

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL

Monday, July 20th, 2020 @ 5:30 p.m.

Due to COVID-19 Council Chambers is Closed

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 **Conference ID:** 863 1858 4323

To Participate: During the public participation period, press *9 to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

Public Dial-In Details are also posted at www.langford.ca

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>PUBLIC HEARING</u>	
a) BYLAW NO. 1864– "Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020"	4
b) BYLAW NO. 1915– "Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020"	26
4. <u>ADOPTION OF COUNCIL MINUTES</u>	
a) Minutes of the Special Meeting of Council – June 29, 2019	47
5. <u>PUBLIC PARTICIPATION</u>	
6. <u>NOTICE OF INTENT</u>	
a) DVP20-0003 - 2486 Jeanine Dr	59
7. <u>REPORTS</u>	
a) 2020 Victoria Contracting & Municipal Maintenance Corporation Parks, Boulevard & Trails Maintenance Contract Extension Agreement - Staff Report (Parks)	63
b) Community Wildfire Protection Plan Presentation - Staff Report (Fire Protection)	69

8. BYLAWS

a) BYLAW NO. 1678	71
“Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020”.	
(ADOPTION)	
b) BYLAW NO. 1847	77
“City of Langford Fees and Charges, Amendment No. 13, Bylaw No. 1847, 2020”.	
(FIRST, SECOND AND THIRD READINGS)	
c) BYLAW NO. 1864	85
“Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020”.	
(SECOND AND THIRD READINGS)	
d) BYLAW NO. 1904	99
“Langford Zoning Bylaw, Amendment No. 589, (Omnibus No. 51–City Centre 1 Zones), Bylaw No. 1904, 2020”.	
(RESCIND FIRST READING)	
(GIVE NEW FIRST READING)	
e) BYLAW NO. 1915	106
“Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020”.	
(SECOND AND THIRD READINGS)	
f) BYLAW NO. 1920	108
“Langford Zoning Bylaw, Amendment No. 597, (Omnibus No. 53–Various Amendments), Bylaw No. 1920, 2020”.	
(FIRST READING)	
g) BYLAW NO. 1921	114
“Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 15, Bylaw No. 1921, 2020.”	
(ADOPTION)	
h) BYLAW NO. 1922	123
“Peatt Road DCC Agreement (Project 13) Approval Bylaw No. 1922, 2020”.	
(FIRST, SECOND, AND THIRD READINGS)	

i) **BYLAW NO. 1923**

131

**“Highway 14 (Sooke Road) DCC Agreement (Project 24)
Approval Bylaw No. 1923, 2020”.(FIRST, SECOND, AND
THIRD READINGS)**

9. **IN-CAMERA RESOLUTION**

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

- **the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;**

10. **ADJOURNMENT**

PUBLIC HEARING
Monday, 20 July 2020

Bylaw No. 1864
File No. Z19-0022

A Bylaw No. 1864 proposes to amend Zoning Bylaw No. 300 by reducing all one- and two-family and small lot residential zones into just three types of zones: small lot, one- and two-family residential, and lakeshore residential.

**CITY OF LANGFORD
BYLAW NO. 1864**

**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 from the Table of Contents: "6.20 One-Family Residential (R1) Zone", "6.21 One- and Two-Family Residential (R2) Zone", "6.22..One- to Five-Family Residential (R3) Zone", "6.23 Residential Small Lot (RS1) Zone", "6.25 Residential Small Lot 2 (RS2) Zone", "6.26 One- and Two-Family Residential A (R2A) Zone", "6.27 Residential Small Lot 3 (RS3) Zone", "6.27A Residential Small Lot 4 (RS4) Zone", "6.29 One-Family Residential 4 (R4) Zone";
2. By adding the following to the Table of Contents: "6.20 Residential Small Lot (RS1) Zone", "6.22 One- and Two-Family Residential (R2) Zone" and "6.26 Residential Lakeshore (RL1) Zone";
3. By replacing the "Residential Zones" portion of section 5.04.01 with the following:

"Residential Small Lot	RS1
One-and Two-Family Residential	R2
Residential Lakeshore	RL1
Mobile Home Park	RH1
Residential Townhouse 1	RT1
Residential Townhouse 2	RT2"
4. By deleting sections 6.20, 6.21, 6.22, 6.23, 6.25, 6.26, 6.27, 6,27A, and 6.29 in their entirety;
5. By adding the text in Appendix "A" to this Bylaw as Section 6.20;
6. By adding the text in Appendix "B" to this Bylaw as Section 6.22;
7. By adding the text in Appendix "C" to this Bylaw as Section 6.26;
8. By replacing subsection 6.101.01(1)(p) with the following: "two-family dwellings on lots with areas greater than or equal to 300 m² (3 229 ft²) and widths not less than 10 m (33 ft)";
9. By deleting the Zoning designation of all lands currently zoned One-Family Residential (R1), One- and Two-Family Residential A (R2A), One- to Five-Family Residential (R3), Residential Small Lot 4 (RS4) and One-Family Residential 4 (R4) shown on Schedule "B" and designating these lands as One- to Two-Family Residential (R2) on Schedule "B";
10. By deleting the Zoning designation of all lands currently zoned Residential Small Lot 2 (RS2) and Residential Small Lot 3 (RS3) shown on Schedule "B" and designating these lands as Residential Small Lot (RS1) on Schedule "B"

11. By adding to the Residential Lakeshore (RL1) zone the lands shown shaded on the plans D1, D2 and D3 attached to this bylaw as Appendix "D";

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020".

READ A FIRST TIME this 4th day of May, 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 of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix "A"

Section 6.20 – Residential Small Lot 1 (RS1) Zone

The intent of the Residential Small Lot 1 (RS1) Zone is to permit one-family dwellings lots serviced by municipal sewers within the urban core as an infill use, or in new neighbourhoods where a sewer system is in place.

6.20.01 Permitted Uses

The following uses and no others are permitted in the RS1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Home occupation** in accordance with Section 3.09;
- (4) **Secondary suite in a one-family dwelling** in accordance with Sec. 3.08, on any lot that is 400m² (4,305 ft²) or greater in area;
- (5) **Secondary suite in a one-family dwelling on lots with lot areas** greater than or equal to 400 m² and **lot width** greater than 12m in accordance with Section 3.08 on the properties legally described as: LOT 1, SECTION 116, ESQUIMALT DISTRICT, PLAN 22391 (2786 Wenger Terrace) and LOT 3, SECTION 84, ESQUIMALT DISTRICT, PLAN 21075 (939 Walfred Rd);
- (6) **Secondary suite in a one-family dwelling**, in accordance with Section 3.08, on the properties legally described as Lots 1, 2 and 3, Block 1, Section 86, Metchosin District, Plan 1524 and The Northerly 74.6 Feet of Lot 2, Block 1, Section 86, Metchosin District, Plan 1524 (3300, 3310, 3326/3328 and 3306 Happy Valley Road); Lot 1, Section 86, Metchosin District, Plan 12293 (3344 Happy Valley Road); and Strata Lots 1 and 2, Section 86, Metchosin District, Strata Plan VIS2845 (3338 and 3340 Happy Valley Road);
- (7) The keeping of not more than one **boarder** in a **one-family dwelling**;
- (8) **Townhouses** on the properties legally described as PID No.: 002-559-285 (3306 Happy Valley Rd); PID No.: 003-620-603 (3310 Happy Valley Rd); PID No.: 005-198-143 (3326 & 3328 Happy Valley Rd); PID No.: 018-357-776 (3338 Happy Valley Rd); PID No.: 018-357-784 (3340 Happy Valley Rd); PID No.: 004-491-823 (3344 Happy Valley Rd); and PID No. 000-156-884 (3416 Hazelwood Rd);
- (9) **Uses accessory** to a **principal use** permitted in this zone; and
- (10) **Uses** permitted by Section 3.01 of this Bylaw;

6.20.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 850 m² (9,150 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone.
- (2) Despite Subsection 6.20.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum **lot area** for subdivision of **lots** for a **one-family dwelling** use may be 200 m² (2,153 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;
- (3) No **lot** having a **lot width** of less than 9 m (29.5 ft) may be created by subdivision;
- (4) No **lot** having a **building envelope** with a width or depth of less than 5.5 m (18 ft) nor an area of less than 67 m² (720 ft²) may be created by subdivision;
- (5) No panhandle **lot** having a **lot area** less than 400m² (4,305 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;
- (6) Despite Subsections 6.20.02(1) and 6.20.02(2), the minimum **lot area** and minimum **lot width** for subdivision of lots for a one-family dwelling use may be further reduced for the properties listed in Table 1 below as indicated:

Table 1

Legal Description	Minimum Lot Width
PID No.: 000-156-884 (3416 Hazelwood Rd)	8.4 m (27.5 ft), except one lot included in the plan of subdivision may be 7.6 m (24.9 ft)

6.20.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**.
- (2) Despite article (1), one or more additional **residential buildings** are permitted where **townhouse** units are located within a strata plan subdivided pursuant to the *Strata Property Act*.
- (3) The total floor area of a one family-dwelling on lots less than 400m² on the property legally described as Lot 3, Section 84, Esquimalt District, Plan 21075; PID No.: 003-488-209 (939 Walfred Rd) may not exceed the total area of the lot upon which it is constructed.

6.20.04 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%;
- (2) Despite subsection 6.20.04(1), the **lot coverage** for a **Townhouse** use may exceed 50% but may not exceed 60%.

6.20.05 Height of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 9 m (29.5 ft);
- (2) Despite subsection 6.20.05(1) any **townhouse** structure or a principal **building** on property legally described as PID No.: 000-156-884 (3416 Hazelwood Rd) may exceed a height of 9m (29.5 ft) but may not exceed a height of 3 storeys;

6.20.06 Setbacks

- (1) No principal **building** may be located:
 - (a) within 3.0 m (9.8 ft) of any **front lot line** when the lot fronts on and has access from a **highway** or access route in a bare land strata plan, except that no **garage or carport** that faces any **front lot line** and whose vehicle access crosses a **front lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting highway or access route;
 - (b) within 5.5 m (18 ft) of any **rear lot line**;
 - (c) within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting **highway** or access route;
 - (d) within 1.5 m (4.9 ft) of any **interior side lot line**;

6.20.07 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw shall apply.

6.20.08 General

The relevant regulations of Part 3 of this Bylaw shall apply.

Appendix "B"

Section 6.22 – One- and Two-Family Residential (R2) Zone

The intent of the One-and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1.0 ha (2.47 acres) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m² (4,305 ft²) and two-family dwellings on a lot with an area not less than 600m² (6,458 ft²) in areas that are served by community sanitary sewer.

6.22.01 Permitted Uses

The following uses and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family,** on lots with an area greater than or equal to 600m² (6458 ft²);
- (4) **Group daycare** in accordance with Section 3.26.02;
- (5) **Home occupation** in accordance with Section 3.09;
- (6) **Schools** on lands shown shaded on the map attached as Schedule WL to this bylaw;
- (7) **Secondary suite** on **lots** with **lot areas** greater than or equal to 400 m², or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Sec. 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No.:009-875-867 (3690 Happy Valley Rd), PID No.: 002-035-235 (3694 Happy Valley Rd), PID No. 001-138-138 (4342 West Shore Pkwy) and on lands shown shaded on the map attached as Schedule WL to this bylaw;
- (11) **Uses accessory** to a **principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2.0ha (5 acres) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m² (4305 ft²) may be created by subdivision if:

- (a) The property is served by community sanitary sewer; **AND**
 - (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
 - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
 - (d) the legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;
- (2) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
 - (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m² (1000 ft²) may be created by subdivision.
 - (4) No **panhandle lot** may be created in the R2 Zone.
 - (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstream District, Plan 24172; PID 002-981-220 (2955 Irwin Rd), the minimum **lot area** for subdivision may be 260 m² if:
 - (a) the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) the maximum density of development does not exceed 18 **lots**.
 - (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200m² if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) Does not create more than 30 **lots** by subdivision that have a **lot area** less than 400 m²

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 zone:

- (1) **Two-Family dwellings** are prohibited on panhandle lots;
- (2) The **lot area** for a **two-family dwelling** use may not be less than 600m² (6,459 ft²);
- (3) Despite subsection 6.22.03(2) on lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No.

1200, City of Langford's Official Community Plan the **lot area** for a **two-family dwelling** may not be less than 1500m² (0.37 acres);

- (4) The **lot width** may not be less than 15 m (49.2 ft).
- (5) The width of the **building envelope** may not be less than 12 m (39.4 ft);
- (6) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit.
- (7) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1.0 m (3.3 ft) in width containing a shrub, hedge or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6.0 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.04 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of any **garden suite** or **carriage suite**.
- (2) Despite subsection 6.22.04(1) there may be more than one residential building on a lot, if those residential buildings contain only a townhouse use.
- (3) Under no circumstances may the density of development on those properties legally described as: PID No.: 009-875-867 (3690 Happy Valley Rd) and PID No.: 002-035-235 (3694 Happy Valley Rd) exceed 125 Single Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%, except that on **lots** less than 550m² (5,920 ft²) in a **lot area**, the **lot coverage** for all **buildings** and **structures** may exceed 40% but not exceed 50%.

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a height of 9 m (29.5 ft).

6.22.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3.0 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) Within 5.5 m (18 ft) of any **rear lot line**;

- (c) Within 3.0 m (9.8 ft) of any **exterior side lot line** except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
- (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite article (1) the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
- (3) Despite article (1) and article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of **any exterior side, front or rear lot line**.

6.22.08 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.

Appendix "C"

Section 6.26 – Residential Lakeshore (RL1) Zone

The intent of the Residential Lake Shore (RL1) Zone is to permit a one-family dwelling on a lot abutting Langford, Glen or Florence Lake with an area of not less than 1,500 m² (0.37 acres) unless the Streamside Protection and Enhancement Area (SPEA) is provided to the City.

6.26.01 Permitted Uses

The following uses and no others are permitted in the RL1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Group daycare** in accordance with Section 3.26.02;
- (4) **Home occupation** in accordance with Section 3.09;
- (5) **Secondary suite, garden suite or carriage suite** as an accessory use to a **one-family dwelling**, in accordance with Section 3.08;
- (6) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Sec. 3.12;
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this zone; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

6.26.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 500 m² (16 146 ft²) may be created by subdivision, and the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment shall not be included in the **lot area** calculation for the purpose of determining compliance with this article;
- (2) Despite subsection 6.26.02(1) **lots** having **lot areas** of 950 m² (10 226 ft²) and greater may be created by subdivision if the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment of the **lot** being subdivided is transferred to the City of Langford at the time of subdivision.
- (3) Despite subsection 6.26.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot area for subdivision of lots abutting Langford, Glen or Florence Lake may be as specified in articles (i) and (ii) below, if the owner of the land proposed to be subdivision pays to the City

the amount specified in Column 4 of Table 1 of Schedule AD prior to Subdivision Approval:

- (a) Lots with an area of 1,500 m² (16,146 ft²) or greater, including the area of the SPEA, may be created abutting Langford, Glen or Florence Lake; and
- (b) Lots with an area of 550 m² (5,920 ft²) or greater may be created provided such lots are located directly behind a new lot created pursuant to article (i) above and do not abut Langford, Glen or Florence Lake.
- (4) No **lot** may be created having a **lot width** less than 16 m (52.5 ft).
- (5) No **lot** may be created having a **building envelope** with a width or depth less than 7m (23 ft) nor an area less than 186 m² (2,002 ft²).

6.26.03 Density of Development

There may not be more than one **residential building** on a **lot**, exclusive of any **garden suite** or **carriage suite**.

6.26.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.26.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.26.06 Setbacks

- (1) No principal **building** may be located:
 - (a) within 3.0 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) within 5.5 m (18 ft) of any **rear lot line**;
 - (c) within 3.5 m (11.5 ft) of any **exterior side lot line** except that no **garage** or **carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) within 1.5 m (4.9 ft) of any **interior side lot line**;

6.26.07 Landscape Screening

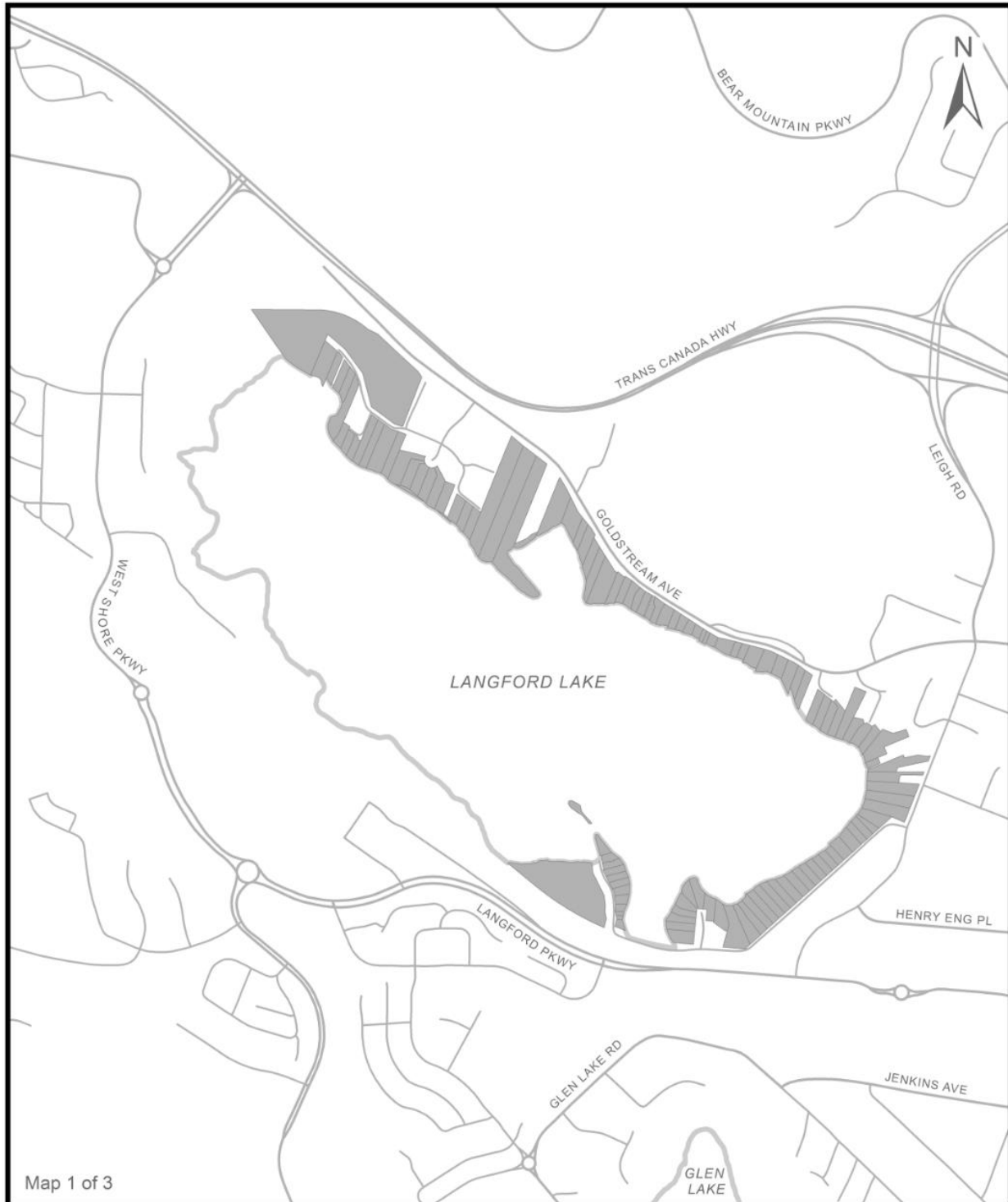
The relevant regulations of Section 3.21 of this Bylaw must apply.

6.26.08 General

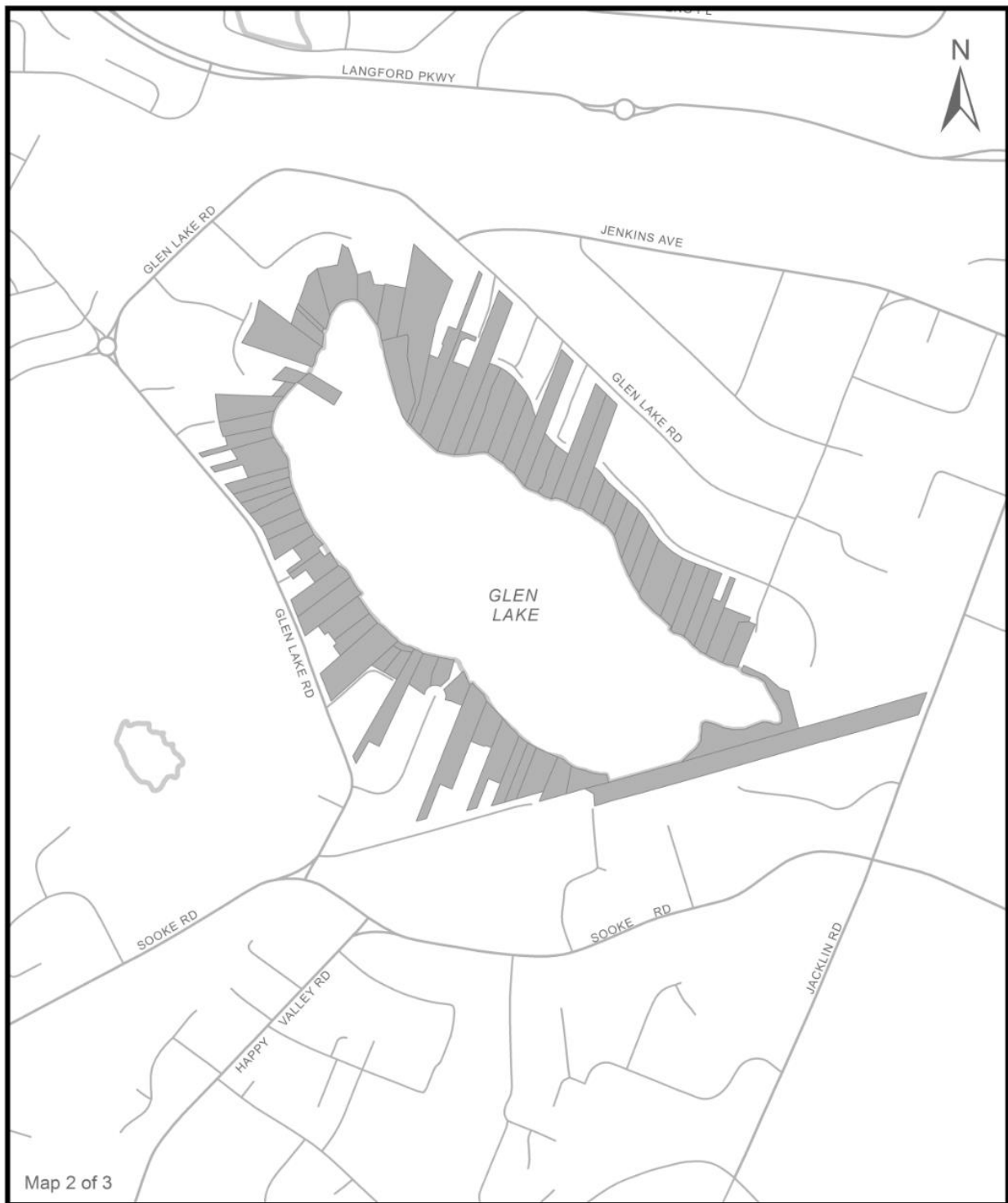
The relevant regulations of Part 3 of this Bylaw must apply.

