273)	1.85%	(3,273)	1.85%
01-10-18-100-0182	Requisitions - Langford	(2,511,736)	(2,511,736)	0	0.00%	(2,576,401)	(64,665)	2.57%	(64,665)	2.57%
01-10-18-100-0183	Requisitions - Metchosin	(422,583)	(422,583)	0	0.00%	(389,075)	33,508	-7.93%	33,508	-7.93%
01-10-18-100-0184	Requisitions - View Royal	(725,839)	(725,839)	0	0.00%	(726,451)	(612)	0.08%	(612)	0.08%
		(4,947,539)	**(4,947,539)**	**0**	**0.00%**	**(4,947,539)**	**0**	**0.00%**	**0**	**0.00%**

REQUISTION REQUEST

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Requisition Request

		2018 Budget	2018 Projection	$ Variance	% of Budget	2019 Budget	$ Inc 2018 Budget	% Inc 2018 Budget
REQUISITIONS								
	Operating	(4,750,392)	(4,585,390)	165,002	-3.47%	(4,600,333)	150,059	-3.16%
	Capital	(197,147)	(362,149)	(165,002)	83.69%	(347,206)	(150,059)	76.12%
TOTAL REQUISITIONS		**(4,947,539)**	**(4,947,539)**	**0**	**0.00%**	**(4,947,539)**	**0**	**0.00%**
REQUISITION REQUEST								
01-10-18-100-0180	Requisitions - Colwood	(1,110,077)	(1,110,077)	0	0.00%	(1,075,035)	35,042	-3.16%
01-10-18-100-0181	Requisitions - Highlands	(177,304)	(177,304)	0	0.00%	(180,577)	(3,273)	1.85%
01-10-18-100-0182	Requisitions - Langford	(2,511,736)	(2,511,736)	0	0.00%	(2,576,401)	(64,665)	2.57%
01-10-18-100-0183	Requisitions - Metchosin	(422,583)	(422,583)	0	0.00%	(389,075)	33,508	-7.93%
01-10-18-100-0184	Requisitions - View Royal	(725,839)	(725,839)	0	0.00%	(726,451)	(612)	0.08%
		(4,947,539)	**(4,947,539)**	**0**	**0.00%**	**(4,947,539)**	**0**	**0.00%**

West Shore Parks & Recreation Society
2019 Operating & Capital Budget
Requisition Request Per Capita

MUNICIPALITY	POPULATION*	2018 Budget	Per Capita	2019 Budget	Per Capita
Colwood	17,952	(1,110,077)	(61.84)	(1,075,035)	(59.88)
Highlands	2,561	(177,304)	(69.23)	(180,577)	(70.51)
Langford	36,704	(2,511,736)	(68.43)	(2,576,401)	(70.19)
Metchosin	4,764	(422,583)	(88.70)	(389,075)	(81.67)
View Royal	10,380	(725,839)	(69.93)	(726,451)	(69.99)

*From BC Stats 2017 Sub-Provincial Population Estimates

CONVERTED ASSESSMENTS

West Shore Parks & Recreation Society
2019 Operating Budget
Converted Assessments

FOR ALL DEPARTMENTS

CONVERTED ASSESSMENTS

	2018				2017		
	GENERAL PURPOSE	EXEMPT	TOTAL	%	TOTAL	%	% CHANGE
City of Colwood	$ 409,524,583	$ 46,036,150	$ 455,560,733	21.73%	$ 390,372,616	21.97%	16.70%
District of Highlands	76,198,357	323,575	76,521,932	3.65%	61,162,873	3.44%	25.11%
City of Langford	1,086,854,284	4,930,489	1,091,784,773	52.07%	908,926,884	51.14%	20.12%
District of Metchosin	132,677,821	32,197,910	164,875,731	7.86%	139,133,864	7.83%	18.50%
Town of View Royal	307,237,572	605,705	307,843,277	14.68%	277,603,375	15.62%	10.89%
	$ 2,012,492,617	$ 84,093,829	$ 2,096,586,446	100.00%	$ 1,777,199,612	100.00%	17.97%

FIVE YEAR OPERATING & CAPITAL FORECAST

West Shore Parks & Recreation Society
2019-2023 Five Year
Operating and Capital Budget Forecast

	Budget 2018	Budget 2019	Budget 2020	Budget 2021	Budget 2022	Budget 2023
Operating - Net Expense	4,750,392	4,600,333	4,677,548	4,729,278	4,817,042	4,906,562
Capital Projects	1,000,000	1,482,000	1,406,300	1,153,000	683,000	1,271,000
Operating Income - Maintain $347,206	197,147	347,206	347,206	347,206	347,206	347,206
Requisition	4,947,539	4,947,539	5,024,754	5,076,484	5,164,248	5,253,768
Reserve Fund Transfers	802,853	1,134,794	1,059,094	805,794	335,794	923,794
Operating Reserve Fund Contributions	176,556	164,056	164,056	164,056	164,056	164,056
Projected Surplus	834,415	0	0	0	0	0
Reserve Status Year End	2,585,140	1,614,402	719,364	77,626	(94,112)	(853,850)
Requisition Increase $		0	77,215	51,730	87,764	89,520
Requisition %		0.00%	1.56%	1.03%	1.73%	1.73%
Operating User Pay Ratio	55.62%	56.58%	56.65%	57.00%	57.03%	57.06%
Operating Cost per Capita	144.55	142.48	143.55	144.26	145.47	146.71
Overall Cost per Capita	147.28	147.28	148.35	149.06	150.27	151.51

*Note: Reserve Funds depleted in 2022 with current capital plans. Other funding sources such as a separate capital requistion to be sought or capital plan to be altered.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: April 1, 2019

Department: **Administration**

Subject: Administration and Finance Committee Appointments

Background

There are several vacancies to be filled on Administration and Finance committee. Committee members are appointed for the same term as Council members. Following the October 2018 election, some Committee members declined to be reappointed, and Committee chairs indicated whether they wanted new members. Per Council policy POL-0019-ADMIN, *Advertising for Citizen Vacancies*, staff placed advertisements in the Goldstream Gazette for two consecutive weeks, seeking applications for membership.

The Chair for the Administration and Finance Committee has selected three new committee members from the applications received.

Commentary

Staff have contacted the selected committee members to confirm that they are able to commit to the meeting schedule, and will accept an appointment if it is made.

Financial Implications

None. Committee members are residents who volunteer, and they do not receive remuneration. Supporting committee administration is part of core duties for staff.

Legal Implications

None.

Options

1. THAT Council appoint Sam Auerbach, Brett Border and Dennis Seed to the Administration and Finance Committee.

   OR

2. THAT Council decline to appoint new committee members.

Respectfully submitted,

Submitted by:	Adriana Proton, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

Canadian Cancer Society
BRITISH COLUMBIA AND YUKON

COPS FOR CANCER™





Dear City of Langford,

My name is Constable Kara Martin and I am one of the riders on the 2019 Canadian Cancer Society's Tour de Rock – Cops for Cancer. I work at the West Shore RCMP. I am working with a committee from my detachment and we are planning a coed baseball tournament that will take place at Centennial Park in Langford on August 23rd,24th, and 25th.

This three day tournament is our second of a now annual tournament dedicated to raising funds for Cops for Cancer. Last year's event was a huge success that was able to generate thousands of dollars to this cause. It will be a family event, featuring teams made up of police, fire, paramedics and their support personnel.

As part of this fundraiser we are again looking to have a beer garden and are looking for your approval to do so. Last year a large amount of our profits were generated from this addition to our tournament. All proceeds go directly to the Canadian Cancer Society. We are hoping to sell alcohol from 4pm – 9pm on August 23rd, and from 11am - 8pm on both the 24th and 25th. We will ensure to get an appropriate liquor licence and follow its requirements.

If you would like more information on the Tour de Rock please visit **copsforcancerbc.ca** and any questions concerning this event hosted by the West Shore RCMP Tour de Rock Rider can be directed to Constable Kara Martin at (250) 474-2264 or email kara.martin@rcmp-grc.gc.ca.

Thank you and we look forward to hearing from you very soon!

Sincerely,

Constable Kara Martin
West Shore RCMP's 2019 Tour de Rock Rider

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**April 1, 2019**
Department:	**Planning**
Application No.:	**OCP18-0001 and Z18-0005**
Subject:	**Bylaw No. 1784 - Application to Amend the OCP Designation of 734 Latoria Road from Agricultural to Hillside Shoreline and; Bylaw No. 1785 - Application to Rezone 734 Latoria Road from AG1 (Agriculture 1) to RS4 (Residential Small Lot 4) to Allow Subdivision and Future Residential Development**

At their Regular Meeting of 16 July 2018, Council passed the following resolution with respect to the property at 734 Latoria Road:

That Council:

1. *Give First Reading to Bylaw No. 1784 to amend the Official Community Plan designation of the property at 734 Latoria Road from Agricultural to Hillside or Shoreline.*

2. *Give First Reading to Bylaw No. 1785 to amend the zoning of the property at 734 Latoria Road from AG1 (Agriculture 1) to RS4 (Residential Small Lot 4) subject to the following terms and conditions:*

a) *That the applicant provides, **as a bonus for increased density**, the following contributions per single family equivalent (SFE) created, prior to subdivision approval: **(SECURED IN BYLAW)***

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

b) *That the applicant provides, **as a condition of removing land from the Agricultural Land Reserve**, $6.72 per m^2 of gross land area being rezoned towards the General Amenity Reserve Fund prior to subdivision approval for the creation of more than one lot located north of the SPEA and more than one lot located south of the SPEA. **(SECURED IN BYLAW)***

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

i. *A technical memorandum regarding proposed stormwater management for the development, to the satisfaction of the Director of Engineering. **(COMPLETED)***

d) *That the applicant registers a Section 219 Covenant, in priority of all other charges on title, **prior to Bylaw Adoption** that agrees to: **(SECURED IN COVENANT)***

i. *Construct full frontage improvements, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;*
ii. *Prepare a construction management parking plan, to the satisfaction of the Director of Engineering, prior to Building Permit issuance;*
iii. *Prepare a detailed stormwater management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;*
iv. *Construct any above- or underground infrastructure or servicing upgrades, extensions or other servicing requirements required by the approved stormwater management plan, in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first;*
v. *Construct a 2. 0 m (6.6ft) wide gravel multi-use trail along the Latoria Road frontage of the subject property and extending north into Desmond Park and east to the property at 720, and complete all associated landscaping and remediation work, to the satisfaction of the Parks Manager, prior to subdivision approval or Building Permit issuance, whichever occurs first;*
vi. *Acknowledge that the site is in proximity to agricultural areas and the South Vancouver Island Rangers gun range, and that these uses may create general noise, odour and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances; and*
vii. *Dedicate approximately 17.5% of the property at 734 Latoria Road to the City, and $55,000 cash-in-lieu of open space to the General Amenity Reserve Fund, prior to subdivision approval.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 2. d) i. – vii. in Council's resolution of July 16th, 2018.

Bylaw No. 1785 was signed by the Minister of Transportation on January 28th, 2019.

As there are no additional conditions placed on the approval of Bylaw No. 1784 and Bylaw No. 1785, Council may wish to give these bylaws fourth and final reading.

OPTIONS

That Council:

1. Adopt Bylaw No. 1784 and Bylaw No. 1785;

2. Take no action at this time with respect to Bylaw No. 1784 and Bylaw No. 1785;

Respectfully Submitted,

Submitted by:	Julia Buckingham, Planner I
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Ivan Leung, Manager of Engineering Construction
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Audrey Kryklywyj, Acting Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:jb

CITY OF LANGFORD
BYLAW NO. 1784

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

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

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

1. By deleting from the AGRICULTURAL designation and adding to the HILLSIDE OR SHORELINE designation the property legally described as Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 and shown shaded on Schedule A attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 28, (734 Latoria Rd), 2019".

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

PUBLIC HEARING held this 21st day of January, 2019.

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

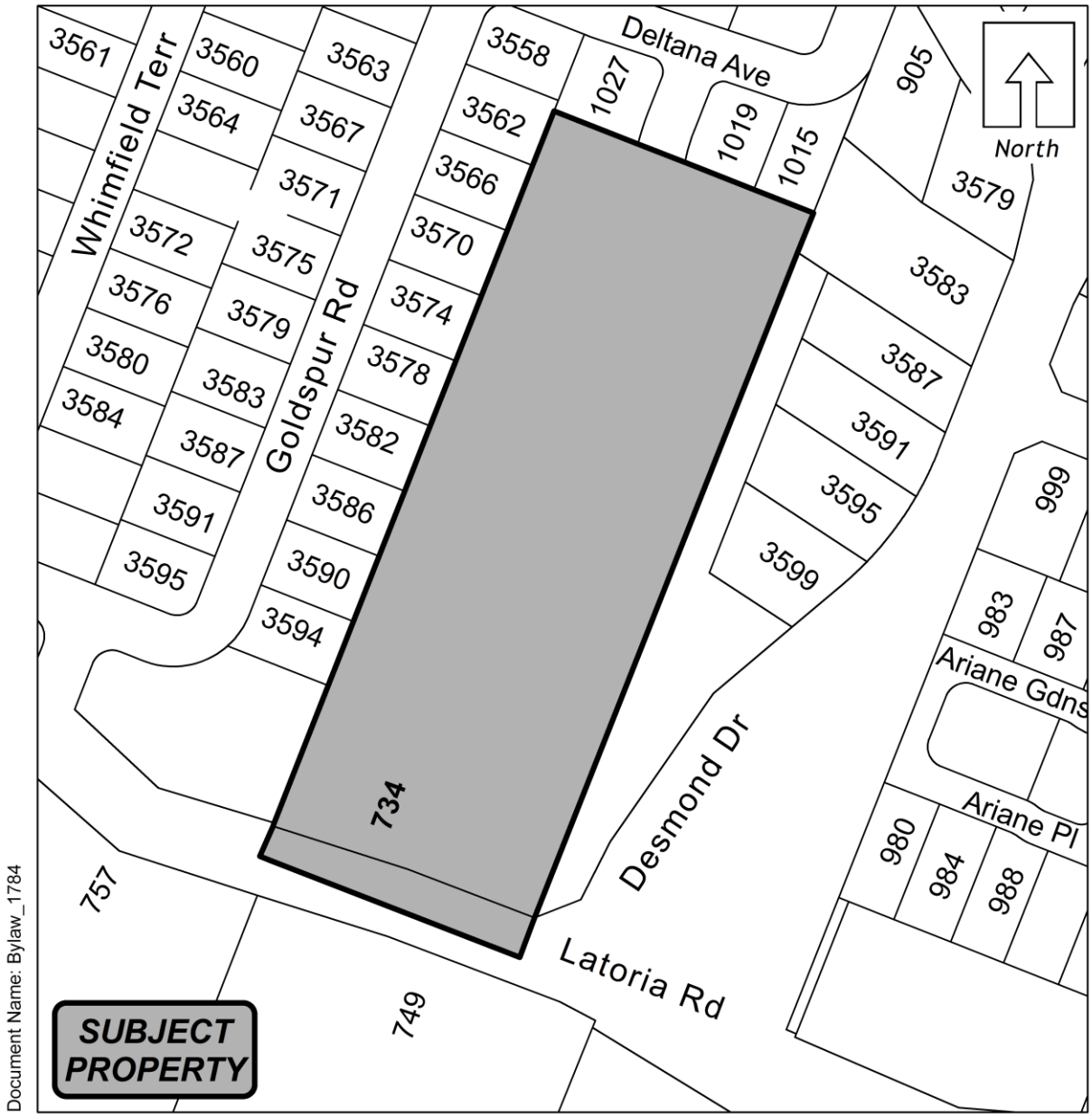
READ A THIRD TIME this 21st day of January, 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1784

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1784

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/8/2018

CITY OF LANGFORD
BYLAW NO. 1785

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

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

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

1. By deleting from the AG1 (Agriculture 1) and adding to the RS4 (Residential Small Lot 4) Zone the property legally described as Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 (734 Latoria Rd) and shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1785	Lot 1, Section 70, Metchosin District, Plan VIP56431 Except Plan EPP63057 (734 Latoria Rd)	a) $1,000 per SFE created towards the Affordable Housing Reserve Fund; b) $6,000 per SFE created towards the General Amenity Reserve Fund; and c) $6.72 per m^2 of gross land area, for exclusion from the Agricultural Land Reserve, towards the General Amenity Reserve Fund prior to subdivision approval for the creation of more than one lot located north of the SPEA on the subject site and the creation of more than one lot located south of the SPEA on the subject site.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 537, (734 Latoria Rd), 2019".

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

PUBLIC HEARING held this 21st day of January, 2019.

