

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, November 4th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER</u>	
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(FIRST READING) | |
| c) BYLAW NO. 1859 | 47 |
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(ADOPTION) | |
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(ADOPTION) | |

8. ADJOURNMENT

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, October 21st, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Deputy Director of Planning, L. Stohmann; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Legislative Services, A. Proton.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of 8b) Extension of VCMMC Parks and Boulevards & Trails Maintenance Agreements; 9g) Bylaw No. 1860 - Application to Rezone two Unaddressed Properties from RR4 (Rural Residential 4) to CD-12 to Allow for an Expansion of the CD-12 Development; and 9h) Firearms and Bow Use Bylaw No. 1452, 2013 Amendment No. 1, Bylaw No. 1875.

CARRIED.

3. PRESENTATION

**a) Carmen Driechel, Community & Indigenous Relations Manager, FortisBC
Re: Hulitan Family Services**

Carmen Driechel, Community and Indigenous Relations Manager from FortisBC thanked, Council for nominating and supporting the Hulitan Family & Community Services Society in its successful Fortis BC community investment grant.

4. PUBLIC HEARINGS

**a) BYLAW NO. 1858
"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave),
Bylaw No. 1858, 2019".**

The Mayor opened the Public Hearing for Bylaw No. 1858 at 5:36 pm, and read a statement to inform those present of the public hearing procedure.

Deputy Director of Planning Leah Stohmann advised that Marwan Chatila of Copula House International Enterprises has applied on behalf of St. Anthony's Property Ltd. to rezone 582 Goldstream Avenue from Office Commercial (C5) Zone to Mixed-Use Residential Commercial (MU2) Zone.

This is being proposed in order to allow for the development of a Commercial-Medical Building and a Multi-Family Residential Building.

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:

- a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$750 towards the Affordable Housing Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fundsubject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
- b) That the applicant provides, as a bonus for increased density, the following contributions per square metre of commercial space, prior to issuance of a building permit:
 - i. \$10.75 towards the General Amenity Reserve Fund.
- c) That the applicant provides, prior to Public Hearing, the following:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering; and
 - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.

- e) That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:
 - i. By deleting the text of Section 6.56.06(1) and replacing it with, “No building or structure may have a height less than two storeys or exceed a height of fifteen storeys.

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

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

The Mayor called a first time for presentations.

Resident on Grainger Road – Asked about the change in zoning and permitted uses, height of building, impact of increased traffic, and stormwater management at the site, and expressed concern about the height of the building.

Mayor Young called a second time for presentations.

Resident on Grainger Road – Requested more information about parking during construction, timeline for construction, and whether blasting would take place during construction.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1858 closed at 5:57 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – October 7th, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council approve the minutes of the Regular Meeting of Council held on October 7th, 2019.

CARRIED.

6. PUBLIC PARTICIPATION

None.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – October 15th, 2019 **1. Minutes of the Planning, Zoning and Affordable Housing Committee – October 15th, 2019**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council approve the minutes of the meeting held on October 15th, 2019.

CARRIED.

2. Bylaw No. 1870 - Application to Rezone 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4) to Allow Single-Family Dwellings with Suites on Small Lots

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give 1st Reading to the attached Bylaw No. 1870 to amend the zoning designation of the property located at 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4), subject to the following terms and conditions:

- a) That the the applicant provides, **as a bonus for increased density**, the following contributions per new lot, prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, a storm water management plan prepared by a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering;
- c) That the applicant, **prior to Bylaw Adoption**, signs a release of the covenant that was previously registered under CA1382349, and provides a new Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a 3.0m wide road dedication along the length of the subject property adjoining Walfred Road is provided prior to subdivision approval;
 - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iii. That the improvements in the required storm water management plan be implemented to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iv. That all tree protection measures and requirements listed in the tree retention plan prepared by Michael Barnabe, dated March 25th, 2009 be adhered to; and
 - v. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering be registered prior to subdivision approval.

And that Council authorize the Director of Planning to provide the following variances within the Form and Character Development Permit:

- i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
- ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

CARRIED.

3. Application to Rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 townhouse units.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2 (One and Two Family Residential) Zone to the RM2A (Attached Housing) Zone subject to the following terms and conditions:

- a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, the following:
 - ii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - iii. A turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iv. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements including boulevard landscaping, sidewalks and street lighting (if applicable).
- c) That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - ii. That the developer agrees to install underground irrigation to the property, and that irrigation will be extended to the boulevard to the standards of Bylaw No.100 and to the satisfaction of the Director of Engineering;

- iii. That future maintenance of the boulevard landscaping will be the responsibility of the property owner(s);
 - iv. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - v. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - vi. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - vii. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided for in exchange for compensation separate than that of the residential unit;
 - viii. That a section 219 shall be registered on each property acknowledging the nuisances that exist from the location close proximity to Western Speed Way; and
 - ix. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances.
- e) That Council authorize the Director of Planning to provide the following variances within a Development Permit that addresses the form and character of the development:
- i. A variance to reduce the required building setback from an interior lot line from 3 m to 2.7 m subject to the following:
 - i. That the developer install screening along the entire perimeter of the property, in accordance with the screening regulations found in Zoning Bylaw No.300;
 - ii. That the developer agrees to landscape the boulevard beyond the standards found within Bylaw No. 1000 and in consultation with a professional Landscape Architect, to the satisfaction of the Director of Planning and Parks Manager;
 - ii. A variance to reduce the required building setback from a rear lot line from 7.5 m to 5.5 m subject to the following;
 - i. That that privacy screens are installed along the rear and sides of the balconies located on the rear elevation;
 - iii. A variance to reduce the required building setback from front lot line from 5.5m to 2.6 m subject to the following:
 - i. That the applicant register a Section 219 Covenant on the property acknowledging that they will not require an encroachment agreement onto City property as a result of receiving a variance to the required building setback from the front property line;

- iv. A variance to the allowable projection limits for a front property line from 4.5 m to 1.6 m.

CARRIED.

4. Bylaw No. 1869 – A Bylaw to Rezone 2865 Carlow Road from the R2, One and Two Family Residential, to the RT1, Residential Townhouse, Zone to Allow for the construction of a 9 unit townhouse development

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct Staff to prepare a bylaw to amend the text within the RT1 (Residential Townhouse) Zone to allow for an FAR of 1.2 if the owner of the property proposed to be developed:

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

Direct Staff to prepare a bylaw to rezone the property at 2865 Carlow Road from the R2 (One and Two Family Residential Zone) to the RT1 (Residential Townhouse) Zone subject to the following terms and conditions:

- a. That the applicant provides, as a bonus for increased density, the following contributions, per unit, prior to the issuance of a building permit to develop the property:
 - i. \$3,800 per unit towards the General Amenity Reserve Fund;
 - ii. \$1,000 per unit towards the Affordable Housing Fund.
- b. That **prior to First Reading** the applicant provides a cost estimate associated with the installation of a sidewalk beyond the Carlow Road frontage of the subject property, to the satisfaction of the Director of Engineering;
- c. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements including boulevard landscaping, sidewalks and street lighting (if applicable);
- d. That **prior to Bylaw Adoption**, the applicant dedicates, if necessary, road frontage necessary to accommodate required frontage improvements;
- e. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- ii. That the developer agrees to install an extension of the sidewalk, to Bylaw No. 1000 standards, beyond the Carlow Road frontage of the subject property to the north boundary of the property at 2861 Carlow to the satisfaction of the Director of Engineering, prior to issuance of a building permit, deducting from the general amenity funds;
 - iii. That the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, sidewalks, bike lanes, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - iv. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - v. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - vi. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - vii. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided for in exchange for compensation separate than that of the residential unit;
 - viii. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances.
2. That Council authorize the Director of Planning to include a variance to reduce the required building setback from a front lot line from 3 m to 2.5 m within a form and character Development Permit, subject to the following condition:
- i. That the applicant register a Section 219 Covenant on the property acknowledging that they will not require an encroachment agreement onto City property as a result of receiving a variance to the required building setback from the front property line.

