



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, September 8, 2025

DEPARTMENT: Planning

APPLICATION NO.: Z23-0021

SUBJECT: Bylaw No. 2235 – Application to Rezone 897 Walfred Road from Rural Residential 5 (RR5) Zone to One-and Two-Family Residential (R2) Zone to allow for a two-lot subdivision.

EXECUTIVE SUMMARY:

Rachael Sansom of Grayland Consulting Ltd. has applied on behalf of homeowners, Brandon and Sarah Hutchinson, to rezone 897 Walfred Road from RR5 (Rural Residential 5) to R2 (One-and Two-Family Residential) to facilitate a two-lot subdivision and the subsequent development of a single-family dwelling with suite on each of the two new lots. The proposal includes the retention of an existing single-family dwelling and detached garage. Approximately 32.6% of the western portion of the lot which contains a sensitive ecosystem is proposed to be preserved as a non-disturbance area through a Section 219 covenant in perpetuity. No variances have been requested to support the proposal.

BACKGROUND:

PREVIOUS APPLICATIONS

There have been no previous Planning applications for this property.

Table 1: Site Data

| | | |
|--------------------------|---|---|
| <i>Applicant</i> | Rachael Sansom (Grayland Consulting Ltd.) | |
| <i>Owner</i> | Brandon and Sarah Hutchinson | |
| <i>Civic Address</i> | 897 Walfred Road | |
| <i>Legal Description</i> | Lot A, Section 78, Esquimalt District, Plan VIP65494 | |
| <i>Size of Property</i> | 2513m ² | |
| <i>DP Areas</i> | Potential Habitat and Biodiversity, Interface Fire Hazard | |
| <i>Zoning</i> | Existing: RR5 (Rural Residential 5) | Proposed: R2 (One-and Two-Family Residential) |
| <i>OCP Designation</i> | Existing: Complete Community | Proposed: Complete Community |

Site And Surrounding Area

The subject property is located on the south side of Walfred Road, on the northeast slope of Triangle Mountain. The property features a rocky hillside along its western edge and contains an established single-family dwelling at the southern end of the property, which is proposed to be retained as part of this proposal. The site is moderately treed, with a mix of young and mature evergreen and deciduous species, the majority of which are located along the perimeter of the lot. An arborist report has been submitted for the property and will be discussed later in this report.

Surrounding properties on the south side of Walfred Road are primarily large estate lots zoned for rural residential use, with similar topography and environmental conditions. Several properties north of Walfred Road are currently under construction or in the land preparation stage for previously approved developments. As such, densification is already underway along this section of Walfred Road. It is also worth noting that to the west, near Jacklin Road, a number of small lot subdivisions have been completed in recent years.

Figure 1: Subject Property and Surrounding Neighborhood



School District No. 62 has been notified of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning. The proposed development is also located within 800 m of a Controlled Access Highway under the jurisdiction of the Ministry of Transportation and Transit (MoTT) and is therefore subject to their review and approval. During the referral stage of the application, MoTT did not identify any concerns with the proposal and indicated that they have no objection to the proposal in principle.

Table 2: Surrounding Land Uses

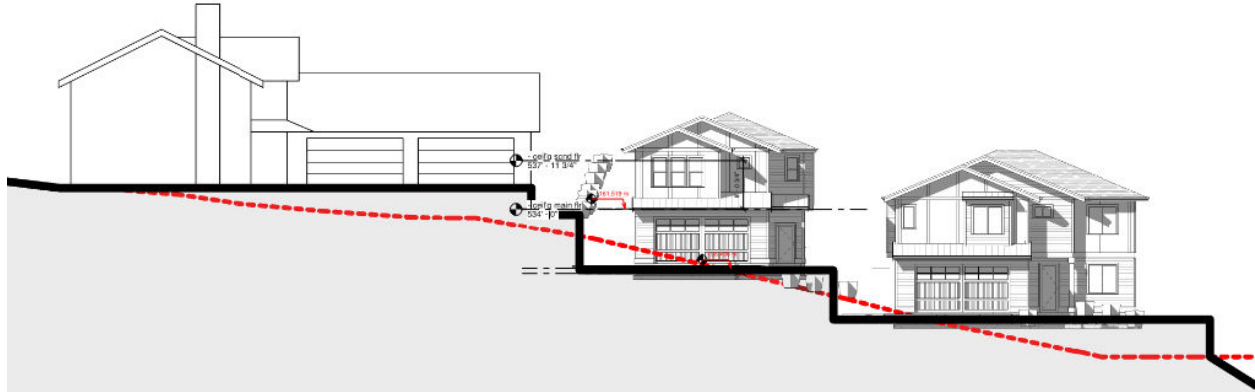
| | Zoning | Use |
|--------------|---|--|
| <i>North</i> | RR5 (Rural Residential 5) and R2 (One-and Two-Family Residential) | Rural residential, small lot residential |
| <i>East</i> | R2 (One-and Two-Family Residential) | Small lot residential, lot preparations underway |
| <i>South</i> | RR5 (Rural Residential 5) | Rural residential |
| <i>West</i> | RR5 (Rural Residential 5) | Rural residential |

COMMENTARY:Development Proposal

As noted, the applicant is proposing to rezone the subject property from RR5 to R2 to enable the creation of two additional lots and the subsequent construction of two single-family homes with secondary suites. While the current RR5 zone permits single-family homes with suites, the minimum lot size requirement of 4,046.86 m² (1 acre) prevents subdivision under the existing zoning. As such, rezoning is required to proceed.

