

CITY OF LANGFORD

PUBLIC HEARING

Monday, May 25th, 2020 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>PUBLIC HEARINGS</u>	
a) BYLAW NO. 1862 "Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".	2
b) BYLAW NO.'s 1887 and 1888 "Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020". "Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".	20
c) BYLAW NO.'s 1889 and 1890 "Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020". "Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".	53
3. <u>ADJOURNMENT</u>	

PUBLIC HEARING
Monday, 25 May 2020

Bylaw No. 1862
File No. OCP19-0006

The purpose of Bylaw No. 1862 is to amend the City of Langford's Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

**CITY OF LANGFORD
BYLAW NO. 1862**

**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 the section titled "Why are we planning" in Part 1 in its entirety; and
2. Replacing Section 13 in its entirety with the text found in Schedule "A" to this bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".

READ A FIRST TIME this 20th day of January, 2020.

PUBLIC HEARING WAIVED BY RESOLUTION OF COUNCIL this 6th day of April, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

“13.0 Regional and Inter-jurisdictional Cooperation

Langford’s imperative for this OCP is to harness development forces to contribute to sustainable and positive change.

As with many communities, the City of Langford exists as part of a community of communities. Most directly, this wider community is the fourteen municipalities and electoral areas that constitute the Capital Regional District (CRD) and which encompass the southern end of Vancouver Island. The City of Langford is also inextricably linked with the Province of British Columbia, Canada as a nation and the world, not only through a myriad of agreements and treaties, but also through our shared humanity and common objective of sustaining life on this fragile planet.

The City’s long-term prosperity is largely influenced by the relationships it maintains with other governments and jurisdictions. The City has a record of successful collaborations with other organizations, municipalities, first nations and senior levels of government, and intends to enhance existing relationships and forge new ones as required.

→ Inter-Municipal Cooperation

Objective 13.1 Develop strategies for the efficient co-delivery of services and programs.

Policy 13.1.1 As may be practical, seek opportunities to efficiently deliver programs and services with neighbouring municipalities. Specific areas may include, but are not limited to:

- i. Park acquisition and development;
- ii. Recreation programming;
- iii. Servicing (e.g. efficient, connected sewers, roads, energy systems or others);
- iv. Ongoing community planning;
- v. Greenhouse gas emissions reduction strategies, climate protection and/or climate adaptation;
- vi. Sharing and/or providing administrative support services;
- vii. Environmental initiatives such as creek and/or watershed enhancement;
- viii. Local economic development initiatives;

Objective 13.2 Implement regional-scale systems and programs.

Policy 13.2.1 The City recognizes the need for inter-municipal planning in areas such as transportation routes, settlement patterns and economic development. Inter-municipal co-operation and regional liaison on transportation issues such as public transit, road upgrades and the rapid-bus transit link between

major centres and the metropolitan core is vital to the design and planning process and should be retained on an ongoing basis.

Policy 13.2.2 Work with adjacent municipalities and other agencies to plan and develop a network of greenspace, trails and sidewalk connections between the urban areas of Colwood & Langford. This may include parks, natural areas, environmentally sensitive areas, trails as well as protected private open spaces and agricultural lands that have value as undeveloped open spaces.

→ Inter-Agency Cooperation

Objective 13.3 Broaden Involvement of Service Agencies in Community Planning.

Policy 13.3.1 Include other governments and/or non-governmental organizations in community development initiatives.

→ Regional Context Statement

“The purpose of the Regional Growth Strategy is to help realize the region’s vision, through the commitment of the Capital Regional District, the Juan de Fuca Electoral Area and local municipalities to guide growth and change toward common objectives.

Objectives:

- *Significantly reduce community-based greenhouse gas emissions;*
- *Keep urban settlement compact;*
- *Protect the integrity of rural communities;*
- *Protect, conserve and manage ecosystem health;*
- *Deliver services consistent with RGS objectives;*
- *Create safe and complete communities;*
- *Improve housing affordability;*
- *Increase transportation choice;*
- *Strengthen the regional economy; and,*
- *Foster a resilient food and agriculture system.”*

(CRD Regional Growth Strategy, 2018)

The City of Langford was incorporated in 1992 and has been experiencing rapid growth and development since this time. This growth trajectory, while remarkable, is consistent with the CRD’s Regional Growth Strategy (RGS) and Langford’s municipal boundary has always been coincident with the Regional Urban Containment and Servicing Policy Area of the former RGS and the Urban Containment and Supply Area of the current RGS.

The Capital Regional District adopted its first regional growth strategy in 2003 and the City's first Regional Context Statement formed part of this Official Community Plan when this plan was written and adopted.

The current RGS was approved by the Board for the Capital Region in March 2018. A regional context statement identifies and defines the policy links that exist between an Official Community Plan and a Regional Growth Strategy as local planning and land use policies are expected to link with and work towards the goals and objectives established in the RGS.

Langford's Growth Management and Land Use Strategy (Map 2 of this OCP) is consistent with the Growth Management Concept Plan (Map 3A of the RGS) and the Settlement Concept – Detail (map 3B of the RGS). Within these three maps, one will find the hierarchy of settlement patterns with explain the place which Langford has at the heart of the West Shore and how the growth node centered on the City's City Centre designation is now and is expected to remain as a nucleus for development in the West Shore.

Population, Dwelling and Employment Projections

	2018			2038		
	Population	Dwellings	Employment	Population	Dwellings	Employment
Langford	38,300	20,700	13,300	65,800	29,400	20,200
CRD	392,100	172,300	211,100	478,500	218,200	261,100

Population Change 2018-2038

	Total Increase	% Change
Langford	27,500	71.8
CRD	86,400	22.0

Source: 2018 CRD Regional Growth Strategy

The population in the Capital Regional District (CRD) is anticipated to grow from 392,100 (2018 estimate) to 478,500 in 2038. As a key growth area in the region, the RGS anticipates that the City of Langford will accommodate 27,500 additional people in approximately 8,700 new dwellings in the same period. This translates to a population of over 65,800 by 2038.

In 2008, the Official Community Plan stated that some 22,000 new units, or 200% of long-term housing forecasts, were in various stages of approval (rezoned, development permits) or planning (OCP) and that the capacity for new housing still remained in abundance throughout the community. Since that time, growth and development have whittled away at this supply of zoned and developable land, as well as the capacity to absorb new growth. Within a few years, the City will likely reach the geographical extent of its growth and further growth will be then concentrated, as it has for the past decade, on in-fill or replacement development

A continued strong demand for traditional detached housing, proximity to new schools, and the availability of nearby parks and open spaces, will continue to draw new residents to Langford and the West Shore. It is possible, therefore, that population growth will exceed these projections.

The policy directions contained within this Official Community Plan align with the objectives of the RGS in the following specific ways:

Managing and Balancing Growth

13.4.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

The Growth Management & Land Use Strategy Map of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of centres as land use designations (City Centre, Village Centres & Neighbourhood Centres). Centres are defined by the 5- or 10-minute walkshed that will accommodate a wide range of uses, including residential, commercial, industrial, institutional and park/open space. Other intended growth areas include Mixed-use Employment Centres, where creative infill or redevelopment of housing is encouraged and Business or Light Industrial Centres where business uses are encouraged. The City Centre and the Mixed-use Employment Centre that includes Westshore Town Centre constitute a 'sub-regional node' in the RGS Map 3b (Settlement Concept - Detail) in Langford. Other identified nodes include Westhills and Olympic View. The RGS does not preclude the further development of service nodes in Langford.

Section 3.0 (Our Sustainable City) of this OCP includes detailed policies for each land use designation that focuses on supporting a nodal pattern of development, transit supportive development and infill development.

Langford will assist the CRD in meeting the 2038 target in the RGS, with respect to managing and balancing growth, as all new development in Langford will be within the Urban Containment Policy Area.

13.4.2 Protect the Integrity of Rural Communities

Council will consider development in rural parts of the City if it is in the community interest subject to detailed policies that take into account local values, rural and agricultural viability and the need for housing and parkland when making decisions. Rural/Rural policies of the RGS do not apply to the City of Langford as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

Areas in the City with the designation of Capital Green Lands Policy Area are park and recreation space.

Areas in the City with the designation of Renewable Resource Lands are within the Provincial Agriculture Land Reserve.

Section 4.0 (Our Natural Setting, Parks & Open Spaces) of this OCP seeks to reinforce and enhance the recreational and environmental value of treed areas, lakes, streams and open space systems, which is consistent with Policy 1.2 of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated rural/rural residential in the RGS that occur within other municipalities within the region.

Environment and Infrastructure

13.4.3 Protect, Conserve and Manage Ecosystem Health

The City's environmental development permit guidelines are in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, steep sloping terrain and natural heritage features.

The City recognizes the Regional Trail network and all regionally managed parks as having regional significance. City Centre Park, Centennial Park and Veterans Memorial Park should also be considered regionally significant.

Langford will assist the CRD in meeting the 2038 target in the RGS, with respect to a Regional Trail Network by acquiring, where possible, key properties for this initiative.

13.4.4 Manage Regional Infrastructure Services Sustainably

The City recognizes the value of the RGS goals of cooperative initiatives in the areas of regional air quality, energy efficiency, waste management and reduction, and watershed management.

Future development without sanitary sewer is discouraged, and the City seeks to promote settlement patterns which are able to use existing infrastructure or are cost-effective and efficient to serve.

The City has adopted a Storm Water Management Plan which takes into account development areas as proposed in the Plan, population projections, stream capacity and receiving water quality.

There is a recycling facility in the City, assisting in the reduction of solid waste disposal from the City.

There is a septage processing plant in the City serving the whole region and southern Vancouver Island.

Policies in Section 12 (Our Community Infrastructure) of this OCP align with the policies in Sec. 2.2 of the RGS.

Housing and Community

13.4.5 Create Safe and Complete Communities

The City's emphasis on the creation of compact, walkable and mixed-use centres which provide convenient vehicular, transit and cycle / pedestrian access (Section 2.0, 5.0 & 7.0 of this OCP) is consistent with Policy 3 of the RGS.

The area identified as a Sub-regional Node on Map 3a of the RGS is the area of the City that has been developed as the pedestrian-oriented town centre, an auto-oriented commercial area and a business park/industrial area.

Going forward, maintaining a pedestrian focus will be a priority (Section 5.0 – Our Built Environment) and mixed-use infill in areas that are currently predominantly auto-oriented commercial will be encouraged. A mix of housing will be integral to the City Centre core area and is included in the pedestrian-oriented town centre in the form of apartments, condominiums and ground-oriented multi-family developments. Mixed use developments containing commercial and residential uses in one building/development are encouraged in the City Centre.

13.4.6 Improve housing affordability

Policies in Section 7.0 (Our Housing) of this OCP support the development of a range of housing choices along the housing continuum to accommodate the needs of all incomes and ages in all parts of the community, including affordable housing.

In addition to the types of homes available, secondary suites will be permitted in all parts of the community thus increasing the stock of affordable housing options in the City.

Options for the location of secondary suites, including within the primary dwelling, within a single-storey backyard garden suite or within a two-storey carriage suite above a detached garage, will provide flexible choices for homeowners wishing to establish a mortgage helper or accommodate inter-generational living on one property, as well as aging in place.

Langford's policies align with the CRD's 2038 targets in the RGS and will work towards an overall increase in the supply of affordable housing.

Transportation

13.4.7 Increase transportation choice

The City will endeavor to reduce outbound commuting by encouraging an increased supply of housing and work opportunities in identified nodes, allowing people to live, work, and play locally.

The OCP, particularly Section 8 (Our Multi-Modal Transportation System), identifies a rich multi-modal transportation network that will guide choices about street design that is integrated with regional transportation systems. The multi-modal network includes infrastructure for public transit, accommodating a bus rapid transit connection to downtown Victoria, planning long term for rail-based commuter rail service along the E & N Rail corridor, as well as encouraging the creation of pedestrian and bicycle linkages throughout the community.

This network will link centres, extend into surrounding neighbourhoods and connect to and through the E&N rail corridor and the Galloping Goose Regional Trail. Centres are based on 5- or 10-minute walksheds (400 & 800m) as a means to focus uses and the intensity of development in such a way that it encourages greater walkability.

A long-term plan for a more finely-grained City Centre road network is also indicated in Section 8.0 of this OCP.

Improvements in pedestrian and cycling infrastructure as well as more intensive infill development in Langford's core will help the CRD meet the 2038 target in the RGS with respect to the percentage of trips being made by walking, cycling or transit.

Economic Development

13.4.8 Realize the Region's Economic Potential

The RGS goal of strengthening the regional economy is supported by Section 10 (Our Local Economy and Jobs) of this OCP. The OCP is supportive of development which provides for a variety of economic uses that add to the interesting and dynamic fabric of the community. A diverse range of economic advancement opportunities are present in the City, from home-based businesses to large scale retail, wholesale commercial and business park/industrial areas.

An important objective of this OCP is to provide suitable land areas for commercial and business activities to provide local job opportunities and strengthen the City's tax base. This Section contains further Policies regarding establishing Langford and the West Shore as a regional recreation and sport tourism destination.

Policies in Langford's OCP will help meet the 2038 RGS target of a 0.36 jobs/population ratio in the West Shore.

Food Systems

13.4.9 Foster a Resilient Food and Agriculture System

Policies in Sec. 11 of this OCP (Our Food System) align with the policies and objectives of the RGS, and by encouraging the active farming of agricultural lands Langford will help the CRD meet the 2038 targets with respect to food systems.

Climate Action

13.4.10 Significantly Reduce Community Based Greenhouse Gas Emissions

Policies in Sec. 2 of this OCP (Our Sustainability Goals) align with the policies and objectives of the RGS.

Section 3.0 (Our Sustainable City) of this OCP includes detailed policies for each land use designation that focuses on supporting a nodal pattern of development, transit supportive development and infill development.