CARRIED.

8. REPORTS

- a) Food Primary Entertainment Endorsement at Boston Pizza – 2755 Millstream Rd**
- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council inform the Liquor and Cannabis Regulation Branch that the City of Langford has no objections and will opt out of the notification for the Food Primary Entertainment Endorsement of the Boston Pizza on 2755 Millstream Rd.

CARRIED.

b) Extension of VCMMC Parks and Boulevards and Trails and Maintenance Agreements
- Staff Report (Parks)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council extend the Parks and Boulevard Maintenance Contract and the Trails Maintenance Contract with VCMMC until April 30, 2020, or until a new agreement is approved by Council.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1839
"Langford Zoning Bylaw, Amendment No. 561, (801 Goldstream Ave; 2816, 2822, 2826, 2832, 2834, 2838 & 2844 Peatt Rd; 816 & 818 Hockley Ave), Bylaw No. 1839, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1839.

CARRIED.

b) BYLAW NO. 1858
"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2019".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1858 second and third readings.

CARRIED.

c) BYLAW NO. 1863
"Road Closure Bylaw No. 1863, 2019" (Citation Road)."
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1863.

CARRIED.

d) BYLAW NO. 1866
"City of Langford Tax Exemption Public Athletic Facility Bylaw No. 1866, 2019."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1866.

CARRIED.

e) BYLAW NO. 1867
"City of Langford Permissive Tax Exemption Bylaw No. 1867, 2019."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1867.

CARRIED.

f) BYLAW NO. 1870
"Langford Zoning Bylaw, Amendment No. 576, (894 Walfred Rd), Bylaw No. 1870, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1870 first reading.

CARRIED.

g) BYLAW NO. 1860

"Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".

(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1860.

CARRIED.

h) BYLAW NO. 1875

"Firearms and Bow Use Bylaw No. 1452, 2013 Amendment No. 1, Bylaw No. 1875."

(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council amend Bylaw No. 1875 by removing section 1 c) (i) Outdoors on any property greater than 2023 m2.

CARRIED.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1875 first, second and third readings, as amended.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; litigation or potential litigation affecting the municipality; and law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; under Section 90 (1) (e) (f) and (g) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

11. ADJOURNMENT

Mayor Young adjourned the meeting at 6:55 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

**Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, September 12th, 2019 in the Fieldhouse**

PRESENT: Directors Joe Martignago (Chair), Kim Anema, Darren Kiedyk, Chris Pease, Lorraine Hilton

ABSENT: N/A

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Geoff Welham, Acting Manager of Recreation
Wade Davies, Manager of Operations
Grant Brown, Manager of Finance
Chantelle Bremner, Recorder
Bobbi Neal, Community Recreation

PUBLIC PRESENT:

Jonathan Huggett
Jon Conquest
Glenn Willing
Councillor Marcie McLean, Highlands
Christopher Paine, CFO City of Colwood

CALL TO ORDER

1. The Chair called the meeting to order at 2:59pm.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

3. ***MOVED/SECONDED BY DIRECTORS HILTON AND PEASE THAT THE MINUTES OF THE REGULAR
MEETING HELD MAY 9TH, 2019 BE ADOPTED.
NO ERRORS, NO OMMISIONS
CARRIED***

PUBLIC PARTICIPATION

4. Jon Conquest and Glenn Willing represent a group of tennis players that use the WSPR courts weekly. A letter was sent to the Board regarding some identified issues: 1) Maintenance needed – weeding and net repair – has been completed. 2) Recommendation that another door be installed into the tennis court area. 3) If there is water, the surface of the courts become slippery. Can a

sign be put at the entry doors that warn people that the surface can be slippery? They requested consideration that when the court is re-surfaced, could different materials be used.

Wade Davies, Manager of Operations commented that signs will be put up as discussed regarding slippery when wet. The surface is porous concrete and to change to plexipave costs \$70,000 and only works with sloped surfaces and our courts are flat. We will look into other solutions.

CHAIRS REMARKS

5. None

STANDING COMMITTEES

6. a) **Finance Committee Update**

Grant Brown, Manager of Finance presented the 2019 Second Quarter Financial review

Grant commented on the following:

- Adjusted net surplus/deficit should be for June, not March
- 2019 financial performance is on pace to meet the proposed 2019 budget expectations.
- Staff are in the process of putting together the draft 2020 budget.

Sandy Clarke, Acting Administrator stated that finance meetings in October and November will begin review of 2020 draft budget.

MOVED/SECONDED BY DIRECTORS ANEMA AND KIEDYK THAT THE REPORT BE RECEIVED FOR INFORMATION.

CARRIED

- b) **Policy Committee Update**

Sandy Clarke, Acting Administrator presented the report on revisions to the In Camera Policy.

The WSPR Board policy manual review determined the In Camera Policy needed updating.

Thank you to Director Anema for his work on updating the policy. The Board reviewed the draft policy and made several suggested amendments:

- 1) Remove numbers that reference statutes from community charter
- 2) Remove the work "under" in (o)
- 3) Add "motions of closed meetings may be released from time to time as determined by the Board" at the end of the policy.

MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE POLICY BE ADOPTED AS REVISED WITH RECOMMENDED AMENDMENTS.

CARRIED

- c) **Skate Park Committee Update**

Geoff Welham, Acting Manager of Recreation highlighted the following:

Some background on the skate park was provided. The Skate Park Coalition has generated some funds but is finding that some donors are looking for funds to be committed by municipalities or WSPR before they will donate. The coalition is asking for input from the board as to the next steps.

There was discussion between the Board members regarding how we fund projects that are not budgeted for, and what percentage of funds should be generated by the Coalition. It was clear that a portion of the required funds would need to be generated by the Coalition for municipalities to support the project.

MOVED/SECONDED BY DIRECTORS ANEMA AND KIEDYK TO APPROVE THE WESTSHORE SKATE PARK COALITION PROVIDE THE 5 MUNICIPAL COUNCILS WITH A PRESENTATION AND A BUDGET REQUEST FOR THE BUILDING OF THE WESTSHORE SKATE PARK AT WSPR.

OPPOSED – BY DIRECTOR MARTIGNAGO

CARRIED

OLD BUSINESS

7. N/A

NEW BUSINESS

8. **a) Dry Floor Staff Report**

Sandy Clarke, Acting Administrator highlighted the following:

Staff have actively been advertising and booking the new dry floor space. There are a number of user groups that are using the space, including new users such as roller skating and increased pickleball opportunities.

MOVED/SECONDED BY DIRECTORS KIEDYK AND HILTON THAT THE REPORT BE RECEIVED FOR INFORMATION.

CARRIED

FOR INFORMATION

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

Sandy Clarke, Acting Administrator highlighted the following:

Administration/Human Resources

The reorganization of the Human Resources department is now complete. The HR Manager position has been replaced by an HR Advisor position and a regular part time HR Assistant position. The Administrator will be responsible for attending GVRLA meetings and dealing with labour management issues. These changes were implemented on September 3, 2019.