Appendix "D"

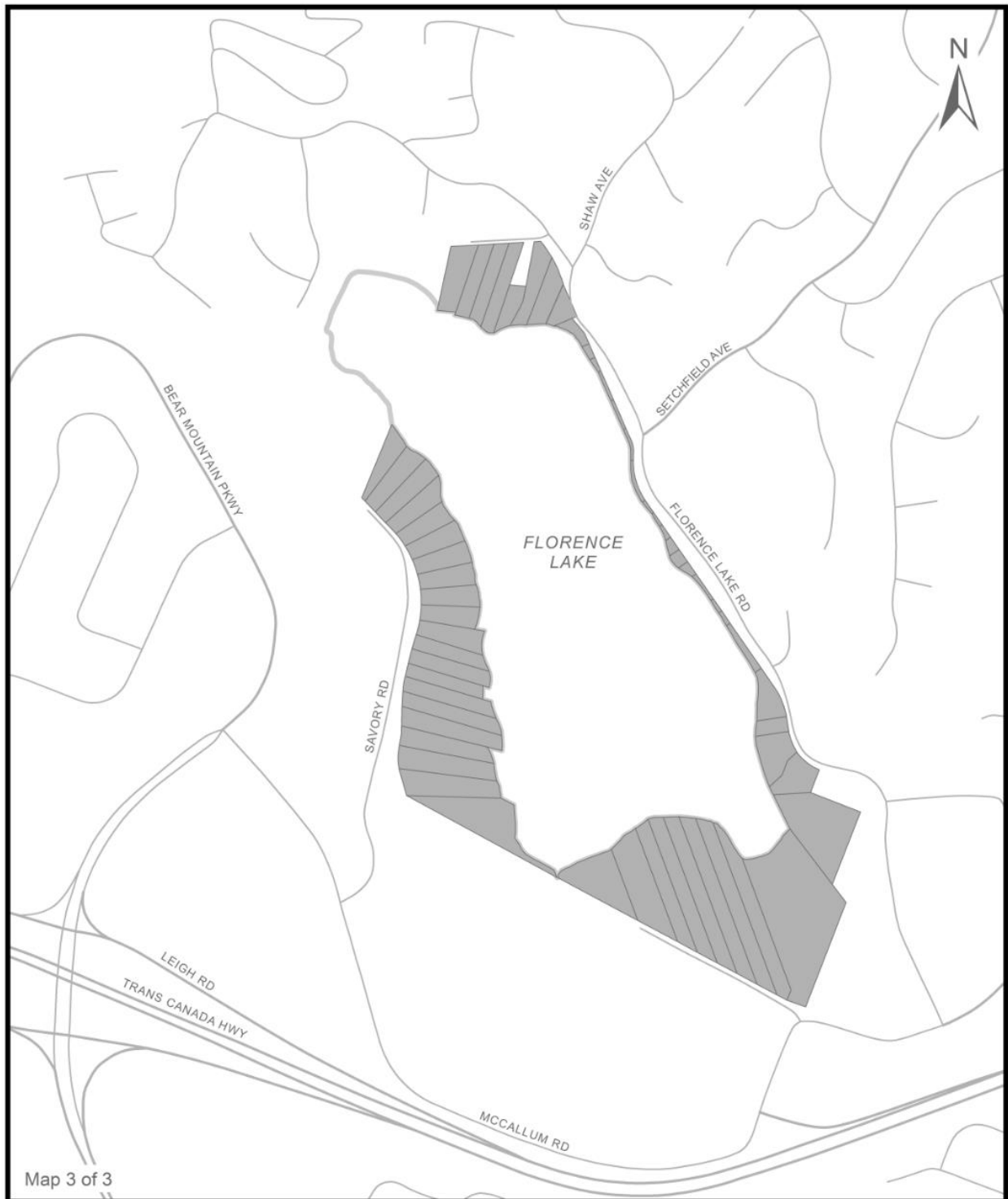
D1 – Langford Lake



D2 – Glen Lake



D3 – Florence Lake





City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1864. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held **by electronic means by the CITY OF LANGFORD COUNCIL on Monday, 20 July 2020, at 5:30 pm**. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1864 is to amend the City of Langford Zoning Bylaw No. 300 by combining all of the One-and Two-Family Residential Zones (with the exception of the RH1 Mobile Home Park Zone) into a new Residential Small lot zone, a new One- and Two-Family Residential Zone and a new Lakeshore Residential zone;

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1864 are all properties within the City of Langford One- and Two-Family Residential zoning, with the exception of property in the RH1 zone;

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

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Braden Hutchins
Director of Corporate Services

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7 PM

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Branch drop-off continues through summer

Shalu Mehta
News Staff

With more people staying home and spending time in their yards, Colwood has seen a large number of residents at the City's branch drop-off program and has decided to extend it through the summer.

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For more information about branch drop-off, visit colwood.ca/city-services/engineering/branch-drop-program.

shalu.mehta@blackpress.ca

Virtual career fair offers chance to talk with the experts

Event focuses on jobs in film industry

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Experts in 11 different de-

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The virtual event takes place on July 11 and 12, from 10 a.m. to 4 p.m.

To read more about the speakers tinyurl.com/y85ah4z2 or to register visit tinyurl.com/yamgn2ad.



City of Langford

www.cityoflangford.ca

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Applicant: Bruce Crawshaw, Westbrook Consulting Ltd.

ocation: The land that is the subject of Bylaw No. 1915 is 979 Walfred Rd as shown shaded on the plan.

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Braden Hutchins
Director of Corporate Services

Octopus art crawls into Colwood neighbourhood

Artist of knitted sleeves identified on social media

Aaron Guillen
News Staff

What has eight legs, a round-ed body and can be spotted along Metchosin Road in Colwood?

Draped around a utility pole across from Happy Campers

Daycare is an intricately knitted octopus. The aquatic animal has shades of pink, red and purple on a grey canvas that wraps around the pole.

Black Press Media spoke with several neighbours about the creative piece of art and while most didn't know who created it in the first place, a few noted they have seen previous iterations of artwork on the exact same pole. Notably, there have been poppies around Remembrance Day and spring flowers in March.

While she chose not to do an interview with Black Press Media, Colwood's Cecelia Penner, whose social media describes her as a wedding officiant for couples throughout Southern Vancouver Island has identified herself as the mystery artist. She posted a story to her Instagram page, thanking a local photographer for featuring her work.

Drivers can find the piece of artwork across the road from Amylee Lane, before they make their way down the hill towards Royal Bay from Colwood.

aaron.guillen@goldstreamgazette.com



A knitted octopus recently found itself wrapped around wraps a utility pole along Metchosin Road. (Aaron Guillen/ News Staff)



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Braden Hutchins
Director of Corporate Services



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- xii. That a storm water management plan be provided 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; and
- xiii. That a construction parking and traffic management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering; and
- xiv. That the required residential parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually.

CARRIED.

h) Bylaw No. 1864 – Omnibus Amendment to Zoning Bylaw No. 300 to Combine Various Residential Zones

- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of Bylaw No. 1864 as drafted.

CARRIED.

i) 1904 - Omnibus No. 51–City Centre Zones

- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council proceed with consideration of Bylaw No. 1904 as drafted; and

Direct staff to engage with select members of the West Shore Economic Development and West Shore Developers Association by way of electronic correspondence on the regulations of the new downtown zones that make up Bylaw No.1904, prior to consideration of 2nd reading.

CARRIED.

j) Bylaw No. 1911 - Application to Rezone 812, 816, and 820 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial) to allow for a 46 unit Apartment

- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council consider proceeding with first reading of Bylaw No. 1911 to amend the zoning designation of the properties located at 812, 816, and 820 Orono Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:

8. CORRESPONDENCE

**a) Greater Victoria Public Library
RE: 2020 Budget and Five-Year Financial Plan**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council receive and approve the 2020 Budget and Five-Year Financial Plan from the Greater Victoria Public Library, and request that Councillor Sahlstrom report back about any further budget discussions or changes that may be occurring as a result of the COVID-19 pandemic.

CARRIED.

9. BYLAWS

**a) BYLAW NO. 1678
"Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw
No. 1678, 2020".
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1678 second and third readings.

CARRIED.

**b) BYLAW NO. 1864
"Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential
Zone Combining), Bylaw No. 1864, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw 1864 first reading.

CARRIED.

**c) BYLAW NO. 1872
"Langford Zoning Bylaw, Amendment No. 577, (595 Hansen Ave), Bylaw No.
1872, 2020".
(SECOND AND THIRD READINGS)**



Staff Report to Council

Date: May 4th, 2020

Department: Planning

Application No.: Z19-0022

Subject: Bylaw No. 1864 – Omnibus Amendment to Zoning Bylaw No. 300 to Combine Various Residential Zones;

PURPOSE

Bylaw No. 1864 proposes to amend Zoning Bylaw No. 300 by reducing all one- and two-family and small lot residential zones into just three types of zones: small lot, one- and two-family residential, and lakeshore residential.

BACKGROUND

At incorporation the City adopted Zoning Bylaw No. 980 from the Capital Regional District. That bylaw became the basis for Bylaw No. 300 in 1999, and included zones for various residential and rural residential uses.

Since the adoption of Bylaw No. 300, the City has reduced the minimum lots size for single-family residential use in the R2 (One- and Two-Family) residential zone, and introduced a number of small lot residential zones. The City has also introduced various zones with an “A” designation (eg: R2A) which include density bonus provision not found in the root zone. The City has also included zoning regulations specific to lands adjacent to Florence, Langford and Glen Lake.

COMMENTS

Bylaw No. 1864 proposes the following broad changes to Zoning Bylaw No. 300:

- The consolidation of the Residential Small Lot 1 (RS1), Residential Small Lot 2 (RS2), and Residential Small Lot 3 (RS3) zones into a single Residential Small Lot 1 zone, where the principal permitted use is a one-family dwelling without a suite on lots as small as 200m², and a one-family dwelling with a suite on lots that are not less than 400m²;
- The consolidation of the One-Family Residential (R1), the One-and Two-Family Residential (R2), the One- and Two-Family Residential A (R2A), the One-to Five Family Residential (R3), the One-Family Residential 4 (R4) and Residential Small Lot 4 (RS4) zone into a single One- and Two-Family

Residential (R2) zone where the minimum lot size for a single-family dwelling with a suite is 400m² and the minimum lot size for a two-family dwelling is 600m² (subject to certain conditions such as lot width);

- The creation of a new Residential Lakeshore 1 (RL1) zone which encompasses all residential lots that are directly adjacent to Florence, Langford and Glen Lake and holds them to their current zoning with respect to land use and density under either One-Family Residential (R1) zone or the One- and Two-Family Residential (R2) and the One-and Two-Family Residential A (R2A) zones;
- Various amendments to Parts 1, 2, 3 and 4 of Zoning Bylaw No. 300 in order to affect the changes listed above;
- Amending the minimum lot size for a two-family dwelling in the CD12 (South Skirt Mountain) zone to bring parity between that zone and the CD3 (Westhills) zone in regards to lot size for a two-family residential use;

Council may wish to note that the changes proposed to Zoning Bylaw No. 300 through omnibus Bylaw No. 1864 have been reviewed and recommended by a select committee of the West Shore Developers' Association.

Legal and Financial

Staff see no legal or financial implications with respect to Bylaw No. 1864.

OPTIONS

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

1. Proceed with consideration of Bylaw No. 1864 as drafted; OR
2. Take no action at this time with respect to Bylaw No. 1864;

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

:mgsb

PUBLIC HEARING
Monday, 20 July 2020

Bylaw No. 1915
File No. Z20-0002

***A Bylaw to Rezone 979 Walfred Rd from the R2 (One-
and Two-Family Residential) Zone to the RS1
(Residential Small Lot 1) Zone to allow for a 3-lot
subdivision.***

**CITY OF LANGFORD
BYLAW NO. 1915**

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

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

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

1. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS1 (Residential Small Lot 1) Zone the property legally described as LOT 6, SECTION 84, ESQUIMALT DISTRICT, PLAN 10597, PID No. 005-086-388 (979 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS1	1915	LOT 6, SECTION 84, ESQUIMALT DISTRICT, PLAN 10597, PID No. 005-086-388 (979 Walfred Rd)	a) \$3,960 per lot towards the General Amenity Reserve Fund b) \$660 per lot towards the Affordable Housing Reserve	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020".

READ A FIRST TIME this 8th day of June, 2020.

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

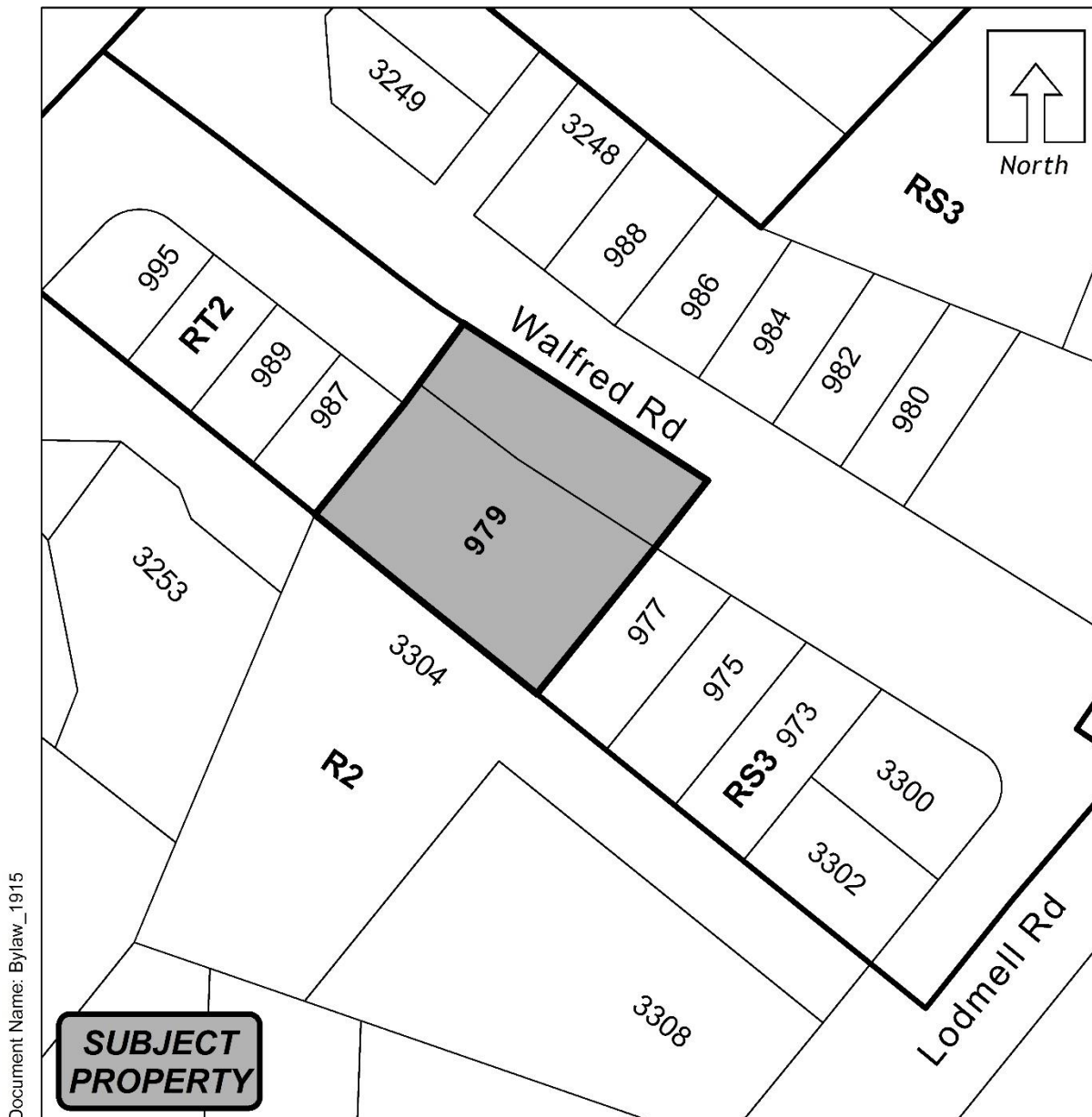
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

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. 1915

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/11/2020



City of Langford

www.cityoflangford.ca

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Meeting Date	Monday, 20 July 2020	
Meeting Time	5:30 pm	
Meeting Place	Electronically held at City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	979 Walfred Rd	
File	Z20-0002	Bylaw Number: 1915
Official Community Plan	Current: Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RS1 (Residential Small Lot 1)
Proposal	To permit a small lot subdivision consisting of 3 lots.	

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Braden Hutchins
Director of Corporate Services

**REZONING BYLAW AMENDMENT
(Z20-0002)
979 Walfred Rd**



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Branch drop-off continues through summer

Shalu Mehta
News Staff

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shalu.mehta@blackpress.ca

Virtual career fair offers chance to talk with the experts

Event focuses on jobs in film industry

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industry?

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Experts in 11 different de-

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To read more about the speakers tinyurl.com/y85ah4z2 or to register visit tinyurl.com/yamgn2ad.



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Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1864 are all properties within the City of Langford One- and Two-Family Residential zoning, with the exception of property in the RH1 zone.

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

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 and Subdivision, at 250-478-7882 or by email at mbaldwin@langford.ca with any questions on this bylaw.

Braden Hutchins
Director of Corporate Services

Octopus art crawls into Colwood neighbourhood

Artist of knitted sleeves identified on social media

Aaron Guillen
News Staff

What has eight legs, a round-ed body and can be spotted along Metchosin Road in Colwood?
Draped around a utility pole across from Happy Campers

Daycare is an intricately knitted octopus. The aquatic animal has shades of pink, red and purple on a grey canvas that wraps around the pole.
Black Press Media spoke with several neighbours about the creative piece of art and while most didn't know who created it in the first place, a few noted they have seen previous iterations of artwork on the exact same pole. Notably, there have been poppies around Remembrance Day and spring flowers in March.
While she chose not to do an interview with Black Press Media, Colwood's Cecelia Penner, whose social media describes her as a wedding officiant for couples throughout Southern Vancouver Island has identified herself as the mystery artist. She posted a story to her Instagram page, thanking a local photographer for featuring her work.
Drivers can find the piece of artwork across the road from Amylee Lane, before they make their way down the hill towards Royal Bay from Colwood.
aaron.guillen@goldstreamgazette.com



A knitted octopus recently found itself wrapped around wraps a utility pole along Metchosin Road. (Aaron Guillen/ News Staff)



City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1915. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held **by electronic means** by the **CITY OF LANGFORD COUNCIL on Monday, July 20, 2020, at 5:30 pm**. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Proposal: The purpose of Bylaw No. 1915 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. 1915 from R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot 1) Zone to allow a small lot subdivision consisting of 3 lots

Applicant: Bruce Crawshaw, Westbrook Consulting Ltd.

ocation: The land that is the subject of Bylaw No. 1915 is 979 Walfred Rd as shown shaded on the plan.

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

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Braden Hutchins
Director of Corporate Services





City of Langford
www.cityoflangford.ca

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Proposal: The purpose of Bylaw No. 1864 is to amend the City of Langford Zoning Bylaw No. 300 by combining all of the One-and Two-Family Residential Zones (with the exception of the RH1 Mobile Home Park Zone) into a new Residential Small lot zone, a new One- and Two-Family Residential Zone and a new Lakeshore Residential zone;

Applicant: City of Langford

Location: The land that is the subject of Bylaw No. 1864 are all properties within the City of Langford One- and Two-Family Residential zoning, with the exception of property in the RH1 zone.

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

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Braden Hutchins
Director of Corporate Services



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- 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.
- c) That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements along Goldstream Avenue and Kristina Place are provided as per Bylaw 1000, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
 - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.
 - v. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer.

Amend Appendix J to Bylaw No. 300 to authorize the Director of Planning to issue variances to the minimum lot coverage within the Form and Character Development Permit for properties located within the City Centre, provided the design meets the design objectives of the guidelines contained in Appendix J.

In Favour: Mayor Young
Councillor Blackwell
Councillor Sahlstrom
Councillor Stewart
Councillor Szpak
Councillor Wade

Opposed: Councillor Seaton

CARRIED.

- b) **Bylaw No. 1915 - Application to rezone 979 Walfred Road from One-and Two Family Residential (R2) to Residential Small Lot 1 (RS1) to allow for a small lot subdivision consisting of 3 lots.**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council proceed with consideration of 1st reading of Bylaw No. 1915 to amend the zoning designation of the property located at 979 Walfred Road from R2 (One and Two-Family Residential) to RS1 (Residential Small Lot 1) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions, prior to subdivision approval:
 - i. \$660 per lot towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 per lot towards the General Amenity Reserve Fund.
- b. 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; and
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm whether road dedication is required to complete all required frontage improvements.
- c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit or subdivision approval, whichever is first;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
- d. That the applicant registers a road dedication plan, **prior to Bylaw Adoption**, to the satisfaction of the Director of Engineering;

CARRIED.

c) Approval of 2019 Statement of Financial Information
- Staff Report (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2019 Statement of Financial Information as presented.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1901 first, second and third readings.

CARRIED.

BYLAW NO. 1902

**"Langford Building Bylaw No.1160, Amendment No 13, 2020, Bylaw No. 1850".
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw 1902 first, second and third readings.

CARRIED.

e) BYLAW NO. 1906

**"McCallum Road DCC Agreement (Project Number 6) Approval Bylaw No. 1906, 2020".
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw 1906.

CARRIED.

f) BYLAW NO. 1915

**"Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020".
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw 1915 first reading.

CARRIED.

7. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

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



Staff Report to Council

Date: June 8, 2020

Department: Planning

Application No.: Z20-0002

Subject: Bylaw No. 1915 - Application to rezone 979 Walfred Road from One-and Two Family Residential (R2) to Residential Small Lot 1 (RS1) to allow for a small lot subdivision consisting of 3 lots.

PURPOSE

Bruce Crawshaw of Westbrook Consulting Ltd. has applied on behalf of Joseph Antoine Jean Michel Julien to rezone 979 Walfred Road from One-and Two Family Residential (R2) to Residential Small Lot 1 (RS1) to allow for a 3-lot subdivision.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

<i>Applicant</i>	Westbrook Consulting Ltd., Bruce Crawshaw	
<i>Owner</i>	Joseph Antoine Jean Michel Julien	
<i>Civic Address</i>	979 Walfred Road	
<i>Legal Description</i>	LOT 6, SECTION 84, ESQUIMALT DISTRICT, PLAN 10597	
<i>Size of Property</i>	727 m2 (0.18 Acres)	
<i>DP Areas</i>	Drainage Concern	
<i>Zoning Designation</i>	Existing: One-and Two Family Residential (R2)	Proposed: Residential Small Lot 1 (RS1)
<i>OCP Designation</i>	Neighbourhood	

Figure 1: Showing subject property, in red, (ortho photo captured 2017)



SITE AND SURROUNDING AREA

The subject property is generally flat and situated in a low lying section of Walfred Road, adjacent to the Triangle Mountain Watershed. The 727 m² lot is currently occupied by one single-family dwelling, which will be removed as part of the subdivision process. Mature vegetation/bushes are present at the front of the property.

Due to issues with drainage in the area, the property is subject to the City's Drainage Concern Development Permit area guidelines, which may require additional flood proofing measures as part of the development process.

The properties surrounding the development are comprised of a mix of townhouse, older single-family homes on 550+ m² lots, and a significant number of small lot subdivisions with lots less than 300 m².

Weaver Park is located approximately 150 m to the south/southwest of the development site, with trail access off Happy Valley Road, and Ed Fisher Park is located approximately 300 m to the northeast.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	Residential Small Lot 3 (RS3)	Small lot single-family dwellings
<i>East</i>	Residential Small Lot 3 (RS3)	Small lot single-family dwellings
<i>South</i>	One-and Two Family Residential (R2)	Single-family dwellings
<i>West</i>	Residential Townhouse 2 (RT2)	Townhouses

COMMENTS

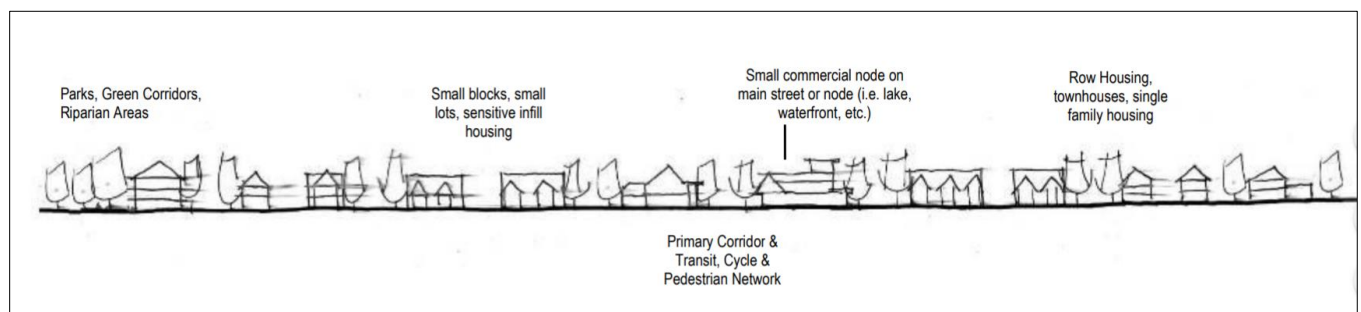
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “Neighbourhood”, which is defined by the following text:

Existing settled areas throughout the community predominantly located on the valley floor.