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

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

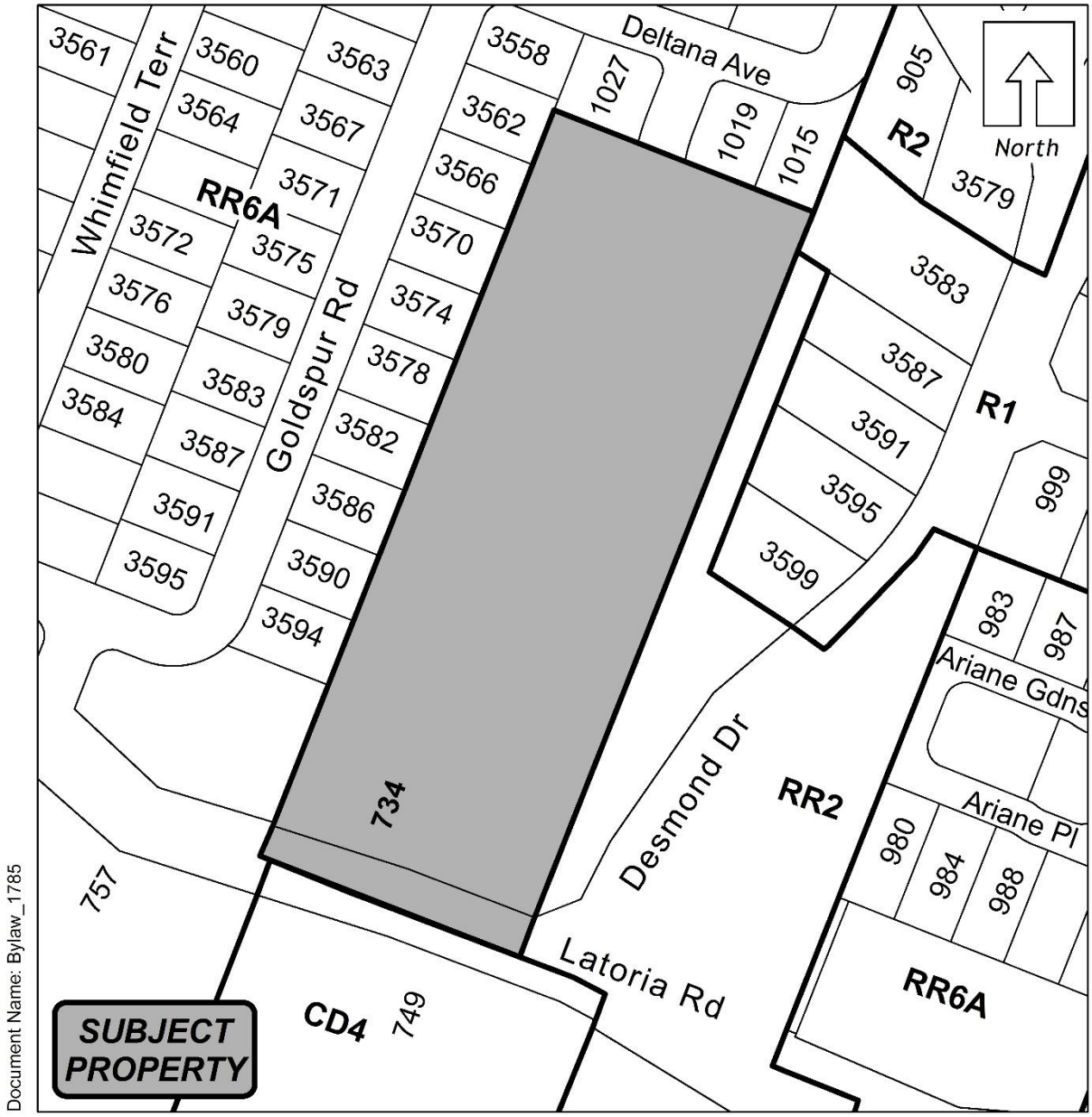
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 28th day of January, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1785

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1785

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/4/2018

CITY OF LANGFORD
BYLAW NO. 1798

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 1, Section 109, Esquimalt District, Plan 24285, PID No. 003-008-517 (2439 Selwyn 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	1798	Lot 1, Section 109, Esquimalt District, Plan 24285, PID No. 003-008-517 (2439 Selwyn 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. 544, (2439 Selwyn Road), 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.

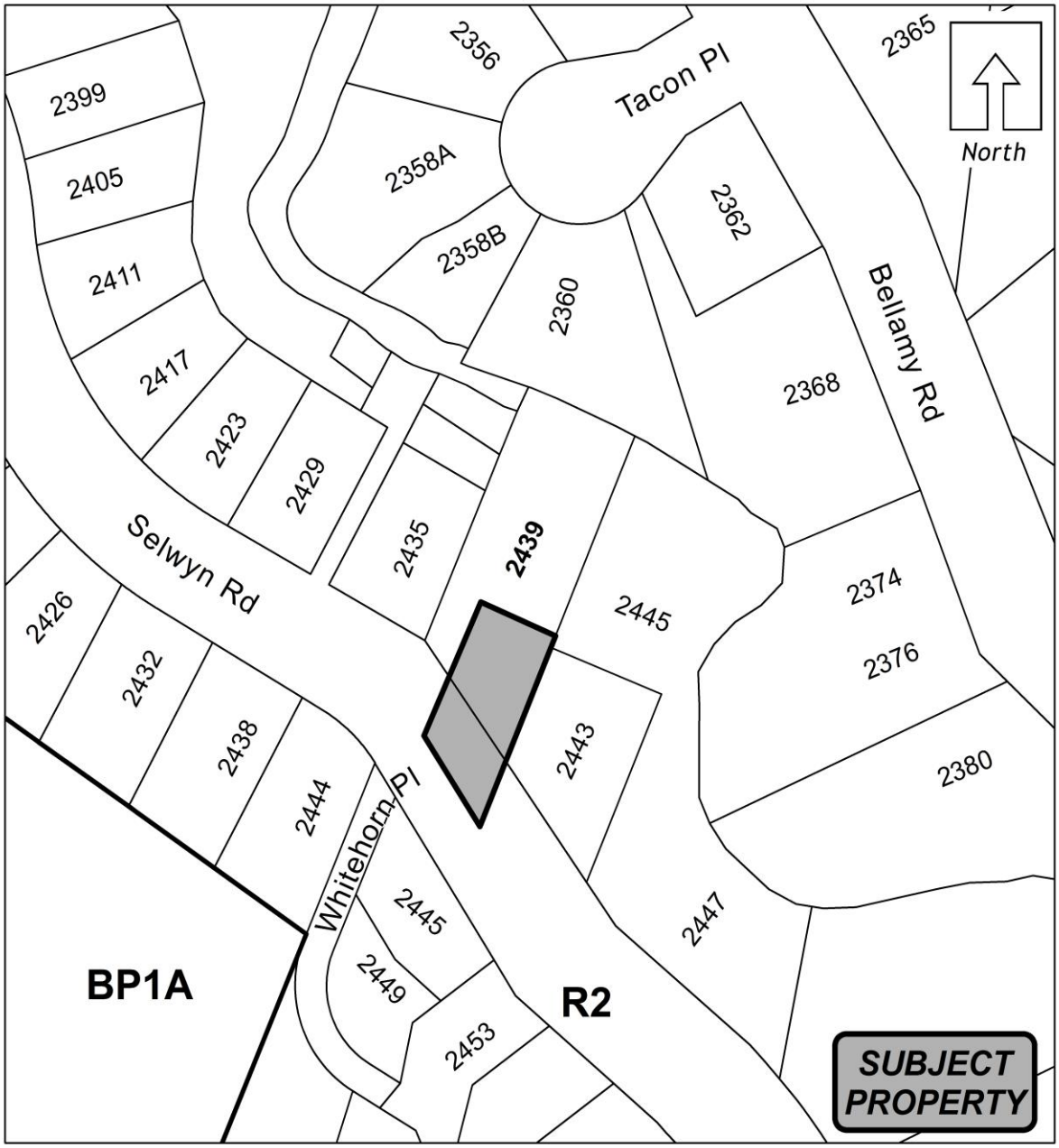
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1798

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1798

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/11/2019

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.

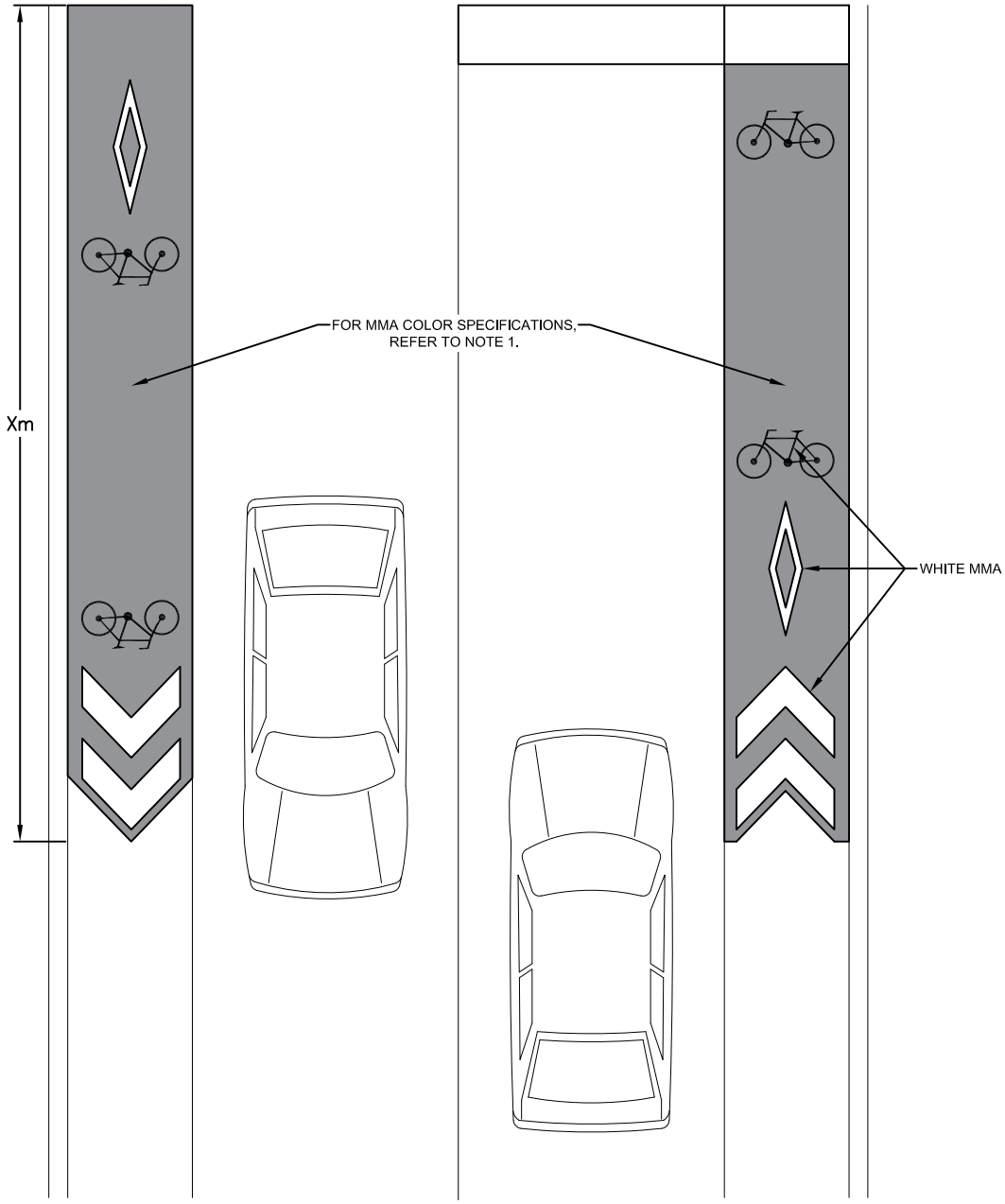
READ A SECOND TIME this day of , 2019.

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

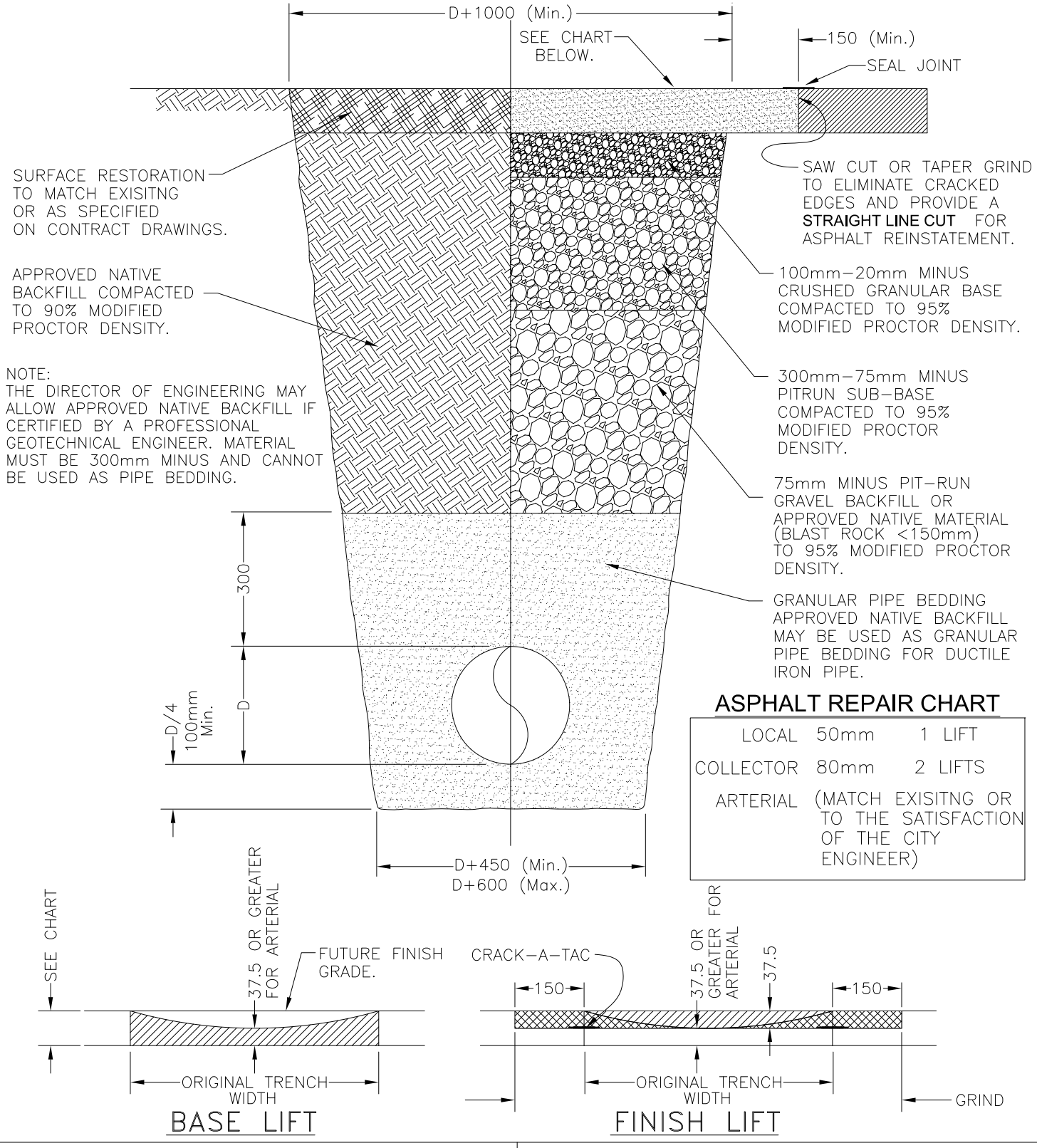
CITY OF LANGFORD
ENGINEERING DEPARTMENT

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

Last Revised: Bylaw [illegible] Mar 12 2019

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

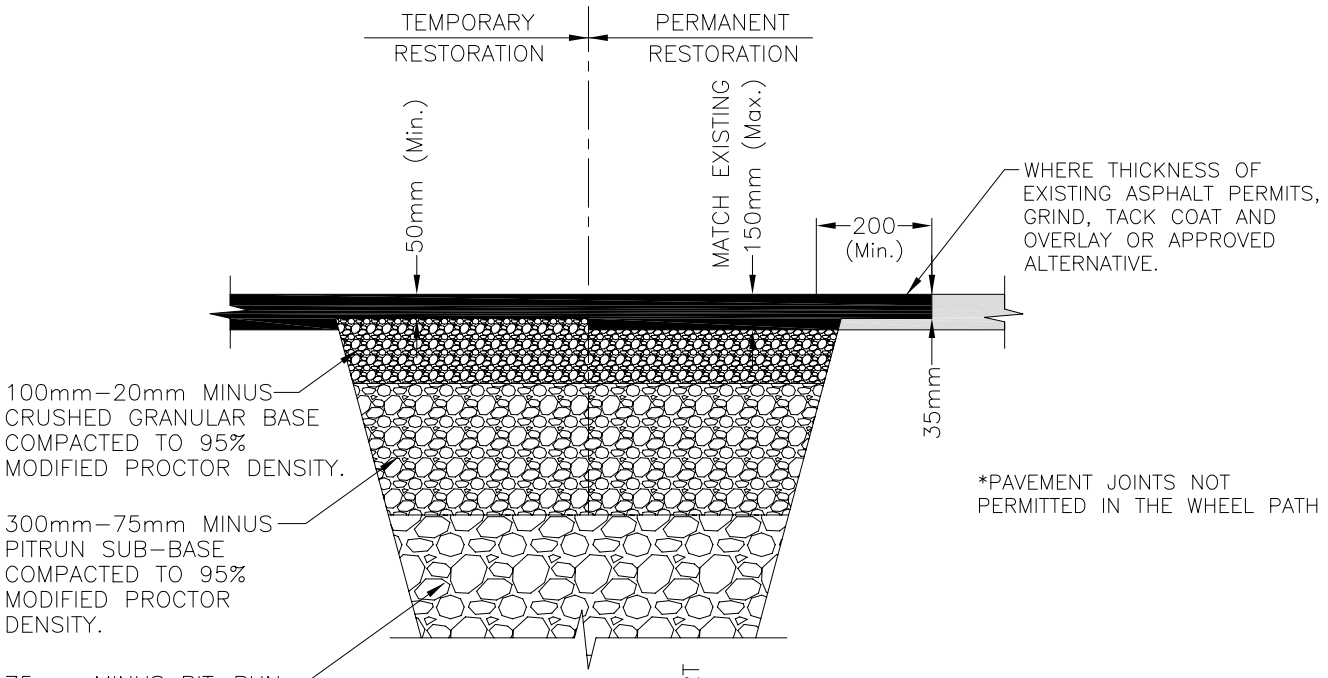
STANDARD TRENCH BACKFILL DETAIL AND SURFACE RESTORATION

CITY OF LANGFORD
ENGINEERING DEPARTMENT

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

Last Revised: Bylaw 1877, February 25, 2019

TYPICAL SECTION (COLLECTOR, INDUSTRIAL, ARTERIAL)