A Request for Proposal for Insurance Services was posted to BidBC and closed on July 19th. We received 2 submissions and 1 late submission. AON Reed Stenhouse (AON) was selected as the successful proposal, due in part to their greater municipal experience, more thorough submission and positive past experience with WSPR. Currently WSPR uses AON for insurance services and has done so since 2002.

Staff are working with AON to draft a five-year agreement.

WSPR is nominated in multiple categories in the Best of the West Shore Awards. Categories include Best Wellness/Health Practice, Best Golf Club, Best Place to Develop your Child's Potential and Best Place for Fitness. As a runner up in 2018 for Best Place for Fitness staff are actively promoting this nomination through our various marketing avenues.

Operations

The Ministry of Children and Family Development has recently announced an increase in maximum funding available through the Childcare BC New Spaces grant from 1 million to 3 million dollars. Staff have worked with a mechanical engineer and architect to ensure proper funding is requested as part of the new childcare spaces grant to complete upgrades to the existing mechanical infrastructure including the plumbing, heating and cooling. The grant has been submitted with an expected announcement in October 2019. Work would then begin in 2020 with a completion estimated for early 2022.

Major capital work that was carried over from 2018 is well underway. The roof project over the JDF Arena is complete and the roof over the Library is near completion. The planned work during the annual pool closure is being finalized. The closure this year is extended to 6 weeks to allow time to replace the pool liner and the air handling unit above the pool.

Programs

Summer 2019 saw 2393 summer camp registrations in over 75 different summer camps for children ages 2 -17, generating \$411,487 in gross revenue. The staff team facilitating these camps is made up of 40 camp leaders and 18 inclusion workers. WSPR also provided free, accessible summer camp programming in our Roving Play Parks program. This valuable community service was attended by 1071 children in 2019. The program runs 10 am – 3 pm daily at a different park each week.

This summer, Storywalks and Neighborhood Nights offered 7 weeks of free family activities at a variety of West Shore locations. WSPR also participated in several special events this summer, providing free staff-led activities. Events included The Emergency preparedness Fair, Mother's Day Picnic and National Indigenous People's day at Royal Roads University, Change Makers Feast at Bear Mountain, Canada Day Celebrations at Fort Rodd Hill and View Royal, Marine day at Witty's lagoon, Eats and beats at Esquimalt lagoon, Giant Water Gun Fun at Fort Rodd Hill, and the Highlands Fling.

Summer was a busy time in the pool. Weekday afternoon public swims regularly had 200 swimmers in attendance and was well used by WSPR and community summer camps. The Pool Safety Plan and procedures were updated to assist staff in effectively supervising these busier swims. Fall Swimming Lesson registration is strong, with full classes and growing waitlists. This is largely due to the 6 week pool shutdown reducing the number of lesson sets available for the season. Additional instructors will be hired to accommodate as many waitlisted families as possible.

The Golf course continues to see high usage in summer. 3368 rounds were played in July, including 429 rounds played the weekend that would have been closed for Rock the Shores.

At the Regional Healthy Schools/Healthy People table, there is a shared commitment to improve the health and wellbeing of our youth. The committee identified a need to improve youth engagement in our communities and enhance collaboration and learning. Partners including Island health Public Health program, SEAPARC, WSPR, Boys & Girls Club Victoria, EMCS Society and SD62 secured a grant from Island Health Community Wellness to hire a Youth Engagement Coordinator for the West Shore. The leadership provided by this position will provide professional development opportunities for youth service providers and increase the capacity of current services to engage and empower youth.

FOR INFORMATION ONLY

MOVED/SECONDED BY DIRECTORS KIEDYK AND HILTON THAT THE MEETING MOVE IN CAMERA.
CARRIED

The Board Rose and reported the following motion from the JUNE 3RD, 2019 IN CAMERA MEETING:

MOVED/SECONDED BY DIRECTORS KIEDYK AND PEASE THAT THE WSPR BOARD OF DIRECTORS PROCEED WITH THE RECOMMENDATION OF THE EVALUATION COMMITTEE AND PUT FORWARD AN RFP TO BOTH PROPONENTS FOR THE OPERATION OF THE Q CENTRE.

OPPOSED – BY DIRECTORS ANEMA AND HILTON
CARRIED

ADJOURNMENT

10. **MOVED/SECONDED** BY DIRECTORS KIEDYK AND HILTON THAT THE MEETING BE ADJOURNED AT 5:28PM.
CARRIED



Staff Report to Council

Date: November 4, 2019

Department: Planning

Application No.: Z19-0017

Subject: Application to rezone 936 Jenkins Avenue and a portion of 919 Rex Road from One-and Two Family Residential (R2) to Residential Small Lot 3 (RS3) to allow for a small lot subdivision of 4 single-family homes.

PURPOSE

Diane Larkey has applied to rezone 936 Jenkins and a portion of 919 Rex Road from One-and Two Family Residential (R2) to Residential Small Lot 3 (RS3) to allow for the future subdivision of four single-family lots.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

<i>Applicant</i>	Diane Larkey
<i>Owner</i>	Diane Larkey
<i>Civic Address</i>	936 Jenkins and Portion of 919 Rex Road
<i>Legal Description (936 Jenkins)</i>	LOT 39, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203
<i>Legal Description (919 Rex Road)</i>	LOT 4, SECTION 80, ESQUIMALT DISTRICT, PLAN 21542

<i>Size of Property (936 Jenkins)</i>	1,158 m ² (0.29 Acres)	
<i>Size of Property (919 Rex Road)</i>	716 m ² (0.18 Acres)	
<i>DP Areas</i>	Intensive Residential Development Permit Area	
<i>Zoning Designation</i>	Current	Proposed
	R2	RS3
<i>OCP Designation</i>	Neighbourhood	

SITE AND SURROUNDING AREA

The subject property is occupied by one single-family dwelling with access off Jenkins Ave. Additional secondary structures are located on the north side of the property where secondary access is provided via Rex Road. The surrounding area is comprised of predominately low and medium density housing, including a mix of single-family and multi-family developments. A 15 unit townhouse development is located directly west of the property. The property is relatively flat with one mature tree located at the north end of the site. A pedestrian trail linking Jacklin Road to Westhills Stadium is located approximately 30 m north of the site.

A portion of 919 Rex Road would need to be consolidated with 936 Jenkins in order to provide legal access to the new lots off Rex Road. It is noted for Council's reference that the resulting REM lot for 919 Rex Road would still meet the minimum lot size and setbacks for the R2 zone.

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	CD2 and R2	Commercial and Residential
<i>East</i>	One- and Two-Family Residential (R2)	Two Family Residential
<i>South</i>	One- and Two-Family Residential (R2)	Single-Family Residential
<i>West</i>	Attached Housing (RM2A)	Townhouse

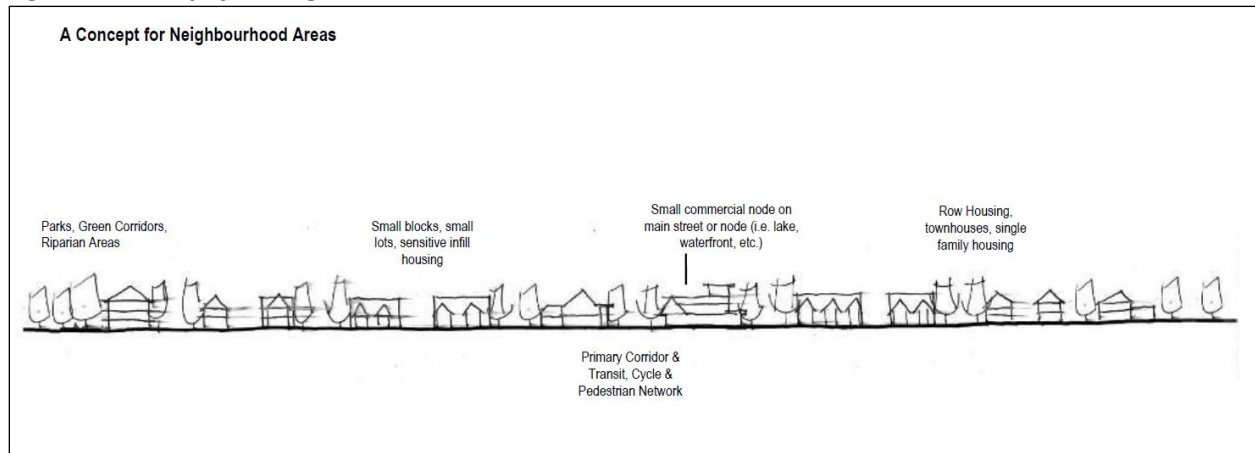
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OFFICIAL COMMUNITY PLAN

- 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.