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

A Concept for Neighbourhood Areas



Amending the zoning designation of the subject property from R2 to RS1 to allow a small lot subdivision will align with current policy that envisions small blocks, small lots and sensitive infill developments.

The overall density of the development (3 units/727 m²) is considered appropriate in the context of the Neighbourhood OCP designation, which contemplates an overall density objective of 40 units per ha (16 units per acre) for infill sites.

SOUTH LANGFORD NEIGHBOURHOOD PLAN

The subject property is designated as Urban Residential within the South Langford Neighbourhood Plan (Appendix R of Zoning Bylaw 300). Properties within the Urban Residential designation allow for more intensive residential development, and may include single-family residential dwellings, townhousing, and attached housing, with a maximum density of one unit per 200 m² being considered appropriate. With an average lot size of 228.0 m² (2,454.52 ft²), the development proposal is slightly under the maximum density of the SLNP policy.

DEVELOPMENT PERMIT AREAS

The development will be subject to an “Intensive Residential” Development Permit, which applies to any development consisting of 3 or more homes on lots that are 550 m² or less in area.

As previously noted, the subject property is located within the Drainage Concern DP area, which can be addressed through the stormwater management plan as part of the subdivision process.

The DP must be issued prior to any land alteration, the issuance of a building permit, or subdivision approval, whichever occurs first.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Bike lanes and sidewalks exist along Walfred Road and will need to be constructed at the frontage of the development site, which will link up with the network leading to the Galloping Goose Trail north of Sooke Road, and to the City Centre via Jacklin Road.

Within a five minute walking distance from the site there are bus stops for three different bus routes (#48, #54, and #55) that travel along Happy Valley Road into Metchosin, Colwood, and Victoria.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has applied to rezone the subject property to develop three small lot single family homes on parcels that range in area from 227m² to 230 m². As Council is aware, Bylaw No. 1864, which, among other changes, will combine the existing RS1 (Residential Small Lot 1), RS2 (Residential Small Lot 2), and RS3 Zones (Residential Small Lot 3) Zones into one updated RS1 Zone, is currently in-stream, with the Public Hearing scheduled for July. As such, staff have reviewed this application against the regulations of the new RS1 Zone, shown in Table 3 below.

Table 3: Proposal Data

	Permitted by existing R2 Zone	Permitted by New RS1 Zone
<i>Density (FAR and/or min. lot size)</i>	550 m2 for a single-family dwelling	200 m2 for a single-family dwelling
<i>Height</i>	9.0 m	9.0 m
<i>Site Coverage</i>	35% (50% for lots less than 550 m2)	50%
<i>Front Yard Setback</i>	6.0 m	3.0 m, or 6.0 m for the garage or carport
<i>Interior Side Yard Setback</i>	1.5 m	1.5 m
<i>Exterior Side Yard Setback</i>	4.5 m or 5.5 m for a driveway leading to a garage or carport	3.5 m, or 6.0 m for a garage or carport
<i>Rear Yard Setback</i>	6.0 m	5.5 m
<i>Parking Requirement</i>	2 motor vehicle stalls per unit	

The proposed subdivision complies with the regulations of the new RS1 Zone.

Prior to subdivision approval or building permit issuance, whichever occurs first, the applicant is required to obtain the Form and Character Development Permit and Fire Underwriters Survey (FUS). The FUS calculation will ensure adequate water flow is available to the site.

FRONTAGE IMPROVEMENTS

The Engineering Department has noted that as part of frontage improvements, a sidewalk, road edge parking, bike lane, streetlight, and boulevard landscaping will need to be provided (if necessary). It is noted for Council's reference that a frontage plan was provided with the application, and will be reviewed and approved by the Director of Engineering prior to Public Hearing.

If road dedication is necessary to complete the frontage work, Council may wish that the applicant provide the road dedication prior to Bylaw Adoption.

SEWER

Sewer connections are available along Walfred Road. The developer will be responsible for any upgrades to the sanitary sewer system to as well as for any costs associated with connecting to the sewer system and any services or utilities required to service the development.

DRAINAGE AND STORMWATER MANAGEMENT

In accordance with the City of Langford's Bylaw No. 1000, stormwater at the subject property is to be managed through infiltration. As a condition of rezoning, Council may wish to require the applicant to provide a technical memo prior to Public Hearing from a qualified professional regarding how stormwater will be managed on-site, to the satisfaction of the Director of Engineering. A formal stormwater management plan will be required prior to land disturbance or subdivision approval, addressing all

drainage concerns on-site, and designed in accordance with the City of Langford's Development and Servicing Bylaw No. 1000.

FINANCIAL IMPLICATIONS

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, the direct capital costs to the City associated with this development will be negligible.

A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay is outlined in Tables 4 and 5 below.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per lot contribution	Total
<i>Affordable Housing Reserve Fund</i>	\$660	\$1,980
<i>General Amenity Reserve Fund</i>	\$3,960	\$11,880
TOTAL POLICY CONTRIBUTIONS		\$13,860

DEVELOPMENT COST CHARGES

Table 6 – Development Cost Charges

Development Cost Charge	Per lot contribution	Total (approx.)
<i>Roads (small lot <300 m2)</i>	\$3,985	\$7,970
<i>Storm Drainage (small lot <300 m2)</i>	\$1,166	\$2,332
<i>Park Improvement – Residential</i>	\$1,890	\$3,780
<i>Park Acquisition – Residential</i>	\$1,100	\$2,200
<i>Incremental Storage Improvement Fees (<550 m2)</i>	\$371.25	\$742.50
<i>Integrated Survey Area</i>	\$35	\$70
Subtotal (DCCs to Langford)		\$17,094.50
<i>CRD Water</i>	\$2,922	\$8,766
<i>School Site Acquisition</i>	\$900	\$2,700
TOTAL (estimate) DCCs		\$28,560.50

OPTIONS

Option 1

That Council:

1. Proceed with consideration of 1st reading of Bylaw No. 1915 to amend the zoning designation of the property located at 979 Walfred Road from R2 (One and Two-Family Residential) to RS1 (Residential Small Lot 1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions, prior to subdivision approval:
 - i. \$660 per lot towards the Affordable Housing Reserve Fund; and
 - ii. \$3,960 per lot towards the General Amenity Reserve Fund.
 - b. 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; and
 - ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm whether road dedication is required to complete all required frontage improvements.
 - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit or subdivision approval, whichever is first;
 - ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - iii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
 - d. That the applicant registers a road dedication plan, **prior to Bylaw Adoption**, to the satisfaction of the Director of Engineering;

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1915.

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

:ds

Appendix B – Property Map

**REZONING BYLAW AMENDMENT
(Z20-0002)
979 Walfred Rd**



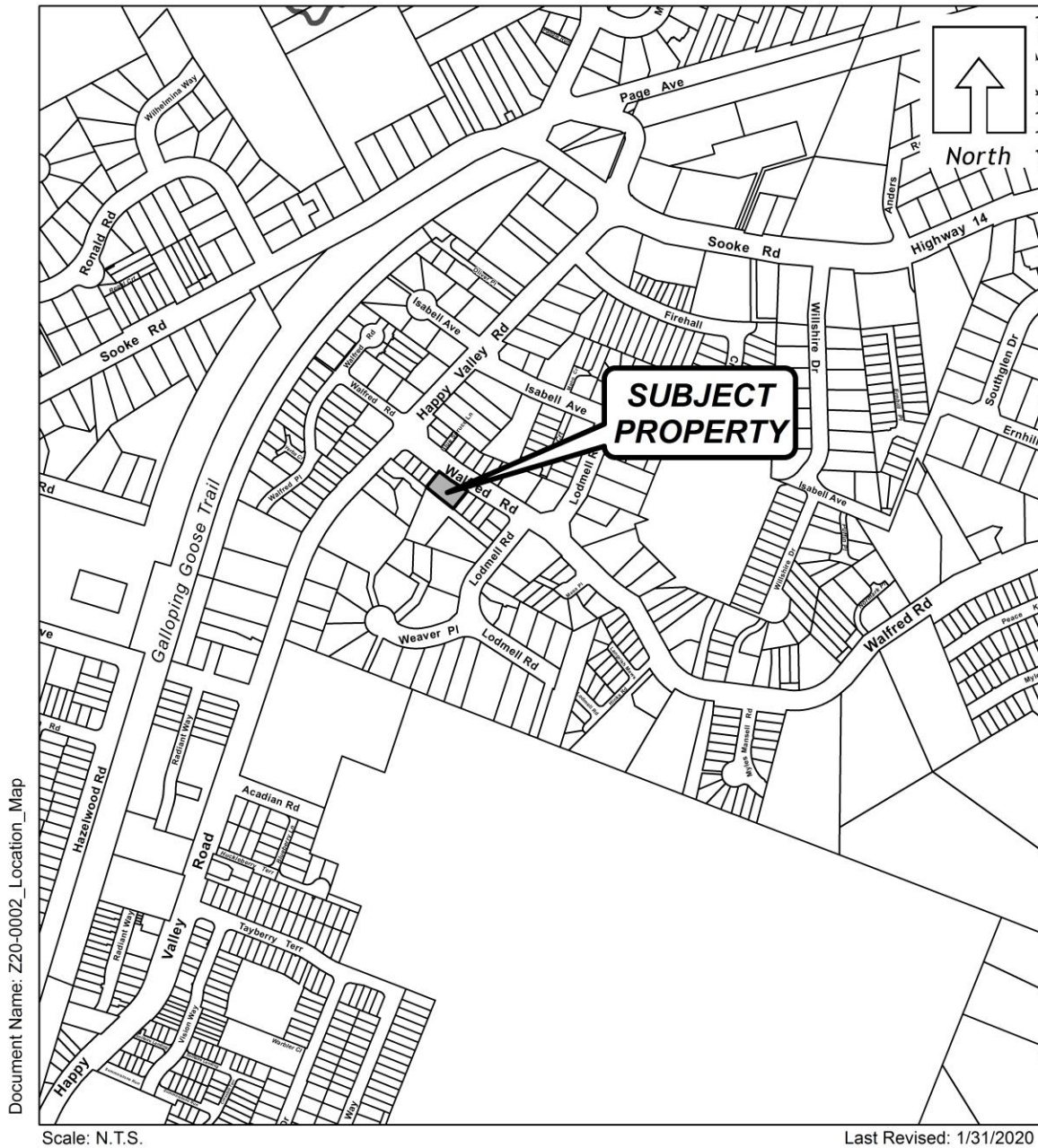
Document Name: Z20-0002_Site_Map

Scale: N.T.S.

Last Revised: 1/31/2020

Appendix C – Location Map

**REZONING BYLAW AMENDMENT
(Z20-0002)
979 Walfred Rd**



CITY OF LANGFORD
MINUTES OF THE SPECIAL MEETING OF COUNCIL

Monday, June 29th, 2020 @ 5:30 p.m.

Council Chambers Closed due to COVID-19
Meeting by Teleconference

PRESENT

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

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Manager of Legislative Services, A. Proton; Manager of Legislative Services, M. Watmough; Director of Engineering, M. Mahovlich; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Manager of Community Safety and Municipal Enforcement, L. Fletcher; Manager of Information Technology, K. Dube; and Sr. Systems Administrator, R. Reinsch.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:34 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1883

"Langford Zoning Bylaw, Amendment No. 581, (2627 Sooke Rd), Bylaw No. 1883, 2020".

The Mayor opened the Public Hearing for Bylaw No. 1893 at 5:34 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Danny Jadresko, has applied on behalf of Woodsmere Holdings Corp to amend the zoning of 2627 Sooke Road from the R2 (One- and Two-Family Residential) Zone to the C9 (Community Town Centre Pedestrian 9) Zone.

This is being proposed in order to allow for the development of approximately 90-units and a single ground level commercial unit that faces Sooke Road.

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

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

a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:

- i. \$610 towards the Affordable Housing Fund; and
- ii. \$2,074 toward the General Amenity Fund.

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

b) 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.

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

- i. That all frontage improvements along Sooke Road are provided as per the Sooke Road Corridor Concept Plan, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure, and that any road dedication required to contain these frontage improvements within the road right of way is provided prior to the issuance of a Building Permit;
- ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- iii. That a construction parking and traffic management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;
- iv. That an SRW for emergency access through the site is registered on title prior to the issuance of a Building Permit;
- 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.

d) Authorize the Director of Planning to issue the following variance in the Form and Character Development Permit for 2627 Sooke Road:

- i. That Table 1 of Section 4.01.01 be varied to reduce the minimum parking requirement from the required 2.75 spaces per dwelling unit with two bedrooms or less and 3.75 spaces per dwelling unit with more than two bedrooms to 1.25 spaces per dwelling unit with two bedrooms or less and 2.75 spaces per dwelling unit with more than two bedrooms.

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

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

The Mayor called a first time for presentations.

Neighbourhood resident – This building will cause up to 180 extra vehicles plus visitor vehicles to enter a quiet neighbourhood every day, causing increased traffic, parking concerns, and safety concerns. It will decrease property values and impact current residents' enjoyment of their property. Resident requested more information about any traffic studies done for this application. Neighbourhood streets are poorly maintained and this will cause them to get worse. In the past, inadequate snow clearing has caused HandyDART and BC Ambulance to refuse to come.

Resident on Ernhill Drive – The resident bought their property because the community is quiet. They have complained about development in part, and think further development unacceptable. They think current residents are being driven away, and that no improvements such as lights or speed bumps have been made by the city. They believe traffic should not be directed through a quiet neighborhood, but should go through the highway instead.

Neighbourhood resident – The resident asked why traffic needs to be routed through a quiet neighborhood where children frequently play. There is currently little infrastructure, and no sidewalks or lights. The resident said there are currently 58 residents, and that this proposal will double traffic in the neighborhood. In addition, it is already difficult to drive in when it snows, and the proposal will reduce parking and force visitors to park on the street. The resident thinks this will negatively affect property values. They said this is not in line with OCP, and that this is not best suited to the surrounding properties.

Resident on Southglen Drive – The resident asked if the road will be widened. They believe it is not large enough for this proposal, especially when it snows

Resident on Southglen Drive – The resident has lived here for a number of years, and thinks there is a nice mix of ages between adults, seniors, and children. They think increased traffic will double the vehicles parking in the area, and that the streets are already too congested. They are strongly opposed to this proposal, and think access to the site should be from elsewhere.

Neighbourhood resident - The resident likes how quiet the neighborhood is, they had previously lived in a very congested neighborhood before moving here. They think this proposal will cause the same issue, and fear the impact of construction on residents' daily lives will change how kids can play on the street.

Mayor Young called a second time for presentations.

Resident on Ernhill Drive – The resident thinks the neighborhood has well-established and maintained homes, and that this is not a neighborhood in transition. The resident referred to the report of a similar development in the Sooke Road corridor, but stated there are no other developments that will impact quiet streets like this. They stated that Happy Valley to Jacklin Road is the busiest corridor in Langford, and that they cannot add more traffic to it as the parking requirements are inadequate.

Councillor Blackwell – Asked if the traffic can go on a different route or reduce its density.

M. Mahovich, Director of Engineering - Stated that the Ministry of Transportation and Infrastructure did

not prefer traffic to go along Sooke Road.

Councillor Sahlstrom – Asked what prevents us from having a left-hand turn into the development instead of going through quiet streets?

Councillor Stewart - Suggested making the building for seniors only.

Mayor Young – Suggested the city work with the Ministry of Transportation and Infrastructure to develop a Sooke Road access option as an alternative.

M. Mahovich, Director of Engineering – Stated she can discuss a new plan with highways, but that it may be contrary to the corridor masterplan.

Mayor Young called a third and final time for speakers.

Stephen Earnest with Woodsmere Holdings, Developer – The Developer stated that peak hours would have 24 vehicles in the afternoon, and that traffic leaves onto Sooke Road going right.

Neighbourhood resident – The resident thought the neighborhood cannot accommodate the incoming construction traffic.

Councillor Seaton – Expressed his concerns about routes and overall parking reduction from this proposal.

M. Baldwin, Director of Planning – Stated that parking would be the same as the downtown core, and that only residential traffic would go through the residential streets.

Councillor Szpak – Stated that she echoes the concerns about traffic flow.

Mayor Young then declared the Public Hearing for Bylaw No. 1893 closed at 6:13 p.m.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council direct staff to work with the Province and the 2627 Sooke Road developer to have traffic come and go via Sooke Road rather than quieter residential streets.

CARRIED.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Special Meeting of Council – October 22, 2019

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the special meetings of Council held on October 22, 2019.

CARRIED.

b) Minutes of the Special Meeting of Council – June 8, 2020

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the special meetings of Council held on June 8, 2020.

CARRIED.

5. OTHER BOARD AND COMMISSION MINUTES

- a) West Shore Parks and Recreation Board of Directors Meeting– May 14, 2020**
- b) West Shore Parks and Recreation Annual General Meeting – June 20, 2020**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Board of Directors Meeting held on May 14, 2020 and Annual General Meeting held on June 20th, 2020.

CARRIED.

6. PUBLIC PARTICIPATION

None.

7. NOTICE OF INTENT

- a) DVP20-0004 – Portions of Donna Ave; 1106 & 1112 Goldstream Ave**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP20-0004 be issued by the Council for the City of Langford to Rohan Rupf, Keycorp Consulting Ltd. on behalf of Samuel and Samson Mow to allow for a reduction in parking and side lot setbacks at 1109 Donna Ave and 1106 and 1112 Goldstream Ave subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) to the Planning, Zoning and Affordable Housing staff report dated 27 January 2020.

2. Variances

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

- a) That Section 6.41.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the setback between a building and a front or exterior side lot line from 7.5m to 0m;
- b) That Section 6.41.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the setback between a building and a rear lot line from 3m to 0m; and
- c) That Section 4.01.01 Table 1 of Zoning Bylaw No. 300 be varied from the requirement applicable to individual commercial uses to 1 space per 39m² of commercial GFA;

3. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A;
- ii) That a minimum of 5 on-street parking spaces are created on Donna Ave; AND

Enter into a Purchase and Sale Agreement with the applicant to sell the portions of closed road shown in road Closure Plan EPP100736 and Rem Lot 6, Section 99, Esquimalt District, Plan 8198, except Part in Plan VIP84403. The Applicant is required to pay \$31.50 per square foot minus the cost to construct the new public access and parking within the transfer area;

- a. Register a Statutory Right of Way over the land to allow public access and after-hours parking within the transfer area, along with a Section 219 Covenant requiring the applicant to maintain the access and parking spaces in perpetuity; and
- b. Post a public notice as prescribed in the *Local Government Act* for a road closure (posting in a local newspaper for two consecutive weeks); AND

Proceed with consideration of 1st, 2nd and 3rd readings for Road Closure Bylaw No. 1916, 2020 (portion of Donna Avenue and Leigh Road).

CARRIED.

8. REPORTS

- a) **Deputy Corporate Officer Appointment**
 - **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council rescind the appointment of Adriana Proton as Deputy Corporate Officer;

That Council appoint and confirm the appointments of the following employees:

- Manager of Legislative Services Marie Watmough as Deputy Corporate Officer
- Executive Assistant Julie Coneybeer as Deputy Corporate Officer

AND THAT Council appoint and confirm Marie Watmough and Julie Coneybeer as signing authorities for Council-approved contracts and agreements.

CARRIED.

b) City Centre Park Revenue Sharing
- Staff Report (Parks)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council authorize the amendment of the Stadium, Fieldhouse and Artificial Turf Fields 1 and 2 Operating and Management Agreement; Langford Lanes Bowling Alley Operations and Management Agreement; and Sportsplex Operating and Management Agreement Modification Agreements to postpone the payment of the City's revenue share from the operation of the facilities at City Centre Park until December 2020.

CARRIED.

c) Application for Development Variance Permit to allow a reduction in the rear Year setbacks from the required 6.0 m to 3.0 m for proposed lots 13 – 22 at the properties located at 1950 Bear Mountain Parkway.
- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for proposed lots 13 – 22 within the 39-lot subdivision at 1950 Bear Mountain Parkway, with the following variance:

- a) That Section 6.95A.08(1)(b) of Zoning Bylaw No. 300 be varied from the required 6.0 m to 3.0 m;

Subject to the following terms and conditions:

- i) That the setback variance applies to lots 13 – 22 only;
- ii) That the applicant provides prior to Development Variance Permit issuance, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - a) That residential fire sprinklers be installed to the NFPA standard as a condition of building permit for lots 15 - 22 or an acceptable alternate solution as approved by the forestry consultant and Fire Chief ; and
 - b) The area between the 2.0 m non-disturbance area and 3.0 m required setback be replanted with native vegetation prior to issuance of an Occupancy Permit;

- iii) That the applicant provides environmental monitoring reports verifying all conditions of the Development Permit DP18-0008 have been satisfied prior to issuance of the Development Variance Permit;
- iv) That the applicant conduct selective vegetation management (thinning, pruning) of the BC Hydro Right-of-way behind Lot 14 to reduce surface and ladder fuels;
- v) That the applicant remove broom along the perimeter boundary interface, under the direction of a project biologist and to the satisfaction of the Director of Planning.

CARRIED.

- d) Application for a Development Variance Permit to reduce the required building setbacks from the front and exterior property lines to facilitate a two-lot subdivision at the property located at 2486 Jeanine Drive.**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variances for 2486 Jeanine Drive:

- a) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 4.5 m to 1.31 m for the north exterior property line of proposed Strata Lot A;
- b) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 5.5 m to 4.01m for the south exterior property line of proposed Strata Lot A; and
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from 4.5 m to 3.07 m for the front property line of proposed Strata Lot A.

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A; and
- ii) That two parking spaces shall be constructed on proposed Strata Lot A prior to subdivision approval.

CARRIED.

- e) Application for a Temporary Use Permit at 2981 & 2985 Awsworth Road to Allow For the operation of a Truck Terminal Facility**
 - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council proceed with consideration of issuing a Temporary Use Permit for a period of three years at 2981 & 2985 Awsworth Road for a truck terminal facility, subject to the following terms and conditions:

- a) That applicant must, **prior to issuance**, complete the following:
- i. Remove trucks from the site and cease use of a truck terminal facility until a Development Permit has been issued by the Director of Planning or a Business License has been issued, whichever is first;
 - ii. Remove any dirt piles left in City road right of way to the satisfaction of the Director of Engineering;
 - iii. Decommission site access from Sooke Road/Highway 14 to the satisfaction of the Director of Engineering. Vehicular access to the site may only occur from Awsworth Road;
 - iv. Register a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 1. That the property shall only be used for a single-family dwelling until a Development Permit has been issued (or exemption if applicable) and a Business License has been issued; and
 2. That the applicant agrees to implement and maintain any and all recommendations regarding proximity to the Agricultural Land Reserve as per the Edge Plan prepared by C&F Land Resource Consultants Ltd, dated April 17, 2020.
- b) That the activities relating to the Temporary Use Permit occur outside of the Agricultural Land Reserve designated land.
- c) That they be allowed to stay a week plus one day, then be required to move.

CARRIED.

- f) Capital Regional District Municipal Consent for Bylaw No. 4304 Liquid Waste Management Core Area and Western Communities Establishment Bylaw NO. 1, 1995, Amendment Bylaw No. 3, 2020**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council consent to the CRD adopting Bylaw No. 4304, Liquid Waste Management Core Area and Western Communities Service Establishment Bylaw No. 1, 1995, Amendment Bylaw No. 3, 2020.

CARRIED.

- g) Pre-Approval to Award Bear Mountain Parkway Ultimate Construction Contract**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council work with the Developer group responsible for constructing the ultimate road configuration of Bear Mountain Parkway from Flint Avenue to up to Marble Drive, including the construction of the roundabout at Marble Drive; and

Award the construction contract to the lowest compliant bidder subject to all funding agreements being in place and subject to the bid amount being within the project budget.

CARRIED.

h) COVID-19 and City Hall Access

- Staff Report (Legislative Services)

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council and Committee meetings be held with Council members or Committee members in attendance in person or by electronic means, and that Council and Committee meetings be accessible to the public only by electronic means to ensure openness and continued transparency;

AND THAT the changing situation with respect to public access to City Hall and the risks to the public and City Staff is deemed to be an administrative matter and responsibility for related decisions is delegated to the CAO or their delegate for regular City business, except for public attendance at Council or Committee meetings.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1891

"Road Closure Bylaw No. 1891 (2895 West Shore Parkway), 2020".