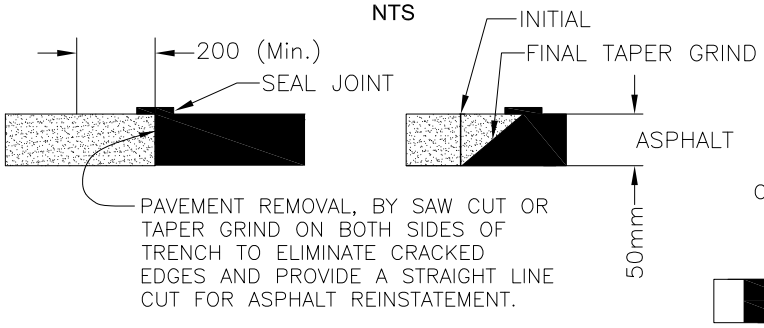


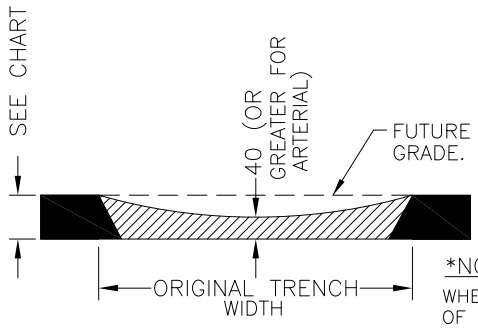
*PAVEMENT JOINTS NOT PERMITTED IN THE WHEEL PATH

PAVEMENT RESTORATION

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

NTS

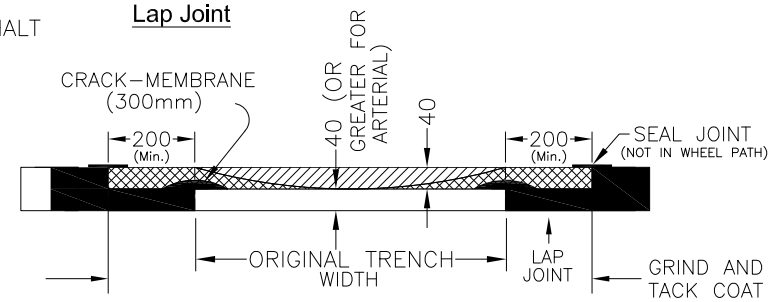




BASE LIFT

*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

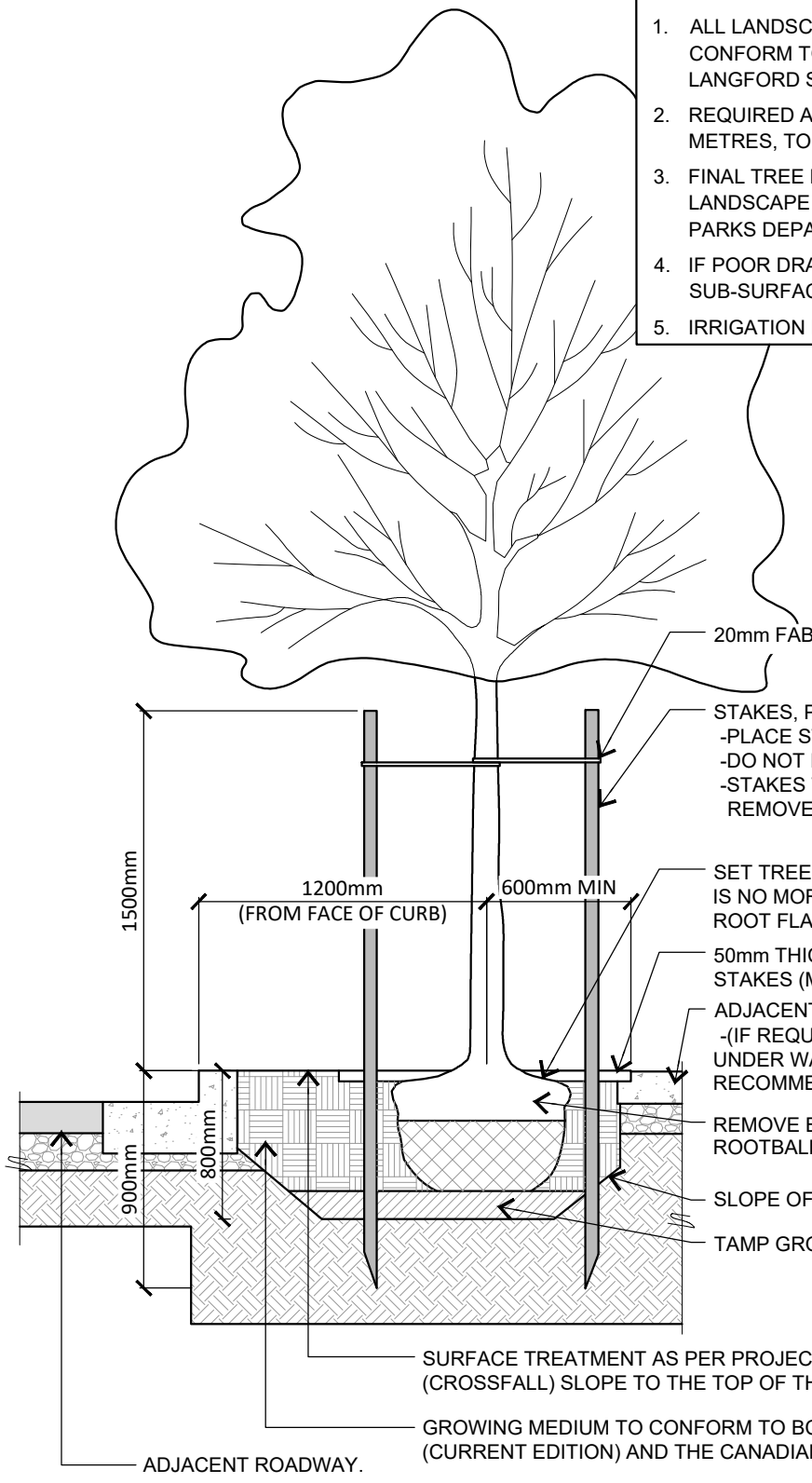
CITY OF LANGFORD
ENGINEERING DEPARTMENT

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

Last Revised: Bylaw 18[illegible] March 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

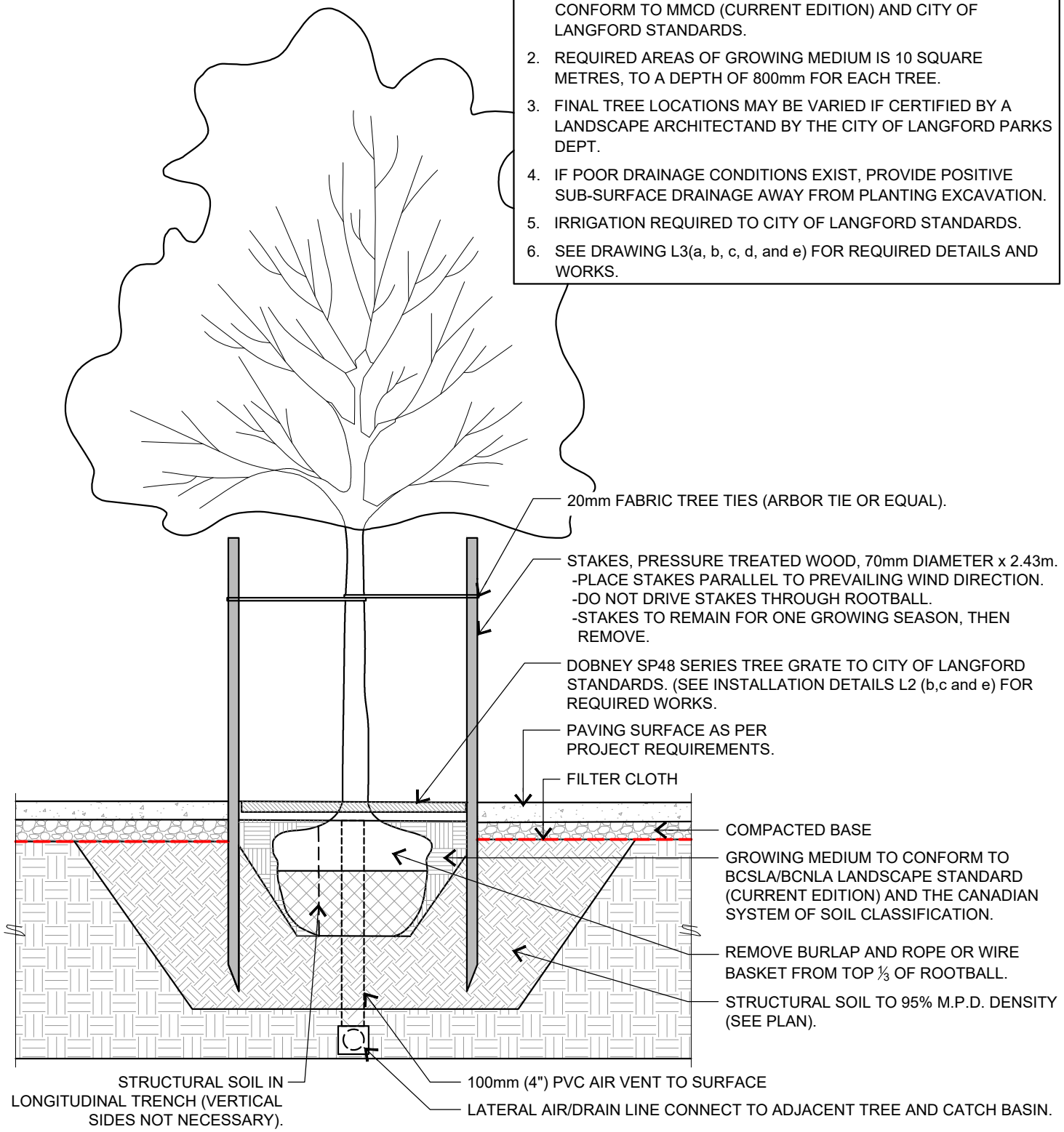
CITY OF LANGFORD
PARKS DEPARTMENT

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

Last Revised: Bylaw 181, February, 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 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