Page 22 of 49

Figure 2: Concept for Neighbourhood Areas



DEVELOPMENT PERMIT AREAS

The subject property is not located within any Hazardous or Environmental Development Permit Areas, however a Development Permit for Form and Character will be required to address the layout and character of the homes as "Intensive Residential Development," which includes any development consisting of 3 or more homes on lots that are 550 m² or less.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant is requesting to rezone from R2 to RS3 in order to subdivide into four (4) small lots on parcels greater than or equal to 300 m². The RS3 zone does not allow for secondary suites unless they have been specifically listed within the zone. The proposed 4 lot subdivision will not be allowed to include secondary suites.

The existing house on 936 Jenkins will be removed. The site plan presented with the rezoning application shows two (2) lots with access off Rex Road and two (2) lots with access off Jenkins. The applicant is requesting to apply for a boundary adjustment to add the portion of 919 Rex Road to 936 Jenkins (also owned by the applicant) in order to provide legal access for the two lots off Rex Road. The boundary adjustment must be made prior to bylaw adoption. The remainder of 919 Rex Road following the lot line adjustment would still meet the minimum lot size and setbacks for the R2 zone.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	Permitted by RS3 (proposed Zone)
<i>Permitted Uses</i>	• One- or Two Family Dwelling • Secondary suites within one-family dwellings • Home Occupation • Group Daycare • Temporary construction or real estate marketing office	• One-Family Dwelling • Home occupation • One boarder in a one-family dwelling
<i>Density (min lot size)</i>	550 m2	220 m2
<i>Height</i>	9.0 m	8.5 m
<i>Site Coverage</i>	50%	50%
<i>Front Yard Setback</i>	6.0 m	3.0 m (dwelling) 5.5 m (to garage)
<i>Interior Side Yard Setback</i>	1.5 m	1.2 m
<i>Exterior Side Yard Setback</i>	4.5 m (to the dwelling) 5.5 m (to the garage)	3.5 m
<i>Rear Yard Setback</i>	6.0 m	5.5 m
<i>Parking Requirement</i>	• 2 spaces per dwelling • 1 space per secondary	• 2 spaces per dwelling

FRONTAGE IMPROVEMENTS**Rex Road**

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, to the satisfaction of the Director of Engineering and Manager of Parks.

Jenkins Avenue

The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, which includes a sidewalk, scallop parking, and landscaping. Additional frontage improvements (streetlights) may be required at the time of subdivision.

PARKS AND BOULEVARDS

Landscaping includes planting trees at a density of one tree per 15 linear metres complete with municipal drip irrigation. The irrigation design requires extending the existing municipal irrigation from the adjacent development at 946 Jenkins. The applicant is required to provide power to the existing municipal irrigation system, which is to be pulled in conjunction with the street light power. Please note there is an agreement in place with the owners of 946 Jenkins that the developer of 936 Jenkins will provide dedicated power once their property is developed.

As there is no parkland requested or provided, the applicant would be required to provide 5% cash-in-lieu of parkland dedication of the post-rezoning land assessment value at the time of subdivision, as per Section 510 of the *Local Government Act*.

SEWER

The applicant is required to connect each lot to sewer which is available along both sides of the property. 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

The development is located in an infiltration zone as identified in Subdivision and Development Servicing Bylaw No 1000. As a condition of rezoning, Council may wish to require the applicant to examine how storm water can be managed on-site and to provide a technical memo prior to Public Hearing from a qualified professional to the satisfaction of the Director of Engineering. An official stormwater management plan will be required prior to approval of subdivision or building permit issuance, whichever is first.

FIRE UNDERWRITERS SURVEY

A Fire Underwriters survey (FUS) shall be completed and submitted prior to application for subdivision. The FUS calculation will ensure adequate water flow is available to the site to aide in firefighting. This requirement should also be included within the Section 219 Covenant.

FINANCIAL CONTRIBUTIONS

COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this in turn may increase municipal revenues. As the applicant will be responsible for connecting the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible.

A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Charges (DCC) pursuant to the DCC Bylaw No. 26 are listed in Tables 4 - 6 below:

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per lot contribution	Total
<i>General Amenity Reserve Fund</i>	\$660	\$2,640
<i>Affordable Housing Reserve Fund</i>	\$3,960	\$15,840
TOTAL POLICY CONTRIBUTIONS	\$4,620	\$18,480

DEVELOPMENT COST CHARGES*Table 6 – Development Cost Charges*

Development Cost Charge	Per lot	Total @ 4 units
<i>Roads</i>	\$3,985	\$15,940
<i>Storm Drainage (<300 m2)</i>	\$1,166	\$4,664
<i>Park Improvement (residential)</i>	\$1,890	\$7,560
<i>Park Acquisition (residential)</i>	\$1,100	\$4,400
<i>Incremental Storage Improvement Fees (<550 m2)</i>	\$371.25	\$1,485
<i>Integrated Survey Area</i>	\$35	\$140
Subtotal (DCCs paid to City of Langford)		\$34,189
<i>CRD Water</i>	\$2,922	\$11,688
<i>School Site Acquisition</i>	\$698	\$2,792
TOTAL (estimate) DCCs		\$48,669

OPTIONS**Option 1**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 936 Jenkins and portion of 919 Rex 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 lot created, prior to subdivision approval:
 - i. \$3,960 towards the General Amenity Reserve Fund; and
 - ii. \$660 towards the Affordable Housing Reserve.
 - b. 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;

- c. That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
 - i. That all frontage improvements are provided to Bylaw 1000 standards, and to the satisfaction of the Director of Engineering, prior to subdivision approval, or building permit issuance, whichever occurs first;
 - ii. That the applicant provide a construction parking management plan, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - iii. That a stormwater management plan be provided to the satisfaction of the Director of Engineering and in accordance with Bylaw 1000, prior to subdivision approval, or building permit issuance, whichever occurs first;
 - iv. 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;
 - v. 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;
 - vi. That the applicant submits calculations to determine the FUS required to provide adequate water flows to the site prior to the issuance of a Development Permit that approves building setbacks for the subject property;
- d. That the applicant registers the boundary adjustment subdivision to add the portion of 919 Rex Road to 936 Jenkins prior to bylaw adoption; and

OR Option 2

- 2. Take no action at this time with respect to rezoning 936 Jenkins and that portion of 919 Rex Road.