(ADOPTION)

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw 1891.

CARRIED.

b) BYLAW NO. 1900

**"City of Langford Development Procedures, Amendment Bylaw No. 19, 2020,
Bylaw No. 1900".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1900.

CARRIED.

c) BYLAW NO. 1901

**"Subdivision and Development Servicing Bylaw, Amendment No. 20 (Fee Schedule),
Bylaw No. 1901".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1901.

CARRIED.

d) BYLAW NO. 1902

"Langford Building Bylaw No.1160, Amendment No 13, 2020, Bylaw No. 1850".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw 1902.

CARRIED.

e) BYLAW NO. 1911

**"Langford Zoning Bylaw, Amendment No. 591, (812, 816 & 820 Orono Ave), Bylaw
No. 1911, 2020".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw 1911.

CARRIED.

f) BYLAW NO. 1916

"Road Closure Bylaw No. 1916 (portion of Donna Avenue and Leigh Road), 2020."

(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw 1916.

CARRIED.

g) BYLAW NO. 1921

**“Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees
and Charges Bylaw 2004, Amendment No. 15, Bylaw No. 1921, 2020.”
(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw 1921 first, second and third readings.

CARRIED.

10. IN-CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

**THAT Council close the meeting to the public pursuant to section 90 (1) e, g and i of the
Community Charter to consider:**

- The acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Litigation or potential litigation affecting the municipality
- The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED.

11. ADJOURNMENT

Mayor Young adjourned the meeting at 7:00 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP20-0003 – 2486 Jeanine Dr

That Development Variance Permit No. DVP20-0003 be issued by the Council for the City of Langford to Randy Cuthbert to allow for a reduction in setbacks for the front and exterior lot lines of an existing house, to facilitate two lot subdivision at 2486 Jeanine Dr subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A) to the Council report dated 29 June 2020.

2. Variances

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

- a) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 4.5 m to 1.31 m for the north exterior property line of proposed Strata Lot A;
- b) That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 5.5 m to 4.01m for the south exterior property line of proposed Strata Lot A; and
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from 4.5 m to 3.07 m for the front property line of proposed Strata Lot A.

3. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

- a) That the site is developed in accordance with the plan attached to this report as Appendix A; and
- b) That two parking spaces shall be constructed on proposed Strata Lot A prior to subdivision approval.



***Notice of Intention to Consider Issuance of a
Development Variance Permit***

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 20 July 2020, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File Development Variance Permit No. DVP20-0003

Applicant Randy Cuthbert

Location 2486 Jeanine Dr

Proposal

1. That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 4.5 m to 1.31 m for the north exterior property line of proposed Strata Lot A;
2. That Section 6.21.06(3)(c) of Zoning Bylaw No. 300 be varied from the required 5.5 m to 4.01m for the south exterior property line of proposed Strata Lot A; and
3. That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from 4.5 m to 3.07 m for the front property line of proposed Strata Lot A.

Purpose To permit a two-lot subdivision.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 15 July 2020. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 20 July 2020 during the Public Participation Section at the beginning of the meeting.

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

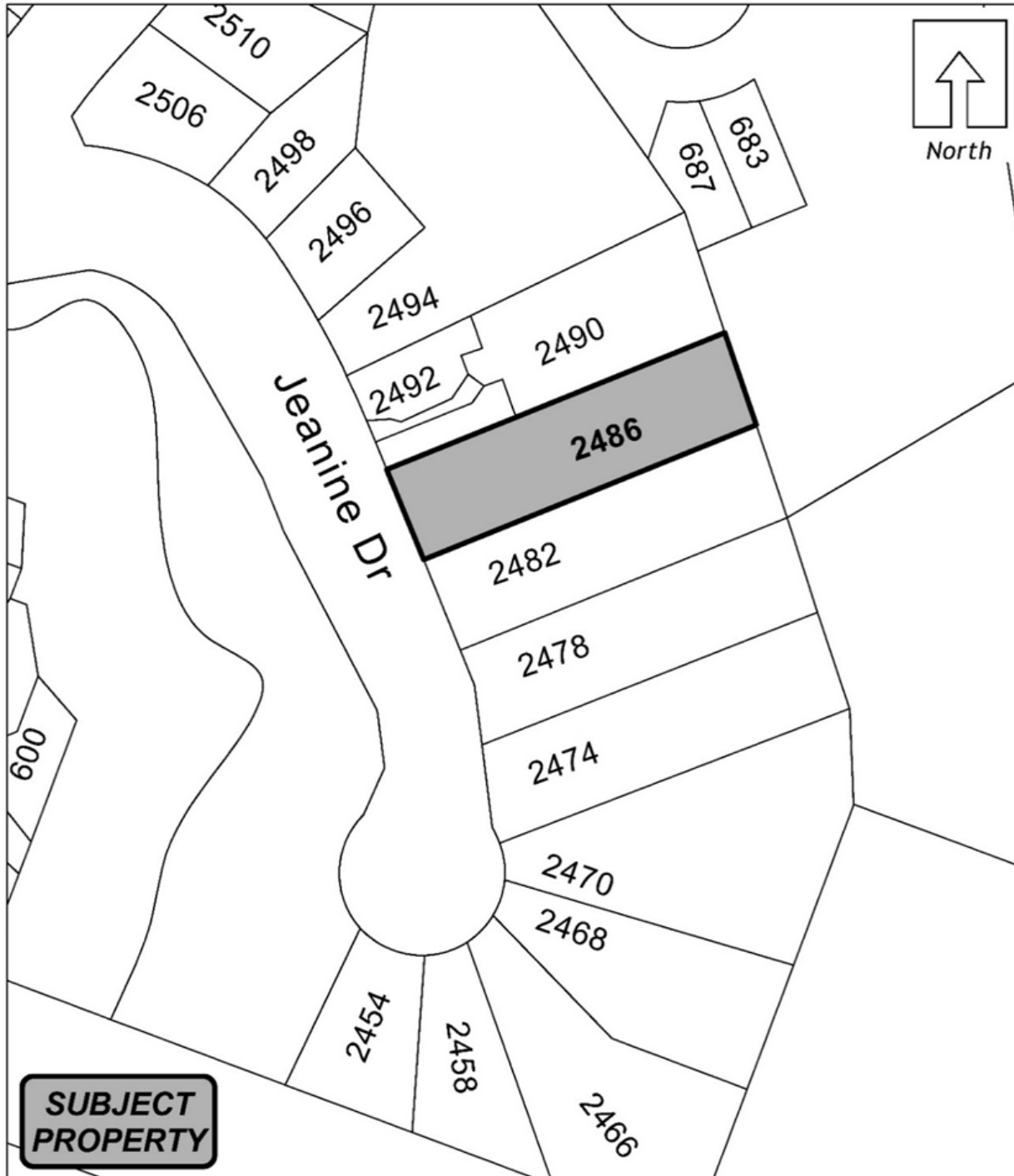
COPIES of the complete Notice and other material that the Council may consider in relation to the development variance permit may be viewed online at: www.langford.ca, or made available upon request by emailing to planning@langford.ca or in writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue,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

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP20-0003)

2486 Jeanine Dr



Document Name: DVP20-0003_Site_Map

From: [David Sametz](#)
To: [Suzette Chapman](#)
Subject: RE: Dvp20-0003
Date: Friday, July 17, 2020 9:38:59 AM

This is my file! I can reach out.

Thanks,

David Sametz, MCRP
Land Development Planner

-----Original Message-----

From: Suzette Chapman <schapman@langford.ca> On Behalf Of Langford Planning General Mailbox
Sent: Friday, July 17, 2020 9:30 AM
To: David Sametz <dsametz@langford.ca>
Subject: FW: Dvp20-0003

Could this be for you or Bldg.....

-----Original Message-----

From: [REDACTED]
Sent: Thursday, July 16, 2020 7:09 PM
To: Langford Planning General Mailbox <planning@langford.ca>
Subject: Dvp20-0003

I am the owner of [REDACTED] which I have owned for 12 years. Over those 12 years I have done extensive renovations and taken amazing care of my property. I just recently developed, built and lived in [REDACTED]. I built a very beautiful custom home that I just had to recently sell due to a separation. I'm now living back at [REDACTED]. I would just like to let you know I speak on behalf of myself and several neighbours if not all of them. This property has been a massive eye sore and a very dangerous house to live next too. I have raised my two kids here aged [REDACTED] and [REDACTED] and this unfinished development has been there since before they were born. For some unexplained reason city of Langford allowed this older home be moved on to a dangerous foundation. With what I have been told was a "show home permit".

In some [REDACTED] my property has been dangerously over excavated by 2 ft. And has also undermined my drive way. I'm very concerned about these proposed setbacks. If you have a chance to drive by the property you will clearly see that this was a huge mistake from the beginning. The house they moved in is not only positioned in the wrong place but does not at all work for the lot. And as a builder I don't see how they can properly finish this project on an undeveloped lot with what they are trying to work at.

Myself and my neighbours have been complaining about this to the city for years.

On behalf of myself and all my amazing neighbours thank you for listening to our concerns

[REDACTED]

Sent from my iPhone



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: July 20, 2020
Department: Parks & Recreation
Subject: Extension of VCMMC Parks and Boulevards & Trails Maintenance Agreements

Background

On September 8, 2014, the City entered into a Parks and Boulevard Maintenance Contract and a Trails Maintenance Contract with Victoria Contracting and Municipal Maintenance Corporation (VCMMC). These agreements expired on April 30, 2019, were extended for an additional six months in both March 2019 and October 2019, and again in April 2020. These agreements will expire on July 31, 2020, unless renewed or extended.

Commentary

The City and VCMMC are currently working together to renew the current Parks and Boulevard Maintenance Contract and the Trails Maintenance Contract. The City and VCMMC are confident that a new agreement will be achievable in 2021. If the contracts are allowed to expire, the City will not have a Parks and Boulevard or Trails Maintenance contract in place.

Options

1. That Council extend the Parks and Boulevard Maintenance Contract CON19-0033 and the Trails Maintenance Contract CON19-0034 with VCMMC until December 31, 2020, or until a new agreement is approved by Council, and that Council authorize Mayor and Corporate Officer to execute the agreement.

or

2. That Council does not authorize staff to extend the Agreements at this time.

Respectfully submitted,

Submitted by:	Cory Manton, Manager Parks and Recreation
Concurrence:	Marie Watmough, Manager of Legislative Services
Concurrence:	Donna Petrie, Manager of Business Development and Events
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

/CNM

AMENDING AGREEMENT- PARKS AND BOULEVARDS MAINTENANCE

THIS AMENDING AGREEMENT dated for reference July 20, 2020, is

BETWEEN:

CITY OF LANGFORD
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
(the "City")

AND:

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION
#112, 1010 McCallum Road
Victoria, BC V9B 4C6
(the "Contractor")

RECITALS:

- A. By a Parks and Boulevards Maintenance Contract dated for reference September 8, 2014 (the "Agreement"), the City engaged the Contractor to provide the Services, as that term is defined in the Agreement;
- B. The term of the Agreement expires on July 31, 2020;
- C. The parties agreed on March 06, 2019 to extend the term of the Agreement for six (6) months;
- D. The parties agreed on October 17, 2019 to extend the term of the Agreement for six (6) months; and
- E. The parties agreed on April 16, 2020 to extend the term of the Agreement for three (3) months; and
- F. The parties have agreed to extend the term of the Agreement for an additional five (5) months in accordance with this Amending Agreement.

THIS AMENDING AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Amending Agreement and the payment of \$1.00 by the City to the Contractor, the sufficiency and receipt of which the Contractor acknowledges, the parties covenant and agree with each other as follows:

- 1. Terms defined in the Agreement have the same meaning in this Amending Agreement, except as set out in this Amending Agreement.
- 2. The term of the Agreement is extended by an additional five (5) months and shall expire on December 31, 2020, unless terminated or cancelled in accordance with the Agreement or extended by mutual agreement of the parties.

3. The parties agree that the Agreement remains in full effect, modified only to the extent set out above.
4. This Amending Agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, and other legal representatives.
5. Any or all of the parties may execute this Amending Agreement in counterparts. The respective signing pages of each counterpart, including prints of versions stored in any computer format and prints of facsimiles, shall be deemed to be original and such counterparts together shall constitute one and the same instrument, which, for all purposes, shall be deemed to be fully and duly executed by all the signatories to the various counterparts.
6. A copy of the body of this Amending Agreement together with all signed counterpart signature pages, certified to be a true copy by a lawyer, notary public or other commissioner for taking affidavits in British Columbia, shall be deemed for all purposes to be a fully-executed original of this Amending Agreement.

IN WITNESS OF WHICH the parties have duly executed this Amending Agreement on the dates written below.

CITY OF LANGFORD

by its authorized signatories:

**VICTORIA CONTRACTING AND MUNICIPAL
MAINTENANCE CORPORATION**

by its authorized signatories:

Mayor: Stewart Young

Name:

Corporate Officer: Braden Hutchins

Name:

Date: _____

Date: _____

AMENDING AGREEMENT- TRAILS MAINTENANCE

THIS AMENDING AGREEMENT dated for reference July 20, 2020, is

BETWEEN:

CITY OF LANGFORD
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
(the "City")

AND:

VICTORIA CONTRACTING AND MUNICIPAL MAINTENANCE CORPORATION
#112, 1010 McCallum Road
Victoria, BC V9B 4C6
(the "Contractor")

RECITALS:

- A. By a Parks and Boulevards Maintenance Contract dated for reference September 8, 2014 (the "Agreement"), the City engaged the Contractor to provide the Services, as that term is defined in the Agreement;
- B. The term of the Agreement expires on July 31, 2020;
- C. The parties agreed on March 06, 2019 to extend the term of the Agreement for six (6) months;
- D. The parties agreed on October 17, 2019 to extend the term of the Agreement for six (6) months; and
- E. The parties agreed on April 16, 2020 to extend the term of the Agreement for three (3) months; and
- F. The parties have agreed to extend the term of the Agreement for an additional five (5) months in accordance with this Amending Agreement.

THIS AMENDING AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Amending Agreement and the payment of \$1.00 by the City to the Contractor, the sufficiency and receipt of which the Contractor acknowledges, the parties covenant and agree with each other as follows:

- 1. Terms defined in the Agreement have the same meaning in this Amending Agreement, except as set out in this Amending Agreement.
- 2. The term of the Agreement is extended by an additional five (5) months and shall expire on December 31, 2020, unless terminated or cancelled in accordance with the Agreement or extended by mutual agreement of the parties.

3. The parties agree that the Agreement remains in full effect, modified only to the extent set out above.
4. This Amending Agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, and other legal representatives.
5. Any or all of the parties may execute this Amending Agreement in counterparts. The respective signing pages of each counterpart, including prints of versions stored in any computer format and prints of facsimiles, shall be deemed to be original and such counterparts together shall constitute one and the same instrument, which, for all purposes, shall be deemed to be fully and duly executed by all the signatories to the various counterparts.
6. A copy of the body of this Amending Agreement together with all signed counterpart signature pages, certified to be a true copy by a lawyer, notary public or other commissioner for taking affidavits in British Columbia, shall be deemed for all purposes to be a fully-executed original of this Amending Agreement.

IN WITNESS OF WHICH the parties have duly executed this Amending Agreement on the dates written below.

CITY OF LANGFORD

by its authorized signatories:

**VICTORIA CONTRACTING AND MUNICIPAL
MAINTENANCE CORPORATION**

by its authorized signatories:

Mayor: Stewart Young

Name:

Corporate Officer: Braden Hutchins

Name:

Date: _____

Date: _____



Staff Report to Council

Date: July 20, 2020
Department: Fire Rescue
Subject: Community Wildfire Protection Plan

Background

In May 2019, the City of Langford was successful in an application to UBCM for funding to complete a Community Wildfire Protection Plan (CWPP). Diamond Head Consulting was contracted and has been collaborating with city staff and community stakeholders to produce the CWPP to be used throughout the city. The plan is now ready for distribution.

Commentary

Conor Corbett from Diamond Head Consulting was the lead contact for the project and will be presenting the findings of the plan to Council at the July 20th Meeting. Some of the highlights of the CWPP are as follows:

- o The previous work in 2002 to establish an interface Fire Hazard Planning Model in our developments has been effective in lowering the interface risk in Langford (pg 13)
- o The overall rating for the City is listed as High, however there is additional work can be done to lower the risk further (pg 51)
- o There are 27 recommendations, many of which can receive additional funding from UBCM to implement that are now possible with the CWPP completed (pgs i-iv)
- o Recommendations include measures to manage forest fuel, provide community education, enhance wildfire response and integrate FireSmart planning further into developments.

In order to qualify for UBCM funding, the CWPP needs to adhere to strict guidelines. As a result, the CWPP does not specifically address private land which accounts for 49% of Langford. However, the recommendations of the CWPP for the other classes of properties can be used by City Staff to work with individual home owners or neighbourhoods to help mitigate the interface threat for private property.

In addition, the report recommends the City forming partnerships with surrounding land owners, specifically CRD Water and BC Parks to help further reduce the risk from wildfire and both agencies are receptive to working together on these initiatives.

Financial Implications

There are no financial implications at this time.

Legal Implications

There are no legal implications at this time.

Respectfully submitted,

Submitted by:	Chris Aubrey, Fire Chief
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

: 'CA'



Staff Report to Council

Date: July 20, 2020
Department: Planning
Application No.: Z16-0007
Subject: Bylaw No. 1678 - Application to Rezone 2681 Claude Road from R2 (One- and Two-Family) Residential) to MU2 (Mixed-Use Residential Commercial Zone) to Allow a Future Development of 35 Multi-Family Residential Units in a 6-Storey Building

At their Regular Meeting of January 20, 2020 Council passed the following resolution with respect to the property at 2681 Claude Road:

That Council:

1. Rescind 1st, 2nd, and 3rd reading of Bylaw 1678.
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2681 Claude Road from R2 (One- and Two-Family Residential) to MU2 (MU2 (Mixed-Use Residential Commercial)), subject to the following terms and conditions:
 - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a Building Permit: **(SECURED IN BYLAW)**
 - i. \$2,562 towards the General Amenity Reserve Fund;
 - ii. \$610 towards the Affordable Housing Reserve Fund.subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
 - b) That the applicant provides, **prior to Public Hearing**, the following: **(COMPLETE)**
 - i. An onsite landscape plan to the satisfaction of the Director of Planning;
 - ii. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering.

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

- i. *That a stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;*
- ii. *That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;*
- iii. *That balcony screening will be opaque and that any portions that are perpendicular to the rear building face are constructed to a 5 foot height;*
- iv. *That a construction parking and traffic management plan be provided prior to issuance of a building permit, to the satisfaction of the Director of Engineering; and*
- 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*

COMMENTS

The applicant's lawyer has registered a section 219 covenant against the title of the subject property that agrees to items i – v in Section C in Council's resolution of January 20, 2020.

Bylaw No. 1678 was signed by the Minister of Transportation on May 7, 2020

OPTIONS

That Council:

1. Adopt Bylaw No. 1678.

OR

2. Take no action at this time with respect to Bylaw No. 1678.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP, Land Development Planner - Approved
Concurrence:	Marie Watmough, Acting Manager of Legislative Services - Approved
Concurrence:	Chris Aubrey, Fire Chief - Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement - Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation - Approved
Concurrence:	Ivan Leung, P.Eng, Acting Director of Engineering - Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:rd

**CITY OF LANGFORD
BYLAW NO. 1678**

**A BYLAW TO AMEND BYLAW NO. 300,
“LANGFORD ZONING BYLAW, 1999”**

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

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

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RM7A (Medium-Density Apartment 7A) Zone** the properties legally described as LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 10541 EXCEPT PART IN PLAN 27737; PID No.: 005-272-556 (2681 Claude Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RM7A	1678	LOT 2 SECTION 109 ESQUIMALT DISTRICT PLAN 10541 EXCEPT PART IN PLAN 27737 (2681 Claude Rd)	a) \$2,562 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,281 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and d) \$305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 474, (2681 Claude Rd), Bylaw No. 1678, 2020”.

READ A FIRST TIME this 18th day of February, 2020.

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

READ A SECOND TIME this 4th day of May, 2020.

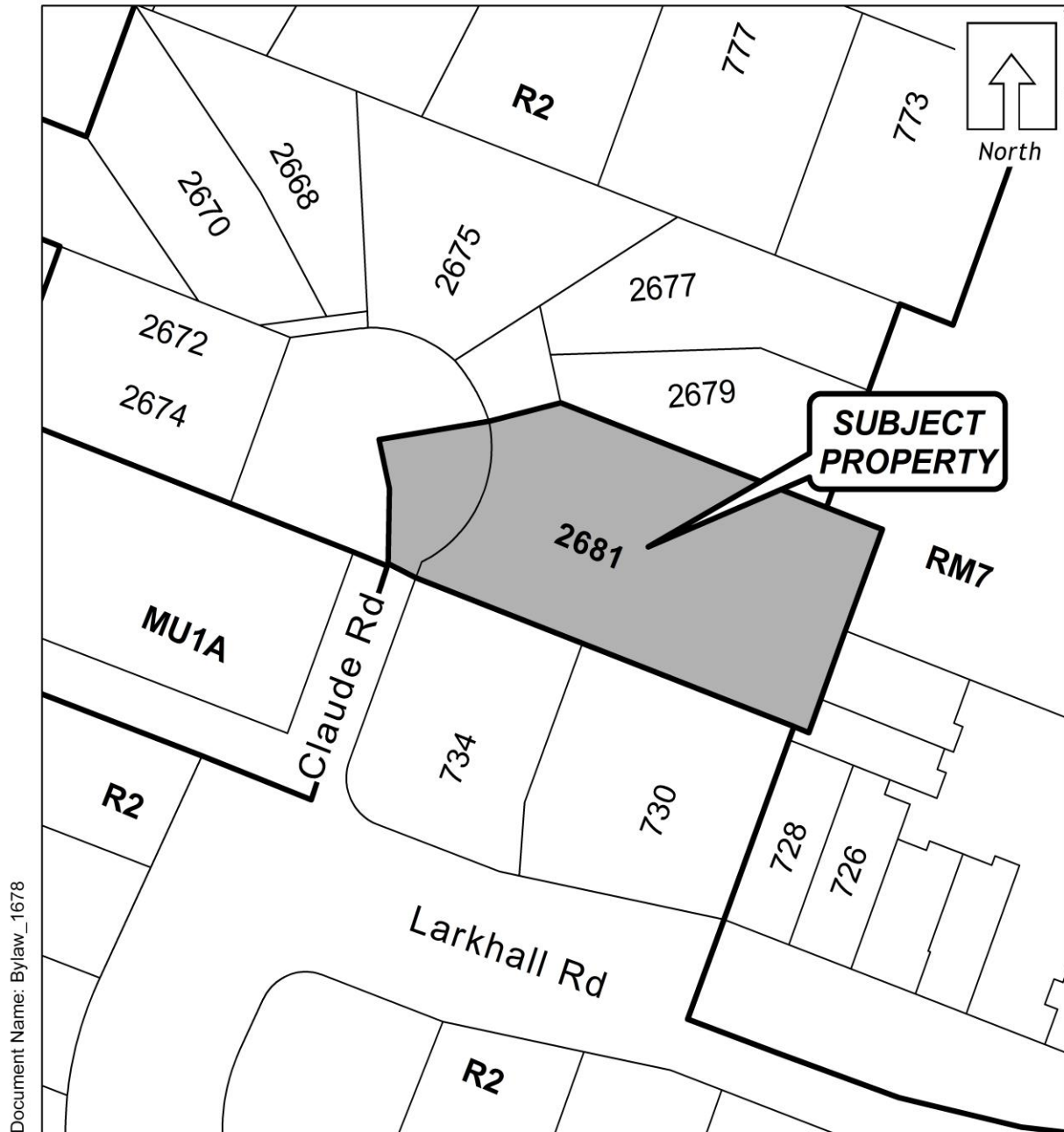
READ A THIRD TIME this 4th day of May, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 7th day of May, 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. 1678

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/30/2020



Staff Report to Council

Date: July 20, 2020
Department: Legislative Services
Subject: Bylaw 1847 – Fees and Charges Bylaw Amendment

Background

At their Regular Meeting, held May 4th, 2020, Council approved a property tax increase of 1.9%.