Langford will continue to work closely with its regional partners in an effort to meet the 2038 targets within the RGS"

View Royal community gardens set to reopen

New COVID-19 measures will be in place at gardens

Shalu Mehta
News Staff

Seeds will get growing again as the Town of View Royal reopens its community gardens after they had been closed due to the COVID-19 pandemic.

New restrictions are worked out so community members can make use of the gardens in a safe manner. According to e-mails from the Town, the plan is to be in place until BC Health removes social distancing recommendations.

During the April 14 special council meeting, View Royal council decided to keep the gardens closed based on requirements for public health and safety. Letters to council from residents expressed a desire to have the gardens open again, especially as the growing season gets underway.

About one month ago, Mayor David Screech wrote a Facebook post in which he said he was “confident that by the time gardening season begins” protocols and policies would be figured out to reopen the gardens.

Screech told Black Press Media that he thinks View Royal staff have put “a lot of thought”



View Royal community gardens will be open to the public again with new COVID-19 measures to keep gardeners safe. (Shalu Mehta/News Staff)

into how the gardens will be opened.

“They were closed out of an abundance of caution at a time when staff were making decisions quickly,” Screech said. “When the dust had settled, staff had the time to plan.”

Moving forward, those who have a garden plot will be contacted by a View Royal staff member to arrange a schedule. Once the schedule has been finalized, the Town will move forward with the opening.

New guidelines for gardeners include washing hands with soap and water before and after attending the garden; avoiding touching the eyes,

nose or mouth; practising physical distancing of two metres at all times; staying home if sick and avoiding those who are.

Gardeners can only visit the garden during their allocated time slot and shared tools will not be available. A one-time opportunity to retrieve tools from the tool shed during the first week of opening will be provided. If using the hose, gardeners must wear gloves at all times and not touch any common surfaces with bare hands.

Signage will be located around the gardens to remind gardeners about the new measures.

Farmers market gets green light

Aaron Guillen
News Staff

The Goldstream Farmers Market has received the go-ahead from the City of Langford for a modified version this summer.

Council recently voted to support the market that begins on June 6 by providing barricades to encourage social distancing while customers shop.

They will also be providing a five gallon container of hand sanitizer which will be used on-site at Veterans Memorial Park from 10 a.m. to 1 p.m. every Saturday.

“We were just thrilled when we found out that we were able to carry on and show the community that we’re not going anywhere,” said Shirley Obersteller, treasurer of the Goldstream Farmers Market.

Social distancing will be enforced with markers placed on the ground, a limit of 50 people at the event and a one-way entrance and exit.

Obersteller said they’re still looking for about half a dozen more vendors.

Those interested can apply by messaging their Facebook page or by emailing manager.goldstreammarket@gmail.com

aaron.guillen@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to revise and update its Regional Context Statement that forms part of the City’s Official Community Plan Bylaw No. 1200 by means of Bylaw No. 1862. All persons who believe that their interest in property is affected by the 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, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1862 is to amend the City of Langford’s Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Applicant: City of Langford

Location: The Regional Context Statement pertains to all lands within the City of Langford.

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Matthew Baldwin, Director of Planning in the Planning Department at 250-478-7882 or at mbaldwin@langford.ca 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 the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1887 and 1888. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1887 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of both properties that are the subject of Bylaw No. 1887 from the Hillside or Shoreline designation to the Business and Light Industrial designation to allow commercial and light industrial uses to be developed on the properties.

The purpose of Bylaw No. 1888 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the property located at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone and by amending the zoning designation of the property located at 4342 West shore Pkwy from the RS4 (Residential Small Lot 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the properties.

Applicant: Niall Paltiel

Location: The land that is the subject of Bylaw Nos. 1887 & 1888 is 4342 West Shore Pkwy and 1324 Langshire Rd as shown shaded on the plan.

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Braden Hutchins
Director of Corporate Services



Long-awaited replacement engine rolls into Colwood

Katherine Engqvist
News Staff

A silver lining for Colwood firefighters working around the clock during the COVID-19 pandemic has arrived.

Colwood Fire Rescue received a new fire truck last week but it couldn't be met with the usual fanfare. Traditionally, when a new truck arrives at the hall, all the firefighters in the department gather and push the apparatus into the hall. But with COVID-19 restriction, that wasn't possible when the truck arrived on May 13.

Instead, the department had to modify its tradition and members greeted the new truck in shifts while observing physical distancing. But that didn't diminish the excitement.

"This project was 15 months in the making," explained Assistant Fire Chief Greg Chow, noting Colwood council approved the purchase in early 2019. "It's a long-awaited replacement, in the past few years we've seen some breakdowns in the truck it's replacing."

The 2020 Spartan HUB fire engine can pump 1,750 gallons per minute, holds 500 gallons of water, and offers the latest in interior crew protection with a complement of fire rescue tools.

It replaces the old Engine 51, a 1995 Spartan Gladiator. Chow noted pumper trucks have a 20-year lifespan with an additional five-year reserve before their ratings are no longer valid.

This replacement was required so the department can ensure it meets today's requirements as well as future needs.

The newest addition will also help reduce training hours, noted Chow.

All firefighters in the department are trained on the different trucks – how to use them properly and where equipment is stored. Since the layout, controls and other features of this truck are similar to another in the fleet, it will save training hours that can be utilized elsewhere.

He expects the new engine will be in service within four weeks once some equipment has been mounted and crews have been fully trained.

It joins a fleet that includes Tower 57 (a 2015 Rosenbauer T-Rex 115-foot articulating platform truck), Engine 52 (a 2012 Spartan Metro Star), Rescue 56 (a 2002 Spartan Metro Star), and a 2008 tanker engine.

The purchase came in under budget with a price tag of approximately \$980,000 before tax.

katie@goldstreamgazette.com



Captain Bryan Erwin (from left) along with firefighters Josh Pettigrew, Michael Poole and Bryan McNeil get acquainted with Colwood Fire Rescue's new engine. (Katherine Engqvist/News Staff)



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Proposal: The purpose of Bylaw No. 1862 is to amend the City of Langford's Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Applicant: City of Langford

Location: The Regional Context Statement pertains to all lands within the City of Langford.

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Braden Hutchins
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Proposal: The purpose of Bylaw No. 1887 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of both properties that are the subject of Bylaw No. 1887 from the Hillside or Shoreline designation to the Business and Light Industrial designation to allow commercial and light industrial uses to be developed on the properties.

The purpose of Bylaw No. 1888 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the property located at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone and by amending the zoning designation of the property located at 4342 West shore Pkwy from the RS4 (Residential Small Lot 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the properties.

Applicant: Niall Paltiel

Location: The land that is the subject of Bylaw Nos. 1887 & 1888 is 4342 West Shore Pkwy and 1324 Langshire Rd as shown shaded on the plan.

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Braden Hutchins
Director of Corporate Services



- v. 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.

CARRIED.

- b) **Bylaw No. 1873 - Application to Amend the OCP on 2929 Sooke Road, 2995 Sooke Road, 3201 Loledo Place, and 32311 Loledo Place from 'Hillside or Shoreline' to 'Business or Light Industrial'**
 - **Staff Report (Planning)**

MOVED BY: D. HORNER

SECONDED: C. BROWN

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

1. Give First Reading to Bylaw No. 1873 as drafted; and
2. Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and
3. Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may not occur beyond 2-years from the commencement of these works.

CARRIED.

- c) **Bylaw No. 1862: OCP19-0006 - Official Community Plan Text Amendment – Regional Context Statement**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE

SECONDED: A. CREUZOT

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

1. Give first reading to Bylaw No. 1862; and
2. Authorize Staff to refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council issue a Temporary Use Permit for a group daycare for 28 children located at 2619 Sooke Road until March 7, 2021; and permit the business to operate without the proprietors living on site.

CARRIED.

Councillor N. Stewart returned to the meeting at 5:34 pm.

7. CORRESPONDENCE

- a) Pete Willing
RE: Music in the Park

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council support the 2020 Music in the Park summer program and fund the \$10 000 cost.

CARRIED.

- b) Jamie Levchuk, Managing Director, Rugby Canada
RE: Support for the 2020 HSBC Canada Women's Sevens

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council support the 2020 Rugby Canada Women's Sevens in Langford by providing stadium rent and preparation, bleacher rentals, IT and broadcast support, hiring of BCTC certified electricians and additional security, marketing support, in-kind rentals including tents, and general maintenance.

CARRIED.

8. BYLAWS

- a) BYLAW NO. 1862
"Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020"
(RESOLUTION and FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give first reading to Bylaw No. 1862, and refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board.

CARRIED.

b) BYLAW NO. 1872

"Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No. 1872, 2020"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1872 first reading.

CARRIED.

Councillor N. Stewart left the meeting at 5:36 pm, after declaring a conflict of interest as she owns a property in the vicinity of the application at 2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl.

c) BYLAW NO. 1873

"Langford Official Community Plan Bylaw, Amendment No. 34, (2929 & 2995 Sooke Rd and 3201 & 3211 Loledo Pl), Bylaw No. 1873, 2020"
(RESOLUTION and FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give First Reading to Bylaw No. 1873; and

Direct the City Planner to process the Development Permit that has been applied for on these lands, and to issue the Development Permit if this OCP Amendment is successful, in accordance with the applicable Development Permit Guidelines; and

Require the applicant to register a section 219 restrictive covenant on the titles of the subject properties prior to Bylaw Adoption that states onsite works, defined as clearing and blasting of all the lands, may only occur on weekdays from 8:30 am to 4:30 pm, may not occur beyond 2 years from the commencement of these works, and that blasting and rock crushing may not occur beyond 1 year from the commencement of blasting and rock crushing.

CARRIED.

Councillor N. Stewart returned to the meeting at 5:37 pm.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: January 13, 2020

Department: Planning

Subject: Bylaw No. 1862: OCP19-0006 - Official Community Plan Text Amendment – Regional Context Statement

Background

Section 446 of the *Local Government Act* reads as follows:

446 (1) *If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.*

(2) *After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted.*

(3) *If a regional growth strategy is binding on a new municipality under section 436 (10) [municipal corporation within regional district area] and the regional growth strategy applies to all or part of the same area of the municipality as an official community plan, the requirement under subsection (1) of this section must be fulfilled by the council submitting a proposed regional context statement to the board within the earlier of the following:*

- (a) the period established by the Lieutenant Governor in Council by letters patent;*
- (b) 2 years after the municipality was incorporated.*

Following the adoption of the original Regional Growth Strategy (RGS) by the Capital Regional District (CRD) Board in August 2003 the City of Langford adopted a Bylaw No. 971 in 2005 to include a Regional Context Statement as part of Langford's previous Official Community Plan.

When the City adopted Bylaw No. 1200 (the City's new OCP) in June 2008, it included Part 13 which was an updated Regional Context Statement.

On March 14th, 2018, the CRD Board adopted Bylaw No. 4017, being a revised RGS. Under Sec. 446(2) of the *Local Government Act*, the City of Langford has until March 18th, 2020 to submit a new regional context statement (attached for review) to the CRD board.

Commentary

The new RGS (2018) identifies 10 Objectives in 7 topic areas. These are similar to the 2003 RGS, and include:

1. Managing and Balancing Growth
 - 1.1 Keep Urban Settlement Compact
 - 1.2 Protect the Integrity of Rural Communities
2. Environment and Infrastructure
 - 2.1 Protect, Conserve and Manage Ecosystem Health
 - 2.2 Manage Regional Infrastructure Services Sustainably
3. Housing and Community
 - 3.1 Create Safe and Complete Communities
 - 3.2 Improve Housing Affordability
4. Transportation
 - 4.1 Improve Multi-Modal Connectivity and Mobility
5. Economic Development
 - 5.1 Realize the Region's Economic Potential
6. Food Systems
 - 6.1 Foster a Resilient Food and Agriculture System
7. Climate Action
 - 7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

In terms of changes between the 2003 and the 2018 RGS, the latter includes Objectives with respect to Food Systems and Climate Action, as outlined above.

Unlike the 2003 RGS, staff can find no inconsistencies between the City of Langford's OCP and the RGS. In the previous RGS some lands within Langford that the OCP identified for residential development were designated in the RGS as "Renewable Resource Lands – Forest Land Reserve". Similarly, part of what is now the West Shore Parkway was designated in the previous RGS as "Unprotected Greenspace". These inconsistencies were recognized and accepted, at the time, by the Regional Board and have been eliminated from the current RGS.

Financial Implications

None.

Legal Implications

The City of Langford is obligated to send a Regional Context Statement to the CRD Board by March 2020.

Options

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

1. Give first reading to Bylaw No. 1862; AND
2. Authorize Staff to refer Bylaw No. 1862 to the CRD Regional Planning Services for review, comment and/or approval by the CRD Board;

OR

3. Direct staff to revise Bylaw NO. 1862 and bring a revised copy of the Bylaw back to Council for review at a later date;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
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

:mgsb

PUBLIC HEARING
Monday, 25 May 2020

Bylaw Nos. 1887 and 1888
File No. OCP19-0007
and Z19-0028

A Bylaw to amend the policy designation within Langford's OCP Bylaw No. 1200 from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.

A Bylaw to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot 4) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

**CITY OF LANGFORD
BYLAW NO. 1887**

**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 Hillsdie or Shoreline designation and adding to the Business or Light Industrial Centre designation the property legally described as Lot 3 SECTION 87 Metchosin District Plan In Part EPP74393, PID 001-138-146 (1324 Langshire Road) and Lot 1 Section 87 Metchosin District Plan EPP74393, PID 030-643-236 (4342 West Shore Parkway) and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020”.