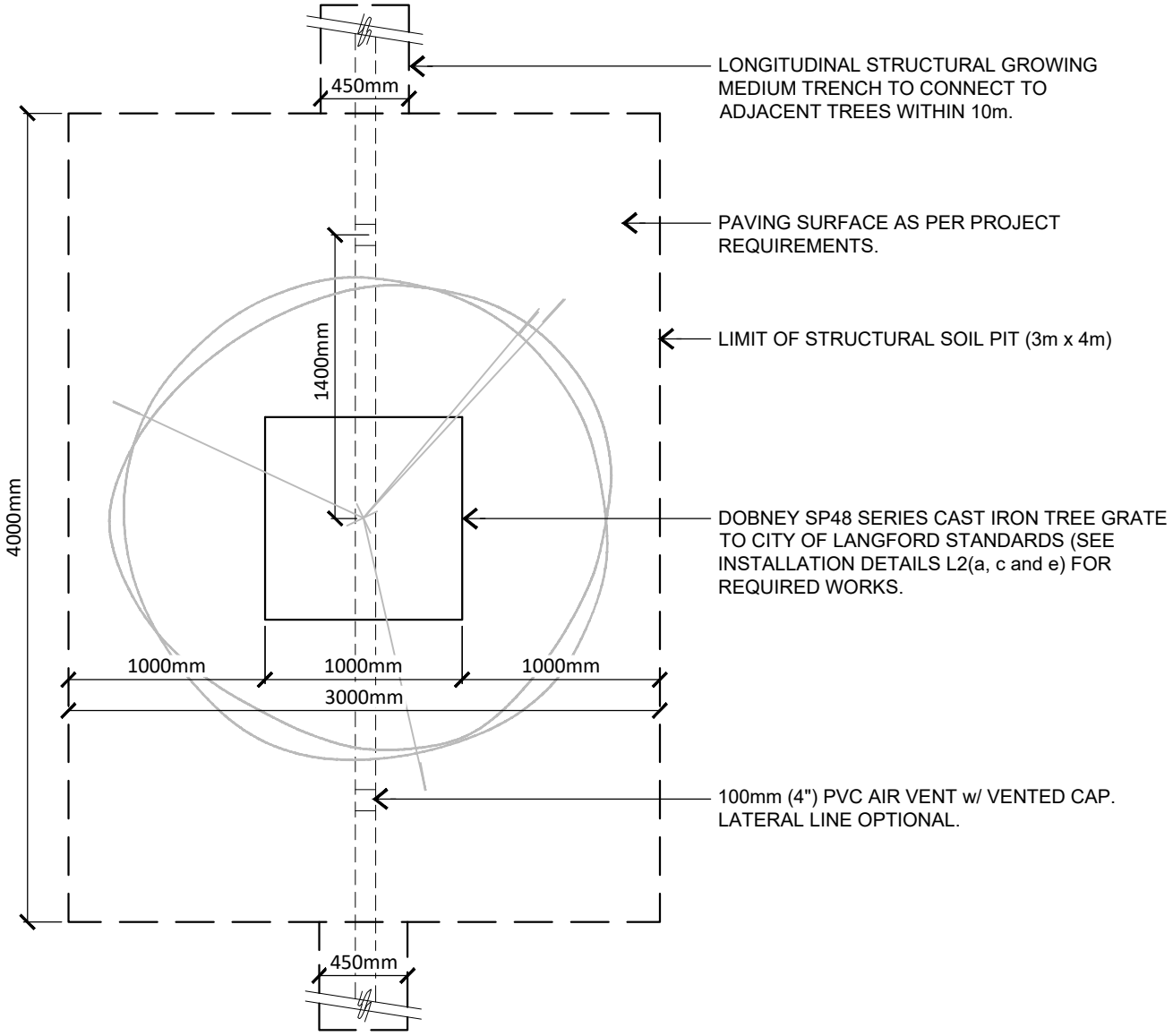
Structural Growing Medium Pit

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

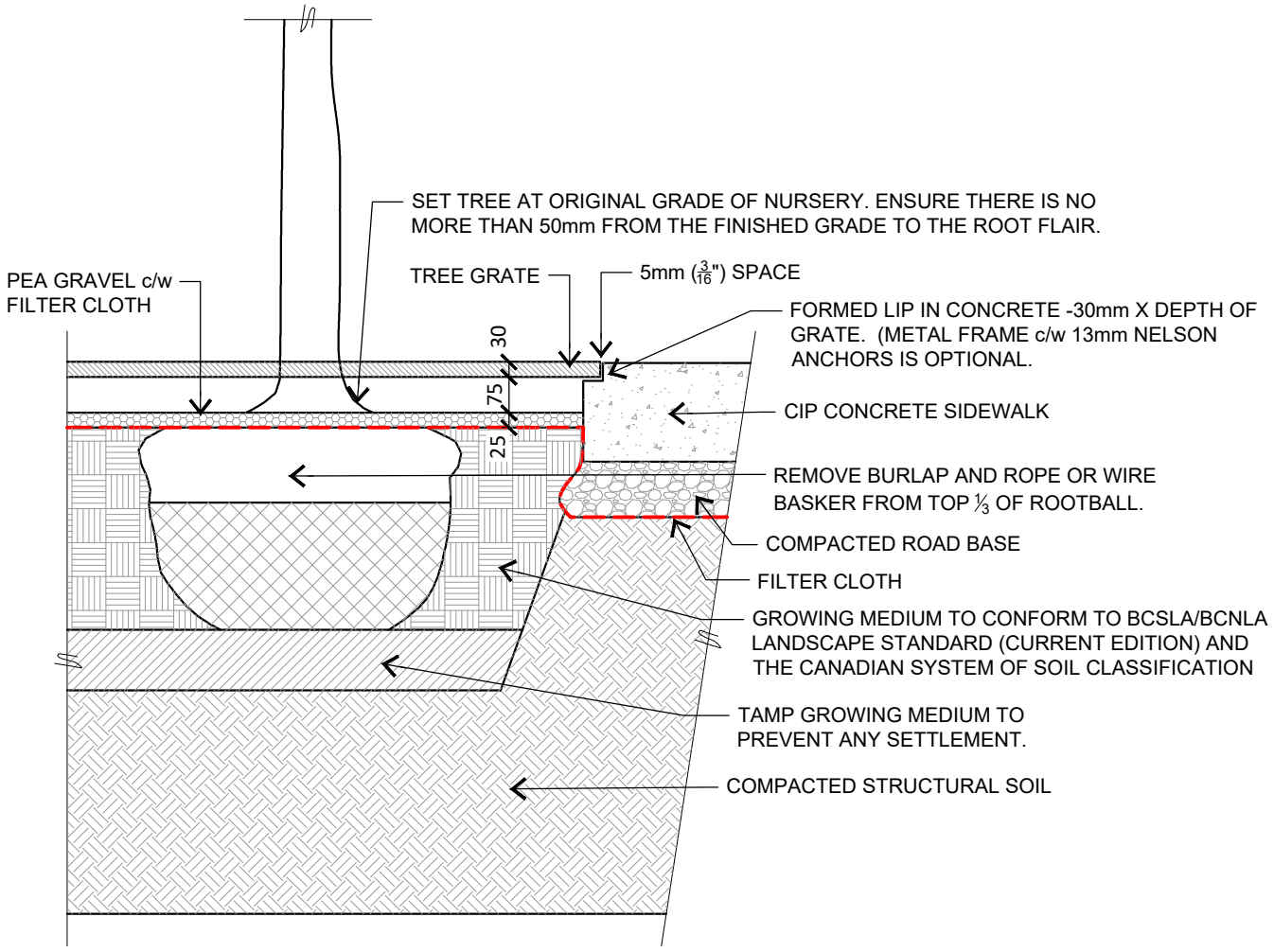
CITY OF LANGFORD

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

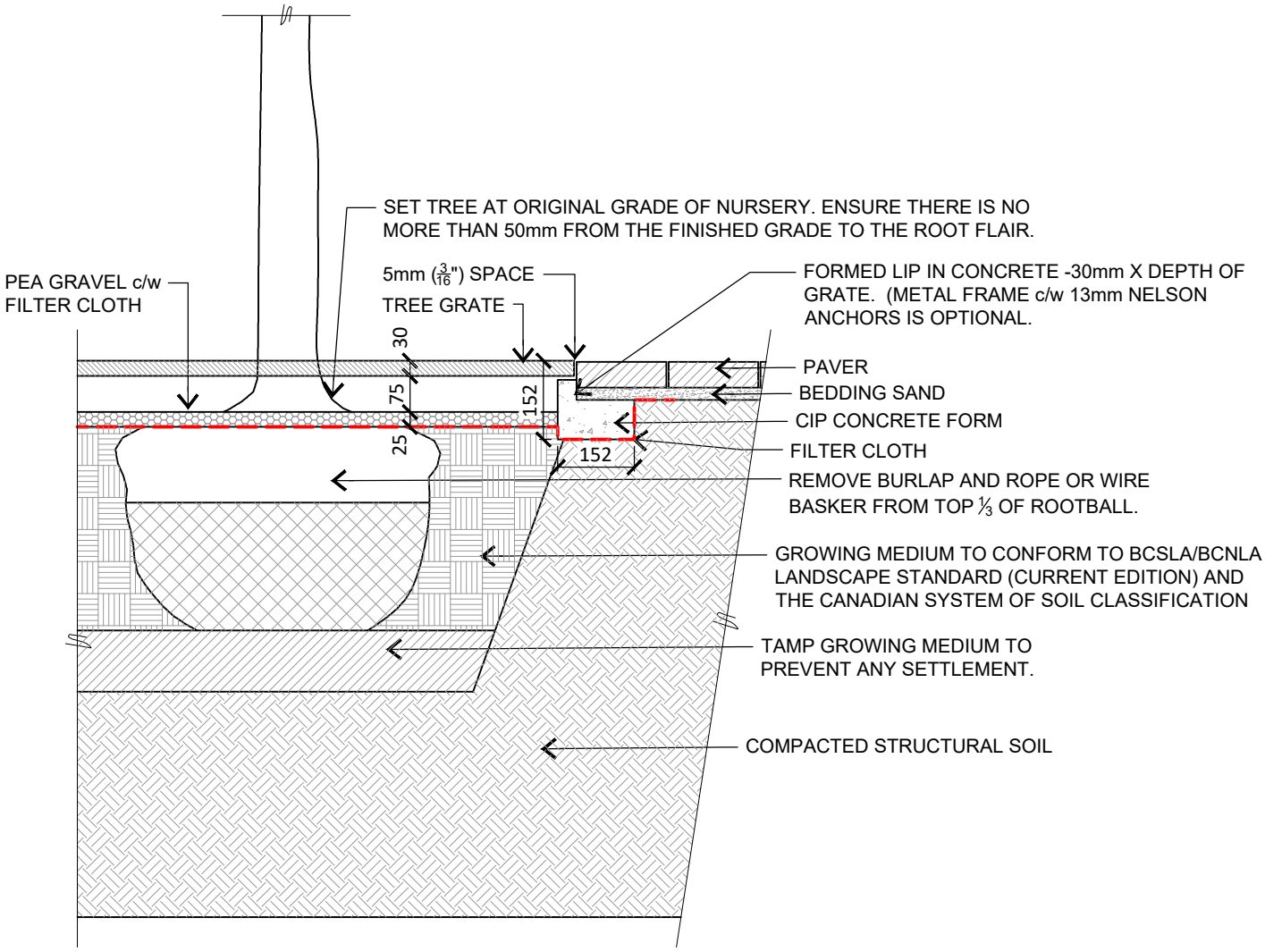
In Concrete Sidewalks and Plazas

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.

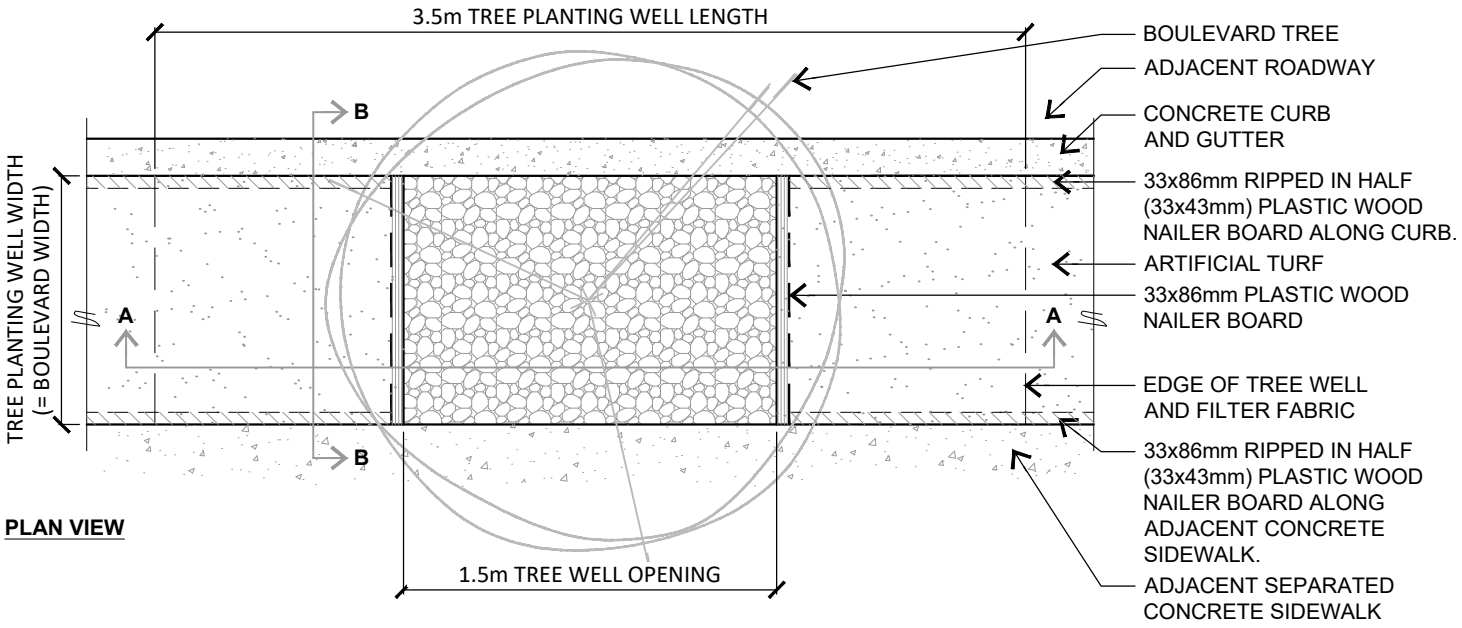


TREE GRATE INSTALLATION DETAIL

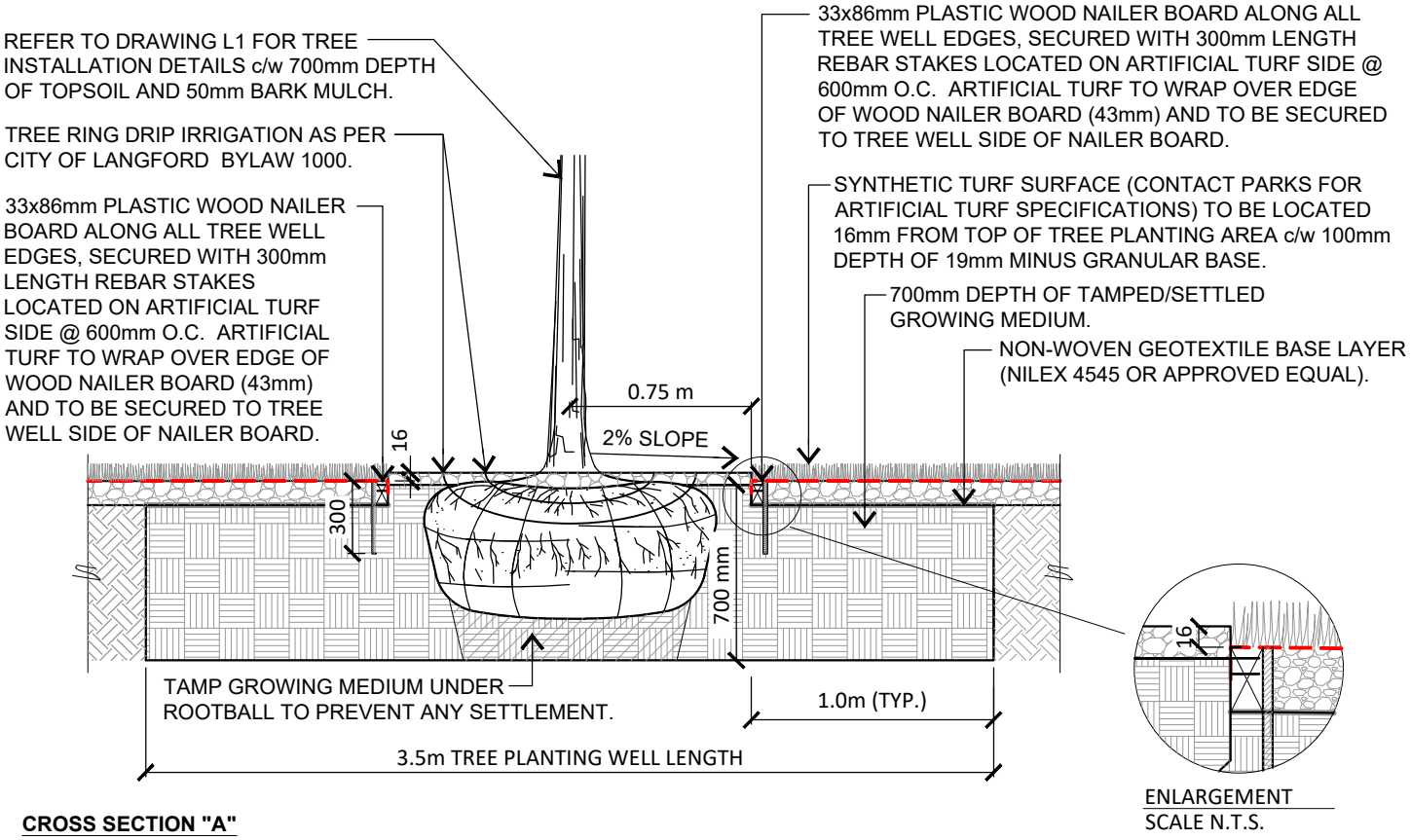
In Paver Sidewalks and Plazas

CITY OF LANGFORD
PARKS DEPARTMENT

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



PLAN VIEW

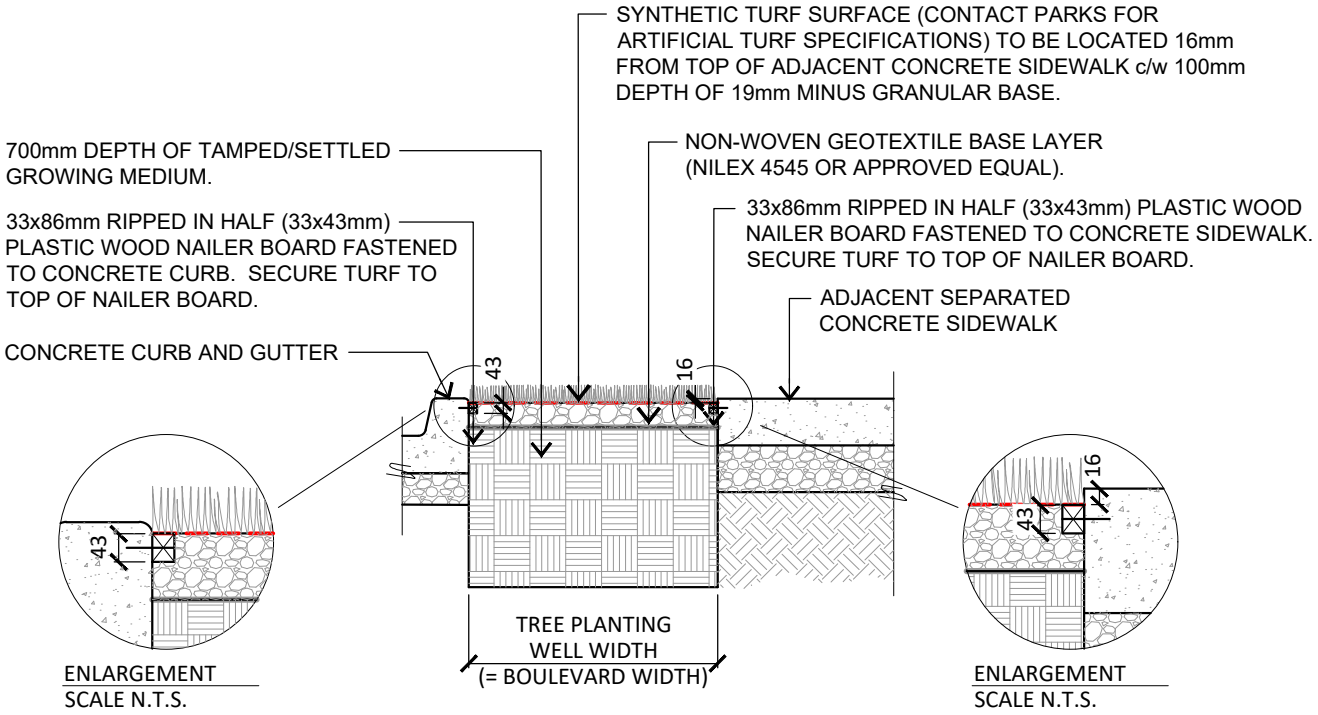


CROSS SECTION "A"

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"

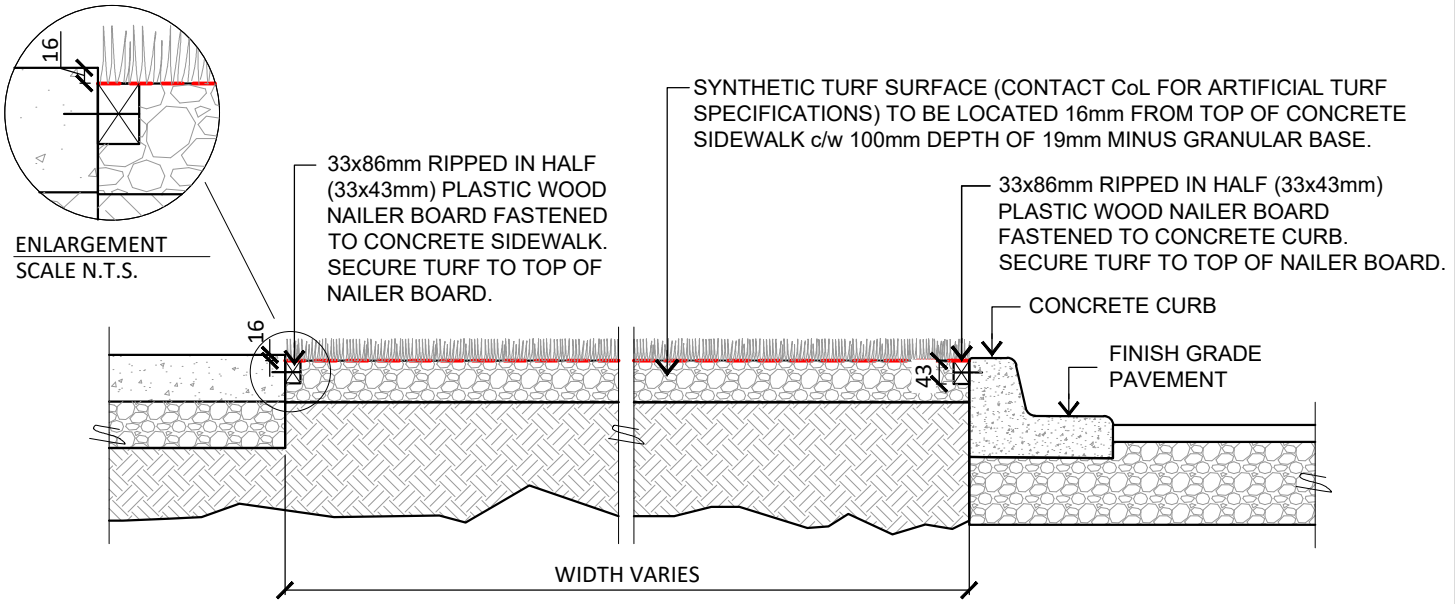
ARTIFICIAL TURF GRASS INSTALLATION PROCEDURE FOR STREET TREES

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.