Commentary

As has occurred in previous years, staff have prepared bylaws to amend the Planning, Subdivision, and Building related fees commensurate with the general tax increase. Council gave these three bylaws first, second and third readings at its June 8, 2020 meeting and adopted the bylaws at the June 29, 2020 meeting.

Staff have now prepared a bylaw to amend its general Fees and Charges Bylaw No. 113. This bylaw includes administrative fees for services such as photocopying and providing tax certificates. The amendments include:

- 1.9% fee adjustment, except photocopying charges which were rounded up to the nearest \$.05 increment;
- Consolidation of administrative fees for printing documents to a cost per page, rather than a cost per specific type of document. This consolidation of fees for printing documents results in the elimination of Schedules D, E, and G as they referenced fees for specific types of documents;
- Addition of provisions for the sale of City of Langford branded merchandise;
- Addition of an RCMP fee schedule, by request of the West Shore RCMP, and which fees align with other West Shore RCMP municipalities. The wording and structure of this fee schedule is the same as other Western Communities which have already implemented the schedule by bylaw and is intended to provide consistency between the municipalities.

Financial Implications

Aligning fee increases with the cost of living increases should allow the City to maintain the balance between the provision of services and cost recovery. The addition of the RCMP fee schedule will allow the

RCMP to recover the cost of providing documents and services, such as traffic analyst reports and police information checks.

Legal Implications

None.

Options

That Council:

1. Give first, second, and third reading to Bylaw No. 1847.

OR

2. Take no action at this time with respect to adjusting fees and charges.

Respectfully submitted,

Submitted by:	Marie Watmough, Manager of Legislative Services
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Donna Petrie, Manager of Business Development and Events
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Kevin Dube, Manager of IT
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering and Public Works
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mw

**CITY OF LANGFORD
BYLAW NO. 1847**

**A BYLAW TO AMEND DISTRICT OF LANGFORD
FEES AND CHARGES BYLAW NO. 113, 1995**

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

1. District of Langford Fees and Charges Bylaw No. 113, 1995 is amended as follows:
 - a) By deleting Schedules “D”, “E” and “G” in their entirety;
 - b) By replacing existing Schedules “A”, “B”, “C”, and “F” inclusive to Bylaw No. 113 with Schedules “A”, “B”, “C”, and “D”, which are attached to and form part of this Bylaw; and
 - c) By adding Schedule “E” for RCMP fees.
2. This Bylaw may be cited for all purposes as “City of Langford Fees and Charges, Amendment No. 13, Bylaw No. 1847, 2020”.

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

READ A SECOND TIME this 20th of July, 2020.

READ A THIRD TIME this 20th day of July, 2020.

ADOPTED this ____ day of July, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A - Administration	
Item	Fee
Photocopies (for materials not provided under the Freedom of Information and Protection of Privacy Bylaw of the Municipality) - Single-sided - Double-sided	\$0.35 per page \$0.65 per sheet
Staff Time to Obtain and Photocopy Documents	\$10.70 per ¼ hour after first 3 hours
City of Langford Pins - First pin free of charge to Langford residents and business community - Groups active in the City may be given 20 free pins per year for distribution at special functions, each additional pin after 20 pay full price	At cost
City of Langford Branded Merchandise	Cost plus of up to 15% for administration

Schedule B – Finance	
Item	Fee
Certificate of Taxes and Charges Outstanding (to other than a registered property owner)	\$28.00 per certificate – available electronically \$49.70 per certificate – prepared by City of Langford
Tax Demand Notice (to other than a registered owner)	\$17.25 per notice
Annual Gross Tax Information List	\$337 per copy
Accounts Outstanding Beyond 30 Days	Interest charge of 1.5% per month, compounded to an annual rate of 19.56%
Returned Cheque Service Charge	\$28.00 per cheque
Mortgage Company Tax List	\$6.90 per folio
Statement of Financial Information (printed)	See Schedule A per page cost for photocopies
Five-Year Financial Plan (printed)	See Schedule A per page cost for photocopies

Schedule C – Planning		
Item		Fee
Comfort Letter	Request for Written Response to Zoning Enquiries (Price is Per Property) *Hourly charges apply after the first two hours of research **To be included if file is in off-site storage and must be returned for photocopying	\$118 Plus \$0.35/page Plus \$113/hour* Plus \$27/box**

Schedule D – Mapping	
Address, Street, or Zoning	Cost
Poster - regular Poster - custom	\$32.35 each \$42.80 each
Booklets	\$42.80 each
Hard copy 11x17 or smaller	\$6.40 each
Electronic Adobe Format	No charge

Schedule E – RCMP		
Item		Fee
Collision Report/ MV6020	Law firms, insurance companies	\$60.00
	First copy to ICBC, driver, property owners, passengers, etc.	No charge
	Each additional copy	\$25.00
Traffic Analyst/ Reconstruction Report	Per report	\$250.00
Mechanical Inspection Report	Per report	\$100.00
Field Diagrams/Scene Sketch	Not to scale	\$25.00
	To scale	\$50.00
Court Orders	1-2 hours	\$80.00
	Each additional hour	\$30.00
Search fee for multiple files	Per hour	\$30.00
Investigative reports	Police report/synopsis of incident/insurance claim report	\$60.00
Police Information Check	Adoption/homestay/employment	\$70.00
	Practicum	\$35.00
Fingerprints	Manual and electronic	\$70.00
	Each additional set	\$25.00
Criminal records review program	Electronic fingerprints – volunteer and employment	\$70.00
	Each additional set	\$25.00
Transcribed statements	Per statements	\$30.00
Electronic media (photos, videos, in-car video, etc.)	Per file	\$25.00
Audio recordings (transcribed)	Per recording	\$30.00
CD/DVDs	Supply of a single CD or DVD	\$2.50

**CITY OF LANGFORD
BYLAW NO. 1864**

**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 from the Table of Contents: "6.20 One-Family Residential (R1) Zone", "6.21 One- and Two-Family Residential (R2) Zone", "6.22..One- to Five-Family Residential (R3) Zone", "6.23 Residential Small Lot (RS1) Zone", "6.25 Residential Small Lot 2 (RS2) Zone", "6.26 One- and Two-Family Residential A (R2A) Zone", "6.27 Residential Small Lot 3 (RS3) Zone", "6.27A Residential Small Lot 4 (RS4) Zone", "6.29 One-Family Residential 4 (R4) Zone";
2. By adding the following to the Table of Contents: "6.20 Residential Small Lot (RS1) Zone", "6.22 One- and Two-Family Residential (R2) Zone" and "6.26 Residential Lakeshore (RL1) Zone";
3. By replacing the "Residential Zones" portion of section 5.04.01 with the following:

"Residential Small Lot	RS1
One-and Two-Family Residential	R2
Residential Lakeshore	RL1
Mobile Home Park	RH1
Residential Townhouse 1	RT1
Residential Townhouse 2	RT2"
4. By deleting sections 6.20, 6.21, 6.22, 6.23, 6.25, 6.26, 6.27, 6,27A, and 6.29 in their entirety;
5. By adding the text in Appendix "A" to this Bylaw as Section 6.20;
6. By adding the text in Appendix "B" to this Bylaw as Section 6.22;
7. By adding the text in Appendix "C" to this Bylaw as Section 6.26;
8. By replacing subsection 6.101.01(1)(p) with the following: "two-family dwellings on lots with areas greater than or equal to 300 m² (3 229 ft²) and widths not less than 10 m (33 ft)";
9. By deleting the Zoning designation of all lands currently zoned One-Family Residential (R1), One- and Two-Family Residential A (R2A), One- to Five-Family Residential (R3), Residential Small Lot 4 (RS4) and One-Family Residential 4 (R4) shown on Schedule "B" and designating these lands as One- to Two-Family Residential (R2) on Schedule "B";
10. By deleting the Zoning designation of all lands currently zoned Residential Small Lot 2 (RS2) and Residential Small Lot 3 (RS3) shown on Schedule "B" and designating these lands as Residential Small Lot (RS1) on Schedule "B"

11. By adding to the Residential Lakeshore (RL1) zone the lands shown shaded on the plans D1, D2 and D3 attached to this bylaw as Appendix "D";

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 574, (Omnibus No. 52 – Residential Zone Combining), Bylaw No. 1864, 2020".

READ A FIRST TIME this 4th day of May, 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 of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix "A"

Section 6.20 – Residential Small Lot 1 (RS1) Zone

The intent of the Residential Small Lot 1 (RS1) Zone is to permit one-family dwellings lots serviced by municipal sewers within the urban core as an infill use, or in new neighbourhoods where a sewer system is in place.

6.20.01 Permitted Uses

The following uses and no others are permitted in the RS1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Home occupation** in accordance with Section 3.09;
- (4) **Secondary suite in a one-family dwelling** in accordance with Sec. 3.08, on any lot that is 400m² (4,305 ft²) or greater in area;
- (5) **Secondary suite in a one-family dwelling on lots with lot areas** greater than or equal to 400 m² and **lot width** greater than 12m in accordance with Section 3.08 on the properties legally described as: LOT 1, SECTION 116, ESQUIMALT DISTRICT, PLAN 22391 (2786 Wenger Terrace) and LOT 3, SECTION 84, ESQUIMALT DISTRICT, PLAN 21075 (939 Walfred Rd);
- (6) **Secondary suite in a one-family dwelling**, in accordance with Section 3.08, on the properties legally described as Lots 1, 2 and 3, Block 1, Section 86, Metchosin District, Plan 1524 and The Northerly 74.6 Feet of Lot 2, Block 1, Section 86, Metchosin District, Plan 1524 (3300, 3310, 3326/3328 and 3306 Happy Valley Road); Lot 1, Section 86, Metchosin District, Plan 12293 (3344 Happy Valley Road); and Strata Lots 1 and 2, Section 86, Metchosin District, Strata Plan VIS2845 (3338 and 3340 Happy Valley Road);
- (7) The keeping of not more than one **boarder** in a **one-family dwelling**;
- (8) **Townhouses** on the properties legally described as PID No.: 002-559-285 (3306 Happy Valley Rd); PID No.: 003-620-603 (3310 Happy Valley Rd); PID No.: 005-198-143 (3326 & 3328 Happy Valley Rd); PID No.: 018-357-776 (3338 Happy Valley Rd); PID No.: 018-357-784 (3340 Happy Valley Rd); PID No.: 004-491-823 (3344 Happy Valley Rd); and PID No. 000-156-884 (3416 Hazelwood Rd);
- (9) **Uses accessory** to a **principal use** permitted in this zone; and
- (10) **Uses** permitted by Section 3.01 of this Bylaw;

6.20.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 850 m² (9,150 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone.
- (2) Despite Subsection 6.20.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum **lot area** for subdivision of **lots** for a **one-family dwelling** use may be 200 m² (2,153 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;
- (3) No **lot** having a **lot width** of less than 9 m (29.5 ft) may be created by subdivision;
- (4) No **lot** having a **building envelope** with a width or depth of less than 5.5 m (18 ft) nor an area of less than 67 m² (720 ft²) may be created by subdivision;
- (5) No panhandle **lot** having a **lot area** less than 400m² (4,305 ft²) may be created by subdivision in the Residential Small Lot 1 (RS1) Zone;
- (6) Despite Subsections 6.20.02(1) and 6.20.02(2), the minimum **lot area** and minimum **lot width** for subdivision of lots for a one-family dwelling use may be further reduced for the properties listed in Table 1 below as indicated:

Table 1

Legal Description	Minimum Lot Width
PID No.: 000-156-884 (3416 Hazelwood Rd)	8.4 m (27.5 ft), except one lot included in the plan of subdivision may be 7.6 m (24.9 ft)

6.20.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**.
- (2) Despite article (1), one or more additional **residential buildings** are permitted where **townhouse** units are located within a strata plan subdivided pursuant to the *Strata Property Act*.
- (3) The total floor area of a one family-dwelling on lots less than 400m² on the property legally described as Lot 3, Section 84, Esquimalt District, Plan 21075; PID No.: 003-488-209 (939 Walfred Rd) may not exceed the total area of the lot upon which it is constructed.

6.20.04 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%;
- (2) Despite subsection 6.20.04(1), the **lot coverage** for a **Townhouse** use may exceed 50% but may not exceed 60%.

6.20.05 Height of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 9 m (29.5 ft);
- (2) Despite subsection 6.20.05(1) any **townhouse** structure or a principal **building** on property legally described as PID No.: 000-156-884 (3416 Hazelwood Rd) may exceed a height of 9m (29.5 ft) but may not exceed a height of 3 storeys;

6.20.06 Setbacks

- (1) No principal **building** may be located:
 - (a) within 3.0 m (9.8 ft) of any **front lot line** when the lot fronts on and has access from a **highway** or access route in a bare land strata plan, except that no **garage or carport** that faces any **front lot line** and whose vehicle access crosses a **front lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting highway or access route;
 - (b) within 5.5 m (18 ft) of any **rear lot line**;
 - (c) within 3.5 m (11.5 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if no sidewalk has been constructed) of the abutting **highway** or access route;
 - (d) within 1.5 m (4.9 ft) of any **interior side lot line**;

6.20.07 Landscape Screening

The relevant regulations of Section 3.21 of this Bylaw shall apply.

6.20.08 General

The relevant regulations of Part 3 of this Bylaw shall apply.

Appendix "B"

Section 6.22 – One- and Two-Family Residential (R2) Zone

The intent of the One-and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1.0 ha (2.47 acres) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m² (4,305 ft²) and two-family dwellings on a lot with an area not less than 600m² (6,458 ft²) in areas that are served by community sanitary sewer.

6.22.01 Permitted Uses

The following uses and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family,** on lots with an area greater than or equal to 600m² (6458 ft²);
- (4) **Group daycare** in accordance with Section 3.26.02;
- (5) **Home occupation** in accordance with Section 3.09;
- (6) **Schools** on lands shown shaded on the map attached as Schedule WL to this bylaw;
- (7) **Secondary suite** on **lots** with **lot areas** greater than or equal to 400 m², or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Sec. 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No.:009-875-867 (3690 Happy Valley Rd), PID No.: 002-035-235 (3694 Happy Valley Rd), PID No. 001-138-138 (4342 West Shore Pkwy) and on lands shown shaded on the map attached as Schedule WL to this bylaw;
- (11) **Uses accessory** to a **principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2.0ha (5 acres) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m² (4305 ft²) may be created by subdivision if:

- (a) The property is served by community sanitary sewer; **AND**
 - (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
 - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
 - (d) the legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision;
- (2) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
 - (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m² (1000 ft²) may be created by subdivision.
 - (4) No **panhandle lot** may be created in the R2 Zone.
 - (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstream District, Plan 24172; PID 002-981-220 (2955 Irwin Rd), the minimum **lot area** for subdivision may be 260 m² if:
 - (a) the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) the maximum density of development does not exceed 18 **lots**.
 - (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200m² if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) Does not create more than 30 **lots** by subdivision that have a **lot area** less than 400 m²

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 zone:

- (1) **Two-Family dwellings** are prohibited on panhandle lots;
- (2) The **lot area** for a **two-family dwelling** use may not be less than 600m² (6,459 ft²);
- (3) Despite subsection 6.22.03(2) on lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No.

1200, City of Langford's Official Community Plan the **lot area** for a **two-family dwelling** may not be less than 1500m² (0.37 acres);

- (4) The **lot width** may not be less than 15 m (49.2 ft).
- (5) The width of the **building envelope** may not be less than 12 m (39.4 ft);
- (6) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit.
- (7) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1.0 m (3.3 ft) in width containing a shrub, hedge or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6.0 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.04 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of any **garden suite** or **carriage suite**.
- (2) Despite subsection 6.22.04(1) there may be more than one residential building on a lot, if those residential buildings contain only a townhouse use.
- (3) Under no circumstances may the density of development on those properties legally described as: PID No.: 009-875-867 (3690 Happy Valley Rd) and PID No.: 002-035-235 (3694 Happy Valley Rd) exceed 125 Single Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%, except that on **lots** less than 550m² (5,920 ft²) in a **lot area**, the **lot coverage** for all **buildings** and **structures** may exceed 40% but not exceed 50%.

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a height of 9 m (29.5 ft).

6.22.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3.0 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) Within 5.5 m (18 ft) of any **rear lot line**;

- (c) Within 3.0 m (9.8 ft) of any **exterior side lot line** except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
- (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite article (1) the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
- (3) Despite article (1) and article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of **any exterior side, front or rear lot line**.

6.22.08 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.

Appendix "C"

Section 6.26 – Residential Lakeshore (RL1) Zone

The intent of the Residential Lake Shore (RL1) Zone is to permit a one-family dwelling on a lot abutting Langford, Glen or Florence Lake with an area of not less than 1,500 m² (0.37 acres) unless the Streamside Protection and Enhancement Area (SPEA) is provided to the City.

6.26.01 Permitted Uses

The following uses and no others are permitted in the RL1 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Group daycare** in accordance with Section 3.26.02;
- (4) **Home occupation** in accordance with Section 3.09;
- (5) **Secondary suite, garden suite or carriage suite** as an accessory use to a **one-family dwelling**, in accordance with Section 3.08;
- (6) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes in accordance with Sec. 3.12;
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this zone; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

6.26.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 500 m² (16 146 ft²) may be created by subdivision, and the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment shall not be included in the **lot area** calculation for the purpose of determining compliance with this article;
- (2) Despite subsection 6.26.02(1) **lots** having **lot areas** of 950 m² (10 226 ft²) and greater may be created by subdivision if the **Streamside Protection and Enhancement Area (SPEA)** designated by a qualified environmental professional in a riparian areas assessment of the **lot** being subdivided is transferred to the City of Langford at the time of subdivision.
- (3) Despite subsection 6.26.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot area for subdivision of lots abutting Langford, Glen or Florence Lake may be as specified in articles (i) and (ii) below, if the owner of the land proposed to be subdivision pays to the City

the amount specified in Column 4 of Table 1 of Schedule AD prior to Subdivision Approval:

- (a) Lots with an area of 1,500 m² (16,146 ft²) or greater, including the area of the SPEA, may be created abutting Langford, Glen or Florence Lake; and
 - (b) Lots with an area of 550 m² (5,920 ft²) or greater may be created provided such lots are located directly behind a new lot created pursuant to article (i) above and do not abut Langford, Glen or Florence Lake.
- (4) No **lot** may be created having a **lot width** less than 16 m (52.5 ft).
 - (5) No **lot** may be created having a **building envelope** with a width or depth less than 7m (23 ft) nor an area less than 186 m² (2,002 ft²).

6.26.03 Density of Development

There may not be more than one **residential building** on a **lot**, exclusive of any **garden suite** or **carriage suite**.

6.26.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.26.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.26.06 Setbacks

- (1) No principal **building** may be located:
 - (a) within 3.0 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) within 5.5 m (18 ft) of any **rear lot line**;
 - (c) within 3.5 m (11.5 ft) of any **exterior side lot line** except that no **garage** or **carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) within 1.5 m (4.9 ft) of any **interior side lot line**;

6.26.07 Landscape Screening

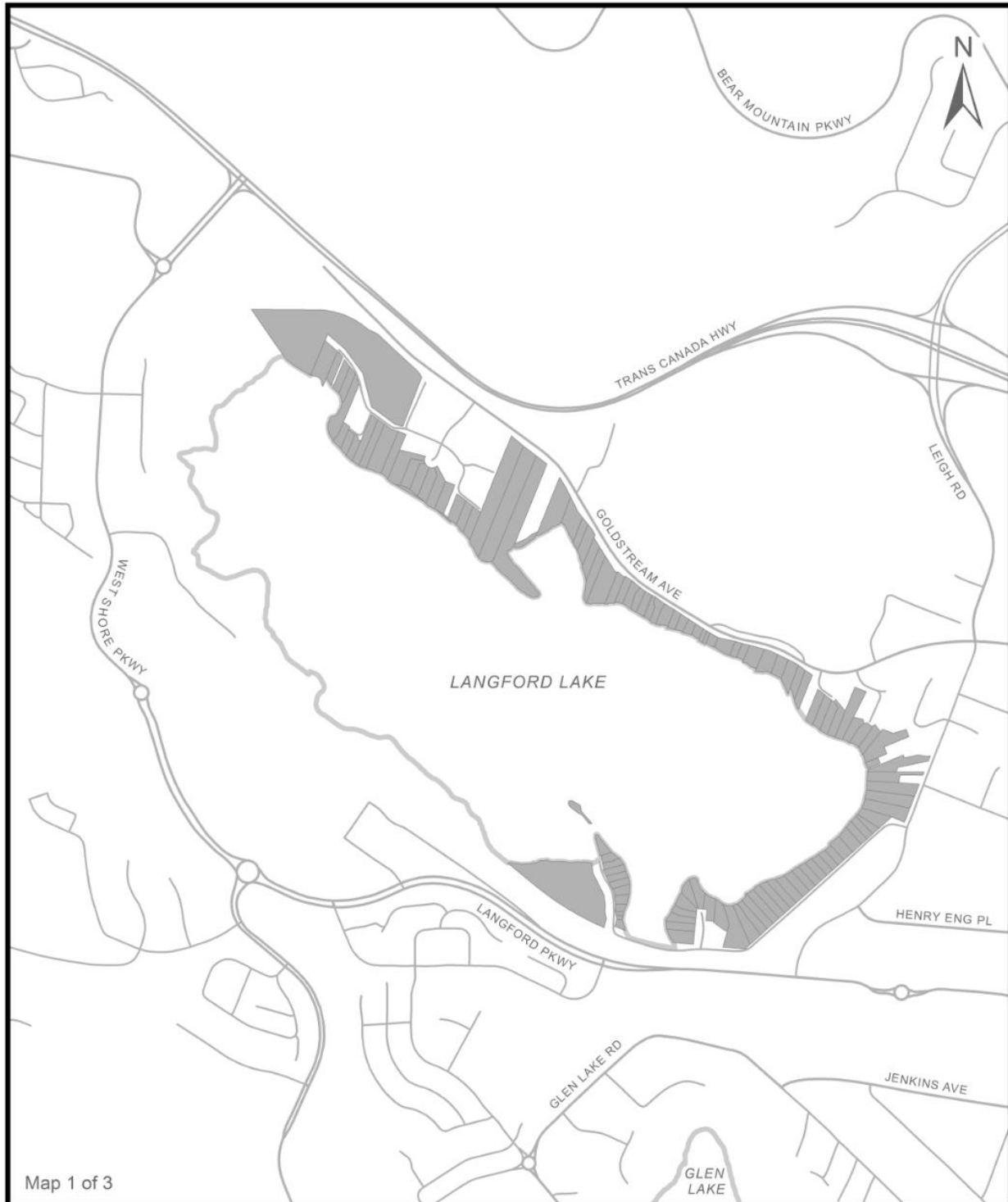
The relevant regulations of Section 3.21 of this Bylaw must apply.