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

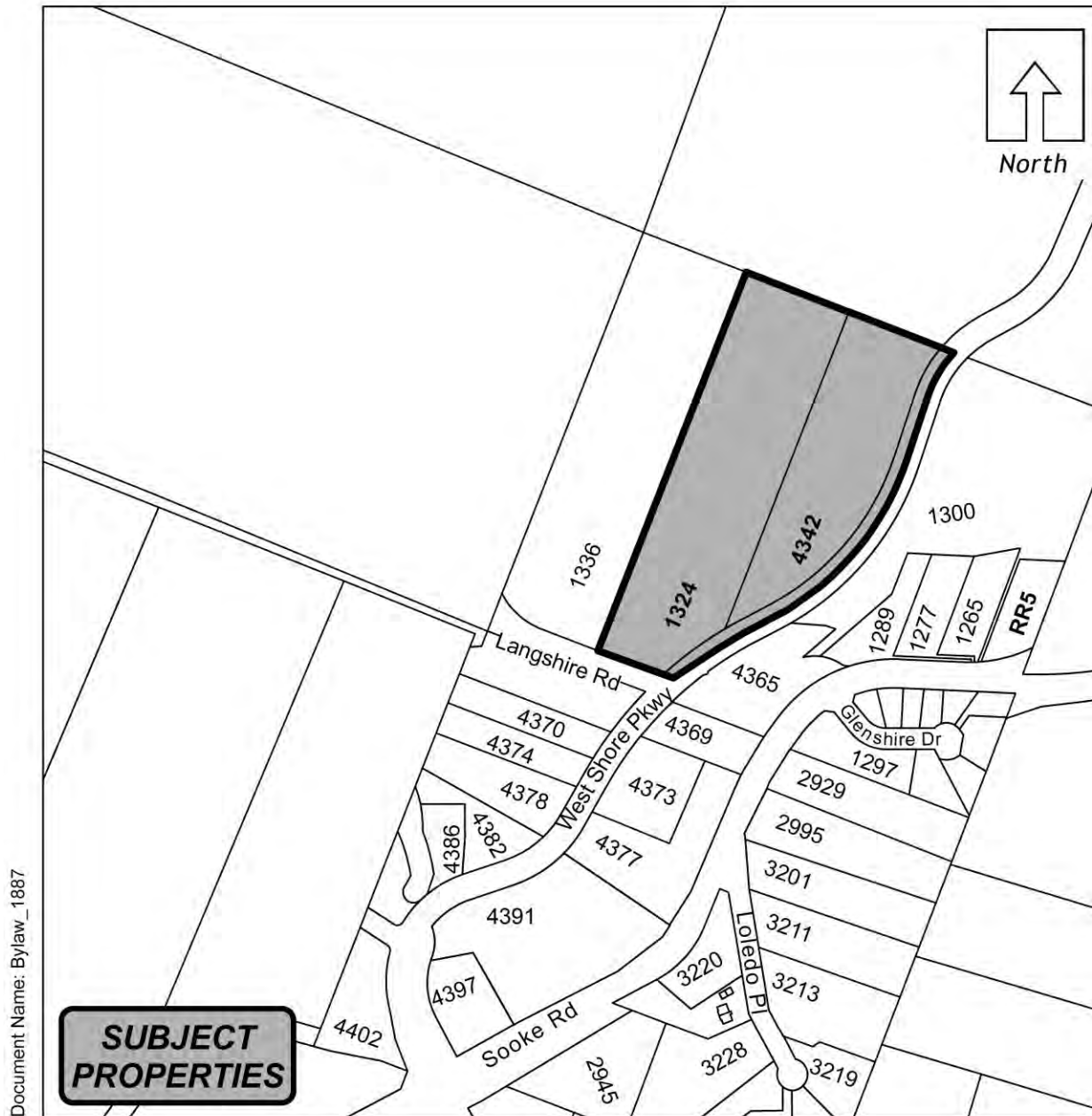
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

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. 1887

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

**CITY OF LANGFORD
BYLAW NO. 1888**

**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 the following text within Subsection 6.63A.01:

"(18) Gravel and aggregate processing and sale;"

2. By deleting from the RS4 (Residential Small Lot 4) Zone and adding to the BP2A (Business Park 2A) Zone the property legally described as Lot 1, Section 87, Metchosin District Plan EPP77125, PID No. 030-643-236 (4342 West Shore Pkwy) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

3. By deleting from the RR4 (Rural Residential 4) Zone and adding to the BP2A (Business Park 2A) Zone, the property legally described as LOT 3 Section 87 Metchosin District Plan EPP74393, PID No. 001-138-146 (1324 Langshire Road)

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

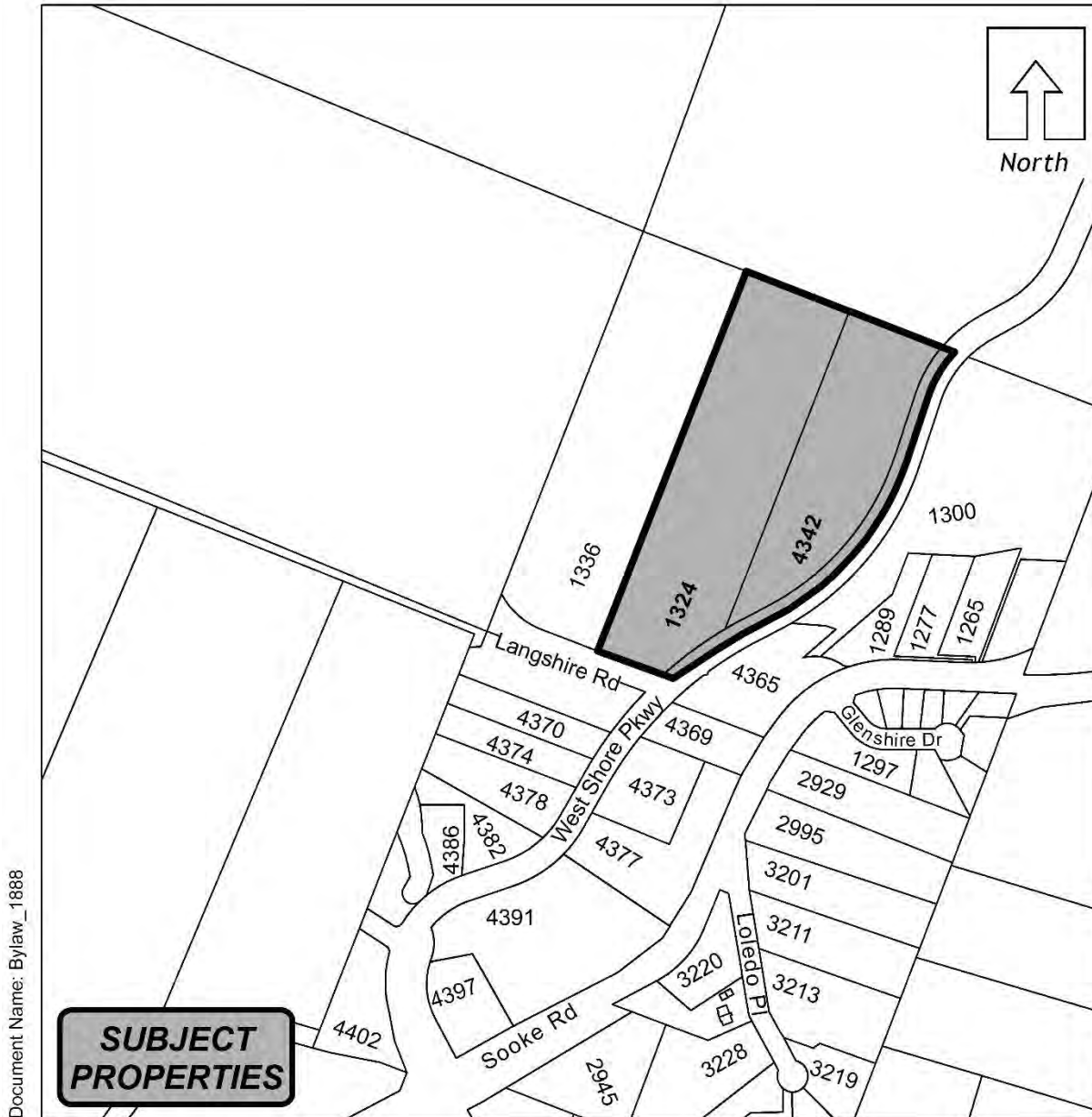
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

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. 1888

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1887 and 1888. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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, 25 May 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	4342 West Shore Pkwy and 1324 Langshire Rd	
File	OCP19-0007 and Z19-0028	Bylaw Numbers: 1887 & 1888
Official Community Plan	Current: Hillside or Shoreline	Proposed: Business or Light Industrial
Zoning	Current: RS4 (Residential Small Lot) for 4342 West Shore Pkwy and RR4 (Rural Residential 4) for 1324 Langshire Rd	Proposed: BP2A (Business Park 2A – Sooke Road West)
Proposal	To allow commercial and light industrial uses to be developed on the properties.	

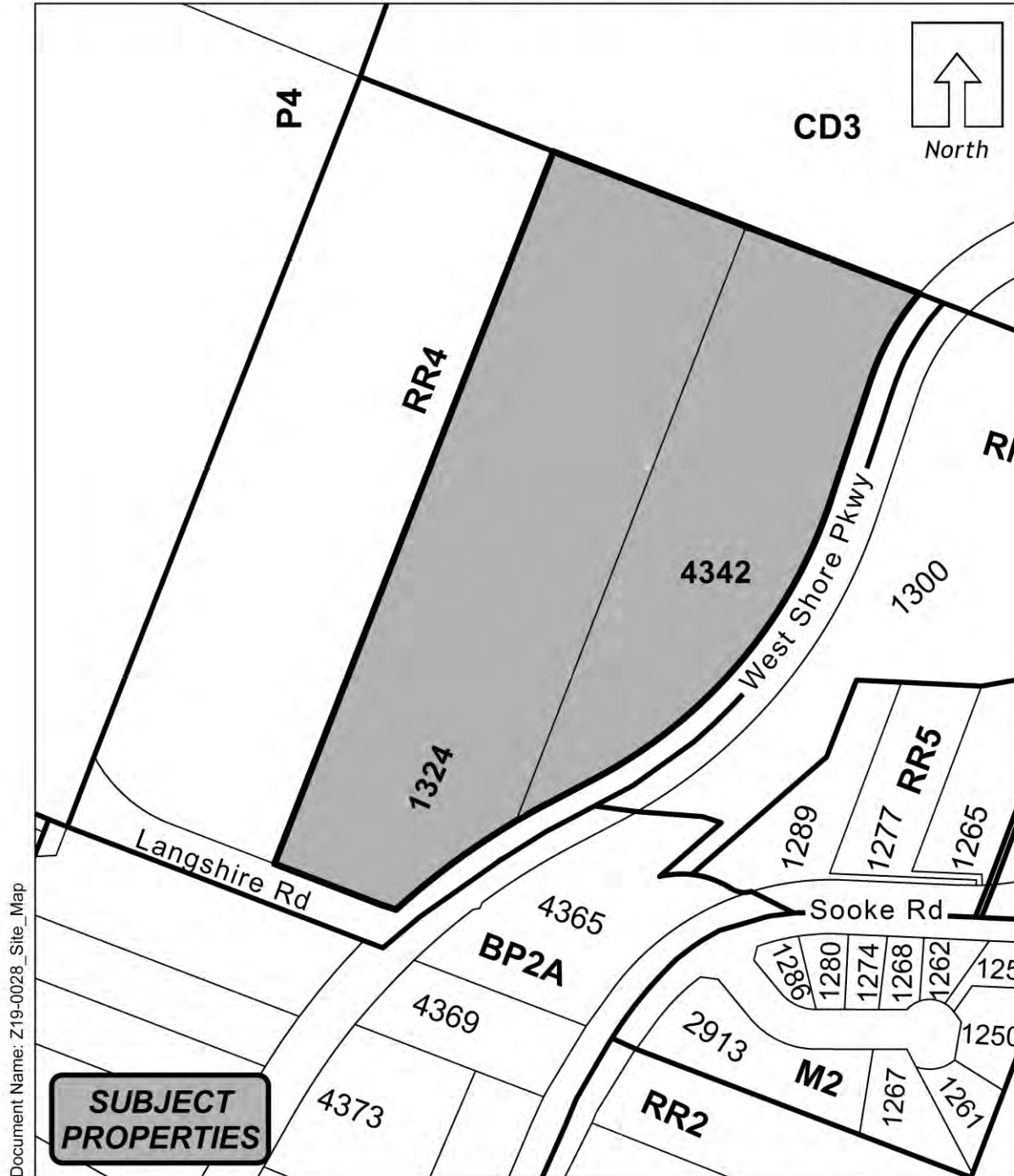
COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or lmattiussi@langford.ca with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT

(Z19-0028)

4342 Westshore Pkwy & 1324 Langshire Rd



Document Name: Z19-0028_Site_Map

Scale: N.T.S.

Last Revised: 2/11/2020

View Royal community gardens set to reopen

New COVID-19 measures will be in place at gardens

Shalu Mehta
News Staff

Seeds will get growing again as the Town of View Royal reopens its community gardens after they had been closed due to the COVID-19 pandemic.

New restrictions are worked out so community members can make use of the gardens in a safe manner. According to e-mails from the Town, the plan is to be in place until BC Health removes social distancing recommendations.

During the April 14 special council meeting, View Royal council decided to keep the gardens closed based on requirements for public health and safety. Letters to council from residents expressed a desire to have the gardens open again, especially as the growing season gets underway.

About one month ago, Mayor David Screech wrote a Facebook post in which he said he was “confident that by the time gardening season begins” protocols and policies would be figured out to reopen the gardens.

Screech told Black Press Media that he thinks View Royal staff have put “a lot of thought”



View Royal community gardens will be open to the public again with new COVID-19 measures to keep gardeners safe. (Shalu Mehta/News Staff)

into how the gardens will be opened.