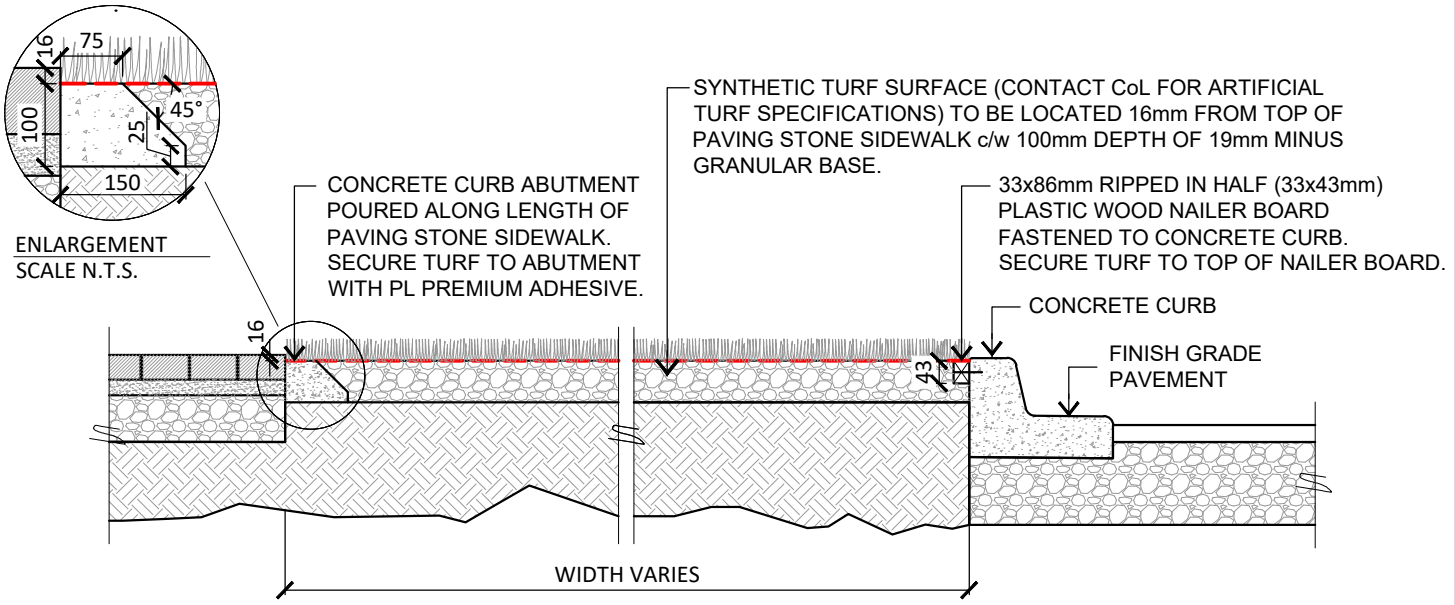
ARTIFICIAL TURF INSTALLATION AT BOULEVARD TREE

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

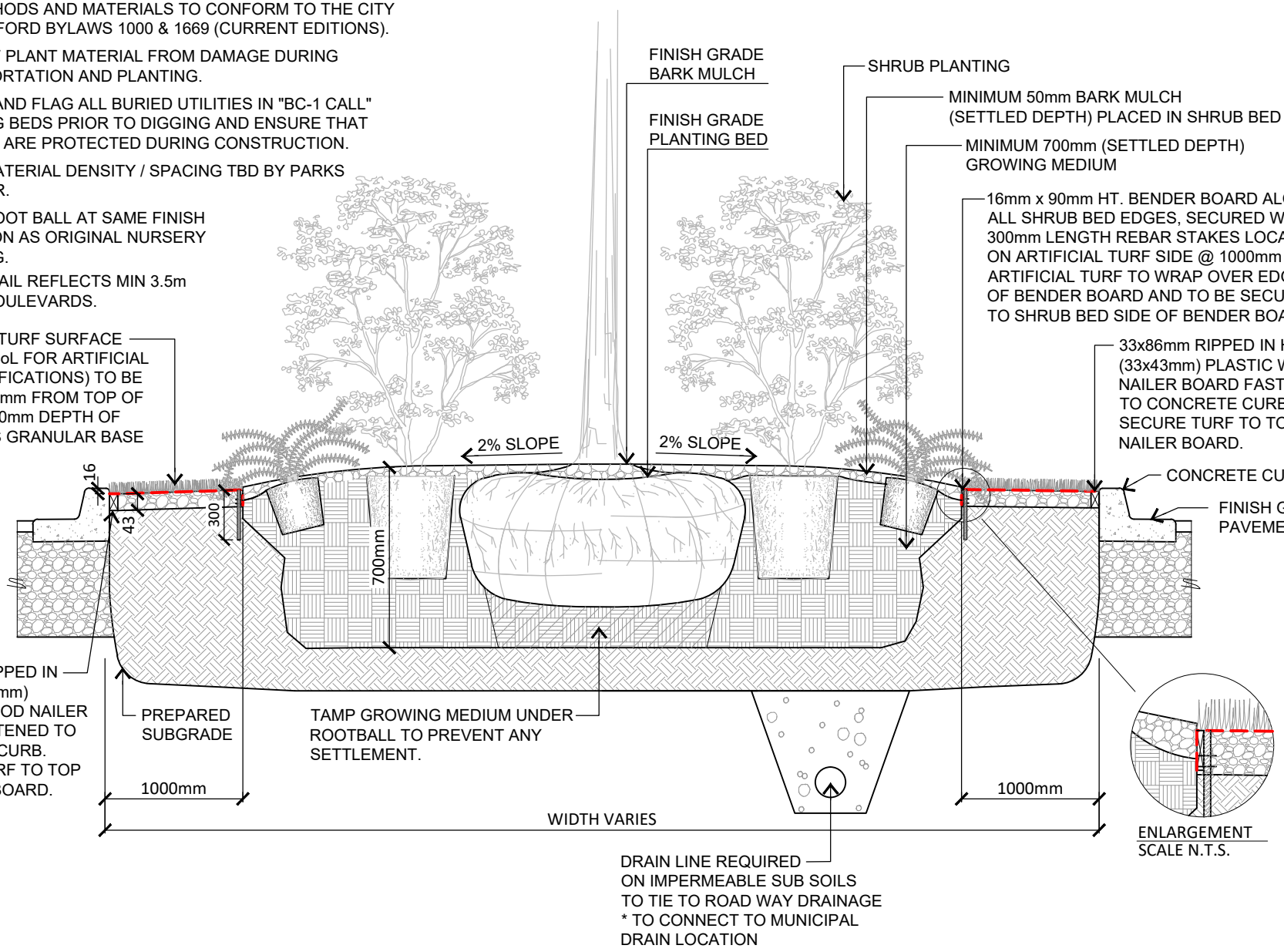
ARTIFICIAL TURF INSTALLATION ALONG BOULEVARD

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

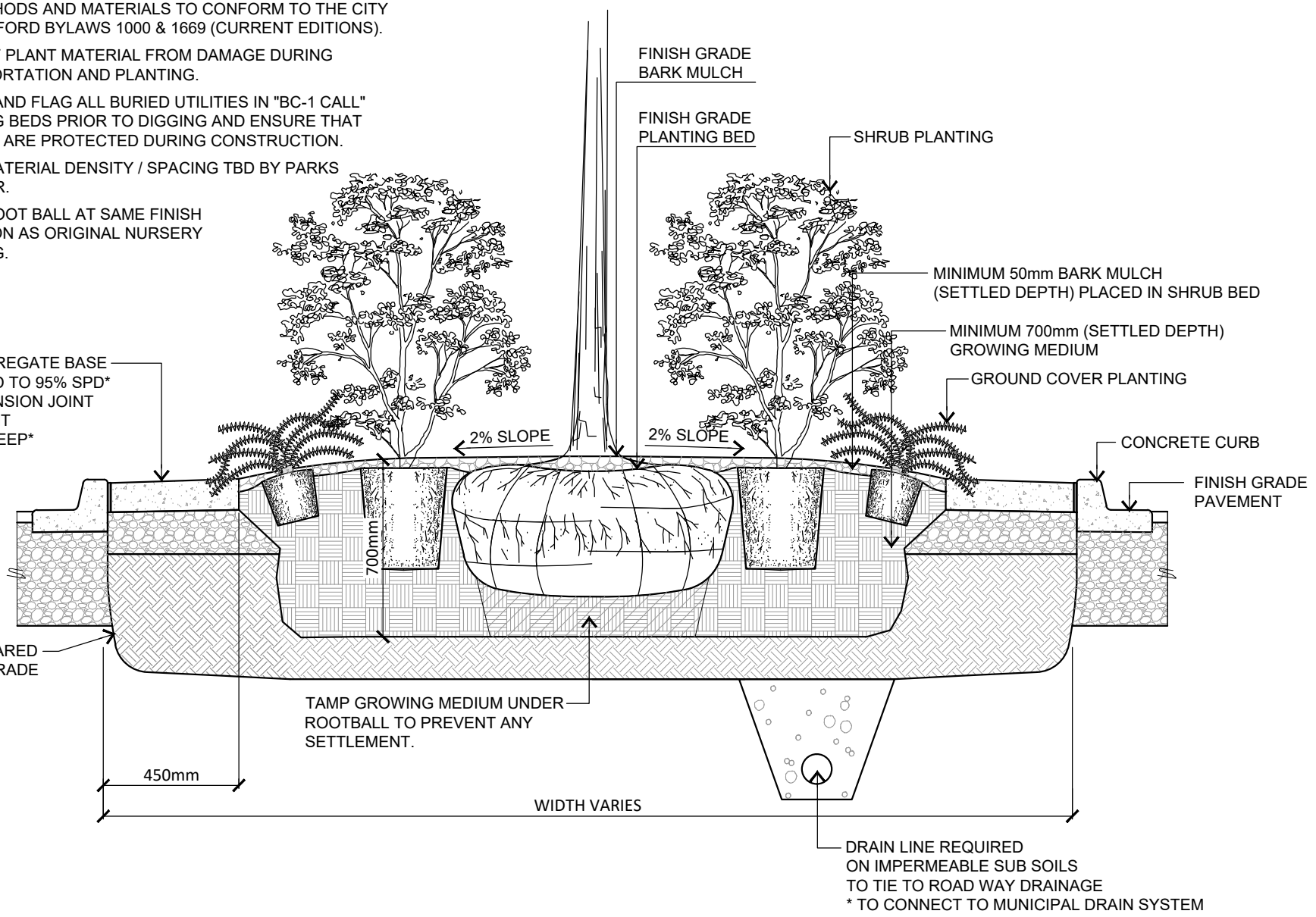
CITY OF LANGFORD
PARKS DEPARTMENT

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.