The proposed subdivision layout is shown in Figure 2. The existing dwelling is to be retained on the remainder lot as part of this proposal. To illustrate the proposed grade changes and the relationship between the new homes and the existing dwelling, the applicant has submitted a streetscape elevation drawing, provided as Figure 3 below.

Figure 3: Streetscape Elevation



The proposed two-storey homes each feature double-wide garages and three-bedroom layouts with dens. Both are designed to accommodate self-contained secondary suites. The applicant has indicated that the final home designs will respond to the natural topography, minimizing the required blasting by incorporating walk-out second floors at existing grade. This adaptive design approach aims to preserve sensitive ecosystems and key landscape features. A 3D rendering of the proposal, shown in Figures 4 and 5, further illustrates the design concept.

Figure 4: 3D View of the proposed development (west view)

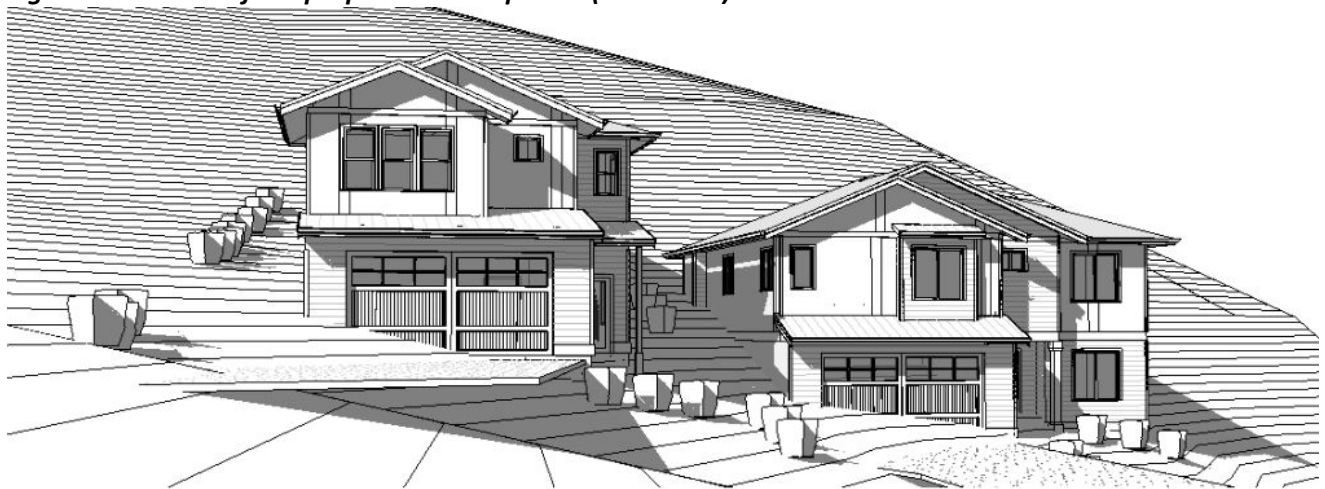


Figure 5: 3D View of the proposed development (southwest view)



Table 3: Proposal Data

| | Permitted by RR5 (Current Zoning) | Permitted by R2 (Proposed Zoning) |
|---|--|---|
| <i>Permitted Use</i> | Single-family dwelling (w/wo suites), duplex | Single-family dwelling (w/wo suites), duplex (w/wo suites), townhouse |
| <i>Density (FAR and/or min. lot size)</i> | 4,046.86 m ² (1 ac) | 400 m ² |
| <i>Height</i> | 10.5 m | 11 m |
| <i>Site Coverage</i> | n/a | 50% |
| <i>Front Yard Setback</i> | 7.5 m | 3 m, and 5.5 from the garage portion |
| <i>Interior Side Yard Setback</i> | 3 m | 1.5 m |
| <i>Exterior Side Yard Setback</i> | 3 m, and 5.5 m from the garage portion | 3 m, and 5.5 m from the garage portion |
| <i>Rear Yard Setback</i> | 10 m | 3 m |
| <i>Vehicle Parking Requirement</i> | 2 per dwelling unit + 1 space for an accessory suite | 1 per dwelling unit + 1 space for an accessory suite |
| <i>Bicycle Parking Requirement</i> | 1 per dwelling unit | 1 per dwelling unit |

The applicant did not request any variances to facilitate the proposal and intends to comply with the applicable bylaws and regulations.