“They were closed out of an abundance of caution at a time when staff were making decisions quickly,” Screech said. “When the dust had settled, staff had the time to plan.”

Moving forward, those who have a garden plot will be contacted by a View Royal staff member to arrange a schedule. Once the schedule has been finalized, the Town will move forward with the opening.

New guidelines for gardeners include washing hands with soap and water before and after attending the garden; avoiding touching the eyes,

nose or mouth; practising physical distancing of two metres at all times; staying home if sick and avoiding those who are.

Gardeners can only visit the garden during their allocated time slot and shared tools will not be available. A one-time opportunity to retrieve tools from the tool shed during the first week of opening will be provided. If using the hose, gardeners must wear gloves at all times and not touch any common surfaces with bare hands.

Signage will be located around the gardens to remind gardeners about the new measures.

Farmers market gets green light

Aaron Guillen
News Staff

The Goldstream Farmers Market has received the go-ahead from the City of Langford for a modified version this summer.

Council recently voted to support the market that begins on June 6 by providing barricades to encourage social distancing while customers shop.

They will also be providing a five gallon container of hand sanitizer which will be used on-site at Veterans Memorial Park from 10 a.m. to 1 p.m. every Saturday.

“We were just thrilled when we found out that we were able to carry on and show the community that we’re not going anywhere,” said Shirley Obersteller, treasurer of the Goldstream Farmers Market.

Social distancing will be enforced with markers placed on the ground, a limit of 50 people at the event and a one-way entrance and exit.

Obersteller said they’re still looking for about half a dozen more vendors.

Those interested can apply by messaging their Facebook page or by emailing manager.goldstreammarket@gmail.com

aaron.guillen@goldstreamgazette.com



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to revise and update its Regional Context Statement that forms part of the City’s Official Community Plan Bylaw No. 1200 by means of Bylaw No. 1862. All persons who believe that their interest in property is affected by the 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, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1862 is to amend the City of Langford’s Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Applicant: City of Langford

Location: The Regional Context Statement pertains to all lands within the City of Langford.

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Matthew Baldwin, Director of Planning in the Planning Department at 250-478-7882 or at mbaldwin@langford.ca 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 the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1887 and 1888. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1887 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of both properties that are the subject of Bylaw No. 1887 from the Hillside or Shoreline designation to the Business and Light Industrial designation to allow commercial and light industrial uses to be developed on the properties.

The purpose of Bylaw No. 1888 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the property located at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone and by amending the zoning designation of the property located at 4342 West shore Pkwy from the RS4 (Residential Small Lot 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the properties.

Applicant: Niall Paltiel

Location: The land that is the subject of Bylaw Nos. 1887 & 1888 is 4342 West Shore Pkwy and 1324 Langshire Rd as shown shaded on the plan.

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or at lmattiussi@langford.ca with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services



Long-awaited replacement engine rolls into Colwood

Katherine Engqvist
News Staff

A silver lining for Colwood firefighters working around the clock during the COVID-19 pandemic has arrived.

Colwood Fire Rescue received a new fire truck last week but it couldn't be met with the usual fanfare. Traditionally, when a new truck arrives at the hall, all the firefighters in the department gather and push the apparatus into the hall. But with COVID-19 restriction, that wasn't possible when the truck arrived on May 13.

Instead, the department had to modify its tradition and members greeted the new truck in shifts while observing physical distancing. But that didn't diminish the excitement.

"This project was 15 months in the making," explained Assistant Fire Chief Greg Chow, noting Colwood council approved the purchase in early 2019. "It's a long-awaited replacement, in the past few years we've seen some breakdowns in the truck it's replacing."

The 2020 Spartan HUB fire engine can pump 1,750 gallons per minute, holds 500 gallons of water, and offers the latest in interior crew protection with a complement of fire rescue tools.

It replaces the old Engine 51, a 1995 Spartan Gladiator. Chow noted pumper trucks have a 20-year lifespan with an additional five-year reserve before their ratings are no longer valid.

This replacement was required so the department can ensure it meets today's requirements as well as future needs.

The newest addition will also help reduce training hours, noted Chow.

All firefighters in the department are trained on the different trucks – how to use them properly and where equipment is stored. Since the layout, controls and other features of this truck are similar to another in the fleet, it will save training hours that can be utilized elsewhere.

He expects the new engine will be in service within four weeks once some equipment has been mounted and crews have been fully trained.

It joins a fleet that includes Tower 57 (a 2015 Rosenbauer T-Rex 115-foot articulating platform truck), Engine 52 (a 2012 Spartan Metro Star), Rescue 56 (a 2002 Spartan Metro Star), and a 2008 tanker engine.

The purchase came in under budget with a price tag of approximately \$980,000 before tax.

katie@goldstreamgazette.com



Captain Bryan Erwin (from left) along with firefighters Josh Pettigrew, Michael Poole and Bryan McNeil get acquainted with Colwood Fire Rescue's new engine. (Katherine Engqvist/News Staff)



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to revise and update its Regional Context Statement that forms part of the City's Official Community Plan Bylaw No. 1200 by means of Bylaw No. 1862. All persons who believe that their interest in property is affected by the 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, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1862 is to amend the City of Langford's Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Applicant: City of Langford

Location: The Regional Context Statement pertains to all lands within the City of Langford.

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Matthew Baldwin, Director of Planning in the Planning Department at 250-478-7882 or at mbaldwin@langford.ca 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 the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1887 and 1888. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, May 25, 2020, at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1887 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of both properties that are the subject of Bylaw No. 1887 from the Hillside or Shoreline designation to the Business and Light Industrial designation to allow commercial and light industrial uses to be developed on the properties.

The purpose of Bylaw No. 1888 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the property located at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone and by amending the zoning designation of the property located at 4342 West shore Pkwy from the RS4 (Residential Small Lot 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the properties.

Applicant: Niall Paltiel

Location: The land that is the subject of Bylaw Nos. 1887 & 1888 is 4342 West Shore Pkwy and 1324 Langshire Rd as shown shaded on the plan.

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or at lmattiussi@langford.ca with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services



- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

- b) Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.**

Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

SECONDED: C. BROWN

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

Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline

Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

- a. 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;
- b. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:
 - i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent along the subject property's frontage, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
 - iii. That the applicant will submit frontage drawings, within 1 month of a formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
 - vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
 - vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:40 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

3. Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Rd.

Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West

Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

- a. 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;
- b. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:
 - i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent along the subject property's frontage, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
 - iii. That the applicant will submit frontage drawings, within 1 month of a formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
 - vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
 - vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
 - ix. That the developer submits 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;
 - x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
 - xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and

- xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

Councillor Stewart re-entered the meeting at 5:35 pm.

8. TEMPORARY USE PERMIT

a) TUP19-0004 – 2317 Millstream Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Temporary Use Permit No. TUP19-0004 be issued by the Council for the City of Langford to Honeycomb Cannabis Inc. (formerly known as Planet Cannabis 1188770 BC Ltd.) to operate a cannabis retail store at 2317 Millstream Road by means of a Temporary Use Permit subject to the following terms and conditions:

1. Appendix

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

2. Conditions

- 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 Honeycomb Cannabis Inc. proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
- g) Honeycomb Cannabis Inc. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products, subject to an occupancy permit for the purpose built addition to 2317 Millstream Road being issued by the City, Council hereby resolves to issue Temporary Use Permit TUP19-0004 to Honeycomb Cannabis Inc. for it to operate

CARRIED.

d) BYLAW NO. 1887

"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1887 first reading.

CARRIED.

e) BYLAW NO. 1888

"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1888 first reading.

CARRIED.

f) BYLAW NO. 1889

"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1889 first reading.

CARRIED.

g) BYLAW NO. 1890

"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM



City of Langford

www.cityoflangford.ca

Staff Report to Planning, Zoning and Affordable Housing Committee

Date: February 24, 2020

Department: Planning

Application No.: Z19-0028 and OCP19-0007

Subject: Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.

Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

PURPOSE

Niall Patiel has applied on behalf of Urban Pro Developments Ltd. to rezone 4342 West Shore Parkway from the RS4 (Residential Small Lot 4) Zone, and on behalf of Norma Wright, Mark Stewart and Sandra Stewart to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone, to the to the BP2A (Business Park - Sooke Road West). The proposal also includes an amendment to the policy designation of the both properties within Langford's Official Community Plan (OCP) from the Hillside Shoreline to the Business and Light Industrial designation. This policy resignation is required to allow for light industrial and commercial uses on the subject properties.

As the property located at 1324 Langshire Road will have to be developed in tandem with 1336 Langshire Road, this Staff report will refer to this property to ensure there is an integrated approach to the development of the site.

Table 1: Site Data

<i>Applicant</i>	Niall Patiel
<i>Owner</i>	Urban Pro Developments Ltd
<i>Civic Address</i>	4342 West Shore Parkway and 1324 Langshire Parkway
<i>Legal Description</i>	LOT 1 SECTION 87 METCHOSIN DISTRICT PLAN EPP77125 (4342 West Shore Parkway), LOT 3 SECTION 87 METCHOSIN DISTRICT PLAN 31715 EXCEPT PART IN PLAN EPP74393 (1324 Langshire Road)
<i>Size of Property</i>	Combined 62,832 m ² (15.53 acres)
<i>DP Areas</i>	Steep Slopes (4342 West Shore Parkway), Woodland Environmental DP Area, Habitat and Sensitive Ecosystems, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses
<i>Zoning Designation</i>	RS4 (Residential Small Lot 4) Zone and RR4 (Rural Residential 4) Zone
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject properties are located in the western area of Langford, north of Sooke Road, between West Shore Parkway and Mount Wells Regional Park.

Both sites are heavily forested while the areas closest to the road frontage and around existing home sites has been cleared. The properties contain fairly steep slopes and include a grade differential of 55 m between their west and north eastern property boundaries.

Currently the sites contain a one family dwelling each, and activities associated with rural residential properties are visible on the properties.

The property at 4342 West Shore Parkway originally had driveway access from what was Glenshire Drive that was closed with the development of the lands south of the property, therefore, access to the property now exists off of West Shore Parkway.

The one family dwelling at 1324 Langshire Road has driveway access off of Langshire Road.

PREVIOUS APPLICATIONS

The West Shore Parkway was constructed to facilitate a connection between the TransCanada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road and south of Langshire Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive and Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow



4342 West Shore Parkway

The subject property was purchased by the City to facilitate the completion of the West Shore Parkway. The portion of the property that wasn't used was sold once construction of the Parkway was completed and addressed as 4342 West Shore Parkway.

In 2015, Development Permit DP15-0061 was issued to allow for the construction of the West Shore Parkway through the parent property, prior to it being dedicated as road in the Riparian, Habitat and Biodiversity, Woodland, Terrestrial Herbaceous, Steep Slopes and Interface Fire Hazard Development Permit areas.

In 2018 Council adopted Bylaw No.1741 that rezoned the property from the RR4, (Rural Residential 4), Zone to the RS4 (Residential Small Lot 4) Zone to allow for the construction of small lot one family dwellings and townhouses. As part of this approval to rezone this property, 20% of the land was to be retained as natural open space in order to satisfy the open space requirements that applied due to the OCP designation of Hillside or Shoreline.

1324 Langshire Road

DP15-0061, also addressed the property located at 1324 Langshire Road.

Table 2: Surrounding Land Uses (4342 West Shore Parkway)

	<i>Zoning</i>	<i>Use</i>
<i>North (1220 Parkdale Drive)</i>	CD3, Comprehensive Development Westhills, Zone	undeveloped
<i>East (1300 West Shore Parkway)</i>	RM2A, Attached Housing, Zone	one family dwelling
<i>East (4365 West Shore Parkway)</i>	BP2A, Sooke Road West Business Park, Zone	vacant
<i>South (4366 West Shore Parkway)</i>	BP2A, Sooke Road West Business Park, Zone	vacant, being developed
<i>West (1348 Langshire Road)</i>	P4, Park and Open Space, Zone	Mount Wells Regional Park

Figure 2: Showing the parcel conditions of the subject properties (highlighted)



COMMENTS**ZONING**

Both subject properties currently have residential zones. The property at 4342 West Shore Parkway is zoned RS4, (Residential Small Lot 4) and the property zoned 1324 Langshire Road is zoned RR4 (Rural Residential 4). As residential zones, neither allows for light industrial or commercial business uses and therefore the properties will have to be rezoned to accommodate these uses.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from Trans-Canada Highway 1 to Highway 14 (Sooke Road). The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties from either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.

Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)



Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous land area of approximately 120,000 m² or 30 acres.

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway 1 to Highway 14 makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses within the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 63,000 m² to the existing land area zoned BP2A, ensuring consistent development for this area.

OFFICIAL COMMUNITY PLAN

The current designation of the properties is Hillside or Shoreline which allows for residential and institutional uses that capitalize on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the properties for commercial and light industrial uses, an amendment from the Hillside or Shoreline policy designation to the Business and Light Industrial designation will be required. The Business or Light Industrial is an appropriate OCP designation as it follows the developer's intention to develop the site for businesses that are predominantly light industrial, with some small retail, offices, and food service businesses allowed as well.

The OCP contains the following Policies and Objectives for lands designated as *Business or Light Industrial Centre*:

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

A Concept for Business or Light Industrial Centre



Objective 1.1 Ensure long term supply of employment lands.

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.¹

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.

DEVELOPMENT PERMIT AREAS

Both subject properties have been identified as being within an Environmental Protection Development Permit Area, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application.

Both sites are also within an area identified as being within the Extreme High-Risk Fire, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices necessary to avoid an interface fire in the area.

In addition, a form and character Development Permit will be required as commercial and industrial uses are within the scope of Langford's development permit areas. A Development Permit to address these conditions must be issued prior to any subdivision or site preparation can take place on the site.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Highway 14 (Sooke Road). The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway; the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in additional BC transit routes being added.