Submitted by:	David Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Chris Aubrey, Fire Chief – approved via email
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovich, 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

:ds

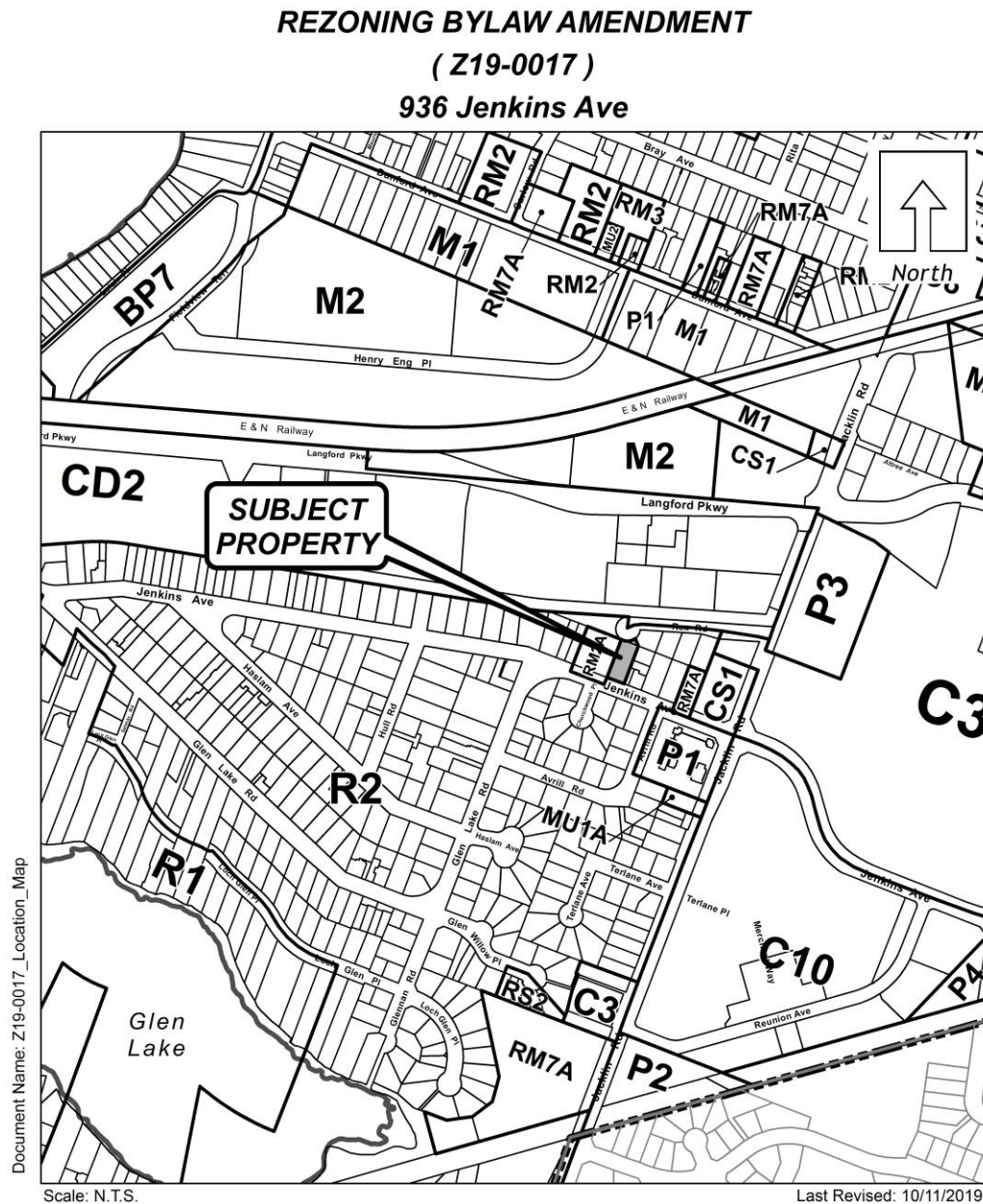
Appendix A
Subject Site Location

**REZONING BYLAW AMENDMENT
(Z19-0017)
936 Jenkins Ave**

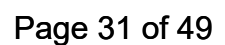


Appendix B

Subject Property Location



Proposed Subdivision Plan





Staff Report to Council

Date: November 4, 2019

Department: Planning

Application No.: ALR18-0001

Subject: Application to Exclude 3468 Happy Valley Road from the Agricultural Land Reserve to Allow a Small Lot Development

PURPOSE

Paul Vandermade has applied on behalf of Mark Yi Zhang and Ming Ming Zu to exclude 3468 Happy Valley Road from the Agricultural Land Reserve (ALR).

BACKGROUND

APPLICATION

The applicant is proposing to exclude the 3468 Happy Valley Road in its entirety (.51 acres) from the ALR. The subject property, as per section 23 of the Agricultural Land Commission (ALC) Act, because it was made less than 2 acres prior to December 21, 1972 is not regulated by the restrictions on the use of agricultural land of the ALR. The applicant, because of ALC Act Section 23, believes that the removal of the subject property from the ALR will not have negative implications.

Table 1: Site Data

<i>Applicant</i>	Paul Vandermade
<i>Owner(s)</i>	Mark Yi Zhang and Ming Ming Zu
<i>Civic Address</i>	3468 Happy Valley Road
<i>Legal Description</i>	Lot 1, Section 84, Metchosin District, Plan 11198
<i>Size of Property</i>	2064.55m ² (0.51 acres) (0.2 hectares)
<i>DP Areas</i>	Habitat and Biodiversity
<i>Zoning Designation</i>	Agricultural 1 (AG1)
<i>OCP Designation</i>	Agricultural

SITE AND SURROUNDING AREA

The existing site is currently being used for a pet daycare and grooming facility. Despite being zoned as agricultural land, the site is not being used for agricultural purposes and is not required to (ALC Act section 23). The property is adjacent to a housing development to the North as well as a housing development across Happy Valley Road. The City of Langford owns a small parcel of land to the North of the subject property containing a drainage ditch of Happy Valley Road, it does not contain water during the summer months. There are additional ALR lands to the South and West of the subject property.

Table 2: Surrounding Land Uses

	<i>Lot PID</i>	<i>Size (Acre)</i>	<i>Zoning</i>	<i>Use</i>
<i>North</i>	No PID available (990) Rattanwood Palce	0.42	RM3A	Residential
	028656555	0.086	RM3A, RS3	Residential
	028656539	0.113	RS3	Residential
<i>West</i>	N/A	N/A	RR2	Active Recreation, Galloping Goose Trail
	007880642	11.91	AG1	Agricultural
<i>South</i>	007848510	2.24	AG1	Agricultural
<i>East</i>	028969693	0.064	CD18	Residential
	028969537	0.061	CD18	Residential



Orthographic map of subject property: 3468 Happy Valley Road

COMMENTS

OFFICIAL COMMUNITY PLAN

The subject property is designated as Agricultural Land in the Official Community Plan (OCP). The OCP provides direction and purpose with regards to ALR land within Langford:

- Objective 11.3 “Ensure development in or around farmlands does not preclude long term viability”.
 - Policy 11.3.1 – Develop an edge planning policy for properties adjacent to ALR properties or acquire farmland as a means to ensure new development will not jeopardize the long term use of the land for agricultural purposes.
 - Policy 11.3.3 – As it relates to exclusion applications of farmlands from the ALR, the City will support exclusions provided there is considerable benefit that can be provided such as farmland dedications for community trust/or upgrades to farming/farmland infrastructure as part of exclusions.