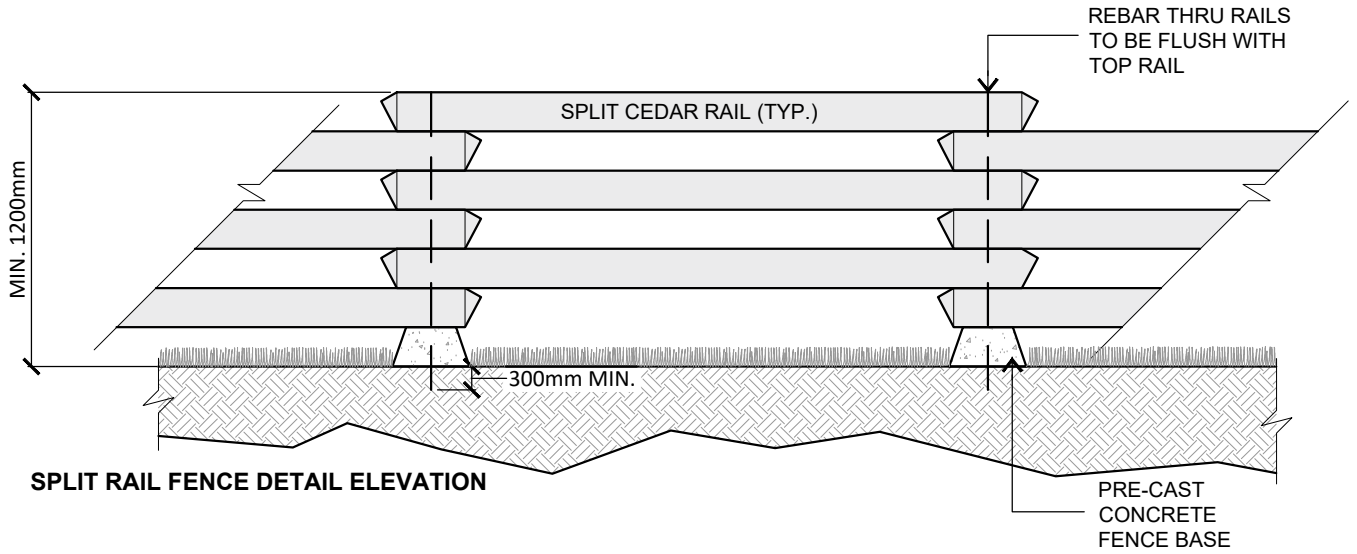


MEDIAN PLANTING

CITY OF LANGFORD
PARKS DEPARTMENT

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

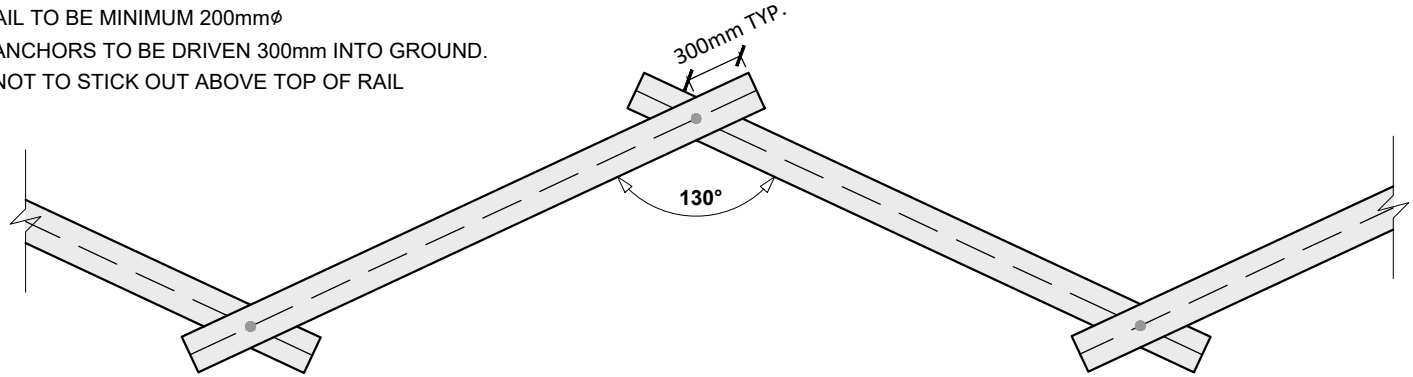
Last Revised: Bylaw 1817, February 2019



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



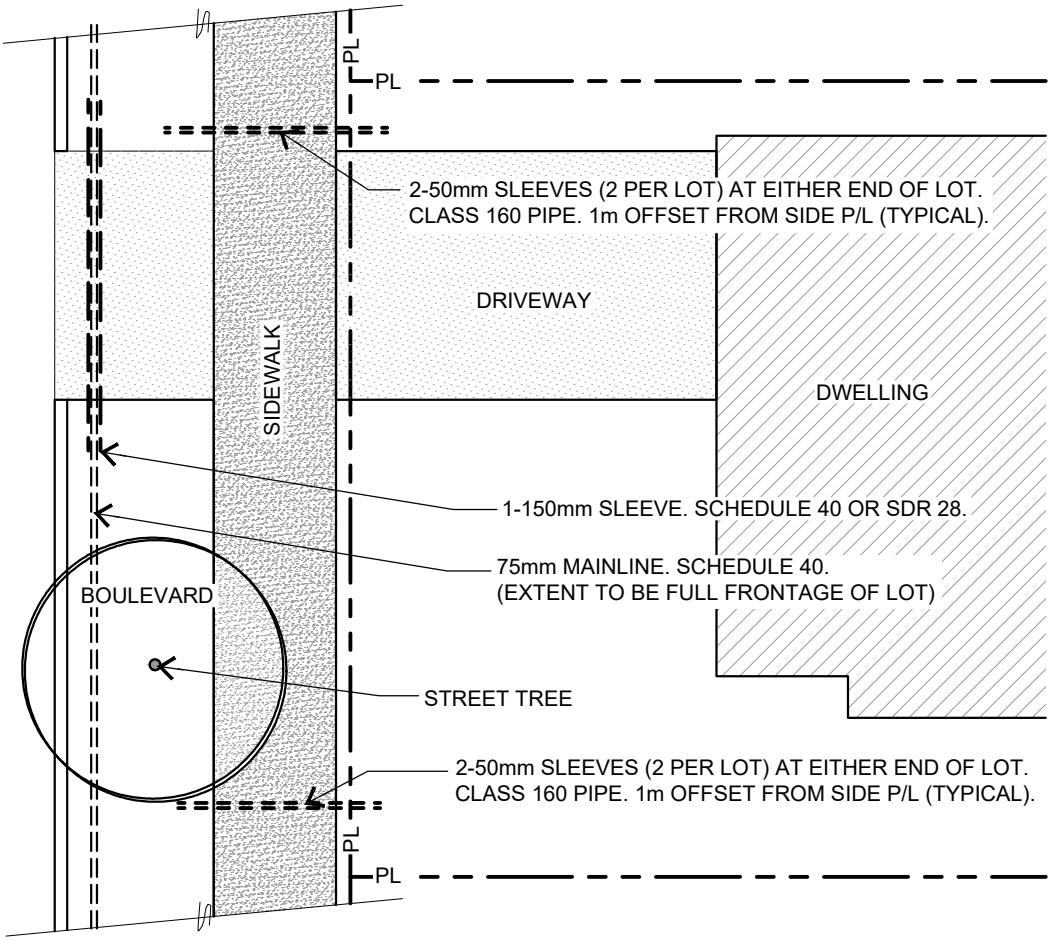
SPLIT RAIL FENCE DETAIL PLAN

SPLIT RAIL FENCE AT GRADE TRAILS

CITY OF LANGFORD
PARKS DEPARTMENT

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

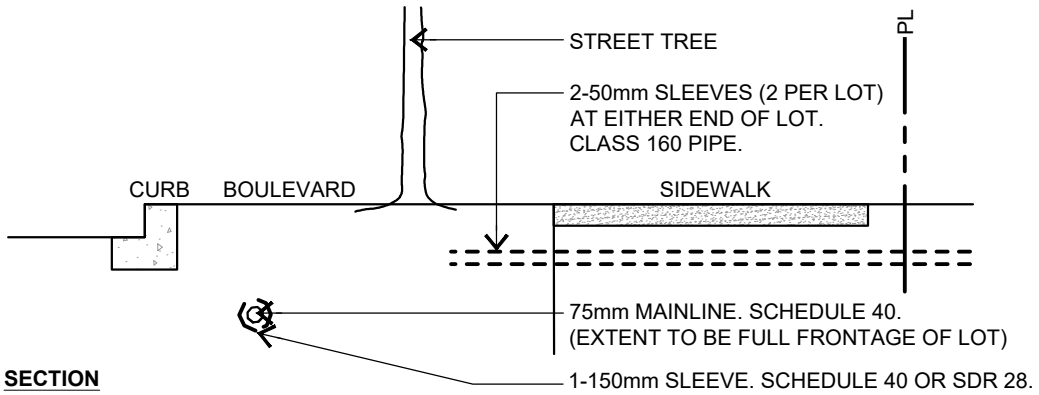
Last Revised: Bylaw 1817, February 2019



PLAN VIEW

NOTES:

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



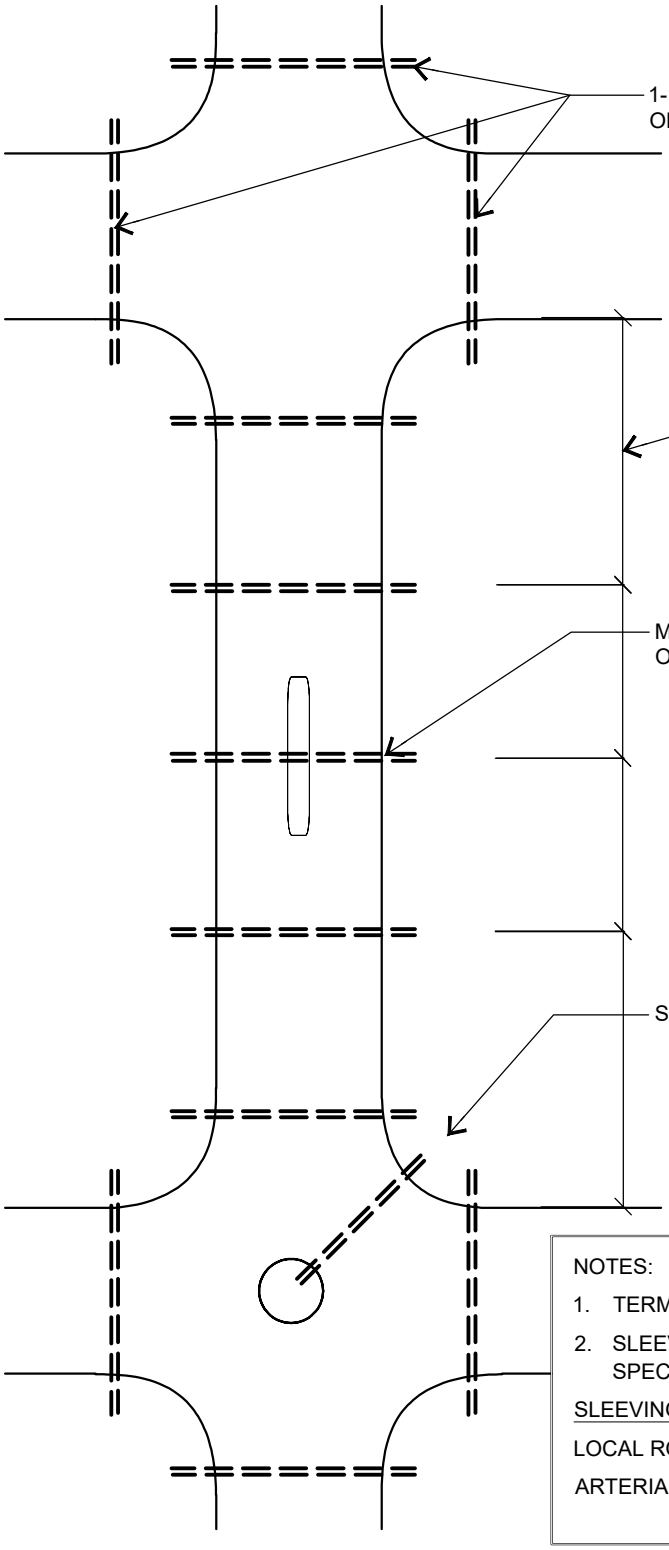
SECTION

TYPICAL SLEEVING MAINLINE AND BOULEVARD

CITY OF LANGFORD
PARKS DEPARTMENT

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

Last Revised: Bylaw 181 (February) 2019



NOTES:

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

SLEEVING SCHEDULE

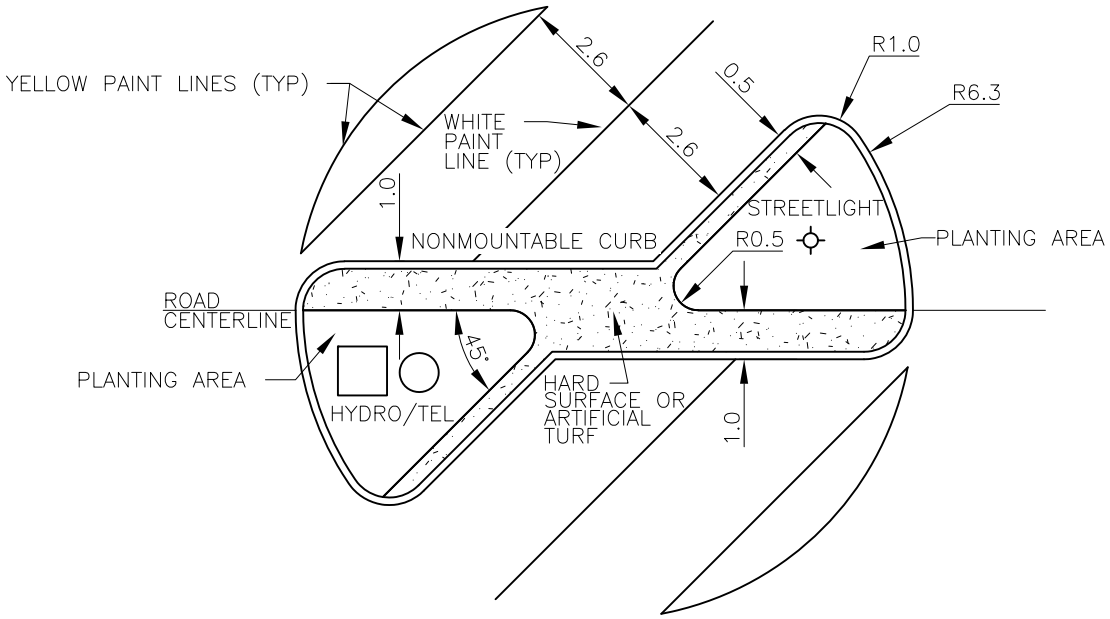
LOCAL ROADS - SINGLE 150mm SLEEVE

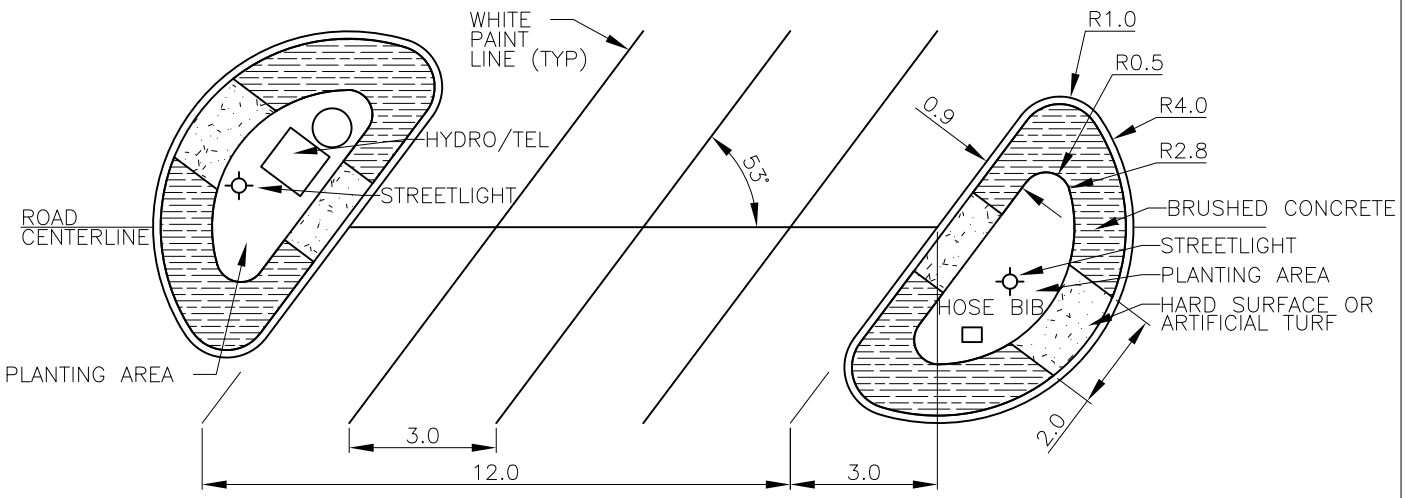
ARTERIAL AND CONNECTOR ROADS - DOUBLE 150mm SLEEVE

TYPICAL SLEEVING ROADWAYS

CITY OF LANGFORD
PARKS DEPARTMENT

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



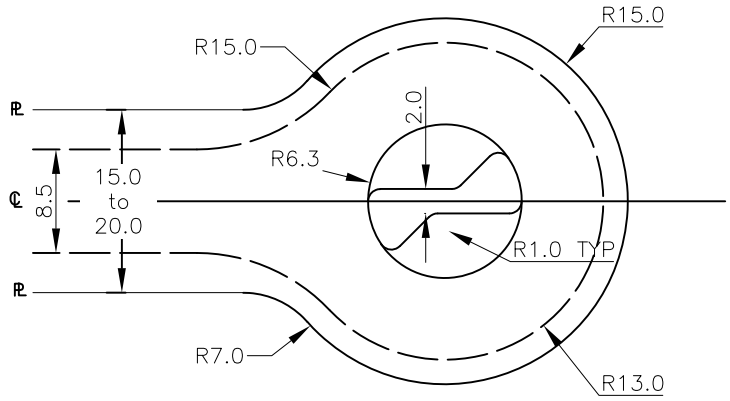


Turn Around Island Details

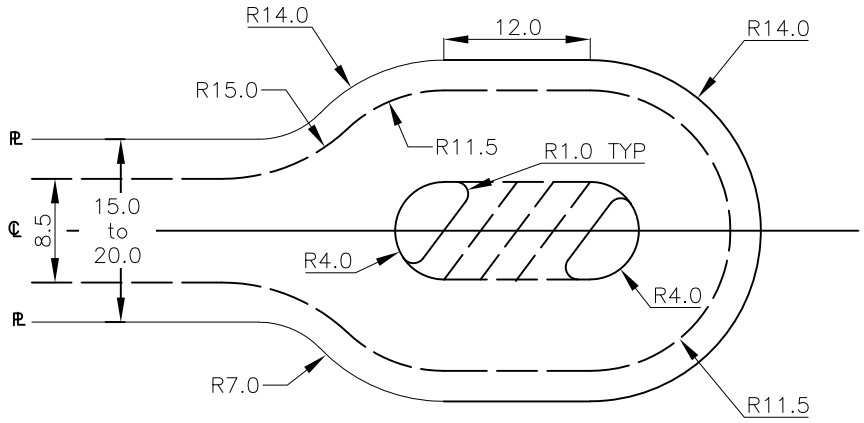
CITY OF LANGFORD
ENGINEERING DEPARTMENT

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

Last Revised: Bylaw 1818 - February 4, 2019



TYPE 1



TYPE 2

NOTES:

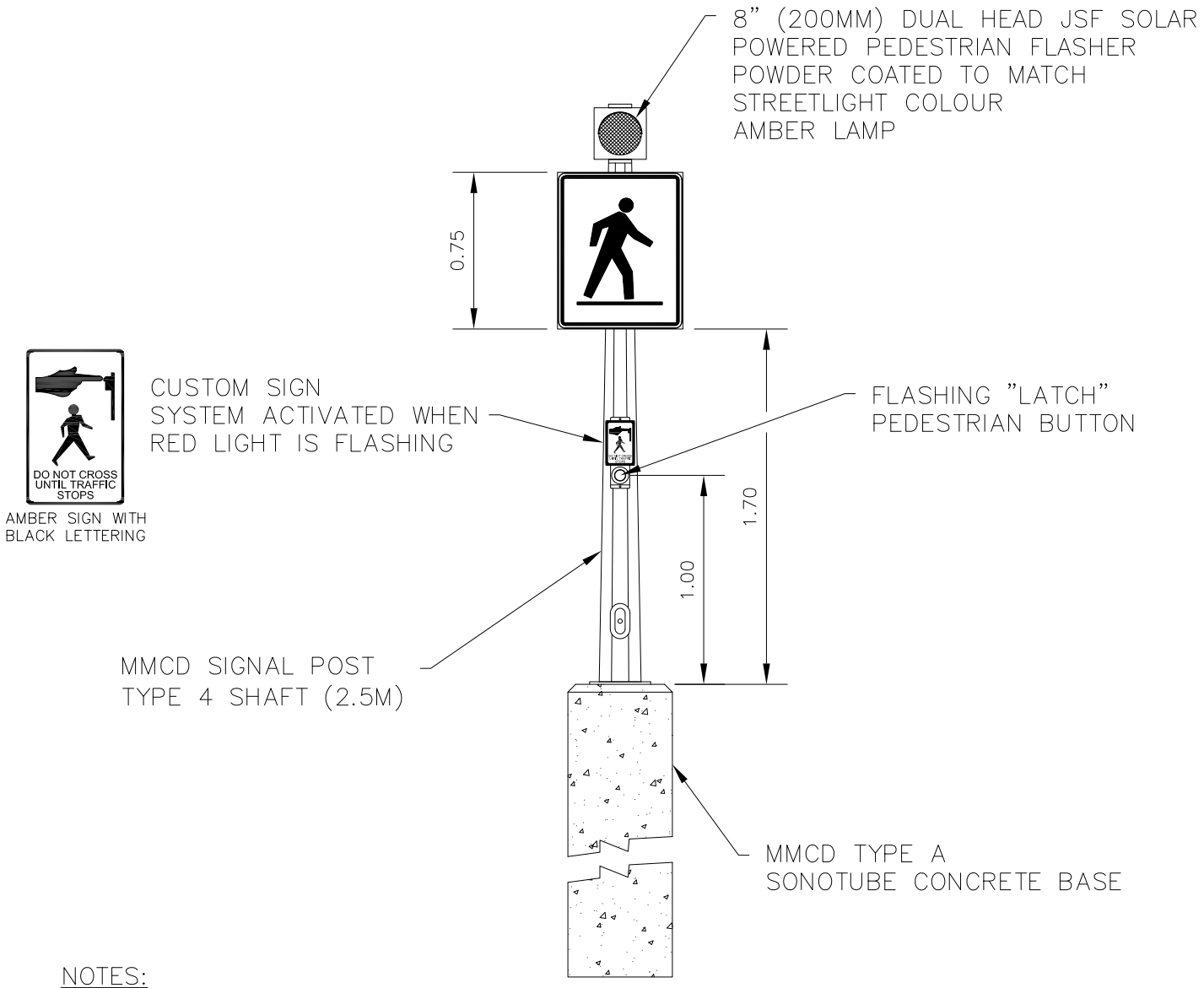
1. THESE STANDARDS APPLY TO TURN AROUNDS ON RESIDENTIAL ROADS FOR SINGLE FAMILY DWELLINGS
2. CHAINAGE FOR PROFILES SHALL BE ALONG THE CENTERLINE. SHOW SPOT ELEVATIONS ON GUTTER LINE AS WELL AS THE CENTERLINE PROFILE
3. FOR ISLAND DETAILS, REFER TO DRAWING RS1

Scale: 1:5

Turn Arounds

CITY OF LANGFORD
ENGINEERING DEPARTMENT

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



NOTES:

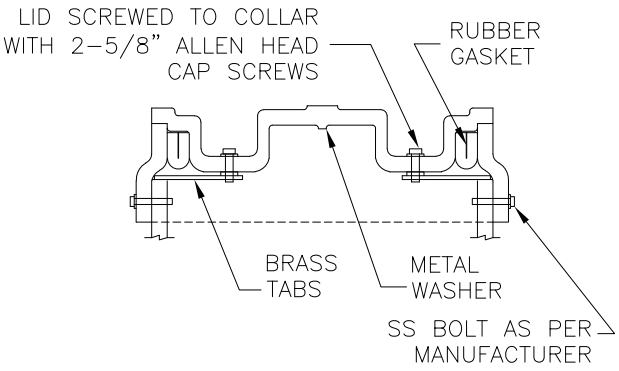
1. ALL POLES & HARDWARE SHALL BE POWDER COATED TO MATCH STREET LIGHT COLOR
2. ALL CONCRETE BASES SHALL BE IN ACCORDANCE WITH MMCD

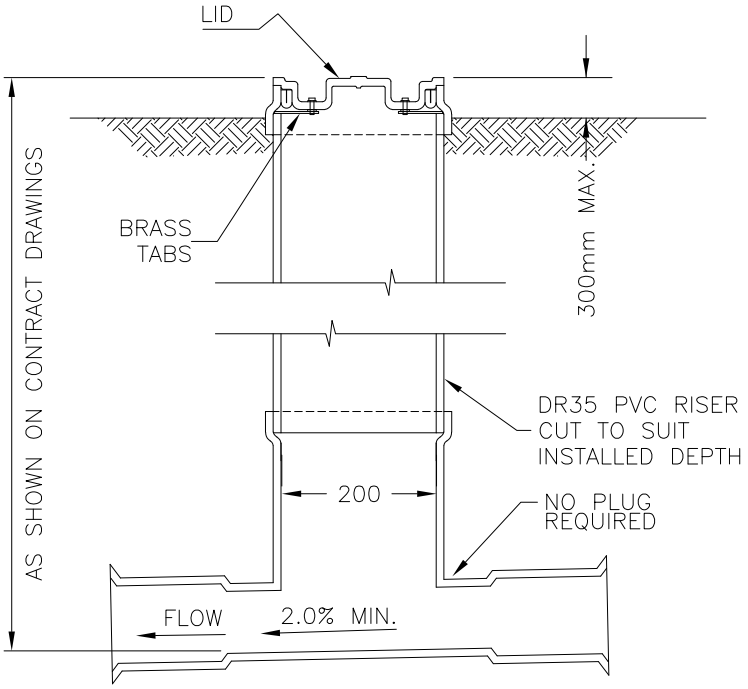
PEDESTRIAN ACTIVATED CROSSWALK SIGNAL

CITY OF LANGFORD
ENGINEERING DEPARTMENT

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

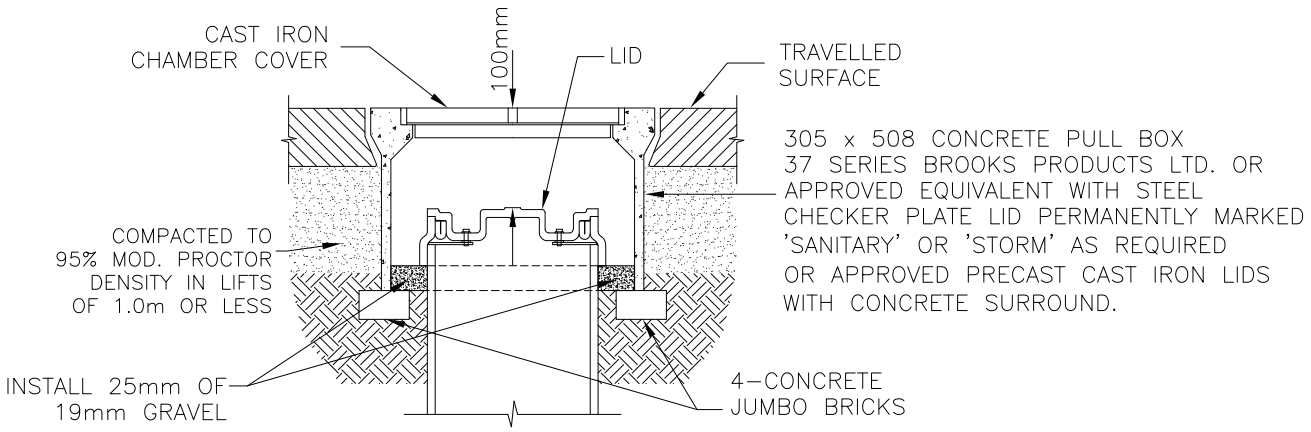






INSTALLATION IN NON TRAVELLED SURFACE

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

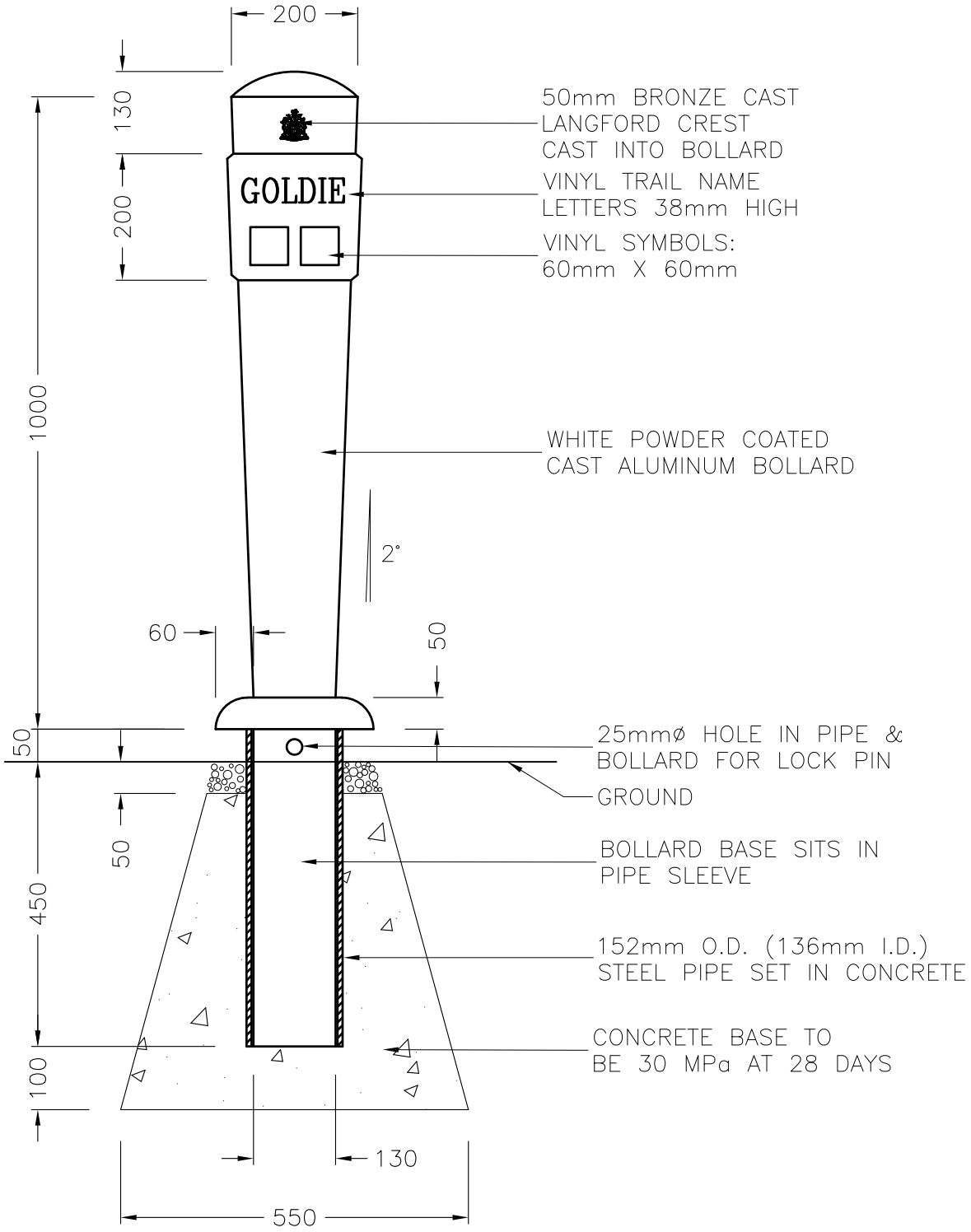
Tread Type	Sub Grade	Tread
Hogfuel	Not recommended	To be determined by Parks Manager on a case by case basis
Gravel	75-150mm thickness of pit run gravel compacted; where required place 75mm clear rock for drainage in low areas	75mm of 6mm thickness minus crushed gravel
Native Soil	Native material	Compacted 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. 1826

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 **RR5 (Rural Residential 5)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the properties legally described as LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 37721; PID No.: 001-033-743 (939 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS3	1826	LOT A, SECTION 5, ESQUIMALT DISTRICT, PLAN 37721; PID.: 001-033-743 (939 Walfred Rd)	a) $3,960 per lot towards the General Amenity Reserve Fund b) $660 per lot towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019".

READ A FIRST TIME this 4th day of March, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

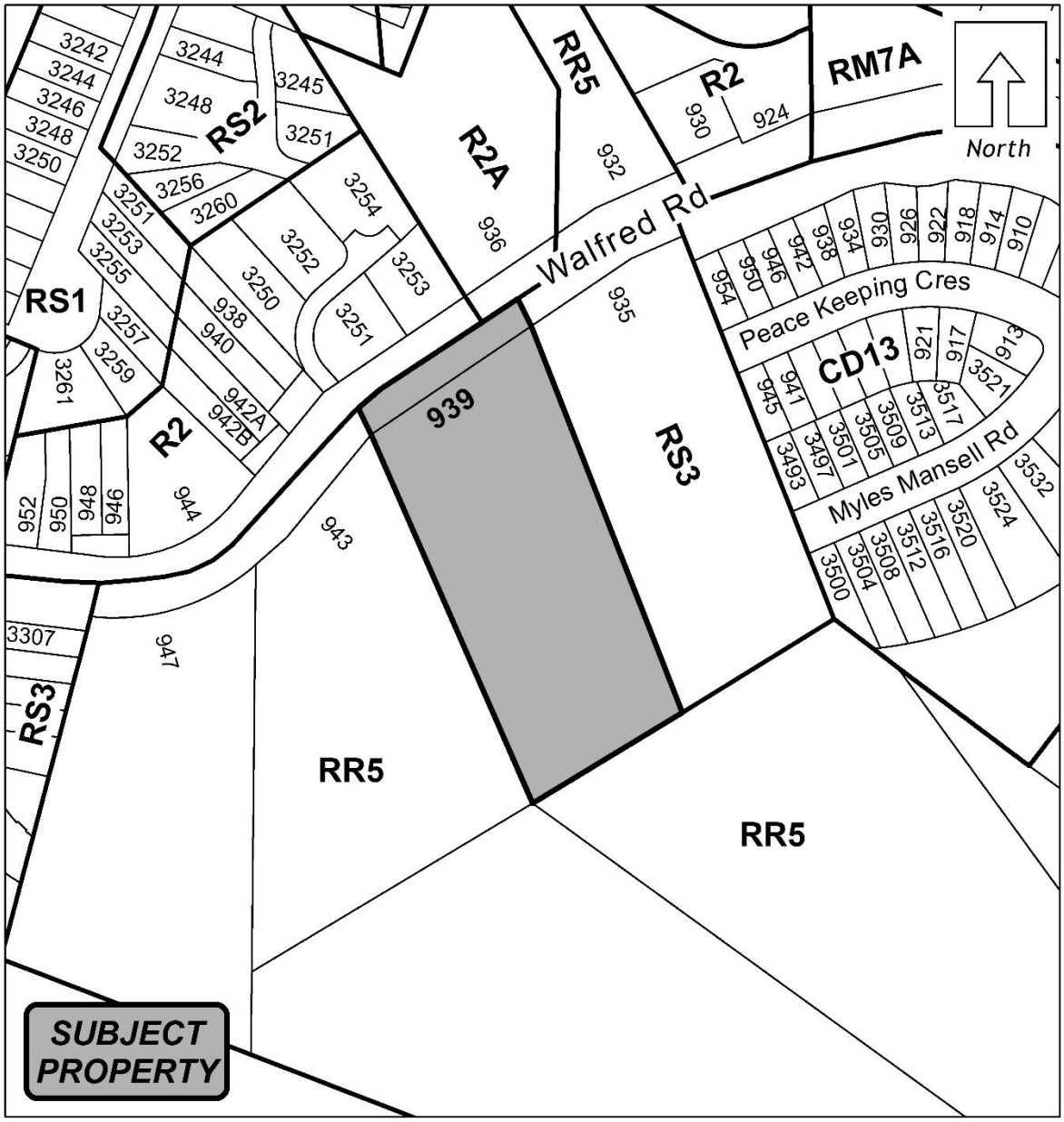
READ A THIRD TIME this day of, 2019.

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

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1826

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1826

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/23/2018

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**April 1, 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**

At their Regular Meeting of 19 February 2019, Council gave Bylaw No. 1832 First Reading to amend the text within the C3 Zone to allow one business to operate a metal fabrication with sheet metal laser cutting on 1016 McCallum Road.

COMMENTS

Council did not add any conditions associated with the adoption of this Bylaw. If Council wishes to add a resolution to Bylaw No. 1832 they may do so now.

Bylaw No.1832 was signed by the Minister of Transportation on the 21st day of March, 2019.

OPTIONS

That Council:

1. Adopt Bylaw No. 1832;

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

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Audrey Kryklywyj, Acting Director of Finance
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

: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 18th day of March, 2019.