FRONTAGE IMPROVEMENTS

4342 West Shore Parkway

As a fairly new highway, the West Shore Parkway does not require any frontage improvements, therefore the property at 4342 West Shore Parkway will not be required to install any improvements as a condition of development.

1324 Langshire Road

Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.

Frontage improvements on Langshire Road will include paving the road to the centreline, road edge parking, boulevard landscaping and installing streetlights (if required). Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer's responsibility to install these improvements.

INFRASTRUCTURE

Sewer runs within the West Shore Parkway road right of way fronting this site. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer's expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. Any required service upgrades to facilitate connections to the property will be the shared responsibility of the developers of the properties located at 4342 West Shore Parkway, 1324 Langshire Road and 1336 Langshire Road. The developer will also be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the properties are within the Extreme Risk Fire Hazard DP Area. Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of this requirement to submit FUS calculations prior to a DP.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council's Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.

COMMENTS**DEVELOPMENT PROPOSAL**

The developer would like to capitalize on the access to West Shore Parkway by developing business uses that would benefit from the connection between the TransCanada Highway and Sooke road. As the current zoning doesn't support the proposed uses, the developer wishes to rezone the properties to the BP2A (Business Park – Sooke Road West) Zone and amend the OCP designation to the Business Park and Light Industrial to develop the site to accommodate these uses.

The developer has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the regulations of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

As mentioned, the BP2A zone allows for a variety of uses to be constructed. Council should note that Section 3.13.01 contains regulations around fencing associated with unenclosed storage for properties zoned Business Park adjacent to a highway.

When the subject property at 4342 West Shore Parkway was rezoned in 2017 a Section 219 covenant was registered to secure the preservation of 20% natural open space in order to satisfy the Hillside or Shoreline OCP policy requirements for open space. Council may wish to discharge this covenant, as the proposed policy change would result in an amendment to the Business or Light Industrial OCP designation that has no such requirements for open space. Council may wish to acknowledge that an Environmental Impact Study submitted with a Development Permit may identify relevant areas on the property that are to be protected for the purposes of protecting at-risk species or established wildlife corridors.

The property located at 4342 West Shore Parkway will have direct access from West Shore Parkway, and while no plans have been submitted, the developer will be constructing a private internal road network to facilitate the movement of vehicles within site. A review of the proposed network will be done at time of subdivision and will have to comply with the Subdivision and Servicing Bylaw No. 1000, as well as any regulations tied to facilitating fire fighting vehicles in around the property.

The property at 1324 Langshire Road will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1336 Langshire Road will be further addressed at the subdivision phase of the development.

Table 3: Proposal Data

	Permitted by RS4 (Current Zoning)	Permitted by BP2A (Proposed Zoning)
<i>Density minimum lot size)</i>	400 m ²	1,000 m ²
<i>Height</i>	Lot Size > 550 m ² : 9 m Lot Size < 550 m ² : 8.5 m Townhomes: 3 stories	Building: 4 stories Structure: 15 m
<i>Site Coverage</i>	50%	60% (max), 10% minimum on lots less than 1000 m ²
<i>Front Yard Setback</i>	3 m (10 ft)	4.5 m (14.8 ft) of any lot adjacent to Sooke Road 3 m (9.8 ft) of a lot line adjacent to a highway 3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional
<i>Interior Side Yard Setback</i>	1.2 m (5 ft)	
<i>Exterior Side Yard Setback</i>	3.5 m (11 ft)	
<i>Rear Yard Setback</i>	5.5 m (18 ft)	
<i>Parking Requirement</i>	2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites	1 space per 45 m² gfa for commercial uses - Dependant on specific use for all industrial uses

DEVELOPMENT COST CHARGES

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible. A summary of Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council's Affordable Housing and Amenity Contribution Policy (POL-0011-PLAN)

Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)

Development Cost Charge	Per unit industrial	Per unit commercial
<i>Roads</i>	\$7.97/m ² gfa	\$55.78/m ² gfa
<i>Incremental Storage Improvement Fees</i>	\$208/ 1000 ft ² of floor area	\$140/ 1000 ft ² of floor area
<i>Integrated Survey Area</i>	\$35 per lot created	
<i>CRD Water</i>	\$9.76/m ²	\$5.29/m ²

OPTIONS

Option 1

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

1. Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

And

2. Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone.
3. Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:
 - a. 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;
 - b. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:
 - i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
 - iii. That the applicant will submit frontage drawings, within 1 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;

-
- iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
 - vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
 - vii. That a formal storm water management is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
 - ix. That the developer submits 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;
 - x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
 - xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
 - xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

OR

Option 2

1. Take no action at this time with respect to amending the OCP designation or the Zoning of the properties at 4342 West Shore Parkway or 1324 Langshire Road.

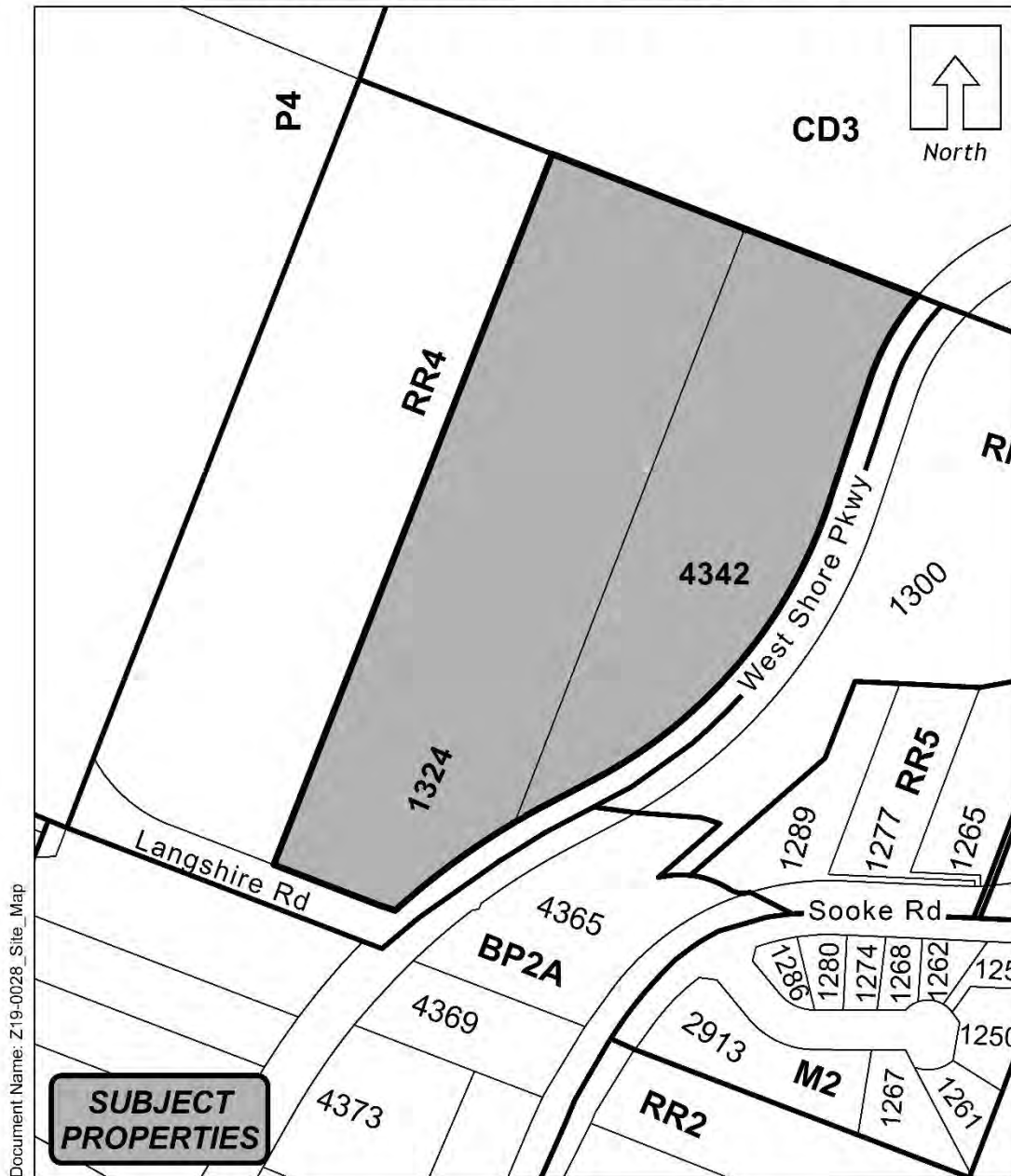
Submitted by:	Lauren Mattiussi, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:lhm

Appendix A

Site Map

**REZONING BYLAW AMENDMENT
(Z19-0028)
4342 Westshore Pkwy & 1324 Langshire Rd**



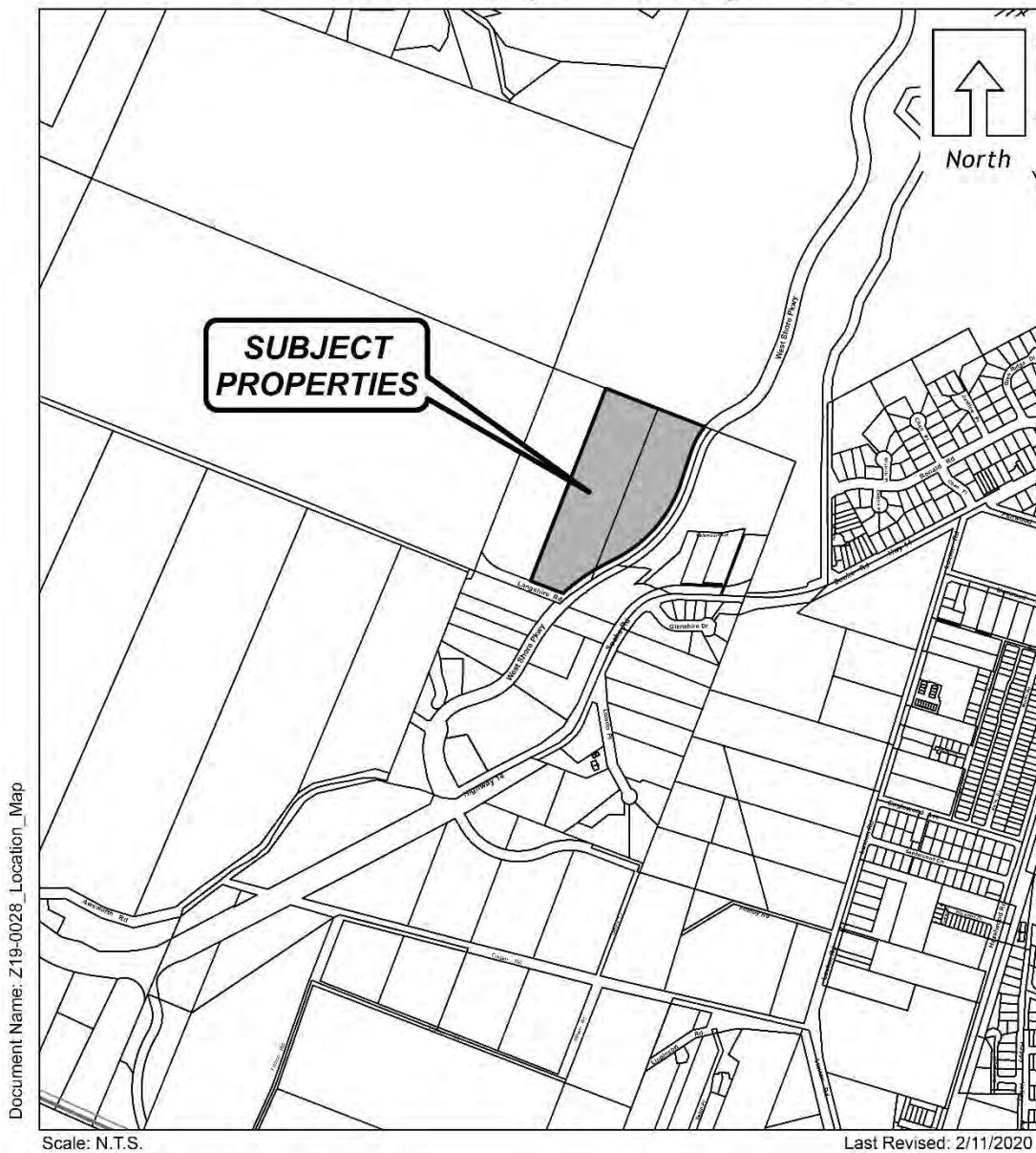
Document Name: Z19-0028_Site_Map

Scale: N.T.S.

Last Revised: 2/11/2020

Appendix B
Location Map

**REZONING BYLAW AMENDMENT
(Z19-0028)
4342 Westshore Pkwy & 1324 Langshire Rd**



PUBLIC HEARING
Monday, 25 May 2020

Bylaw Nos. 1889 and 1890
File No. OCP20-0001
and Z20-0001

A Bylaw to amend the policy designation within the Langford's OCP Bylaw No.1200 from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 1336 Langshire Road.

A Bylaw to amend the zoning designation within Langford's Zoning Bylaw No. 300 from the RR4 (Rural Residential 4) Zone, for the property located at 1336 Langshire Road.