In relation to the aforementioned objectives and policies of the OCP, the proposal to have the entire 3468 Happy Valley property removed from the ALR will allow for appropriate buffering between ALR and Residential properties. As the property is 0.5 acres, it does not support much in terms of agricultural benefit and therefore can be more appropriately zoned and developed provided an appropriate edge plan is implemented.

DEVELOPMENT PERMIT AREAS

The subject property is within the following Development Permit Area(s);

- Habitat and Biodiversity.

A development permit will be required prior to any land alteration.

AGRICULTURAL SUITABILITY

The applicant contracted an Agrologist to survey and report on the classification of the land to be excluded. The Agrologists report concluded that 0.4 acres contains Class 4 lands defined as containing limitations that require special management practices or severely restrict the range of crops, or both, and that 0.1 acres contains Class 3 lands that with proper irrigation and excess water management can be improved to Class 1 lands.

An Agricultural Suitability Review was conducted by the City of Langford in 2007 in order to identify land suitable for ALR retention. This review determined that the subject property would be suitable for ALR exclusion. As such, the former owners of the property, along with all of the owners of other properties identified as being suitable for exclusion, were invited to participate in the City’s 2015 Block Exclusion application. However, the former owners of 3468 Happy Valley Rd opted out of this application and therefore this property was not considered for exclusion at that time. It is noted that all of the properties not subject to the ALR regulations as per Section 23 of the ALC Act that were included in the Block Exclusion application were either conditionally or unconditionally approved for approved for exclusion by the ALC. The ownership of this property (3468 Happy Valley Rd.) has since changed hands and the new owners now wish to pursue this exclusion.

NEIGHBOURHOOD CONSULTATION

As per the requirements of the ALC Act, the applicant has taken the following steps to provide adequate consultation and information dispersal:

- News paper advertisement (Feb 7, 2018 and Feb 21, 2018);
- Proof of servicing notice; and
- On-site signage of application.

FINANCIAL CONTRIBUTIONS**COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY**

In 2015, Council passed a resolution to require a contribution of \$13.45/m² of land excluded from the ALR as a bonus for increased density at the time of rezoning in addition to the standard contributions specified in this policy. However, as part of the process for the two properties that have come forward for rezoning since that time, a contribution of \$6.72/m² was required. In the event this exclusion application is successful, and the applicant wishes to rezone, Council could apply these contributions at that time.

OPTIONS

That Council:

Option 1

1. Not support the application to exclude the Property at 3468 Happy Valley Rd and direct staff to forward the application to the ALC;

OR

Option 2

2. Not support the application to exclude the property at 3468 Happy Valley Rd and not forward the application to the ALC.

OR

Option 3

3. Support the application to exclude the property at 3468 Happy Valley Rd, subject to an edge buffer plan, and direct staff to forward the application to the ALC.

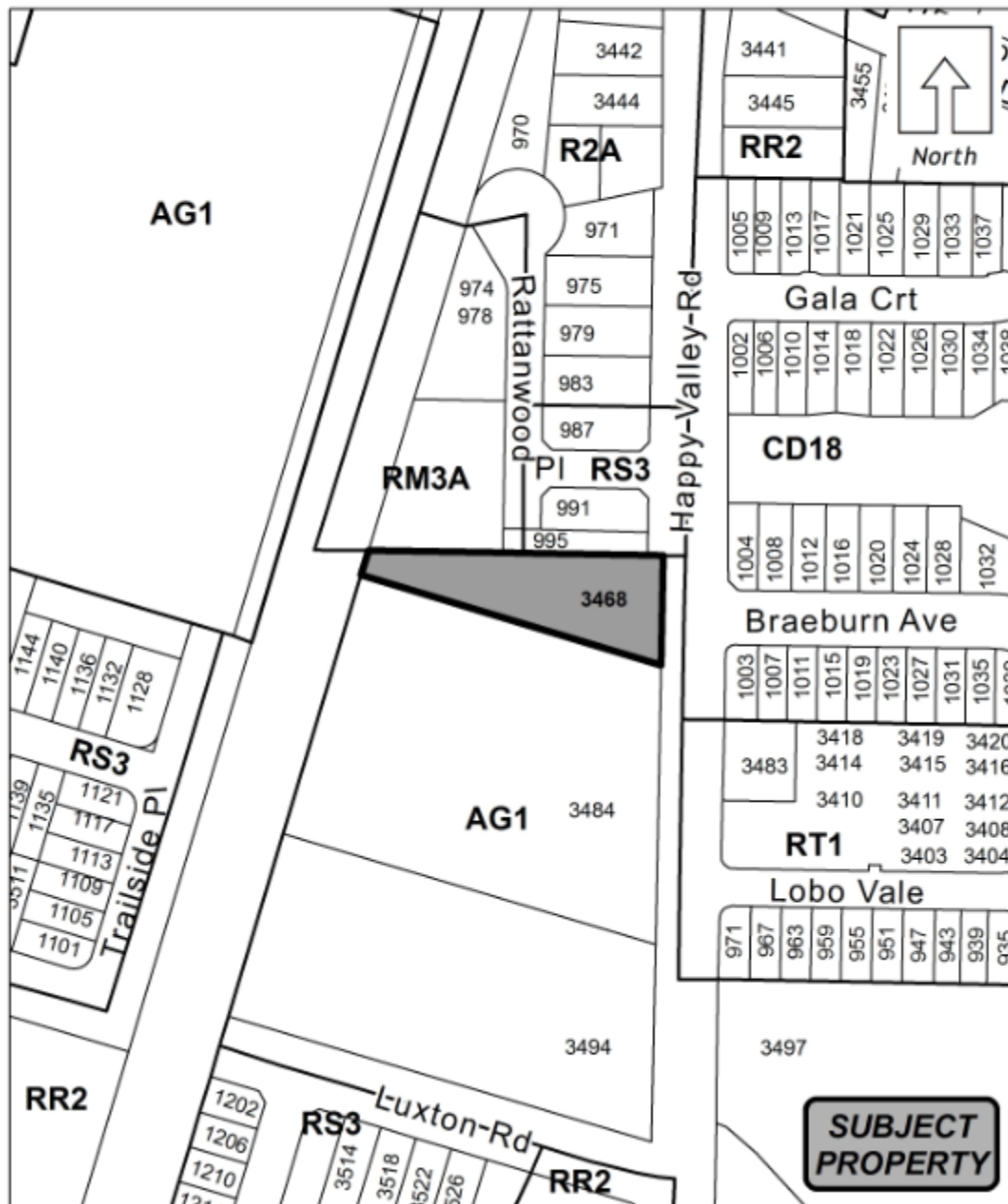
Respectfully submitted,

Submitted by:	Wolfgang Schoenefuhs, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Acting/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