6.26.08 General

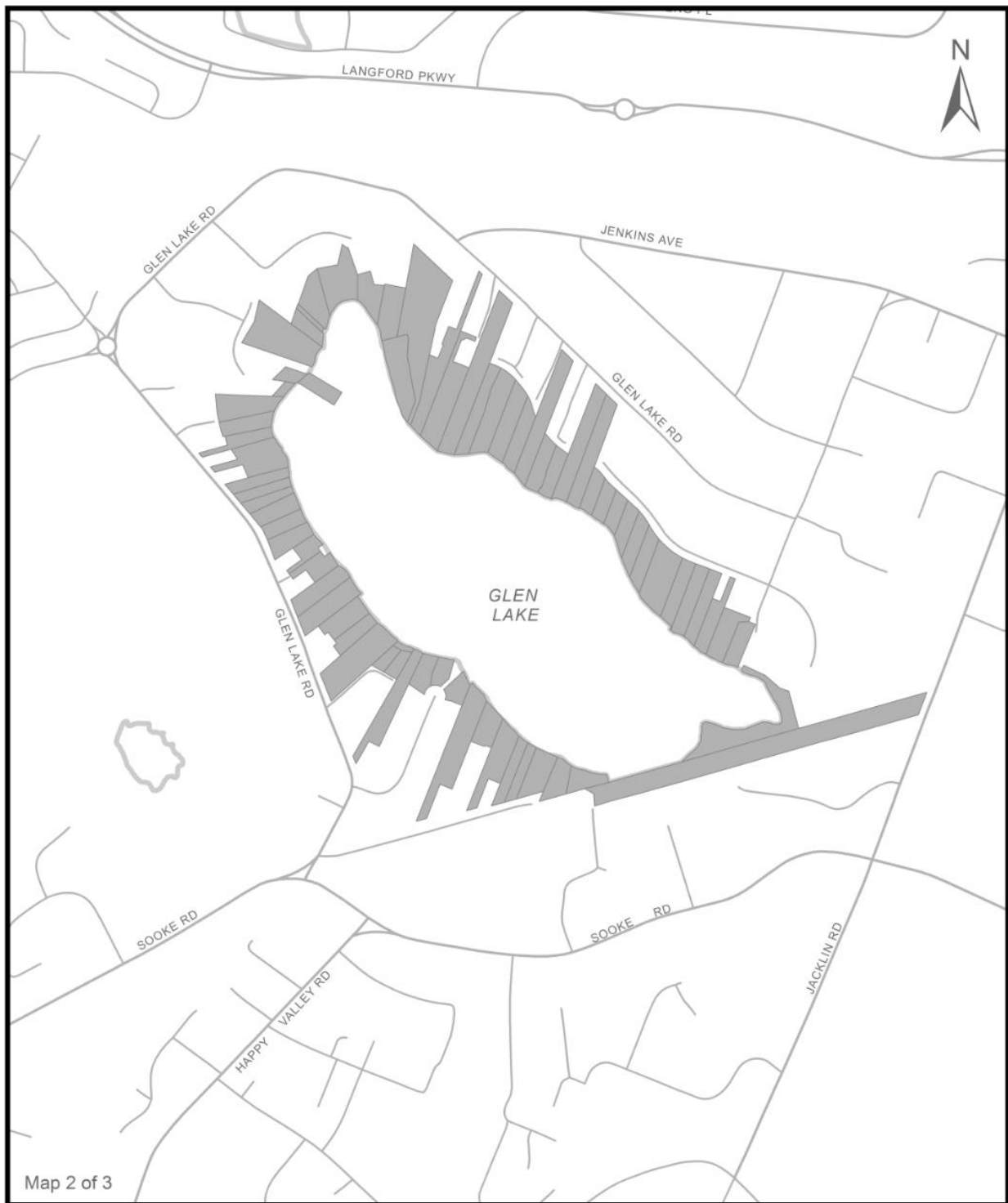
The relevant regulations of Part 3 of this Bylaw must apply.

Appendix "D"

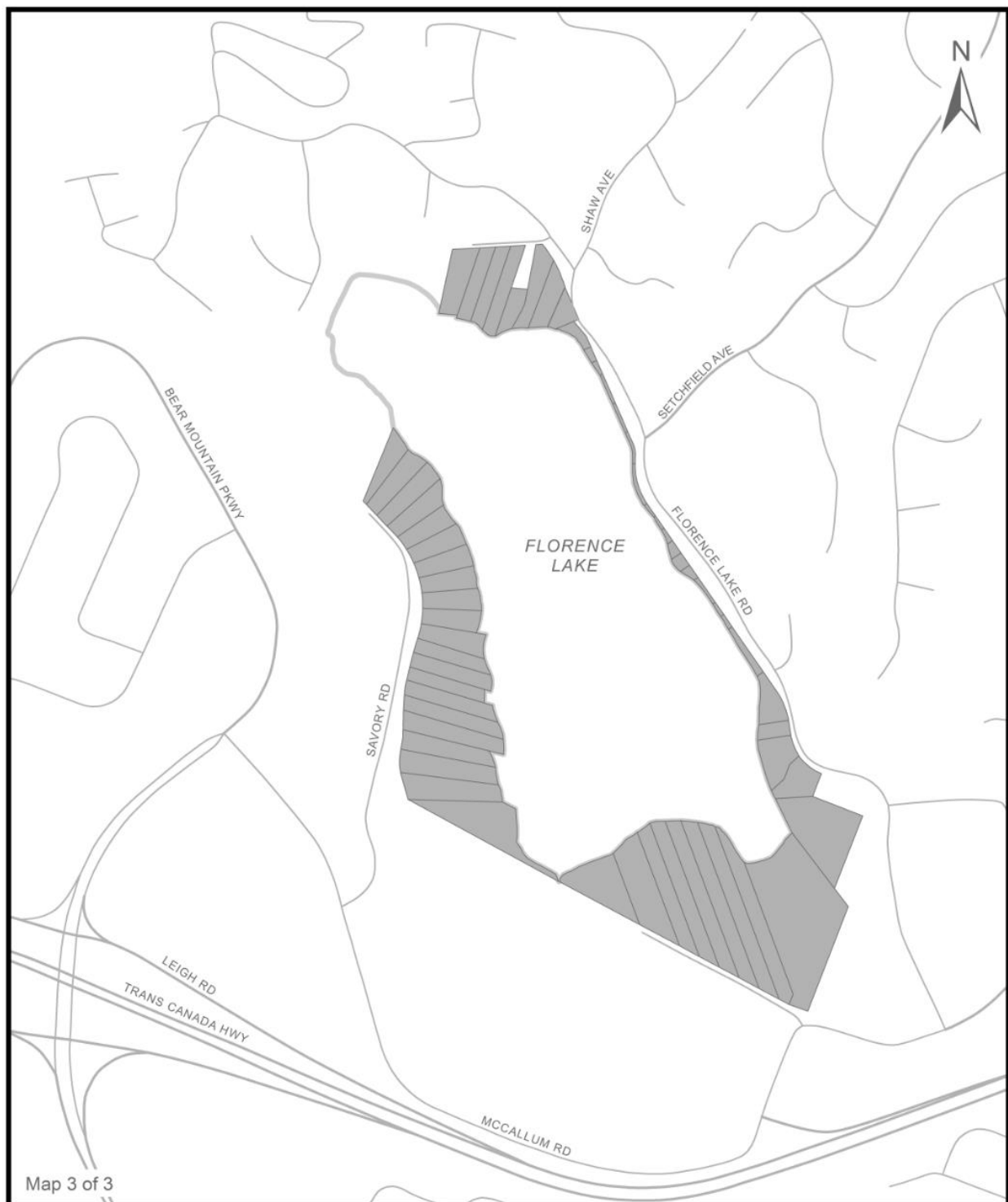
D1 – Langford Lake



D2 – Glen Lake



D3 – Florence Lake





Staff Report to Council

Date: July 20, 2020
Department: Planning
Application No.: Z19-0012
Subject: First Reading of Bylaw No. 1904

At the Regular Meeting of Council on **May 4, 2020**, Council passed the following resolution with respect to the addition of the CC1 (City Centre 1) Zone and the CCP (City Centre Pedestrian) Zones to Part 6 of the Zoning Bylaw:

Direct staff to engage with select members of the West Shore Economic Development and West Shore Developers Association by way of electronic correspondence on the regulations of the new downtown zones that make up Bylaw No.1904, prior to consideration of 2nd reading.

COMMENTS

Staff sent out letters of engagement, via email, to Julie Lawlor, Executive Director of the West Shore Chamber of Commerce and Ron Coutre, President of the West Shore Developers Association for distribution among their respective members. As feedback received as part of this engagement centred on the CCP Zone, Staff felt that separating the Zones into two bylaws would allow more detailed discussions and research about the CCP Zone to take place without delaying rezoning applications already in the queue for the CC1 Zone. Therefore, staff is requesting that Council rescind the First Reading of Bylaw No.1904, that sought to add both the CC1 and CCP zones to the Zoning Bylaw and give First Reading to amended Bylaw No.1904 which will now only include the CC1 Zoning regulations.

A summary of the changes to the CC1 regulations that have been prepared for Council's review following the consultation process, and are now contained in revised Bylaw No. 1904, are as follows:

- Increased building setbacks from the front and exterior side property lines for portions of a building above the second storey;
- A requirement that no lot with an area less than 1400 m² (0.37 ac) or a frontage less than 37 m (120 ft) in width can be zoned to CC1, unless for townhouse use;
- That, in exchange for an increased floor area ratio maximum of 5.0, the site design must include:
 - common outdoor amenity space consisting of 5% of the property or 100 m² of land, whichever is greater; and
 - an active building frontage (see definition below) along 80% of the road frontage; and
- The previous requirement for 75% of the parking to be fully enclosed or underground has been removed in favour of the above-noted active building frontage requirement and additional regulations that parking must be screened by an active building frontage.

Related to these changes, staff have drafted two new definitions for inclusion within Section 1.0 of the Zoning Bylaw and text that clarifies the specifics around the location of landscaping within Section 3.21, as follows:

- Active building frontage will be defined as a building façade that incorporates either a commercial or individually accessed residential unit at grade that faces a highway and does not include private amenity space or a lobby for a residential use that is larger than 15% of the length of the façade or 4m, whichever is less;
- Common outdoor amenity space will be defined as an outdoor space accessible to all residents within an apartment or apartment, senior citizens building that is constructed with surface materials that include sod, pavers, decking, sport court paving or similar materials that allow the space to be used for active or passive recreational use by the residents of the building.
- That landscaping includes all portions of a lot that are not covered by a building or structure or used for off street parking must be landscaped

As per Council's previous resolution, Staff will continue to consult with the business and development community with regards to the CCP Zone. A similar report outlining these discussions and any changes from the original version of the Zone will be completed and summarized for Council's review when this work has been completed.

OPTIONS

That Council:

1. Rescind First Reading of Bylaw No. 1904;

And

2. Give First Reading to revised Bylaw No. 1904.

Or

3. Take no action at this time with respect to Bylaw No. 1904.

Respectfully Submitted,

Submitted by:	Lauren Mattiussi, MCIP, RPP Planner 2 - Approved
Concurrence:	Marie Watmough, Manager of Legislative Services - Approved
Concurrence:	George Henshall, Deputy Director of Engineering - Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

:lhm

**CITY OF LANGFORD
BYLAW NO. 1904**

**A BYLAW TO AMEND BYLAW NO. 300,
“LANGFORD ZONING BYLAW, 1999”**

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

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

1. By adding the following to Section 1.01

“Active building frontage

Is a **building façade** that incorporates either a commercial or individually accessed residential unit at grade that faces a **highway** and does not include private amenity space or a lobby for a residential use that is larger than 15% of the length of the façade or 4m, whichever is less”

“Common outdoor amenity space

Is an outdoor space accessible to all residents within an **apartment** or **apartment, senior citizens** building that is constructed with surface materials that include sod, pavers, decking, sport court paving or similar materials that allow the space to be used for active or passive recreational use by the residents of the **building;**”

2. By adding the following to Section 3.21.01 as (5):

“(5) All portions of a **lot** that are not covered by a **building** or **structure** or used for off street parking must be landscaped”

3. By adding the following as Section 6.57 to the Zoning Bylaw:

“Section 6. 57 - City Centre Zone (CC1) Zone

The intent of the City Centre Zone is to allow for high-density development that must include a residential component as the primary use within a building.

6.57.01 Permitted Uses

The following **uses** and no others are permitted in the CC1 Zone;

- (1) **Accessory uses, buildings, and/or structures;**
- (2) **Apartment;**
- (3) **Apartment, senior citizens;**
- (4) **Assisted living;**

- (5) **Bakery;**
- (6) **Catering;**
- (7) **Charitable facility;**
- (8) **Cultural facility;**
- (9) **Fitness centre;**
- (10) **Group daycare**, in accordance with Section 3.26.02;
- (11) **Home occupation** in accordance with Section 3.09;
- (12) **Hotel;**
- (13) **Library;**
- (14) **Licensed premises;**
- (15) **Liquor store;**
- (16) **Medical Clinics;**
- (17) **Office;**
- (18) **Personal service establishment;**
- (19) **Pet daycare;**
- (20) **Pet grooming;**
- (21) **Place of worship;**
- (22) **Public assembly and entertainment uses;**
- (23) **Preschool;**
- (24) **Restaurant;**
- (25) **Retail store;**
- (26) **Townhouses;**
- (27) **Training and education facility;**
- (28) **Veterinary practice;**

- (29) Uses permitted by Section 3.01 of this Bylaw;

6.57.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2,000 m² (0.49 ac) may be created by subdivision in the CC1 Zone;

6.57.03 Regulations for Use

- (1) **Residential** units on the ground floor must have individual at grade access;
- (2) **Residential uses** must not share an entrance, vestibule or hallway with a non-**residential use**;
- (3) No **lot** with a **lot area** less than 1,400 m² (0.35 ac) or a **frontage** less than 37 m (121 ft) may be used for any use other than a **Townhouse use**;

6.57.04 Regulations for Townhouse Use

- (1) A **Townhouse use** is subject to the regulations of the RT1 Zone and not the regulations of this **Zone**.

6.57.05 Density of Development

- (1) Except as provided in article 6.57.05(2) the **floor area ratio** may not exceed 0.3;
- (2) Despite article 6.57.05(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 5.0 if the owner of the land proposed to be developed:
- (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and
 - (b) Provides at least 100 m² (1076 ft²) or 5% of the lot area, whichever is greater, as **common outdoor amenity space**; and
 - (c) Incorporates a minimum **active building frontage** of 80%;

6.57.06 Setbacks

- (1) No portion of a **building** or **structure 2 storeys or less** in **height** may be located:
- (a) Within 2 m (6.6 ft) of any **front or exterior side lot line**;
 - (b) Within 3 m (9.8 ft) of any **interior side or rear lot line**;

(2) No portion of a **building** or **structure 3 storeys or greater** in **height** may be located:

- (a) Within 4 m (13 ft) of an **exterior** or **front lot line**,
- (b) Despite article 6.57.06 (2)(a), where a **building** or **structure** greater than 6 storeys in height has a building façade with a horizontal plane greater than 20 m (65.6 ft), a minimum 30% of the façade must be setback an additional 1 m (3.3 ft) from the established setback;

6.57.08 Parking

In addition to the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the CC1 Zone:

- (1) No unenclosed surface parking spaces may be located within 3 m (9.8 ft) of a **lot line abutting a highway**;
- (2) Parking stalls located adjacent to a **highway** frontage must be screened by a **building** containing an active use, which may include commercial, retail or residential units;
- (3) Surface parking stalls may be located adjacent to an **interior side** or **rear lot line** when screened by a fence no less than 1.8 m (6 ft) in height and by a landscaping strip no less than 3 m (9.8 ft) in width;"

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 589, Omnibus No. 51, Bylaw No. 1904, 2020".

READ A FIRST TIME this day of, 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 of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1915**

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

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

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

1. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to RS1 (Residential Small Lot 1) Zone the property legally described as LOT 6, SECTION 84, ESQUIMALT DISTRICT, PLAN 10597, PID No. 005-086-388 (979 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS1	1915	LOT 6, SECTION 84, ESQUIMALT DISTRICT, PLAN 10597, PID No. 005-086-388 (979 Walfred Rd)	a) \$3,960 per lot towards the General Amenity Reserve Fund b) \$660 per lot towards the Affordable Housing Reserve	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 593, (979 Walfred Rd), Bylaw No. 1915, 2020".

READ A FIRST TIME this 8th day of June, 2020.

PUBLIC HEARING HELD this day of, 2020.

READ A SECOND TIME this day of, 2020.

READ A THIRD TIME this day of, 2020.

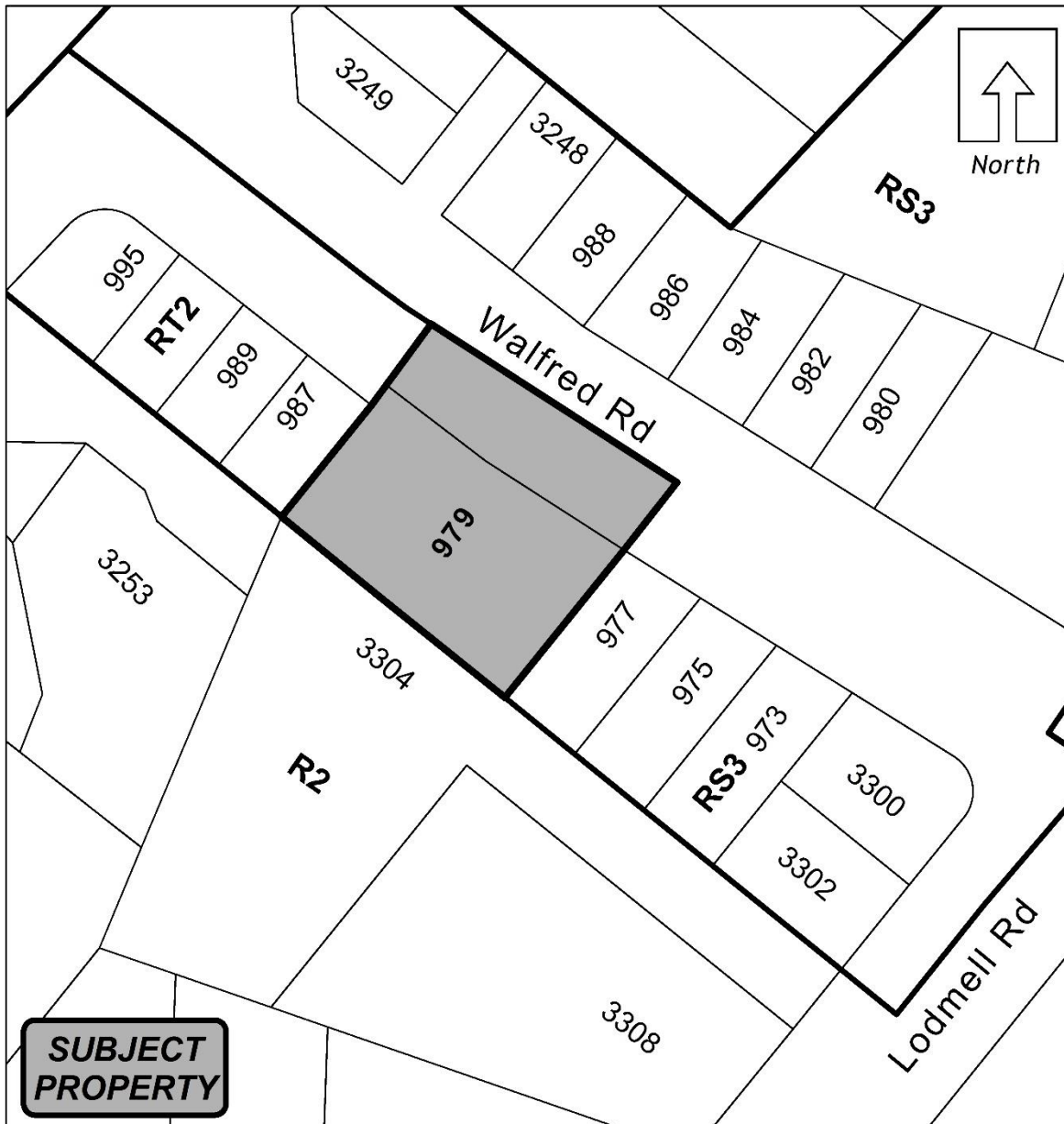
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2020.

ADOPTED this of, 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1915

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1915

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/11/2020



Staff Report to Council

Date: July 20, 2020

Department: Planning

Application No.: Z20-0015

Subject: Bylaw No. 1920 - Omnibus #43 – Various Amendments

PURPOSE

The purpose of this report is to outline various housekeeping amendments to Zoning Bylaw No. 300, which are proposed to fulfill previous Council resolutions as well as to address issues that have been brought to staff's attention.

COMMENTS

Bylaw No. 1920 as drafted includes the following housekeeping amendments:

Minimum Lot Size Exceptions

It has come to staff's attention that the Zoning Bylaw does not include an exception to the minimum lot size requirements for boundary adjustments between existing lots. In most cases, boundary adjustments can meet the minimum lot size requirements of the applicable Zone, however in the Rural Residential Zones which generally have quite large minimum lot sizes, property owners would have to rezone in order to proceed with even a slight boundary adjustment. If Council wishes to establish this type of exception, staff suggest the following wording:

*The **Approving Officer** may approve a boundary adjustment subdivision which creates **lots** with **lot areas** less than the requirements in this Bylaw if:*

- (1) the subject lots are adjoining;*
- (2) no additional lots are created;*
- (3) where the proposed lots are under 6,000 m² (1.5 ac) in area, the boundary adjustment does not result in the reduction of any lot by more than 20% of its original size; and*
- (4) the requirements of this Bylaw respecting siting of buildings and structures and minimum lot width are complied with.*

Furthermore, Council may wish to add *Transportation Corridors* to the list of uses that are exempt from the minimum lot size requirements.

Removing flex suites from the C9 Zone

Council directed staff to remove multi-family flex suites as a permitted use from the Zoning Bylaw as part of a previous omnibus. However, this use was worded slightly differently in the C9 Zone, and as such as not captured within the omnibus bylaw. Council may wish to remove this use from the C9 Zone at this time.

Amending the density bonus provisions of the CD20 Zone

The lands within the CD20 (Comprehensive Development 20 – Eagle Ridge) Zone were under one ownership at the time of rezoning, and the Zone was structured to provide a base density (density that can be developed without providing amenity contributions) of 60 Single-Family equivalent dwelling units for the Zone as a whole. This is the number of standard single-family lots that could have been achieved under the previous R2 Zoning. The CD20 Zone was divided into four “Areas” by Schedule AG of the Zoning Bylaw. The two minor Areas (3 and 4) of the Zone permitting 1 larger one-family lot and two smaller one-family lots have been completed, and there are two active development sites where the balance of the development will occur. These development sites are 890 Bear Mountain Parkway (Area 1 of the Zone) and 2309 Echo Valley Drive (Area 2 of the Zone). Phase 1 of the Echo Valley Drive site, consisting of 15 townhouse units, has been registered, and both sites are actively working towards registration of additional units. These two sites are now under different ownership, and for clarity, Council may wish to amend the Density of Development section of this zone to proportionally split the base density as well as a lump sum amenity contribution between these two sites. Staff had originally been working towards a Memorandum of Understanding between the City and the two owners, the terms of which were agreed to by the owners; however, to secure this arrangement in the long term, for example in the event that one or both of the current owners sells their site to another developer, staff are now suggesting this should be embedded in the Zone. Bylaw 1920 splits the base density and lump sum amenity contribution between these two Areas of the CD20 Zone as discussed with both owners.

Amending the Schedule E map of the CD1 Zone

In June 2017, Council authorized a land exchange agreement with Mainroad South Island Properties, wherein Mainroad would dedicate as road a portion of their land at 2895 West Shore Parkway containing a sidewalk along West Shore Parkway, and in turn the City would transfer two small slivers of land from our adjoining amenity parcels for consolidation into the Mainroad property. The CD1 Zone is split into four “Areas” by Schedule E of the Zoning Bylaw, which each permit different types of land uses. In this case the Mainroad property is within Area 1 – Business Park and the City’s amenity lots are within Area 4 – Amenity and Park Area. As part of the Land Exchange Agreement, the City must amend the Schedule E map such that the lands to be transferred to Mainroad are within Area 1. While Council is not obligated to approve this change, the land transfer will not complete if Council opts not to make this change.

OPTIONS

That Council:

1. Give First Reading to Bylaw 1920;

Or

2. Take no action with respect to Bylaw No. 1920 at this time.

Respectfully submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Marie Watmough, Acting Manager of Legislative Services - Approved
Concurrence:	Cory Manton, Manager of Parks and Recreation - Approved
Concurrence:	George Henshall, ASCT, Deputy Director of Engineering - Approved
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance - Approved
Concurrence:	Braden Hutchins, Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

CITY OF LANGFORD BYLAW NO. 1920

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

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

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

1. By adding the phrase "transportation corridor" immediately after "an electrical substation" in Section 3.22.03(1);
2. By adding the following as Section 3.22.05:

"The **Approving Officer** may approve a boundary adjustment subdivision which creates **lots** with **lot areas** less than the requirements in this Bylaw if:

- (1) the subject lots are adjoining;
- (2) no additional lots are created;
- (3) where the proposed lots are under 6,000 m² (1.5 ac) in area, the boundary adjustment does not result in the reduction of any lot by more than 20% of its original size; and
- (4) the requirements of this Bylaw respecting siting of buildings and structures and minimum lot width are complied with."

3. By deleting Section 6.44B.01(3);
4. By deleting Section 6.109.03(1), (2) and (3) and replacing them with the following:

"(1) There may not be more than 60 Single Family Equivalent (SFE) **dwelling units** in the CD20 Zone. The maximum SFE in each "Area" identified on the CD20 Zone Map attached as Schedule "AG" are as follows:

- (a) Area 1 – 36.68 SFE;
- (b) Area 2 – 21.0 SFE; and
- (c) Areas 3 and 4 – 2.32 SFE.