**CITY OF LANGFORD
BYLAW NO. 1889**

**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 HILLSIDE OR SHORELINE designation and adding to the BUSINESS OR LIGHT INDUSTRIAL designation the property legally described as LOT 4 SECTION 87 METCHOSIN DISTRICT PLAN 31715 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

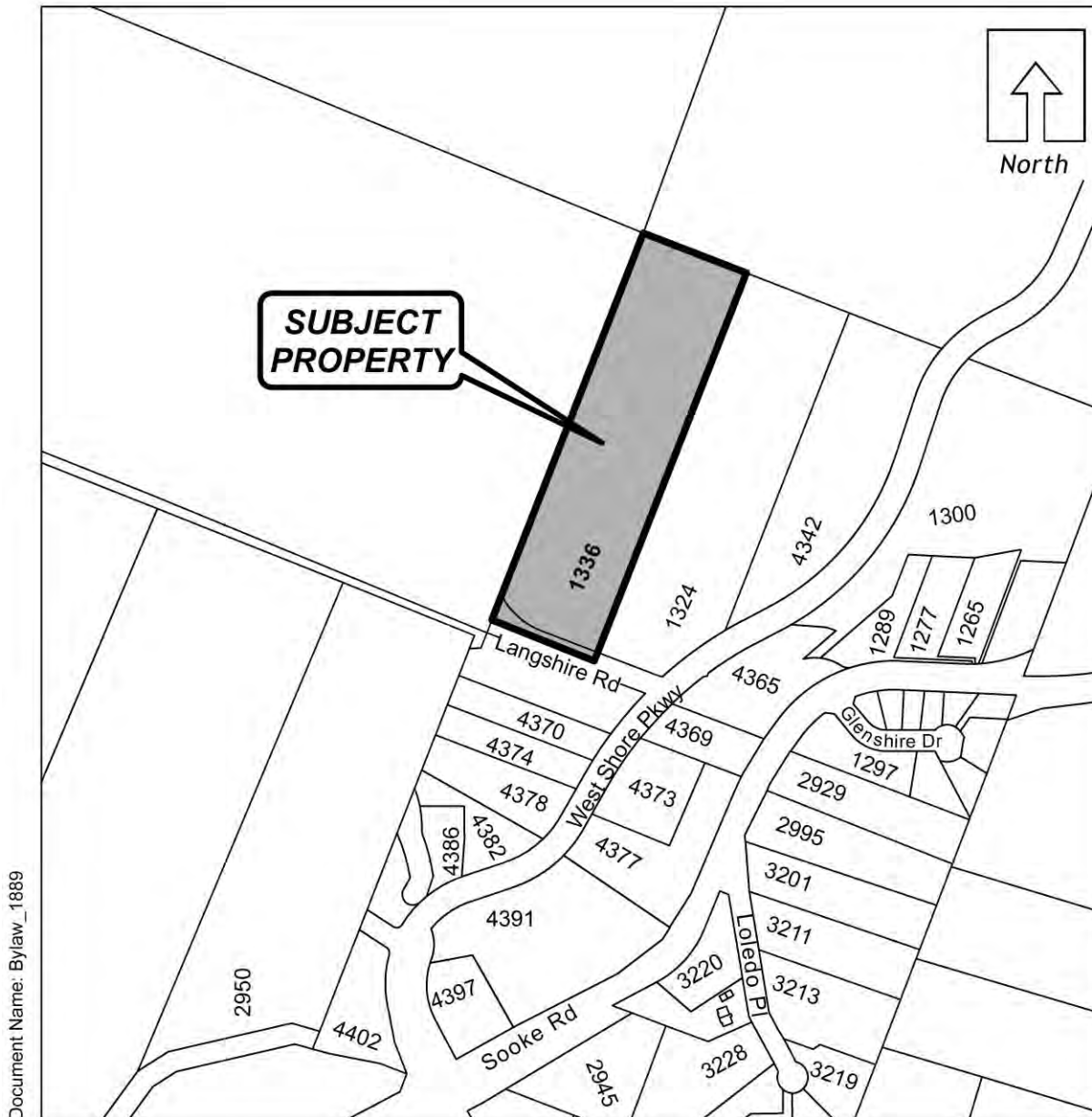
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1889

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1889

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020

**CITY OF LANGFORD
BYLAW NO. 1890**

**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 the following text within Subsection 6.63A.01:

"(18) Gravel and aggregate processing and sale;"

2. By deleting from the RR4 (RURAL RESIDENTIAL 4) Zone and adding to BP2A (BUSINESS PARK 2 A) Zone the property legally described as Lot 4, Section 87 Metchosin District Plan 31715, PID No. 001-138-154 (1336 Langshire 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. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

READ A FIRST TIME this 2nd day of March, 2020.

PUBLIC HEARING held this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

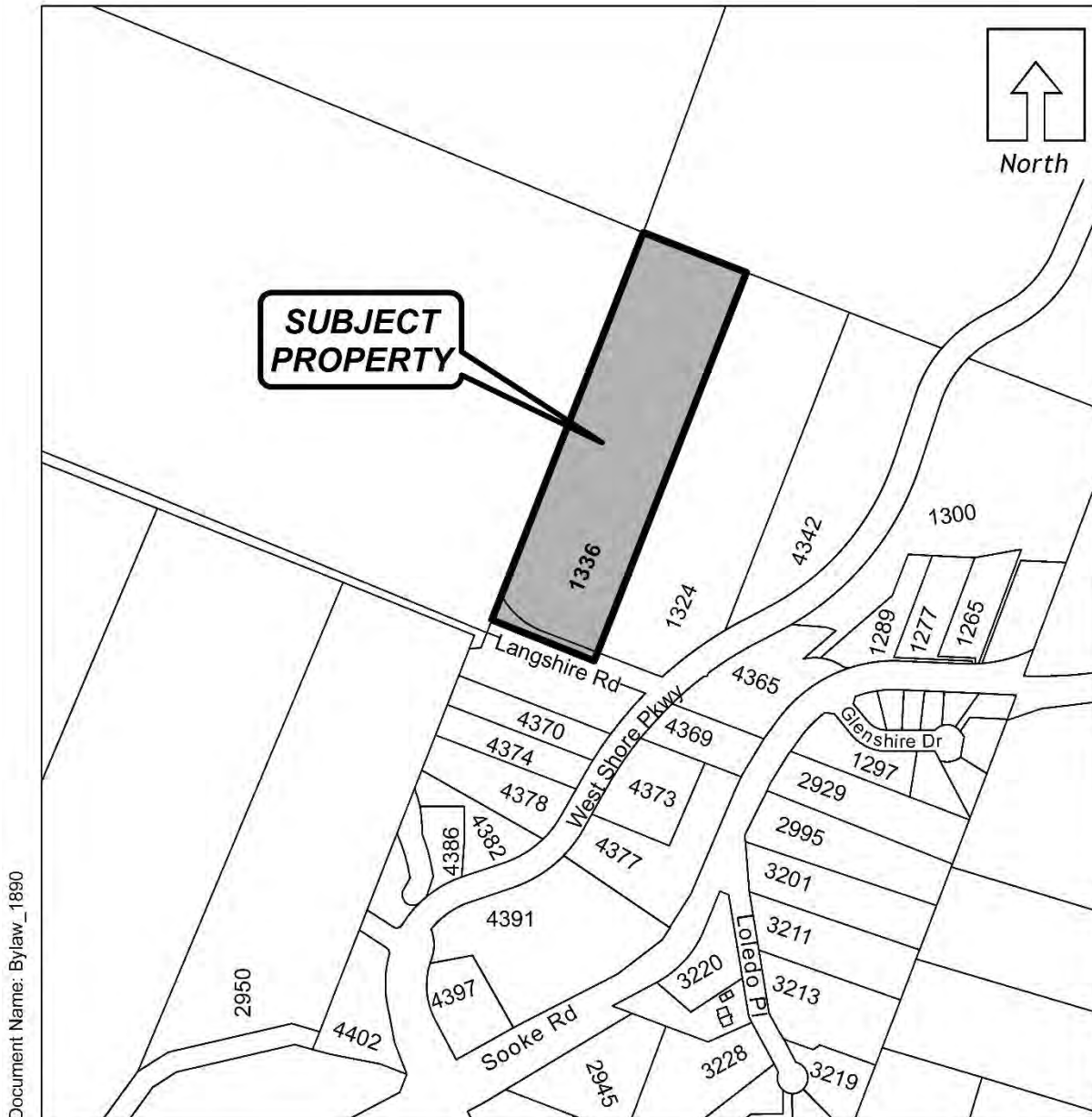
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1890

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1890

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2020



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1889 and 1890. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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, 25 May 2020	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	1336 Langshire Rd	
File	OCP20-0001 and Z20-0001	Bylaw Numbers: 1889 & 1890
Official Community Plan	Current: Hillside or Shoreline	Proposed: Business or Light Industrial
Zoning	Current: RR4 (Rural Residential 4)	Proposed: BP2A (Business Park 2A – Sooke Road West)
Proposal	To allow commercial and light industrial uses to be developed on the property.	

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or lmattiussi@langford.ca with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services

**REZONING BYLAW AMENDMENT
(Z20-0001)
1336 Langshire Rd**



Dunsmuir Middle School staff created a video for their students to remind them that they're greatly missed during the pandemic. (Courtesy of Dunsmuir Middle School)



School staff remind students how much they are missed

Aaron Guillen
News Staff

Dunsmuir Middle School staff are doing their best to uplift student spirit during the pandemic by making a video set to popular Canadian artists covering Bill Withers' Lean On Me.

"We're thinking of you, we're here working

for you and we're all looking forward where we can once be together again as a community," said Mark Kaercher, Dunsmuir principal in the video.

From sweatshirts to T-shirts printed with the Dunsmuir logo, teachers held up signs to send their best wishes to students, reminding them that though they can't see each other day-to-day, they're looking forward to their reunion.

No prom for SD62 students

Sooke School District to create graduation video to celebrate this year's outgoing class

Shalu Mehta
News Staff

Students in the Sooke School District won't be able to go to their proms this year due to COVID-19 restrictions but will still have a unique graduation ceremony.

In a video message, SD62 superintendent Scott Stinson addressed Grade 12 students on how the district will be recognizing their accomplishments.

Stinson noted large gatherings are still not allowed in the province as orders from the provincial health officer Dr. Bonnie Henry remain.

"As a result of that, things like dry grad, dinner dances – your prom events – will not be able to go forward and I'm sorry for that," Stinson said.

What SD62 will be doing, however, is celebrating graduating students with a video ceremony that will be streamed live.

"It'll look different, it won't be walking across the stage as you have seen others in past years do but it will be a fitting tribute to you and the work that you've done in your schools over the years," Stinson said.

The video compilation will feature speeches from dignitaries, valedictorians and historians at each school and will show images of each student through grad photos and grad statements.

The school district is working with a professional video company, Stinson said.

A date will be set for a live event where the video will be screened.

Students will be able to share the video with family and friends.

"We're sorry that your graduation is ending in this way," Stinson said. "As the provincial health officer has said, you will be the most unique grad class in history, no one else will have this same event."

Each school will be putting in unique touches for students as well.

Comments from community members on Facebook groups and on the YouTube video suggest postponing grad events and prom rather than cancelling and question the school district's decision in doing so.

"Being recognized should not be the concern," one comment from Jen Lowe reads. "It is having the experience of prom and graduation events that the kids look forward to for many years prior."

In a statement to Black Press Media, Stinson said the school district is "deeply saddened" world events have made it necessary for the district to cancel prom and other graduation events.

"It was not easy for us as a school district to do this," Stinson said.

"In the absence of being able to offer our normal graduation ceremony, we have created this novel approach that will still allow us to recognize and pay tribute to the graduating class of 2020."

More details will be shared in videos that will come online next week, according to SD62.

shalu.mehta@blackpress.ca



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1889 and 1890. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on May 25, 2020 at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1889 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1889 from the Hillside or Shoreline designation to the Business or Light Industrial designation to allow commercial and light industrial uses to be developed on the property.

The purpose of Bylaw No. 1890 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. 1890 from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the property.

Applicant: Rachael Sansom

Location: The land that is the subject of Bylaw Nos. 1889 and 1890 is 1336 Langshire Rd as shown shaded on the plan.

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or at lmattiussi@langford.ca with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services





Windsor Plywood Westshore

ROUGH CUT YELLOW CEDAR

1"x6" x 5' Rough Cut.....	3⁵⁹ ea.
1"x6" x 6' Rough Cut	4⁸⁹ ea.
1"x6" x 8' Rough Cut	6⁹⁹ ea.
2"x4" x 8' Rough Cut	8⁹⁸ ea.
4"x4" x 8' Rough Cut ...	19⁸⁸ ea.
6"x6" x 8' Rough Cut ...	49⁸⁸ ea.
2"x8" x 16' Rough Cut..	44⁸⁸ ea.

YELLOW CEDAR DECKING

2"x6" x 12' (1½"x5½") ...	29⁹⁹ ea.
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WESTERN COMMUNITIES (VICTORIA)
888 Van Isle Way
250-474-6111 • Fax: 250-474-6311
Tuesday-Saturday: 8:30am - 5:00pm
Closed Sunday and Monday



Facing changes together: Your community, your journalists

The COVID-19 pandemic has changed the world in ways that would have been almost unimaginable a few short months ago.

With more rapid change inevitable and the time frame for a return to a new, predictable normal still unknown, a trusted, reliable and real-time source of information is more important than ever. The Goldstream Gazette is firmly committed to seeing you through the changes ahead, whatever they may be, but we need your help.

COVID-19 has wrought havoc on businesses across almost every sector and the Goldstream Gazette is no exception.

For 45 years the local reporting that the Goldstream Gazette delivers to your door and on your devices, has

been supported by local businesses and organizations.

But while they navigate this sea-change towards their new normal, we're asking you, our readers, to recognize the value of local journalism to our community by making a one-time or ongoing donation to support local journalism.

The Goldstream Gazette covers the stories that matter to you and to our community.

While COVID-19 is top-of-mind right now, we've spent years helping shape the West Shore into the great place it is to live and work by highlighting local government decisions, supporting charitable groups, covering local sports and shining a light on those who might impinge on our quality of

life.

We're asking you to lock arms with us, as we look to better days ahead, doing what we do with dedication and pride.