:WCS

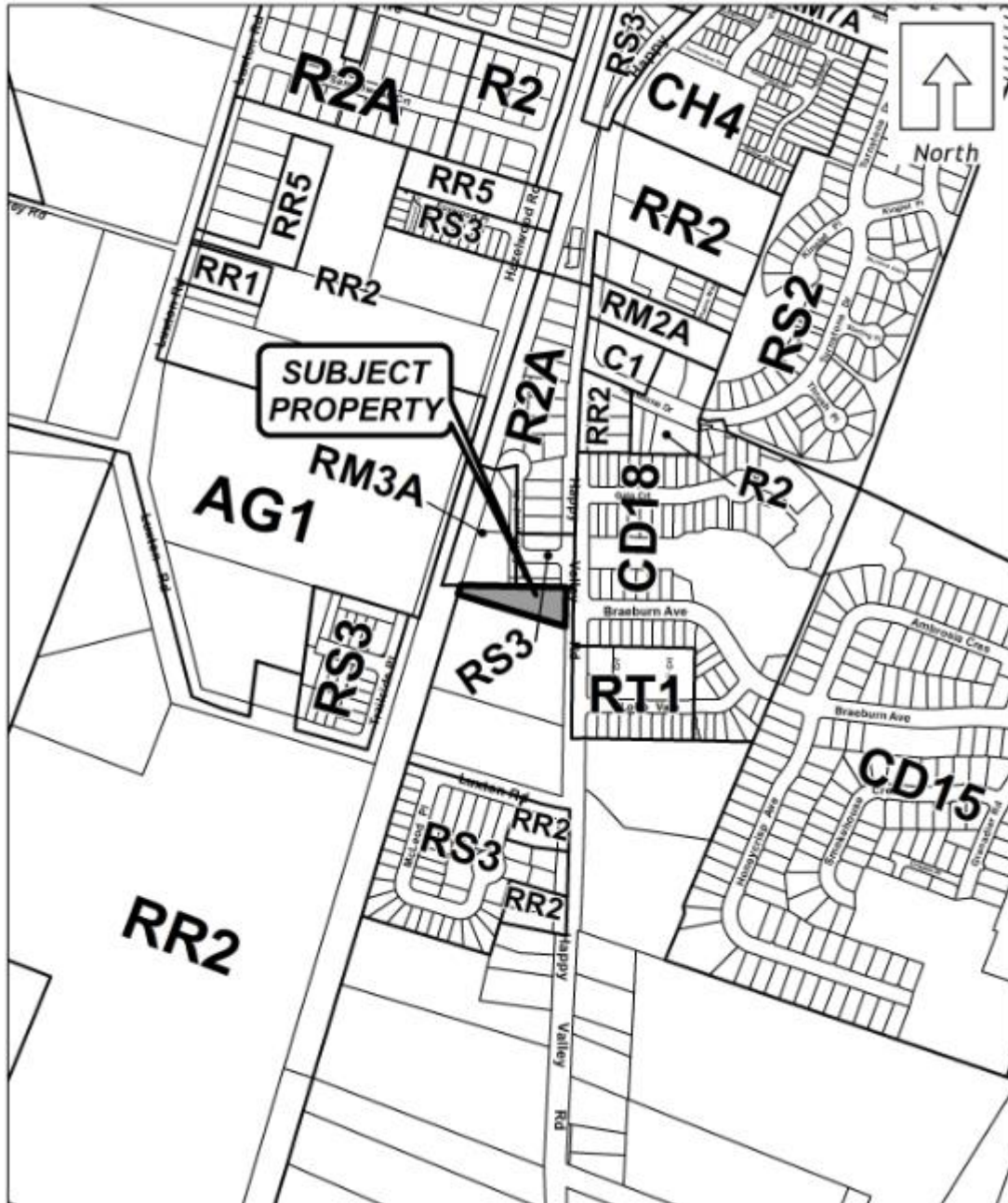
Appendix A

**AGRICULTURAL LAND RESERVE APPLICATION
(ALR18-0001)
3468 Happy Valley Rd**



Appendix B

AGRICULTURAL LAND RESERVE APPLICATION
(ALR18-0001)
3468 Happy Valley Rd





Staff Report to Council

Date: November 4, 2019

Department: Planning

Application No.: TUP19-0009

Subject: Application to Allow Driver Training and Testing of Semi-Trailers and Motorcycles at 2207 Millstream Road.

PURPOSE

Victoria Schedel of the Insurance Corporation of B.C. has applied on behalf of Western Speedway 1966 LTD. to allow a driver training for Semi-Trailers and Motorcycles at 2207 Millstream Road.

BACKGROUND

Table 1: Site Data

<i>Applicant</i>	Victoria Schedel	
<i>Owner</i>	Western Speedway 1966 LTD.	
<i>Civic Address</i>	2207 Millstream Road	
<i>Legal Description</i>	LOT A SECTIONS 2 AND 3 RANGE 3 WEST HIGHLAND DISTRICT PLAN VIP53467 EXCEPT PLAN EPP55578 LOT A SECTIONS 2 AND 3 RANGE 3 WEST HIGHLAND DISTRICT PLAN VIP53467 EXCEPT PLANS EPP55578 AND EPP64255, PID 017612675	
<i>Size of Property</i>	77.561 Acres	
<i>DP Areas</i>	Flood Plain, Habitat and Biodiversity, Steep Slopes, Riparian Area	
<i>Zoning</i>	Existing: Commercial Recreational 1 (CR1)	Proposed: Commercial Recreational 1 (CR1)
<i>OCP Designation</i>	Existing: Light Industrial	Proposed: Light Industrial

SITE AND SURROUNDING AREA

The 77.5 acre subject property is located in the Commercial Recreation 1 (CR1) zone on Millstream Rd. on the Western Speedway property. This property is surrounded by lands zoned residential, business-industrial and park. The site is currently being used for various commercial recreational uses.



Figure 1: Showing the subject property.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	District of Highlands Business Park 4 (BP4)	Industrial Operations Industry
<i>East</i>	Park and Open Space (P4) One- and Two-Family Residential (R2)	Thetis Lake Regional Park Single Family Dwellings
<i>South</i>	One- and Two-Family Residential (R2)	Single Family Dwellings
<i>West</i>	Residential Small Lot 4 (RS4) Rural Residential 4 (RR4) One- and Two-Family Residential (R2A)	Single Family Dwellings Single Family Dwellings Single Family Dwellings

COMMENTS**DEVELOPMENT PROPOSAL**

The applicant would like to operate a driver training for Semi-Trailers and Motorcycles on the subject property. The property is currently zoned CR1, which allows for outdoor recreation including but not limited to automobile and motorcycle racing, and go-karting. The proposal includes uses related to the operation of motor vehicles and will not inhibit the ability of existing uses to operate with the subject property.

Staff have discussed the Temporary Use Permit with the Bylaw and Fire departments and neither departments offered any objections or comments regarding the proposed use.

LOCAL GOVERNMENT ACT

Pursuant to Sec. 497 of the Local Government Act, the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The Local Government Act also allows a temporary use permit to be extended for an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond this six year period, they are required to make a new application to Council for a TUP or apply for a rezoning.

OPTIONS

That Council:

Option 1

1. Direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0009 to the Insurance Corporation of B.C. and Western Speedway 1966 LTD. to operate a driver training and testing facility at 2207 Millstream Road subject to the terms of the TUP.

OR Option 2

2. Reject this application for temporary use permit.

Respectfully submitted,

Submitted by:	Wolfgang Schoenefuhs, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Chris Aubrey, Fire Chief - Approved by email
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovich, 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

:WCS



Staff Report to Council

Date: November 4, 2019

Department: Planning

Application No.: Z19-0007

Subject: Bylaw No. 1854 - Application to amend the lakefront lot subdivision regulations of the R1 Zone for the property at 2849 Lake End Rd

At their Regular Meeting of 3 September 2019, Council passed the following resolution with respect to the property at 2849 Lake End Rd:

That Council direct staff to prepare a bylaw to amend the text within the R1 Zone for the subject property at 2849 Lake End Road such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550+ m2 lot to be created within a lakefront parent parcel, behind the lot that directly adjoins the lake;

Subject to the following:

(a) That the applicant provides, prior to Public Hearing, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering; and

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

i. \$6,000 towards the General Amenity Reserve Fund; and

ii. \$1,000 towards the Affordable Housing Reserve Fund.

CARRIED.

COMMENTS

Bylaw No. 1854 includes the amenity contributions required by Council's above-noted resolution and was signed by the Minister of Transportation on October 21, 2019.