(2) Despite Article 6.109.03(1)(a), there may be more than 36.68 SFE in Area 1 of the CD20 Zone if the owner of the land proposed to be built upon:

- (a) Pays to the City \$90,000 towards the General Amenity Reserve Fund, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, and two-family dwellings; and
- (b) Pays to the City the amount specified in Table 1 below, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, and two-family dwellings;

(3) Despite Article 6.109.03(1)(b), there may be more than 21.0 SFE in Area 2 of the CD20 Zone if the owner of the land proposed to be built upon:

- (a) Pays to the City \$60,000 towards the General Amenity Reserve Fund, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, two-family dwellings and apartments; and

- (b) Pays to the City the amount specified in Table 1 below, prior to subdivision approval for one-family dwellings and prior to the issuance of a Building Permit for townhouses, two-family dwellings and apartments;

Table 1 – Amenity Contributions

- | |
|--|
| <p>a) \$5,400 per one-family lot greater than or equal to 550.0 m² (5,920.0 ft²) towards the General Amenity Reserve Fund;</p> <p>b) \$3,564 per one-family lot less than 550.0 m² (5,920.0 ft²) towards the General Amenity Reserve Fund;</p> <p>c) \$3,294 per townhouse, two-family dwelling or apartment dwelling unit towards the General Amenity Reserve Fund;</p> <p>d) \$900 per one-family lot greater than or equal to 550.0 m² (5,920.0 ft²) towards the Affordable Housing Reserve Fund;</p> <p>e) \$594 per one-family lot less than 550.0 m² (5,920.0 ft²) towards the Affordable Housing Reserve Fund; and</p> <p>f) \$549 per townhouse, two-family dwelling or apartment dwelling unit towards the Affordable Housing Reserve Fund.</p> |
|--|

”

5. By deleting Schedule “E” and replacing it with Schedule “A” of this Bylaw;

- B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 597, (Omnibus No. 53–Various Amendments), Bylaw No. 1920, 2020”.

READ A FIRST TIME this day of , 2020.

PUBLIC HEARING held this day of , 2020.

READ A SECOND TIME this day of , 2020.

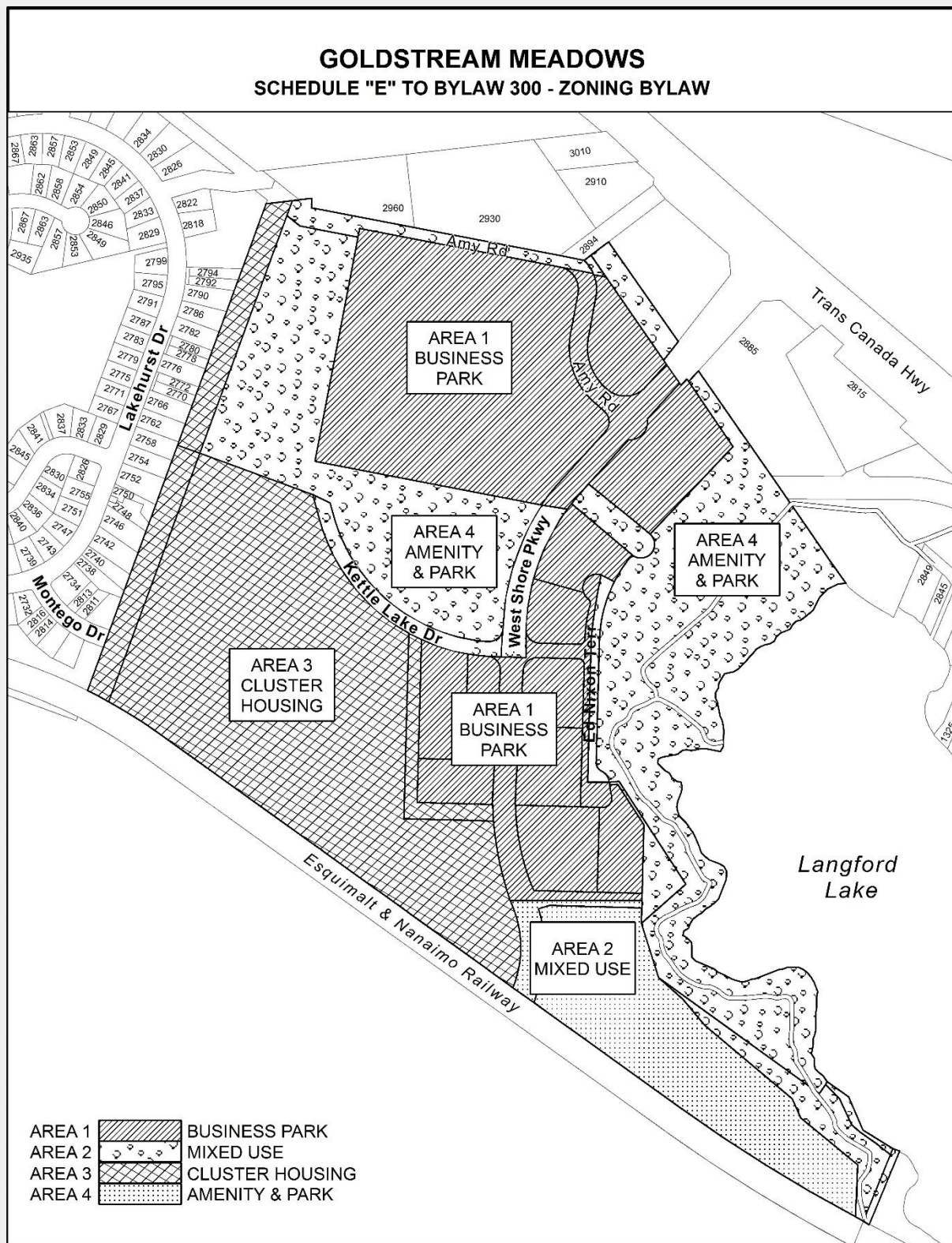
READ A THIRD TIME this day of , 2020.

ADOPTED this day of , 2020.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule "A"



CITY OF LANGFORD

BYLAW NO. 1921

Amend Bylaw No. 858 Being the “Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw, 2004”

WHEREAS the City established a service for parks, recreation and community services pursuant to the Parks, Recreation and Community Service Establishment Bylaw No. 639, 2001;

AND WHEREAS pursuant to section 397 of the *Local Government Act* and section 194 of the *Community Charter*, Council may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the municipality or the exercise of regulatory authority by the municipality;

AND WHEREAS Council wishes to authorize and impose the fees and charges payable for use of the services and facilities at the Juan de Fuca Recreation Centre, which fees and charges must also be authorized by the other local government owners of the Juan de Fuca Recreation Centre;

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

Title

1. This bylaw may be cited for all purposes as the “Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and Charges Bylaw 2004, Amendment No. 15, Bylaw No. 1921, 2020.”

Imposition of Fees and Charges

2. The Council hereby authorizes and imposes the fees and charges for use of the services and facilities at the Juan de Fuca Recreation Centre in the amounts set out in Schedule “A” to this Bylaw.
3. The fees and charges established under this Bylaw will be effective from September 1st, 2020 through to August 31st, 2021.
4. As an exception to the fees and charges set out in Schedule “A”, those classes of persons described in Schedule “B” to this Bylaw shall pay those fees and charges, if any, for use of services and facilities at the Juan de Fuca Recreation Centre as set out in Schedule “B”.

READ A FIRST TIME this 29th day of June, 2020

READ A SECOND TIME this 29th day of June, 2020

READ A THIRD TIME this 29th day of June, 2020

ADOPTED this day of July, 2020

MAYOR

(Certified Correct)
CORPORATE OFFICER

**WEST SHORE PARKS & RECREATION SOCIETY
FEES AND CHARGES 2020-2021**

ADMISSION FEES (swim, skate, weight room, fitness classes)

Fees Effective: September 1, 2020 to August 31, 2021

(Single drop-in admissions include applicable taxes. All passes have applicable taxes added at the time of purchase)

		2020	% Increase	2019	2018	2017	2016	2015
Adult	Single Admission - incl tax	\$ 6.80	0.70%	\$ 6.75	\$ 6.65	\$ 6.50	\$ 6.40	\$ 6.40
(19 - 59)	10x	\$ 58.28	0.70%	\$ 57.87	\$ 56.97	\$ 55.70	\$ 54.90	\$ 54.90
	25x	\$ 129.50	0.70%	\$ 128.60	\$ 126.60	\$ 123.80	\$ 122.00	\$ 122.00
	1 month	\$ 63.00	1.61%	\$ 62.00	\$ 60.00	\$ 60.00	\$ 56.00	\$ 56.00
	3 month	\$ 146.00	1.39%	\$ 144.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00
	12 month	\$ 405.00	2.53%	\$ 395.00	\$ 385.00	\$ 385.00	\$ 385.00	\$ 385.00
Senior	Single Admission - incl tax	\$ 5.00	1.93%	\$ 4.90	\$ 4.75	\$ 4.65	\$ 4.60	\$ 4.60
(60 plus)	10x	\$ 42.84	1.93%	\$ 42.03	\$ 40.68	\$ 39.90	\$ 39.40	\$ 39.40
	25x	\$ 95.20	1.93%	\$ 93.40	\$ 90.40	\$ 88.60	\$ 87.50	\$ 87.50
Youth	Single Admission - incl tax	\$ 4.75	0.00%	\$ 4.75	\$ 4.75	\$ 4.65	\$ 4.60	\$ 4.60
(13 - 18)	10x	\$ 40.68	0.00%	\$ 40.68	\$ 40.68	\$ 39.90	\$ 39.40	\$ 39.40
	25x	\$ 90.40	0.00%	\$ 90.40	\$ 90.40	\$ 88.60	\$ 87.50	\$ 87.50
Child	Single Admission - incl tax	\$ 3.50	6.05%	\$ 3.30	\$ 3.25	\$ 3.20	\$ 3.15	\$ 3.15
(6 - 12)	10x	\$ 29.97	6.05%	\$ 28.26	\$ 27.86	\$ 27.45	\$ 27.00	\$ 27.00
	25x	\$ 66.60	6.05%	\$ 62.80	\$ 61.90	\$ 61.00	\$ 60.00	\$ 60.00
Family	Single Admission - incl tax	\$ 13.60	0.70%	\$ 13.50	\$ 13.25	\$ 13.00	\$ 12.80	\$ 12.80
(Max. 5)	10x	\$ 116.55	0.70%	\$ 115.74	\$ 113.58	\$ 111.40	\$ 109.70	\$ 109.70
	3 month	\$ 292.00	1.39%	\$ 288.00	\$ 280.00	\$ 280.00	\$ 425.00	\$ 425.00
	12 month	\$ 810.00	2.53%	\$ 790.00	\$ 770.00	\$ 770.00	\$ 770.00	\$ 770.00
Child Minding	per 75 min	\$ 3.75	7.25%	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50
	10x	\$ 32.14	7.14%	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
	25x	\$ 71.43	0.00%					

INDOOR FACILITIES RENTAL FEES								
Fees Effective: September 1, 2020 to August 31, 2021 (All Fees Subject to Applicable Taxes)								
ROOMS: (per hour unless noted) (In alignment with SD62 fees where noted)								
Small Rooms include: <i>Boardroom, Gllangcolme, Spinnaker, Upper and Lower Clubhouse, JDF Seniors Centre Rooms 201-202 and Centennial Centre for Arts and Culture Rooms</i>								
		2020	% Increase	2019	2018	2017	2016	2015
Non-profit Adult (In alignment with SD62)		\$ 28.50	1.79%	\$ 28.00	\$ 27.00	\$ 26.50	\$ 26.00	\$ 25.50
Non-profit Youth (In alignment with SD62)		\$ 16.25	1.56%	\$ 16.00	\$ 15.75	\$ 15.50	\$ 14.50	\$ 14.25
Commercial/Party Room Rental (Charge per/hr with a 2hr min rental)		\$ 37.75	2.03%	\$ 37.00	\$ 36.00	\$ 35.00	\$ 34.00	\$ 33.00
Clubhouse & Fieldhouse Changerooms								
Non-profit Adult / Community		\$ 14.00	1.82%	\$ 13.75	\$ 13.25	\$ 13.00	\$ 12.50	\$ 12.25
Non-profit Youth / Community		\$ 10.75	2.38%	\$ 10.50	\$ 10.25	\$ 10.00	\$ 9.40	\$ 9.25
Large Rooms include: <i>Lookout Lounge, Galleon Room, Kinsmen Fieldhouse, 55+ Centre Auditorium & Room 101</i>								
Non-profit Adult / Meetings or User Group (In alignment with SD62)		\$ 43.00	2.38%	\$ 42.00	\$ 40.50	\$ 39.50	\$ 39.00	\$ 37.75
Non-profit Youth / Meetings or User Group (In alignment with SD62)		\$ 29.00	1.75%	\$ 28.50	\$ 27.75	\$ 27.00	\$ 26.00	\$ 25.50
Commercial Rental (Charge per/hr with 2hr minimum)		\$ 53.50	2.88%	\$ 52.00	\$ 50.00	\$ 49.00	\$ 48.00	\$ 46.00
Wedding Rooms Include: <i>Kinsmen Fieldhouse and 55+ Centre Auditorium</i>								
Wedding Reception - Full Day Rental		\$ 450.00	2.27%	\$ 440.00	\$ 430.00	\$ 430.00	\$ 430.00	\$ 370.00
Wedding Ceremony - Outdoor		\$ 340.00	3.03%	\$ 330.00	\$ 325.00	\$ 325.00	\$ 325.00	\$ 320.00
Wedding Ceremony - Indoor		\$ 235.00	2.17%	\$ 230.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 215.00
Wedding Reception - additional set-up from 5pm night before		\$ 110.00	4.76%	\$ 105.00	\$ 100.00	\$ 100.00	\$ 100.00	
Swimming Pool (no guard)								
Commercial - Full Pool		\$ 260.00	0.58%	\$ 258.50	\$ 215.25	\$ 210.00	\$ 205.00	\$ 200.00
Commercial - Per Lane		\$ 32.50	0.56%	\$ 32.32	\$ 26.90	\$ 26.25	\$ 25.63	
Adult - Full Pool		\$ 240.00	3.67%	\$ 231.50	\$ 215.25	\$ 210.00	\$ 205.00	\$ 200.00
Adult - Per Lane		\$ 30.00	3.66%	\$ 28.94	\$ 26.90	\$ 26.25	\$ 25.63	
Youth - Full Pool		\$ 140.00	2.00%	\$ 137.25	\$ 102.50	\$ 100.00	\$ 98.00	\$ 96.00
Youth - Per Lane		\$ 17.50	1.98%	\$ 17.16	\$ 12.80	\$ 12.50	\$ 12.30	
Group Booking Fee		\$ 50.00	11.11%	\$ 45.00				
Lifeguard/Instructor Fee (additional staff)		\$ 28.00	3.70%	\$ 27.00				

JDF Indoor Sports Turf -- 71 x 147 (10,437 sq/ft)								
		2020	% Increase	2019	2018	2017	2016	2015
Turf Non Profit Prime Time	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 75.00	0.00%	\$ 75.00				
Turf Commercial Prime	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 105.00	0.00%	\$ 105.00				
Turf Non Profit Non-Prime		\$ 60.00	0.00%	\$ 60.00				
Turf Commercial Non - Prime		\$ 90.00	0.00%	\$ 90.00				
Turf Summer (excluding special events)	May 1 - Aug 31	\$ 50.00	0.00%	\$ 50.00				
JDF Indoor Sports Floor (Full 45 x 147 -- 6615 sq/ft) (Half 45 x 73.5 -- 3,307 sq/ft)								
Half Sport Floor Non Profit Prime Time	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 60.00	0.00%	\$ 60.00				
Half Sport Floor Commercial Prime	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 90.00	0.00%	\$ 90.00				
Half Sports Floor Non Profit Non-Prime		\$ 45.00	0.00%	\$ 45.00				
Half Sports Floor Commercial Non - Prime		\$ 75.00	0.00%	\$ 75.00				
Full Sport Floor Non Profit Prime Time	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 120.00	0.00%	\$ 120.00				
Full Sport Floor Commercial Prime	4pm-10pm Mon - Fri, 9am-10pm Sat - Sun	\$ 180.00	0.00%	\$ 180.00				
Full Sports Floor Non Profit Non-Prime		\$ 90.00	0.00%	\$ 90.00				
Full Sports Floor Commercial Non - Prime		\$ 150.00	0.00%	\$ 150.00				
JDF Indoor Sports Complex - Full Facility (Special Events)								
Indoor Sports Complex Full Day (24 hrs) - Community Group		\$ 1,100.00	0.00%	\$ 1,100.00				
Indoor Sports Complex Full Day (24 hrs) - Commercial		\$ 2,000.00	0.00%	\$ 2,000.00				

ARENA FACILITIES RENTAL FEES								
Fees Effective: September 1, 2020 to August 31, 2021 (All Fees Subject to Applicable Taxes Unless Noted)								
		2020	% Increase	2019	2018	2017	2016	2015
JdF Arena/The Q Centre - Ice								
Rates per hour unless otherwise noted								
Ice - Adult prime time*		\$ 232.50	1.97%	\$ 228.00	\$ 226.00	\$ 225.00	\$ 221.00	\$ 218.00
Ice - Adult non-prime**		\$ 156.00	1.96%	\$ 153.00	\$ 152.00	\$ 151.00	\$ 151.00	\$ 150.00
Ice - Midnight Rate (midnight to 6 am)		\$ 106.00	0.00%	\$ 106.00	\$ 106.00	\$ 106.00	\$ 106.00	\$ 105.00
Ice - Youth prime time*		\$ 125.50	2.03%	\$ 123.00	\$ 122.00	\$ 121.00	\$ 119.00	\$ 117.00
Ice - Youth non-prime**		\$ 102.00	2.00%	\$ 100.00	\$ 99.00	\$ 98.00	\$ 96.00	\$ 95.00
Ice - School District #62 Hockey Academy		\$ 102.00	2.00%	\$ 100.00	\$ 99.00	\$ 98.00	\$ 96.00	\$ 95.00
Ice - Commercial prime time		\$ 243.00	2.10%	\$ 238.00	\$ 233.00	\$ 228.00	\$ 228.00	\$ 225.00
Victoria Grizzlies - Games and Practices		Lease		Lease	Lease	Lease	Lease	Lease
Westshore Wolves Jr B - Games and Practices		Lease		Lease	Lease	Lease	Lease	Lease
The Q Centre, JdF Arena and Curling Rink Full Day (24hrs)		Lease		Lease	Lease	Lease	Lease	Lease
Skate Rentals (tax incl)		\$ 3.60	2.90%	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50
School Groups (District #62)								
1-50 Participants		\$ 78.00	1.96%	\$ 76.50	\$ 75.00	\$ 73.00	\$ 71.50	\$ 70.00
51-100 Participants		\$ 117.00	1.96%	\$ 114.75	\$ 112.50	\$ 109.50	\$ 107.00	\$ 105.00
Skate Rentals for School Groups (tax incl)		\$ 1.60	6.40%	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50
JdF Arena/The Q Centre/Indoor Sports Complex								
Arena Dry Floor - Adult		\$ 82.50	1.85%	\$ 81.00	\$ 79.00	\$ 78.00	\$ 76.00	\$ 75.00
Arena Dry Floor - Youth		\$ 55.00	1.85%	\$ 54.00	\$ 53.00	\$ 52.00	\$ 52.00	\$ 51.00
Victoria Sr. Shamrocks - Games and Practices		Lease		Lease	Lease	Lease	Lease	Lease
Victoria Jr. Shamrocks - Games and Practices		Lease		Lease	Lease	Lease	Lease	Lease
JdF Arena/The Q Centre/Indoor Sports Complex- Dry Floor Special Events (not including Arena Sports Tournaments)								
*JdF Arena Full Day (24 hrs) - Community Group		\$ 1,100.00	0.00%	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
*JdF Arena Full Day (24 hrs) - Commercial		\$ 2,000.00	0.00%	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
*The Q Centre Full Day (24 hrs) - Community Group		\$ 2,000.00	0.00%	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
The Q Centre Full Day (24 hrs) - Commercial		Lease		Lease	Lease	Lease	Lease	Lease
* Prime: M-F 6:00 am - 8:00 am, 4:00 pm-11:30 pm / Sat & Sun 6:00 am - 11:30 pm **Non-Prime: M-F 8:00 am - 4:00 pm & 11:30 pm - Midnight/ Sat & Sun 11:30 pm - Midnight Move/In Out days for full day rentals will be 50% of the base rate								

OUTDOOR FACILITIES RENTAL FEES								
Fees Effective: September 1, 2020 to August 31, 2021								
(All Fees Subject to Applicable Taxes)								
		2020	% Increase	2019	2018	2017	2016	2015
Sand Volleyball Courts/Tennis Courts/Basketball Courts (per court, per hour)								
Youth		\$ 8.50	3.03%	\$ 8.25	\$ 8.00	\$ 7.75	\$ 7.50	\$ 7.35
Adult		\$ 17.00	3.03%	\$ 16.50	\$ 16.00	\$ 15.50	\$ 15.00	\$ 14.70
Commercial - Youth		\$ 17.00	0.00%	\$ 17.00	\$ 17.00	\$ 16.50	\$ 16.00	\$ 15.35
Commercial - Adult		\$ 35.00	2.94%	\$ 34.00	\$ 34.00	\$ 33.00	\$ 32.00	\$ 30.70
BMX Track	Lease			Lease	Lease	Lease	Lease	Lease
Ball Diamonds (per diamond per hour - minimum 2 hour rental)								
Youth		\$ 8.50	3.03%	\$ 8.25	\$ 8.00	\$ 7.75	\$ 7.50	\$ 7.35
Adult		\$ 17.00	3.03%	\$ 16.50	\$ 16.00	\$ 15.50	\$ 15.00	\$ 14.70
Commercial - Youth		\$ 17.00	0.00%	\$ 17.00	\$ 17.00	\$ 16.50	\$ 16.00	\$ 15.35
Commercial - Adult		\$ 35.00	2.94%	\$ 34.00	\$ 34.00	\$ 33.00	\$ 32.00	\$ 30.70
Playing Fields (per field per hour - minimum 2 hour rental)								
Youth		\$ 8.50	3.03%	\$ 8.25	\$ 8.00	\$ 7.75	\$ 7.50	\$ 7.35
Adult		\$ 17.00	3.03%	\$ 16.50	\$ 16.00	\$ 15.50	\$ 15.00	\$ 14.70
Commercial - Youth		\$ 17.00	0.00%	\$ 17.00	\$ 17.00	\$ 16.50	\$ 16.00	\$ 15.35
Commercial - Adult		\$ 35.00	2.94%	\$ 34.00	\$ 34.00	\$ 33.00	\$ 32.00	\$ 30.70
Lights - Field 1 ,2 & 3 - Youth & Adult *		\$ 31.50	5.07%	\$ 29.98	\$ 29.25	\$ 28.50	\$ 28.50	\$ 28.50
Youth - Artificial Turf Field Youth prime-time**		\$ 35.00	2.94%	\$ 34.00	\$ 33.00	\$ 32.00	\$ 31.00	\$ 30.00
Youth - Artificial Turf Field Youth non-prime***		\$ 17.50	2.94%	\$ 17.00				
Adult - Artificial Turf Field		\$ 57.00	1.79%	\$ 56.00	\$ 54.00	\$ 53.00	\$ 52.00	\$ 50.00
Commercial - Youth - Artificial Turf		\$ 57.00	1.79%	\$ 56.00				
Commercial - Adult - Artificial Turf		\$ 85.50	0.00%					
Lights - Artificial Turf Field		\$ 22.00	4.71%	\$ 21.01	\$ 20.50	\$ 20.00	\$ 20.00	\$ 20.00
Lacrosse Box (per hour)								
Youth		\$ 8.50	3.03%	\$ 8.25	\$ 8.00	\$ 7.75	\$ 7.50	\$ 7.35
Adult		\$ 17.00	3.03%	\$ 16.50	\$ 16.00	\$ 15.50	\$ 15.00	\$ 14.70
Commercial - Youth		\$ 17.00	0.00%	\$ 17.00	\$ 17.00	\$ 16.50	\$ 16.00	\$ 15.35
Commercial - Adult		\$ 35.00	2.94%	\$ 34.00	\$ 34.00	\$ 33.00	\$ 32.00	\$ 30.70
Lights - Lacrosse Box		\$ 8.80	4.02%	\$ 8.46	\$ 8.25	\$ 8.00	\$ 8.00	\$ 8.00
Velodrome (per hour)								
Youth		\$ 12.00	4.35%	\$ 11.50	\$ 11.00	\$ 10.00	\$ 9.40	\$ 9.20
Adult		\$ 24.00	4.35%	\$ 23.00	\$ 22.00	\$ 20.00	\$ 18.80	\$ 18.40
Commercial		\$ 35.00	0.00%					
Lights - Velodrome		\$ 23.00	4.55%	\$ 22.00	\$ 20.50	\$ 20.00	\$ 20.00	\$ 20.00
Picnic Shelter (per hour)								
Entire Picnic Shelter		\$ 28.00	3.70%	\$ 27.00	\$ 25.00	\$ 25.00	\$ 20.00	\$ 16.00
*Lights can be booked in 1/2 hour blocks at 50% of rate. **Prime: All day time hours excluding below Non-Prime time hours ***Non-Prime: School Days 8:00 am - 3:30 pm (based on SD #62 calendar)								

GOLF COURSE GREEN FEES AND RENTALS								
(All Fees Include Applicable Taxes)								
		2020	% Increase	2019	2018	2017	2016	2015
Winter - October 1, 2020 - March 31, 2021								
Child/Youth		\$ 8.00	0.00%	\$ 8.00	\$ 8.00	\$ 8.00	\$ 9.75	\$ 9.75
Adult		\$ 10.50	0.00%	\$ 10.50	\$ 10.50	\$ 10.50	\$ 10.50	\$ 10.25
Family**		\$ 29.00	0.00%	\$ 29.00	\$ 29.00	\$ 29.00	\$ 30.75	\$ 30.25
Summer - April 1, 2021 - September 30, 2021								
Child/Youth		\$ 10.25	2.48%	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 9.75
Adult		\$ 15.25	1.64%	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 14.50
Family**		\$ 40.75	1.88%	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 38.75
**Family rate includes four (4) people with 2 adults maximum								
Extra Rounds		\$ 7.25	3.50%	\$ 7.00	\$ 7.00	\$ 7.00	\$ 9.75	\$ 9.75
Club Rentals		\$ 6.79	0.00%	\$ 6.79	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25
Cart Rentals		\$ 4.75	0.00%	\$ 4.75	\$ 4.75	\$ 4.75	\$ 4.75	\$ 4.75

West Shore Parks & Recreation Society	Policy & Procedures Manual
HUMAN RESOURCES – EMPLOYEE BENEFITS	3
Facility Passes & Golf Privileges for Staff, Board Members and Municipal Staff	3.5.4
Page 1 of 2	

POLICY:

As part of a health and wellness plan for staff, board members and municipal employees, the Society provides access to the use of it's recreational facilities.