By making a one-time or ongoing donation to the Goldstream Gazette you can help ensure that our community continues to enjoy the benefits that come with a local community newspaper.

This is not a silver bullet to save local media but for those who care about our community and local journalism on the West Shore, a donation offers the chance to show your support and ensure the West Shore continues to reap the benefits that local journalism delivers.

To support the Goldstream Gazette

please call 250-478-9552 ext. 222 or email publisher@goldstreamgazette.com or support us online at local.blackpress.ca/GNG.

Thank you for your contribution.
Sincerely,
Michelle Cabana, Publisher
Goldstream Gazette

Sober driver hits drunk pedestrian in Colwood

Aaron Guillen
News Staff

A drunk pedestrian is expected to recover after being hit by a driver in Colwood on May 8. Officers responded to a call around 9:30 p.m. of a driver

who had hit a pedestrian near the 1700-block of Old Island Highway.

According to a witness, the man had entered the roadway in front of moving vehicles and the driver didn't have time to stop. Officers confirmed that the driver was sober, while the "very in-

toxicated" man received minor injuries to his legs. The pedestrian was taken to hospital and is expected to make a full recovery. West Shore RCMP said the collision was caused by the pedestrian crossing the road where there wasn't a crosswalk or any street lights at night.





City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that pursuant to Section 464(2) of the Local Government Act, the Council of the City of Langford has waived the holding of a Public Hearing for Bylaw No. 1911 (being a Bylaw to amend Zoning Bylaw No. 300 for the City of Langford).

Proposal: The purpose of Bylaw No. 1911 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning of the property located at 812, 816 and 820 Orono Avenue from R1 (One-Family Residential) Zone to MU2 (Mixed-Use Residential Commercial) to allow for a 6 storey, 46 unit apartment building.

Applicant: Ben Gulbrandsen, Pacific Coast Land Company (PCLC)

Location: The land that is the subject of Bylaw No. 1911 is located at 812, 816 and 820 Orono Avenue.

Council will be considering Bylaw No. 1911 at the following meeting:

Date: Monday, 1 June 2020

Time: 5:30 pm

COPIES of the complete Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed online at: www.cityoflangford.ca/, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Julia Buckingham in the Planning Department at 250-478-7882 or by email at jbuckingham@langford.ca with any questions on this Bylaw.

PLEASE NOTE: This meeting will be held electronically, and not in-person. Information about how to connect to this meeting by phone may be found on the City's Website: www.cityoflangford.ca



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 the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of Bylaw Nos. 1889 and 1890. All persons who believe that their interest in property is affected by the Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on May 25, 2020 at 5:30 pm.** This hearing will be held by a delegate. Councillor Denise Blackwell (alternate Councillor Roger Wade) will attend this hearing and report back to Council prior to bylaw adoption. Please be advised that no representations may be received 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. 1889 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by amending the designation of the land that is the subject of Bylaw No. 1889 from the Hillside or Shoreline designation to the Business or Light Industrial designation to allow commercial and light industrial uses to be developed on the property.

The purpose of Bylaw No. 1890 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. 1890 from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park 2A – Sooke Road West) Zone to allow commercial and light industrial uses to be developed on the property.

Applicant: Rachael Sansom

Location: The land that is the subject of Bylaw Nos. 1889 and 1890 is 1336 Langshire Rd as shown shaded on the plan.

COPIES of the complete Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8 for the duration of the pandemic emergency. Please contact Lauren Mattiussi in the Planning Department at 250-478-7882 or at lmattiussi@langford.ca with any questions on these Bylaws.



Braden Hutchins
Director of Corporate Services

4. REPORTS

- a) **Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford's OCP in order to allow a for commercial and light industrial uses to be developed on the property.**
- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

SECONDED: D. HORNER

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

Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford's OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road;

Include within Bylaw No. 1890 a clause to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

- a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;
- b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
- i. That the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac in a location to be determined and as approved by the Director of Engineering;
 - iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
 - iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

- b) Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.**

Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

SECONDED: C. BROWN

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

Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline

CARRIED.

2. Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford’s OCP in order to allow a for commercial and light industrial uses to be developed on the property.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford’s OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road;

Include within Bylaw No. 1890 a clause to remove “Gravel and Aggregate Processing and sale”, as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

- a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;
- b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac in a location to be determined and as approved by the Director of Engineering;
 - iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
 - iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

3. Application to amend the policy designation within Langford's OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Rd.

Application to amend the zoning designation within Langford's Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West

CARRIED.

d) BYLAW NO. 1887

"Langford Official Community Plan Bylaw, Amendment No. 35, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1887, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw 1887 first reading.

CARRIED.

e) BYLAW NO. 1888

"Langford Zoning Bylaw, Amendment No. 584, (4342 West Shore Pkwy and 1324 Langshire Rd), Bylaw No. 1888, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1888 first reading.

CARRIED.

f) BYLAW NO. 1889

"Langford Official Community Plan Bylaw, Amendment No. 36, (1336 Langshire Rd), Bylaw No. 1889, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1889 first reading.

CARRIED.

g) BYLAW NO. 1890

"Langford Zoning Bylaw, Amendment No. 585, (1336 Langshire Rd), Bylaw No. 1890, 2020".

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1890 first reading.

CARRIED.

11. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

THAT Council close the meeting to the public pursuant to section 90 (1) k of the *Community Charter* to consider:

- **Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.**

CARRIED.

12. ADJOURNMENT

Mayor Young adjourned the meeting at 6:45 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer



City of Langford

www.cityoflangford.ca

Staff Report to Planning, Zoning and Affordable Housing Committee

Date: February 24, 2020

Department: Planning

Application No.: Z20-0001 & OCP20-00001

Subject: Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford's OCP in order to allow a for commercial and light industrial uses to be developed on the property.

PURPOSE

Rachael Sansom has applied on behalf of 1109572 Ltd to rezone the property at 1336 Langshire Road from from the RR4, Rural Residential 4, Zone to the BP2A, Sooke Road West, to allow light industrial uses on the subject properties. This proposal will also require a change to the Official Community Plan designation from the Hillside Shoreline to the Business and Light Industrial OCP designation.

As the property located at 1324 Langshire Road will be developed in tandem with 1336 Langshire Road this Staff Report will reference both properties to ensure there is an integrated approach to the site development.

Table 1: Site Data

<i>Applicant</i>	Rachael Sansom
<i>Owner</i>	1109572 BC Ltd.
<i>Civic Address</i>	1336 Langshire Road
<i>Legal Description</i>	LOT 4, SECTION 87 METCHOSIN DISTRICT PLAN 31715
<i>Size of Property</i>	40, 468 m ² (approximately 10 acres)
<i>DP Areas</i>	Habitat and Sensitive Ecosystems and Wood Land Environmental Protection Areas, Extreme Fire Hazard DP Area, Form and Character for Industrial/Commercial uses
<i>Zoning Designation</i>	RR4, Rural Residential 4, Zone
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is located in the western area of Langford, between West Shore Parkway and Mount Wells Regional Park.

The majority of the property is heavily forested while the area closest to the road frontage and around existing the home site has been cleared. Currently the site contains a one family dwelling and activities associated with rural residential properties are visible on the property.

The property at located at 1336 Langshire Road did have driveway access off of Glenshire Road through a statutory right of way registered on the property located at 1324 Langshire Road. The construction of the West Shore Parkway gives the property direct access from Langshire Road.

PREVIOUS APPLICATIONS

There have been no development related applications for the subject property.

The West Shore Parkway was constructed to facilitate the connection of between the Trans-Canada Highway and Sooke Road, and allowed adjacent properties to be developed as the completion facilitated access to these properties.

In early 2013 Council adopted Bylaw No.1445 and No.1446 to amend the zoning and OCP designation of the property west of Sooke Road (Figure 1), from the Hillside and Shoreline OCP designation to the Business and Light Industrial OCP designation and from the GB1 (Greenbelt 1) Zone. to a new Business Park Zone, BP2A (West Business Park 2A – Sooke Road West) Zone. As part of the rezoning proposal, a portion of the property was dedicated as road to facilitate the connection between the West Shore Parkway and Sooke Road.

In 2017 the portion of Glenshire Road that connected Langshire Drive to Sooke Road was closed as the completion of the West Shore Parkway provided an access to Langshire Road, making this portion of Glenshire Road redundant.

Figure 1: Showing the subject parcels (1324 Langshire Drive and 4342 West Shore Parkway) to the North of the Langshire Drive, and the new West Shore Parkway in yellow



Table 2: Surrounding Land Uses (4342 West Shore Parkway)

Address	Zoning	Use
<i>North (1220 Parkdale Drive)</i>	CD3, Comprehensive Development Westhills, Zone	undeveloped
<i>East (1300 Valemont Drive)</i>	RM2A, Attached Housing, Zone	one family dwelling
<i>East (4365 West Shore Parkway)</i>	BP2A, Sooke Road West Business Park, Zone	vacant
<i>South (4366 West Shore Parkway)</i>	BP2A, Sooke Road West Business Park, Zone	vacant, being developed
<i>West (1348 Langshire Road)</i>	P4, Park and Open Space, Zone	Mount Wells Regional Park

Figure 2: Showing the subject property and including 4342 West Shore Parkway and 1336 Langshire Road

COMMENTS**ZONING**

The RR4 Zone does not list light industrial or commercial businesses as allowable uses and therefore the property will have to be rezoned to allow the uses that the developer is proposing.

The BP2A (Business Park – Sooke Road West) Zone allows for light industrial uses, such as mid intensity manufacturing, warehouse storage, the retail sale, repair and storage of motor vehicles, as well as the retail of larger items like lumber and agricultural supplies. In addition, the BP2A zone allows for commercial uses such as small-scale retail establishments, restaurants, and offices.

The West Shore Parkway, although newly created, is a gateway through Langford from TransCanada Highway 1 to Sooke Road. The setbacks in the BP2A zone are reflective of this as being an important corridor in Langford and of the visibility of the properties on either side of West Shore Parkway, especially due to the steep grades of the sites. Regulations in the BP2A zone require a 4.5 m (15 ft) building setback between buildings and lot lines shared with Sooke Road, and 3 m (10 ft) between buildings and lot lines shared with any highway (highway defined in the Zoning Bylaw includes all roads whether private or public).

In addition, the Landscape Screening Section (6.63A.08) in the BP2A zone requires that a 3 m (10 ft) wide strip of landscaping is planted along the developed portion of a property that abuts a highway or any adjacent property within an agricultural, residential or institutional zone. This may be reduced to a 2.5 m (8 ft) wide strip if a fence at least 1.8 m (6 ft), together with decorative planting, is installed.

The access from Trans-Canada Highway to Sooke Road makes this corridor attractive for businesses of any scale and especially for those light industrial businesses where the movement of goods is key to their operations. The wide variety of uses the BP2A Zone will allow for flexibility as the site is developed and generous but sensitive setbacks will protect views along the West Shore Parkway, as people travel this route through Langford and on to Sooke. As well rezoning the subject properties to the BP2A zone will add almost 40,468 m² to the existing land area zoned BP2A, ensuring consistent development for this area.

The BP2A Zone allows for a Gravel and Aggregate Processing and Sale use, however, businesses that operate this type of use could impact adjacent properties and roadways with dust and noise. This type of use would be better suited to a zone that allows heavy industrial uses where the noise and disruption to adjacent properties is mitigated through larger spatial setbacks and zone-specific regulations. If Council is supportive, the Gravel and Aggregate Processing and Sale use should be removed as an allowable use from the BP2A Zone, and will be done as part of the Bylaw to rezone the properties at 4342 West Shore Parkway and 1324 Langshire Road. With the understanding that there may be some rock extraction and crushing done as a part of the site preparation, for future developments in Langford Council may wish to allow a two-year time limit for site preparation that allows these activities as a condition within a Section 219 covenant that is registered with the property.

Figure 3: Showing the properties that are zoned BP2A (Business Park – Sooke Road West)



Since the creation of the zone in 2012, several of the properties on either side of Sooke Road have been rezoned to the BP2A Zone, a contiguous a land area of approximately 120,000 m² or 30 acres.

OFFICIAL COMMUNITY PLAN

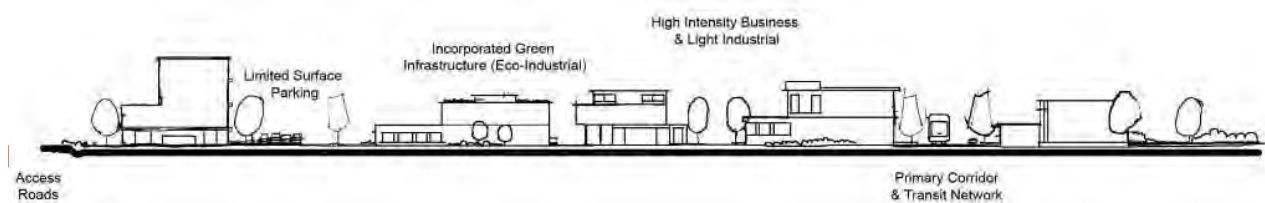
The current designation of the properties is Hillside or Shoreline that allows for residential and institutional uses and that capitalizes on the shoreline access and sloping features of the site. The Hillside or Shoreline policy also requires that the property being developed retain 40% of the land as open space.

As the developer wishes to develop the site for commercial and light industrial uses an from the Hillside or Shoreline policy designation will be required to the Business and Light Industrial designation. The Business or Light Industrial is an appropriate OCP designation as it follows the developer's intention to construct businesses allowed within the BP2A Zone, that are predominantly light industrial with some small retail, offices and food service businesses allowed as well.

The OCP contains the following Policies and Objectives for lands designated as *Business or Light Industrial Centre*:

- *Predominantly business and light industrial precinct that supports a range of business uses*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate*

A Concept for Business or Light Industrial Centre



Objective 1.1 Ensure long term supply of employment lands.