As Council's resolution does not specify any further conditions, they may wish to consider adopting Bylaw 1854 at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1854;
2. Take no action at this time with respect to Bylaw No. 1854;

Respectfully Submitted,

Submitted by:	David Sametz, Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:ds

**CITY OF LANGFORD
BYLAW NO. 1857**

**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 RM2A (Attached Housing) Zone the property legally described as LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1857	LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave)	a) \$3660 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 570, (684 Hoylake Ave), Bylaw No. 1857, 2019".

READ A FIRST TIME this day of, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

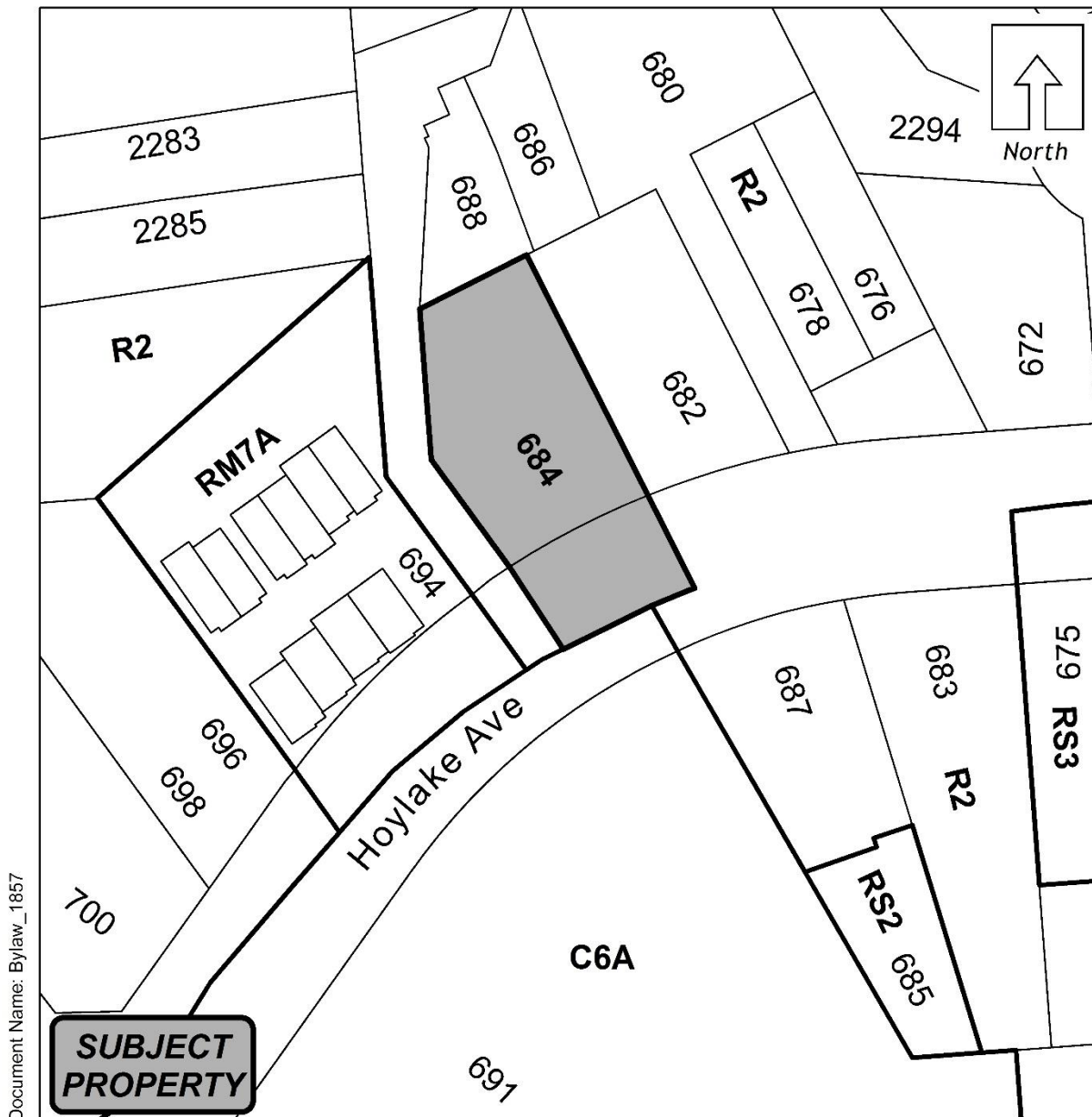
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1857

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/30/2019



Staff Report to Council

Date: November 4, 2019
Department: Planning
Application No.: Z19-0015
Subject: Bylaw No. 1859 - Application to amend the lakefront lot subdivision regulations of the R2 Zone for the property at 3030 Glennan Rd

At their Regular Meeting of 3 September 2019, Council passed the following resolution with respect to the property at 3030 Glennan Rd:

That Council direct staff to prepare a bylaw to amend the text within the R2 Zone for the subject property at 3030 Glennan Road such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550+ m² lot to be created within a lakefront parent parcel, behind the lot that directly adjoins the lake;

Subject to the following:

(a) That the applicant provides, prior to Public Hearing, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering; and

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

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

CARRIED.

COMMENTS

Bylaw No. 1859 includes the amenity contributions required by Council's above-noted resolution and was signed by the Minister of Transportation on October 21, 2019.

As Council's resolution does not specify any further conditions, it may wish to consider adopting Bylaw 1859 at this time.

OPTIONS

That Council:

1. Adopt Bylaw No. 1859;
2. Take no action at this time with respect to Bylaw No. 1859;

Respectfully Submitted,

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

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CITY OF LANGFORD

BYLAW NO. 1875

A BYLAW TO AMEND BYLAW NO. 1452 BEING THE “FIREARMS AND BOW USE BYLAW NO. 1452, 2013.”

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

1. Bylaw No. 1452 cited as “Firearms and Bow Use Bylaw No. 1452, 2013” is amended by:
 - a) Deleting the current top of page bylaw subtitle and replacing it with “A BYLAW TO REGULATE THE DISCHARGE OF FIREARMS AND BOWS AND THE THROWING OF AXES AND KNIVES
 - b) Inserting to Section 1, the following definitions:
 - f) “Axe” means a tool consisting of a metal blade attached at a right angle to a handle, often used for chopping wood, and can include a hatchet or tomahawk.
 - g) “Knife” – means a cutting instrument consisting of a blade fastened to, or equipped with a handle and can include a spike, shuriken or similar weapon.
 - c) Adding a new Section 3 to read as follows:

No person shall throw, propel or cast, for target or any other purpose, an axe or a knife within the City of Langford except as herein provided:

 - (i) Indoors only as a member of an organized axe or knife throwing Association or League;
 - (ii) By any person participating as the customer or client of a licensed business which hosts controlled axe and knife throwing events.
 - d) Renumbering Sections 3 to 5 to become Sections 4 to 6 respectively.
 - e) Deleting the bylaw citation and replacing it with “City of Langford Firearms, Bow, Axe and Knife Use Bylaw, No. 1452, 2013”
2. This Bylaw may be cited as the “Firearms and Bow Use Bylaw No. 1452, 2013 Amendment No. 1, Bylaw No. 1875.”

READ A FIRST TIME this 21st day of October, 2019

READ A SECOND TIME this 21st day of October, 2019

READ A THIRD TIME this 21st day of October, 2019

RECONSIDERED, FINALLY PASSED AND ADOPTED this day of, 2019.

MAYOR

ADMINISTRATOR