READ A SECOND TIME this 18th day of March, 2019.

READ A THIRD TIME this 18th day of March, 2019.

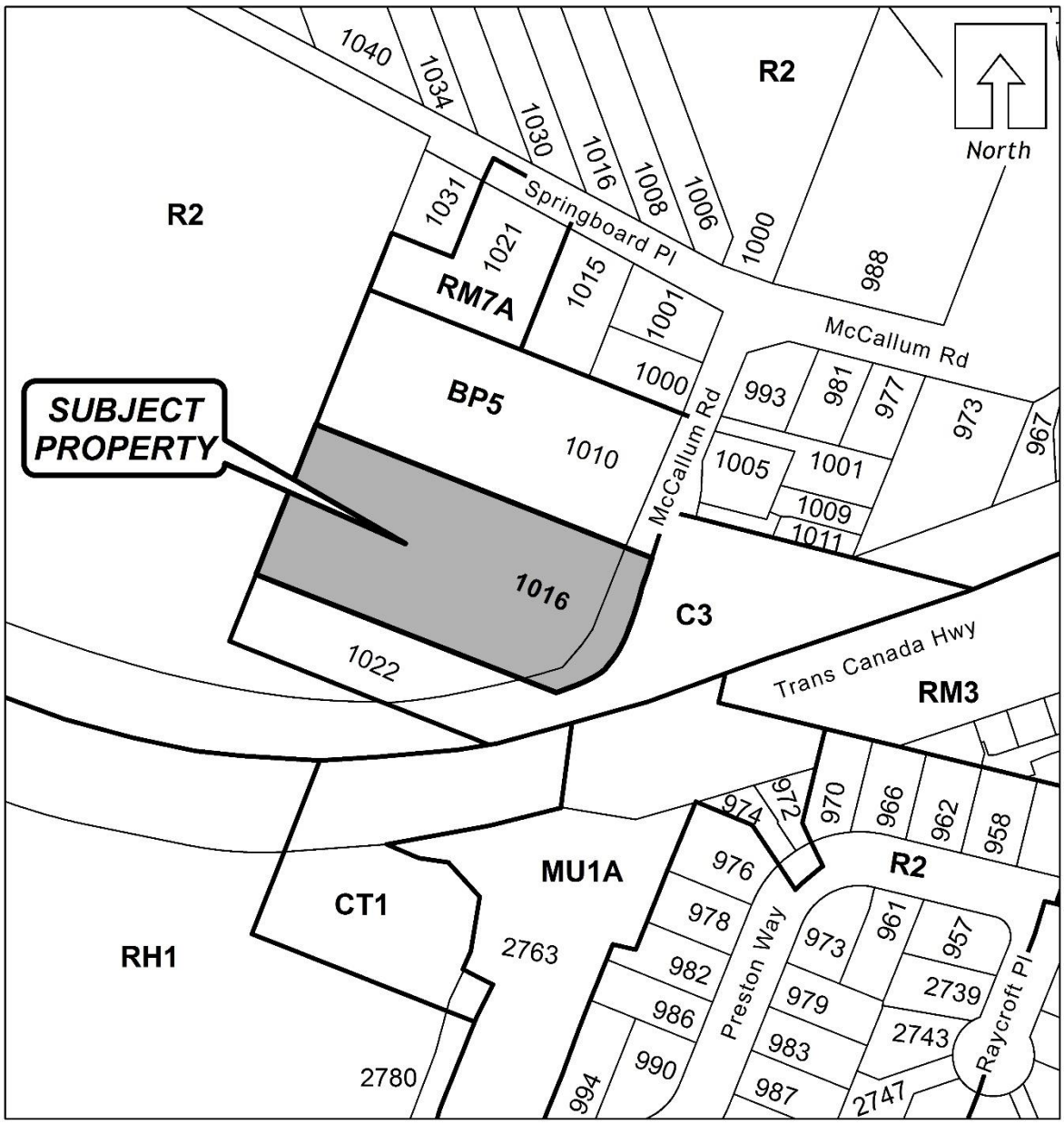
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of March, 2019.

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. 1833

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

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

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

   1. By adding the following text under the *Restaurant, Retail and Other Service Commercial Uses* heading of Section 6.53B.01(1): "Gasoline Service Station".

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), 2019".

READ A FIRST TIME this 4th day of March, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

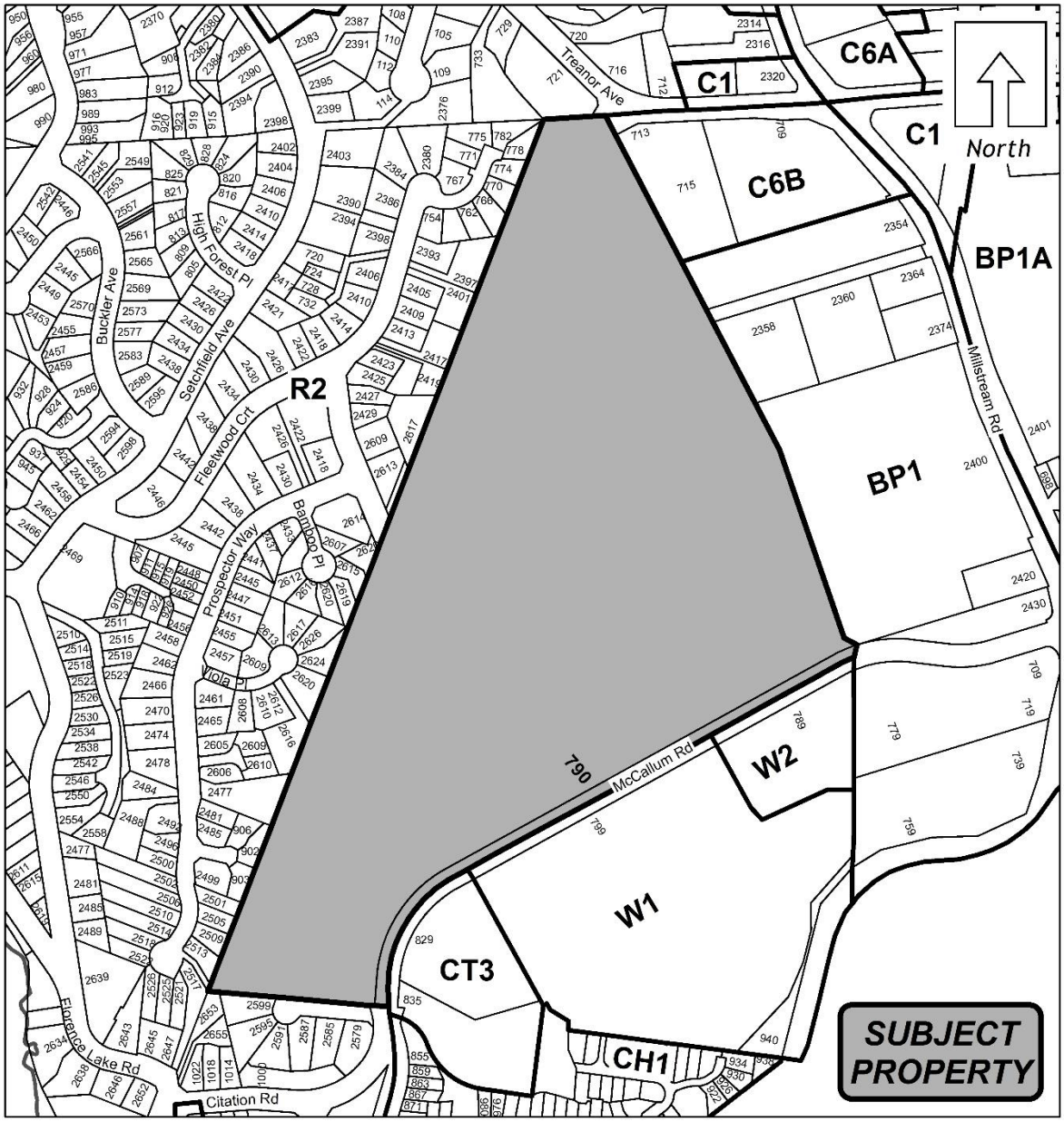
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1833

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1833

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/14/2019

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **April 1, 2019**

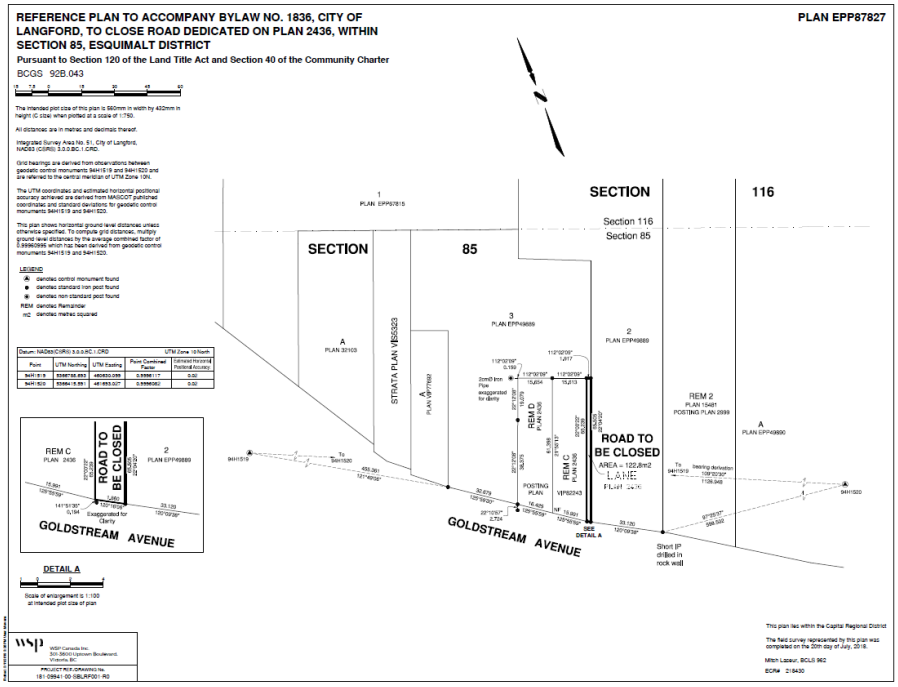
Department: **Land Development**

Subject: **Lane Closure and Disposition Bylaw No. 1836**

Background

The owners of 1198 Goldstream Avenue have approached the City and requested to purchase an undeveloped lane adjacent to their property off Goldstream Avenue as shown in the below Figure A Road Closure Plan. On Jan 21st, 2019 Council accepted their proposal and passed a resolution directing staff to proceed with the closure and disposition as put forward by these owners.

Figure A: Road Closure Plan



Comments

The owners have retained a lawyer and surveyor who will complete the necessary work to now bring forward the closure bylaw. Notifications have been placed in a local newspaper as required through provincial legislation.

Financial Implications

For this closed portion of road that amounts to 122.8m², the City will receive a total of $15,000.

Legal Implications

There are no known legal implications with the sale and disposition of this portion of Road/Lane.

Options

That Council:

1. Give Road Closure Bylaw No. 1836 1st, 2nd, and 3rd readings;

OR

2. Take no action at this time with respect to this Lane Closure Bylaw No. 1836.

Respectfully Submitted,

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

:dm

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 1836, 2019
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of highway of that portion of highway comprising a total of approximately 122.8 m^2 (1,322 ft^2), which was dedicated as highway by Plan 2436, shown outlined in a bold black line on the reference plan prepared by Mitch Laseur, BCLS, WSP Canada Inc on the 20th day of July, 2018, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure

   (the "Road Closure Plan").

2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

   the 0.01228 hectares of highway, which was dedicated as highway by Plan 2436, labelled "Road to be Closed" on the Road Closure Plan.

   (the "Closed Road").

3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 1836, (Unnamed Lane near 1198 Goldstream Avenue) 2019”.

READ A FIRST TIME 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 AND INFRASTRUCTURE THIS DAY OF, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A" – Road Closure Plan

REFERENCE PLAN TO ACCOMPANY BYLAW NO. 1836, CITY OF LANGFORD, TO CLOSE ROAD DEDICATED ON PLAN 2436, WITHIN SECTION 85, ESQUIMALT DISTRICT

PLAN EPP87827

Pursuant to Section 120 of the Land Title Act and Section 40 of the Community Charter

BCGS 92B.043

15 7.5 0 15 30 45 60

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750.

All distances are in metres and decimals thereof.

Integrated Survey Area No. 51, City of Langford, NAD83 (CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 94H1519 and 94H1520 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MASCOT published coordinates and standard deviations for geodetic control monuments 94H1519 and 94H1520.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99960995 which has been derived from geodetic control monuments 94H1519 and 94H1520.

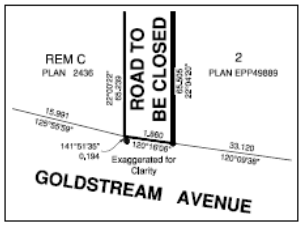
LEGEND

- denotes control monument found
- denotes standard iron post found
- denotes non-standard post found

REM denotes Remainder

m2 denotes metres squared

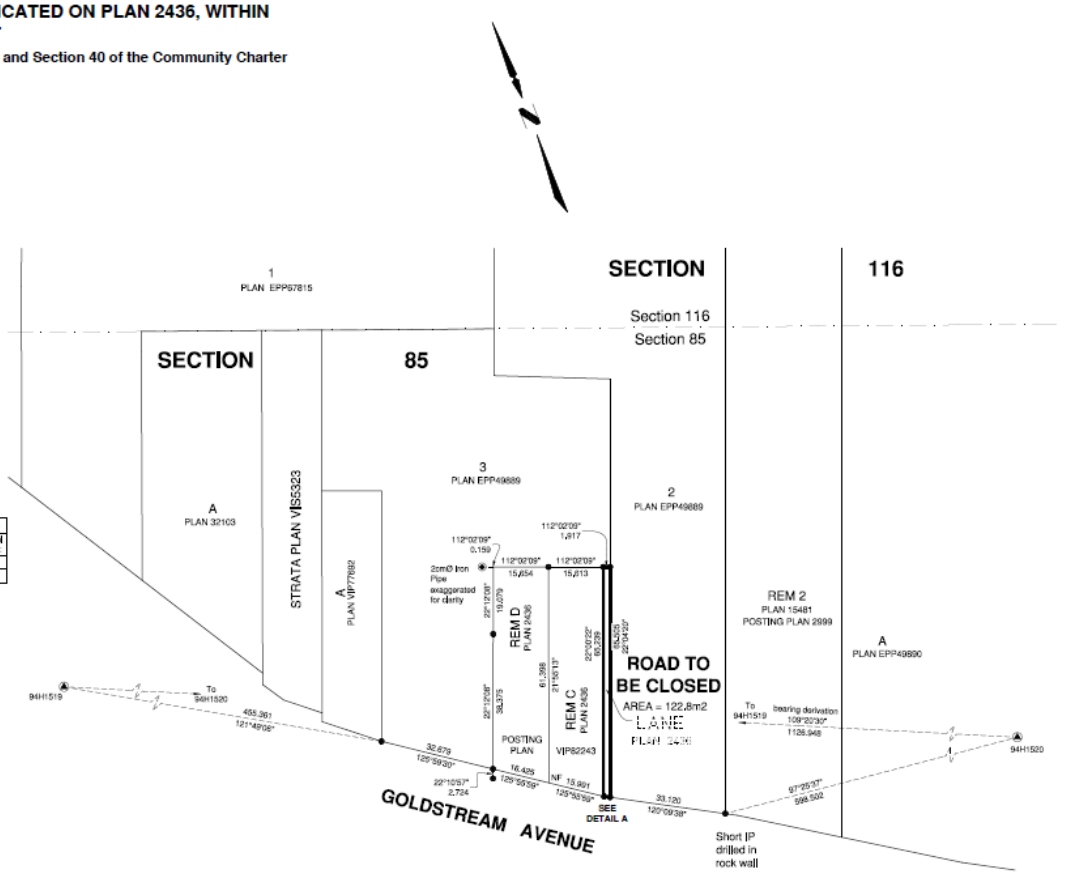
Datum: NAD83(CSRS) 3.0.0.BC.1.CRD			UTM Zone 10 North	
Point	UTM Northing	UTM Easting	Point Combined Factor	Estimated Horizontal Positional Accuracy
94H1519	5356755.653	460630.055	0.9996117	0.02
94H1520	5356415.551	461653.027	0.9996062	0.02



DETAIL A

1 0 2 4

Scale of enlargement is 1:100 at intended plot size of plan



WSP Canada Inc.
301-3600 Uptown Boulevard,
Victoria, BC

PROJECT REF./DRAWING No.
181-09941-00-SBLRF001-R0

This plan lies within the Capital Regional District

The field survey represented by this plan was completed on the 20th day of July, 2018.

Mitch Lazeur, BCLS 962

ECR# 218430

City of Langford
www.cityoflangford.ca

April 1st, 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 labour relations under Section 90 (1) (c) of the Community Charter.

b) That Council continue the meeting in closed session.

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