Policy 1.1.1 Develop and maintain an inventory of commercial and industrial floor space and remaining capacity to ensure that an adequate supply of employment lands is maintained.¹

Policy 1.1.2 Ensure long term availability of land for light industrial, commercial and/or institutional uses.

Policy 1.1.3 Promote high intensity business and light industrial development with smaller setbacks, smaller lots, multi-storey light industrial facilities.

DEVELOPMENT PERMIT AREAS

The subject property has been identified as being within two different Environmental Protection Development Permit Areas, and therefore an Environmental Impact Study or EIS, must be prepared by a professional registered biologist and submitted with a Development Permit application prior to any subdivision or site preparation. The site has also been designated as being within the Extreme High-Risk Fire DP Area, and will require a report from a certified forester, to accompany a Development Permit, to recommend mitigation practices to avoid an interface fire in the area. In addition, a form and character Development Permit is required as commercial and industrial uses are within the scope of Langford's development permit areas. The developer can submit one Development Permit application that can address all these identified DP areas if the design style and site layout are known upfront.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

West Shore Parkway was completed in 2018 to provide a direct connection between the Trans-Canada Highway 1 and Sooke Road. The construction of West Shore Parkway also provided access to Langshire Road, that could previously only be accessed via a connection of Glenshire Road from Sooke Road. With the construction of the Parkway, this connecting portion of Glenshire Road was closed.

There is no infrastructure to support alternative modes of transit along West Shore Parkway or Langshire Road. There is also no requirement for their installation as part of developing these properties.

There is no bus service along West Shore Parkway, the closest bus stop is BC transit route 65, located at West Shore Parkway and Commander Court in the community of Westhills. Route 65 brings riders from Sooke to downtown Victoria and back in the mornings and early evenings. Future development in this area may result in more BC transit routes being added.

FRONTAGE IMPROVEMENTS

Properties addressed off of Langshire Road will only be allowed to construct driveway access off of that Road. Frontage improvements will be required as part of developing the property, and a frontage improvement plan will be necessary to determine the amount of road dedication required. Frontage drawings will be required as well road dedication, to the extent determined by the frontage drawings, prior to subdivision approval of the property. A condition, within a Section 219 covenant registered with the property, will ensure that road dedication is done immediately, upon the request of the City to do so.

Frontage improvements of Langshire Road will include building out the road to its full width and extent, road edge parking, boulevard landscaping and installing streetlights (if required). As Langshire Road road terminates where it meets Mount Wells Regional Park it is not anticipated to be extended to or provide access to the Park in the future, therefore a turnaround (cul de sac) at the end of Langshire Road will have to be constructed as part of the required frontage improvements to Bylaw No. 1000 standards, and to the satisfaction of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant, registered with the property that secures the developer's responsibility to install these improvements.

INFRASTRUCTURE

Sewer runs within the West Shore Parkway road right of way and will have to be extended to serve the subject property. Any improvements or modifications needed to the sewer mains within the municipal road right-of-way will be constructed by West Shore Environmental Services at the developer's expense. The property is within the SSL Water Service Area and not serviced by the Capital Regional District (CRD) distribution system. The developer will be responsible for all connections and upgrades to services and sanitary systems needed to accommodate the proposed development, to the standards of the Subdivision and Servicing Bylaw No.1000, and to the approval of the Director of Engineering. Council may wish to include a condition within a Section 219 covenant registered on the property to make the developer aware of this responsibility.

As mentioned the property is within the Extreme Risk Fire Hazard DP Area, Langford Fire Rescue has no concerns regarding the rezoning, but will provide more comments with the review of a Development Permit. A detailed road network plan will be reviewed, at time of development permit, to determine compliance with applicable regulations concerning fire safety and fire fighting vehicle access.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report, and will take precedence over any authorized variances. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

As there is no on-site infrastructure to direct stormwater away from the property, the developer will be responsible to provide a stormwater management plan on how drainage to and from the site will be managed and stormwater captured and contained. A technical stormwater management memo, approved by the Director of Engineering, will be required prior to Council's Public Hearing. A formal stormwater management plan, also approved by the Director of Engineering, will be required prior to the issuance of subdivision approval or a building permit to develop the site, whichever is first. This provision should be included within a Section 219 covenant registered on the property.

COMMENTS**DEVELOPMENT PROPOSAL**

The developer would like to capitalize on the property's access to West Shore Parkway by constructing business park uses on the site that would benefit from the connection between the Trans-Canada Highway and Sooke Road. As the current zone doesn't support the proposed uses, the developer wishes to rezone the property from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone. Additionally, the designated policy for the zone, Hillside or Shoreline also doesn't allow for the proposed business park uses and will have to be amended to the Business Park and Light Industrial OCP designation.

The applicant has not submitted any site, building, elevation or landscaping plans; therefore, compliance with the requirements of the Zoning Bylaw No. 300 and the Subdivision and Development Servicing Bylaw No. 1000 cannot be evaluated at this time. Should this rezoning application be approved, details of the development will be required, and assessed, through the subsequent subdivision and Development Permit applications.

The property will have access off of Langshire Road, and an internal private road network is planned to be constructed to facilitate vehicle access on site. This internal network and coordination with the adjacent property at 1324 Langshire Road will be further assessed at the subdivision stage of the development.

During a visit to the property a watercourse was visually identified on the property, within Mount Wells Regional park. When a property contains a waterbody or watercourse a memo or report must be prepared by a professional biologist to determine whether the water course has particular riparian values that require further investigation. If a watercourse is identified as being a provincial spatial distance from the high-water mark of the watercourse to establish a SPEA (Streamside Protection and Enhancement Area). A SPEA is treated as a buffer between development and the watercourse, and recommendations are specified within the Riparian Area Report (RAR) that often includes permanent fencing, and the removal of invasive plants from the area. A RAR will be required, prior to Public Hearing, to identify possible SPEA and how it will impact development on the property located at 1336 Langshire Road.

Table 3: Proposal Data

	Permitted by RS4 (Current Zoning)	Permitted by BP2A (Proposed Zoning)
<i>Density minimum lot size)</i>	400 m ²	1,000 m ²
<i>Height</i>	Lot Size > 550 m ² : 9 m Lot Size < 550 m ² : 8.5 m Townhomes: 3 stories	Building: 4 stories Structure: 15 m
<i>Site Coverage</i>	50%	60% maximum, 10% lot coverage on lots less than 1000 m ²
<i>Front Yard Setback</i>	3 m (10 ft)	4.5 m (14.8 ft) of any lot adjacent to Sooke Road 3 m (9.8 ft) of an lot line adjacent to a highway 3 m (10 ft) wide landscaping setback, or 2.5 m wide landscaping setback along the developed portion of each lot abutting a highway, or property zoned Agriculture, Residential, or Institutional
<i>Interior Side Yard Setback</i>	1.2 m (5 ft)	
<i>Exterior Side Yard Setback</i>	3.5 m (11 ft)	
<i>Rear Yard Setback</i>	5.5 m (18 ft)	
<i>Parking Requirement</i>	2 vehicle parking stalls per dwelling, 1 additional stall for any secondary suites	1 space per 45 m² gfa for commercial uses - Dependant on specific use for all industrial uses

DEVELOPMENT COST CHARGES

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible. A summary of Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below. Council should note that as industrial and commercial uses are being contemplated there are no Amenity contributions, as per Council's Affordable Housing and Amenity Contribution Policy (POL-0011-PLAN)

Table 4 – Development Cost Charges (Payable at time of Building Permit issuance)

Development Cost Charge	Per unit industrial	Per unit commercial
<i>Roads</i>	\$7.97/m ² gfa	\$55.78/m ² gfa
<i>Incremental Storage Improvement Fees</i>	\$208/ 1000 ft ² of floor area	\$140/ 1000 ft ² of floor area
<i>Integrated Survey Area</i>	\$35 per lot created	
<i>CRD Water</i>	\$9.76/m ²	\$5.29/m ²
<i>School Site Acquisition</i>	NA	

OPTIONS**Option 1**

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

1. Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford's OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road.
2. Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:
 - a) 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 memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;
 - b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac;
 - iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
 - iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;
 - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;

- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits 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;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering;

Option 2

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

1. Take no action with regards to the rezoning and OCP amendment for 1336 Langshire Road.

Submitted by:	Lauren Mattiussi, MCIP, RPP, Planner 2
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:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:lhm

Appendix A

Site Map

REZONING BYLAW AMENDMENT

(Z20-0001)

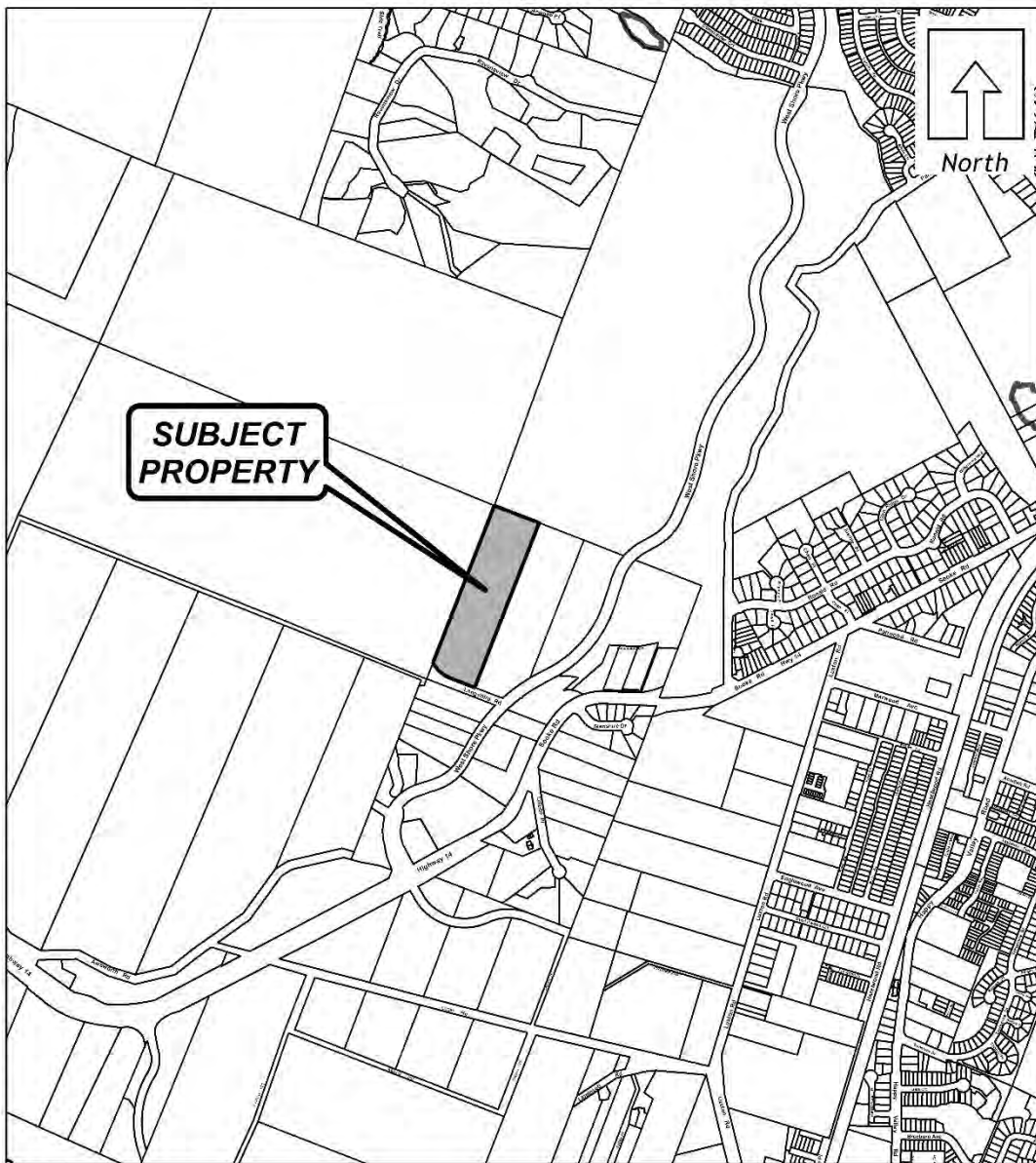
1336 Langshire Rd



Appendix B
Location Map

**REZONING BYLAW AMENDMENT
(Z20-0001)**

1336 Langshire Rd



Document Name: Z20-0001_Location_Map

Scale: N.T.S.

Last Revised: 1/28/2020



Cascadia Biological Services
722 Goldstream Ave
PO Box 27034
Victoria B.C. V9B 5S4

March 2nd, 2020

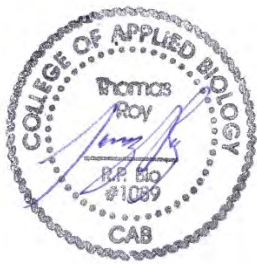
Director of Planning, City of Langford
2nd Floor, 877 Goldstream Ave.
Victoria B.C. V9B 2X8

Re: Watercourse Investigation for 1336 Langshire Road, File # Z20-0001 and OCP20-00001

Dear Sir,

In accordance with the request for more information regarding watercourses within the subject property, it is my professional opinion, that there are no watercourses nor are there any watercourses outside of the study area that would project a Riparian Assessment Area (RAA) onto the subject property. From my assessment of the property, there is some discharge of seasonal stormwater immediately outside the southwestern corner of the lot. This watercourse is seasonal in nature and consists primarily of laminar flows only periodically showing signs of scour and mineral alluvium. Immediately outside the southwestern corner of the lot, the flows go subterranean and therefore do not meet the criteria of a watercourse or fish habitat under the Riparian Areas Protection Regulation (RAPR).

I trust the foregoing is satisfactory. Please do not hesitate to contact me for further information if required.



Thomas Roy R.P. Bio., QEP