PURPOSE:

To provide administrative guidelines for the assignment of facility use and golf privileges to the Staff of West Shore Parks and Recreation Society; Members of the Society's Board of Directors; and Employees of the City of Colwood, the City of Langford, the Districts of Highlands and Metchosin, and the Town of View Royal. "Facility Use" means free access to the weight room, swimming pool, skating rink and some drop-in fitness classes.

All staff are required to have Staff ID Cards as a requirement of their employment. These ID Cards will also permit access for facility use and golf privileges. Staff ID Cards are processed through the Front Reception Desk during normal hours of operation.

PROCEDURE:

Board Members:

Facility use privileges will be assigned at no cost to the **Board member and his/her immediate family**. For this purpose, "**immediate family**" will be considered as:

- the Board member
- the Board member's spouse/partner living in the same household
- the Board member's dependent children (under the age of 19 years) living at home.

Board Members' facility use privileges will be based on their terms of office (i.e: from January to December of each calendar year for the duration of their term.) Board Members and their families will require ID Cards to access these privileges. ID Cards are processed through the Front Reception desk during normal hours of operation.

Auxiliary Employees:

Auxiliary Employees (**employee only**) are entitled to facility use privileges for the duration of their employment with the Society. These privileges will not normally extend beyond one season/session at a time.

West Shore Parks & Recreation Society	Policy & Procedures Manual
HUMAN RESOURCES – EMPLOYEE BENEFITS	3
Facility Passes & Golf Privileges for Staff, Board Members and Municipal Staff	3.5.4
Page 2 of 2	

Regular Employees or Regular Part-Time Employees:

Regular RFT / RPT staff members and members of his/her immediate family are entitled to facility use privileges. For this purpose, “**immediate family**” will be considered as:

- the employee
- the employee’s spouse/partner living in the same household
- the employee’s dependent children, under the age of 19 years, living at home.

These passes are normally issued on a yearly basis. There will be a \$5.00 fee for each card issued to family members.

Common-law arrangements must have duration of one year, as a minimum. Facility Passes are not issued to in-laws, mothers, fathers, sisters, brothers, or their children, or to employee’s children who no longer reside at home. Any extenuating circumstances can be addressed with the Administrator for consideration.

Board / Employee Golf Privileges:

With their ID Card, Board Members and regular employees (part-time or full-time) are permitted to play **one (1) round of golf per week** during designated times (Tues., Wed., Thurs.) during “twilight” hours. This privilege **does not** extend to family members and/or friends. There is a sign-in sheet in the Pro-Shop which must be signed before playing a round.

Staff Retirement Pass:

In recognition of long time service, an employee who retires from the West Shore Parks & Recreation Society, upon serving a minimum of 20 years, will receive a lifetime pass to the Juan Fuca Recreation Centre facilities for drop-in programs, including golf. The pass is not valid for any of our registered programs.

Municipal Employees Facility Discount:

Employees of the Cities of Colwood, City of Langford, District of Metchosin, District of Highlands, and Town of View Royal will be eligible for a **50% discount** on:

- a three (3)-month pass and/or
- an annual pass for drop-in programs.

This discount will not be extended to registered programs, for the Golf Course, or for any special promotions.



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: July 20, 2020
Department: Engineering
Subject: Peatt Road DCC Agreement (Project Number 13) Approval Bylaw No. 1922, 2020

Background

The City of Langford has a Development Cost Charge (DCC) Bylaw No. 1700 that outlines regionally benefitting projects in Roads, Stormwater and Parks categories as well as associated DCC rates for different types of land uses. As development proceeds Development Cost Charges are paid to the City and/or the Developer constructs one or more of the projects. The City also has a corresponding Policy POL-0003-ENG that allows for Developers to obtain credits for work completed as part of any Development Cost Charge project.

The purpose of this report is to inform Council of a development site specific bylaw for recovery of Road DCCs.

Commentary

The City has several development sites that are larger tracts of land that get subdivided and sold to others to develop, other than the original Developer who rezoned the subject lands. Alternatively in larger scale or multi development sites the overall property gets developed over several years, however the Road Development Cost Charge project, typically a road improvement project, is triggered by conditions of rezoning to be constructed at the onset of site development.

This means that Developers who are the parent Developer of the property that must construct the (Road) Development Cost Charge project are often paying for that project up front, but not realizing the DCC credits toward building permits on the subject site because they have sold the other development areas or are constructing the remaining development in stages after the DCC project is constructed.

The City obtained a legal option that by making a stand alone bylaw with accompanying agreement, this would allow the parent Developer of these larger or phased development sites to recover the DCC payments for any properties within the parent Development site over time, to a maximum of 15 years after substantial completion of the DCC project, the 15 years being started on December 31 of the year the project completes.

The City anticipates a few of these options arising and has been advised by our legal counsel that a site specific bylaw is required for each example.

Financial Implications

None noted.

Legal Implications

Staff obtained a legal opinion and had the associated Bylaw No. 1922 with corresponding agreement prepared by our legal counsel.

Options

That Council:

1. Give first three readings to Peatt Road DCC Agreement (Project Number 13) Approval Bylaw No. 1922, 2020;
OR
2. Do nothing at this time with respect to Peatt Road DCC Agreement (Project Number 13) Approval Bylaw No. 1922, 2020

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Marie Watmough, Manager of Legislative Services – email approval
Concurrence:	Leah Stohmann, Deputy Director of Planning – email approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – email approval
Concurrence:	Braden Hutchins, Director of Corporate Services – email approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – email approval

:mm

Attachment: Peatt Road DCC Agreement (Project Number 13) Approval Bylaw No. 1922, 2020 with corresponding agreement

CITY OF LANGFORD

BYLAW NO. 1922

A bylaw to authorize the Peatt Road DCC Agreement for Project Number 13

The City of Langford in open meeting hereby enacts as follows:

Citation

1. This bylaw may be cited for all purposes as “Peatt Road DCC Agreement (Project Number 13) Approval Bylaw No. 1922, 2020”.

Agreement and DCC payment Approval

2. The City is authorized to enter the agreement attached as Schedule “A” of this bylaw and to pay out of the City’s development cost charge reserve fund established for road purposes all payments required by the City to be made under that agreement.

READ a first time 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

Corporate Officer

PEATT ROAD DCC AGREEMENT (PROJECT NUMBER 13)

THIS AGREEMENT is

BETWEEN:

DB SERVICES OF VICTORIA INC. (Inc. No. CO996305)
360 800 Kelly Rd
Victoria, B.C. V8W 2E1

(the “**Owner**”)

AND:

CITY OF LANGFORD
2ND floor, 877 Goldstream Avenue
Langford, B.C. V9B 2X8

(the “**City**”)

WHEREAS:

A. Under City of Langford Development Cost Charge Bylaw No. 1700, 2017, the City imposes development cost charges for highway projects, including for a highway project referred to as project number 13;

B. The Owner is preparing to construct project number 13 as part of the development of the following lands:

PID: 030-943-965
Lot A Sections 5 Esquimalt District Plan EPP96043

(the “**Project Lands**”);

C. The City wishes to make this agreement regarding development cost charge offsets and payments in order to provide incentive to the Owner to complete project number 13 as soon as possible;

NOW THEREFORE, in consideration of the terms and conditions set out below and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

Interpretation

1. In this Agreement,
 - (a) “Cost Recovery Limit” means \$2,352,000, which is equal to the portion of the cost of the Peatt Road DCC Project that is included in the calculations used to determine development cost charges imposed by the City for roads;
 - (b) “DCC Credit Policy” means the City’s road and storm drainage DCC credit policy adopted by resolution as Amendment No. 2 June 2016;
 - (c) “Peatt Road DCC Project” means all work necessary to complete the project referred to as Peatt Project Number 13 (Roundabout Peatt Road at Hockley) in Schedule “C” of City of Langford Development Cost Charge Bylaw No. 1700, 2017;
 - (d) “Owner’s DCC Credit” means the offset that will be available to, or that has been provided to, the Owner in respect of the Peatt Road DCC Project under subsection 565 (1) or (2) of the *Local Government Act*;
 - (e) “Professional Engineer of Record” means a member in good standing of the Association of Professional Engineers & Geoscientists of British Columbia who has provided to the City a letter of engagement confirming that they have been engaged by the Owner or its agent for the Peatt Road DCC Project; and
 - (f) “Transferred DCC Credit” means an Owner’s DCC Credit that has been transferred to another person in accordance with section 8 or 9 of the DCC Credit Policy.

Condition

2. The City’s obligation to make payments under this Agreement arises only after the Peatt Road DCC Project is substantially completed by the Owner and only if the Peatt Road DCC Project is substantially completed by the Owner within the term of the Agreement. For the purpose of this Agreement, the Peatt Road DCC Project is substantially completed when the City issues a certificate of substantial completion for the project to the Owner.

Term

3. This Agreement commences on the date it is fully executed and ends on the earlier of
 - (a) the date that is fifteen years after the date on which it is fully executed, and
 - (b) the date the total of
 - (i) all Owner’s DCC Credits that have been used by the Owner to offset development cost charge payments, plus
 - (ii) all Transferred DCC Credits,

- (iii) all payments made by the City to the Owner under section 4, plus
- (iv) all payments made to a person to whom the Owner has assigned its right to payments under section 4

reaches the Cost Recovery Limit.

Payments to the Owner

- 4. Subject to section 5, on or before December 31 of the year in which the Peatt Road DCC Project is substantially completed by the Owner, and on or before December 31 of each subsequent year of the term of this Agreement, including December 31, 2035, the City shall pay to the Owner all development cost charges for roads received by the City in connection with the subdivision or development of the Project Lands during the portion of the term of this Agreement preceding that December 31, less the amount previously paid to the Owner under this section. The obligation to make the final payment required by this section survives the termination of the Agreement.
- 5. The City is not required to make any payment under section 4 that would cause the total of all amounts referred to in section 3 (b) to exceed the Cost Recovery Limit.

Reduction of Owner's DCC Credits

- 6. The Owner's DCC Credits are reduced by the amount of any Transferred DCC Credits and any payments made to the Owner or to a person to whom the Owner has assigned its right to payments under this Agreement.

Interest

- 7. No interest is payable by the City in respect of road development cost charges collected by the City and payable to the Owner under section 4, including for the period from the time they are collected by the City until the time they are paid to the Owner under section 4.

City's Obligation Limited to Collected Amounts

- 8. The City's obligation to make payments under section 4 is limited to amounts actually received by the City from owners of the Project Lands and the City has the sole discretion, without liability to the Owner, to determine the amounts of development cost charges payable to the City by owners of the Project Lands, including by determining whether any reductions or exemptions are applicable in any case.

Assignment of Right to Payments Under Section 4

9. The Owner may assign the Owner's right to payments under section 4 to another person by giving written notice to the City in accordance with section 36 of the *Law and Equity Act* that it is assigning absolutely to that person its right to payments under section 4. A person to whom an assignment is made under this section takes the assignment subject to all conditions and restrictions that would have been applicable to the Owner's right to such payments under this Agreement in the absence of the assignment.

Notices

10. Any notice to be given under this Agreement shall be in writing and may be delivered personally or sent by prepaid registered mail. The addresses of the parties for the purpose of notice shall be the addresses set out in this Agreement. A party may at any time give notice in writing to the other party of any change of address for the purpose of this Agreement.

Amendment or Waiver

11. No amendment to or waiver of any part of this Agreement is valid unless in writing and executed by the parties.

Entire Agreement

12. This Agreement is the entire agreement among the parties respecting development cost charges in relation to the Peatt Road DCC Project and the Owner agrees that the City has not made any other representations or warranties respecting any entitlement to development cost charge credits or payments in relation to that project.

City's Powers Preserved

13. Nothing in this Agreement fetters the legislative powers of the City.

Applicable Law

14. The laws of British Columbia govern the interpretation and enforcement of this Agreement and the parties accept the jurisdiction of the courts of British Columbia in relation to such matters.

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year written below.

1082116 B.C. Ltd. by its authorized

Signatories:

Name:

Name:

Date: _____

City of Langford by its authorized

Signatories:

Mayor:

Corporate Officer:

Date: _____



Staff Report to Council

Date: July 20, 2020
Department: Engineering
Subject: Highway 14 (Sooke Road) DCC Agreement (Project Number 24) Approval Bylaw No. 1923, 2020

Background

The City of Langford has a Development Cost Charge (DCC) Bylaw No. 1700 that outlines regionally benefitting projects in Roads, Stormwater and Parks categories as well as associated DCC rates for different types of land uses. As development proceeds Development Cost Charges are paid to the City and/or the Developer constructs one or more of the projects. The City also has a corresponding Policy POL-0003-ENG that allows for Developers to obtain credits for work completed as part of any Development Cost Charge project.

The purpose of this report is to inform Council of a development site specific bylaw for recovery of Road DCCs.

Commentary

The City has several development sites that are larger tracts of land that get subdivided and sold to others to develop, other than the original Developer who rezoned the subject lands. Alternatively in larger scale or multi development sites the overall property gets developed over several years, however the Road Development Cost Charge project, typically a road improvement project, is triggered by conditions of rezoning to be constructed at the onset of site development.

This means that Developers who are the parent Developer of the property that must construct the (Road) Development Cost Charge project are often paying for that project up front, but not realizing the DCC credits toward building permits on the subject site because they have sold the other development areas or are constructing the remaining development in stages after the DCC project is constructed.

The City obtained a legal option that by making a stand alone bylaw with accompanying agreement, this would allow the parent Developer of these larger or phased development sites to recover the DCC payments for any properties within the parent Development site over time, to a maximum of 15 years after substantial completion of the DCC project, the 15 years being started on December 31 of the year the project completes.

The City anticipates a few of these options arising and has been advised by our legal counsel that a site specific bylaw is required for each example.

Financial Implications

None noted.

Legal Implications

Staff obtained a legal opinion and had the associated Bylaw No. 1923 with corresponding agreement prepared by our legal counsel.

Options

That Council:

1. Give first three readings to Highway 14 (Sooke Road) DCC Agreement (Project Number 24) Approval Bylaw No. 1923, 2020;

OR

2. Do nothing at this time with respect to Highway 14 (Sooke Road) DCC Agreement (Project Number 24) Approval Bylaw No. 1923, 2020;

Respectfully submitted,

Submitted by:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Marie Watmough, Manager of Legislative Services – email approval
Concurrence:	Leah Stohmann, Deputy Director of Planning – email approval
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance – email approval
Concurrence:	Braden Hutchins, Director of Corporate Services – email approval
Concurrence:	Darren Kiedyk, Chief Administrative Officer – email approval

:mm

Attachment: Highway 14 (Sooke Road) DCC Agreement (Project Number 24) Approval Bylaw No. 1923, 2020 with corresponding agreement

CITY OF LANGFORD

BYLAW NO. 1923

A bylaw to authorize a DCC Agreement for the first phase of Project Number 24

The City of Langford in open meeting hereby enacts as follows:

Citation

1. This bylaw may be cited for all purposes as “Sooke Road DCC Agreement (Project Number 24 – Phase 1) Approval Bylaw No. 1923, 2020”.

Agreement and DCC payment Approval

2. The City is authorized to enter the agreement attached as Schedule “A” of this bylaw and to pay out of the City’s development cost charge reserve fund established for road purposes all payments required by the City to be made under that agreement.

READ a first time 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

Corporate Officer

SOOKE ROAD DCC AGREEMENT (PROJECT NUMBER 24 – PHASE 1)

THIS AGREEMENT is

BETWEEN:

Oakcrest Park Estates Ltd., (Inc. No. BC0258606)
2nd Floor – 1075 Tillicum Road
Victoria, BC V9A 2A4

(the “**Owner**”)

AND:

CITY OF LANGFORD
2ND floor, 877 Goldstream Avenue
Langford, B.C. V9B 2X8

(the “**City**”)

WHEREAS:

- A. Under City of Langford Development Cost Charge Bylaw No. 1700, 2017, the City imposes development cost charges for highway projects, including for a highway project referred to in that bylaw as project number 24.
- B. The Owner is preparing to construct the first phase of DCC project 24 as part of a project that involves the development of the following lands::

PID: 030-746-612
Lot C Section 83 Esquimalt District Plan EPP89463

PID: 030-746-621
Lot D Section 83 Esquimalt District Plan EPP89463

PID: 030-746-655
Lot E Section 83 Esquimalt District Plan EPP89463

PID: 031-091-431
Parcel 1 (Being a consolidation of Lots A, B, and H, See CA8182184)
Section 83 Esquimalt District Plan EPP89463

PID: 030-746-680

(the “Project Lands”);

and

- C. The City wishes to make this agreement regarding development cost charge offsets and payments in relation to the first phase of project 24 ;

NOW THEREFORE, in consideration of the terms and conditions set out below and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

Interpretation

1. In this Agreement,
 - (a) “Cost Recovery Limit” means \$751,527.00, which is equal to the portion of the cost of Project Number 24 – Phase 1 that is included in the calculations used to determine development cost charges imposed by the City for roads;
 - (b) “DCC Credit Policy” means the City’s road and storm drainage DCC credit policy adopted by resolution as Amendment No. 2 June 2016;
 - (c) “Project Number 24 – Phase 1” means all work necessary to complete the north section of the project referred to as project number 24 in Schedule “C” of City of Langford Development Cost Charge Bylaw No. 1700, 2017, a phase of that project that involves the realignment of Glen Lake Road from Aggregate Court north to connect to the existing Glen Lake Road under a contract let by the Owner at a price of \$766,864.07;
 - (d) “Owner’s DCC Credit” means the offset that will be available to, or that has been provided to, the Owner in respect of Project Number 24 – Phase 1 under subsection 565 (1) or (2) of the *Local Government Act*;
 - (e) “Professional Engineer of Record” means a member in good standing of the Association of Professional Engineers & Geoscientists of British Columbia who has provided to the City a letter of engagement confirming that they have been engaged by the Owner or its agent for the Project Number 24 – Phase 1; and
 - (f) “Transferred DCC Credit” means an Owner’s DCC Credit that has been transferred to another person in accordance with section 8 or 9 of the DCC Credit Policy.

Condition

2. The City's obligation to make payments under this Agreement arises only after Project Number 24 – Phase 1 is substantially completed by the Owner and only if Project Number 24 – Phase 1 is substantially completed by the Owner within the term of the Agreement. For the purpose of this Agreement, Project Number 24 – Phase 1 is substantially completed when the City issues a certificate of substantial completion for the project to the Owner.

Term

3. This Agreement commences on the date it is fully executed and ends on the earlier of
 - (a) the date that is fifteen years after the date on which it is fully executed, and
 - (b) the date the total of
 - (i) all Owner's DCC Credits that have been used by the Owner to offset development cost charge payments, plus
 - (ii) all Transferred DCC Credits,
 - (iii) all payments made by the City to the Owner under section 4, plus
 - (iv) all payments made to a person to whom the Owner has assigned its right to payments under section 4reaches the Cost Recovery Limit.

Payments to the Owner

4. Subject to section 5, on or before December 31 of the year in which Project Number 24 – Phase 1 is substantially completed by the Owner, and on or before December 31 of each subsequent year of the term of this Agreement, including December 31, 2035, the City shall pay to the Owner all development cost charges for roads received by the City in connection with the subdivision or development of the Project Lands during the portion of the term of this Agreement preceding that December 31, less the amount previously paid to the Owner under this section. The obligation to make the final payment required by this section survives the termination of the Agreement.
5. The City is not required to make any payment under section 4 that would cause the total of all amounts referred to in section 3 (b) to exceed the Cost Recovery Limit.

Reduction of Owner's DCC Credits

6. The Owner's DCC Credits are reduced by the amount of any Transferred DCC Credits and any payments made to the Owner or to a person to whom the Owner has assigned its right to payments under this Agreement.

Interest

7. No interest is payable by the City in respect of road development cost charges collected by the City and payable to the Owner under section 4, including for the period from the time they are collected by the City until the time they are paid to the Owner under section 4.

City's Obligation Limited to Collected Amounts

8. The City's obligation to make payments under section 4 is limited to amounts actually received by the City from owners of the Project Lands and the City has the sole discretion, without liability to the Owner, to determine the amounts of development cost charges payable to the City by owners of the Project Lands, including by determining whether any reductions or exemptions are applicable in any case.

Assignment of Right to Payments Under Section 4

9. The Owner may assign the Owner's right to payments under section 4 to another person by giving written notice to the City in accordance with section 36 of the *Law and Equity Act* that it is assigning absolutely to that person its right to payments under section 4. A person to whom an assignment is made under this section takes the assignment subject to all conditions and restrictions that would have been applicable to the Owner's right to such payments under this Agreement in the absence of the assignment.

Notices

10. Any notice to be given under this Agreement shall be in writing and may be delivered personally or sent by prepaid registered mail. The addresses of the parties for the purpose of notice shall be the addresses set out in this Agreement. A party may at any time give notice in writing to the other party of any change of address for the purpose of this Agreement.

Amendment or Waiver

11. No amendment to or waiver of any part of this Agreement is valid unless in writing and executed by the parties.

Entire Agreement

12. This Agreement is the entire agreement among the parties respecting development cost charges in relation to Project Number 24 – Phase 1 and the Owner agrees that the City has not made any other representations or warranties respecting any entitlement to development cost charge credits or payments in relation to that project.

City's Powers Preserved

13. Nothing in this Agreement fetters the legislative powers of the City.

Applicable Law

14. The laws of British Columbia govern the interpretation and enforcement of this Agreement and the parties accept the jurisdiction of the courts of British Columbia in relation to such matters.

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year written below.

Oakcrest Park Estates Ltd. by its authorized

Signatories:

Name:

Name:

Date: _____

City of Langford by its authorized

Signatories:

Mayor:

Corporate Officer:

Date: _____