The R2 zone was amended in 2024 to integrate the Small-Scale Multi-Unit Housing (SSMUH) regulations, as required by the Provincial Government. These regulations aim to improve housing choices within traditionally single-family neighbourhoods by allowing greater housing diversity, affordability, and

inclusivity. If the properties are rezoned to R2, based on the proposed lot size and location of the subject site, each lot could support a maximum density of up to four townhouse units. Given this, should Council proceed with this rezoning to allow the creation of the new lots, the site could potentially accommodate up to 12 dwelling units across the three lots, if each lot was developed to its full density potential.

SENSITIVE ECOSYSTEM & TREES

The applicant has obtained a high-level Environmental Assessment from the project biologist, which has identified a Terrestrial Herbaceous rock outcrop sensitive ecosystem along the western portion of the site. To preserve this area, the applicant is proposing to secure 820 m² or 32.6% of the total site area in a non-disturbance covenant, ensuring the long-term protection of the sensitive ecosystem. The contour of the proposed non-disturbance area is illustrated on the subdivision plan shown in Figure 2.

In addition to the Environmental Assessment, the applicant has submitted an arborist report evaluating potential impacts on trees within the site and its immediate vicinity. The report assessed 39 trees in total, recommending retention of 34 and removal of 5 to accommodate required land preparations and subsequent construction. Of the 34 trees proposed for retention, 5 are located within the identified sensitive ecosystem area and are recommended for modification to address hazard concerns. Specifically, the arborist proposes topping these trees so they cannot reach the slope edge in the event of failure. This approach maintains ecological value while mitigating associated risks.

Multi-Modal Network

TRAFFIC & ACCESS

Full frontage improvements in accordance with Bylaw No. 1000, and to the satisfaction of the Director of Engineering, will be required as a condition of subdivision approval. Of note, the Engineering Department has indicated that the proposal will be required to provide streetlights, cash-in-lieu for a multi-use path, and no on-street parking along Walfred Road.

A Traffic Impact Assessment has not been required, however, due to the sharp curve on Walfred Road northbound of the site, the applicant was required to provide a sight distance drawing prepared by the project Engineer to ensure that the additional driveways for the proposed lots can be safely located as shown in the subdivision plan. The existing driveway will be retained without alterations for the remainder lot, along with a number of mature trees along the property's frontage. Two new driveways will be constructed to provide access to the proposed lots in accordance with Subdivision and Development Servicing Bylaw No. 1000 and Traffic Bylaw No. 33. The owner will also be required to ensure proper ditch profiles and appropriate culvert sizing at each driveway.

PEDESTRIAN, CYCLING, AND MOTORIST NETWORK

Bike lanes are available at the intersection of Walfred Road and Jacklin Road, approximately 450 meters from the subject site. Ernhill Park, Sedgwick Park, and Ed Fisher Memorial Park are all within 20-minute walk from the subject site. Happy Valley Elementary School is the closest school and can be reached by a

3-minute car drive, 6-minute bike ride, or a 23-minute walk, various commercial and service-based businesses are available along Jacklin Road, providing convenient access to amenities.

The site is located approximately 50 m from local bus service, providing access to route 59. This route connects Triangle Mountain to the Langford Exchange, which includes access to the Blink Rapid Bus Line 95, a key commuting service into downtown Victoria.

Infrastructure

SEWERS

A sewer main exists along this portion of Walfred Road, and connection from the dwellings to this main would be required. Any improvements, extensions, or modifications needed to the sewer within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

STORMWATER MANAGEMENT

The applicant will be required to provide a storm water management plan to the satisfaction of the Director of Engineering prior to subdivision approval. As part of their application, the applicant has submitted a stormwater technical memo outlining how they plan to adequately manage storm water on-site. This memo has been reviewed and approved by the Director of Engineering.

Construction Impact Mitigation

The applicant has been made aware of the City's Early Guidance for Construction Impact Management document. Council may wish to require a Construction Parking and Deliveries Management Plan as well as an Erosion and Sediment Control Plan as a condition of rezoning and require that it will be provided to the satisfaction of the Director of Engineering prior to any land alteration. Additionally, as per Bylaw 1000, Section 2.5, a Mitigation Plan is required prior to land alteration to the satisfaction of the Director of Engineering. This should be secured within a Section 219 Covenant prior to Bylaw Adoption.

Neighbourhood Consultation

On July 14th, the applicant mailed an information letter to the 17 properties within a 100-metre radius of the project site. The information letter included a description of the proposal, the proposed subdivision plans, and the applicant's contact information, encouraging neighbours to reach out with any questions or comments.

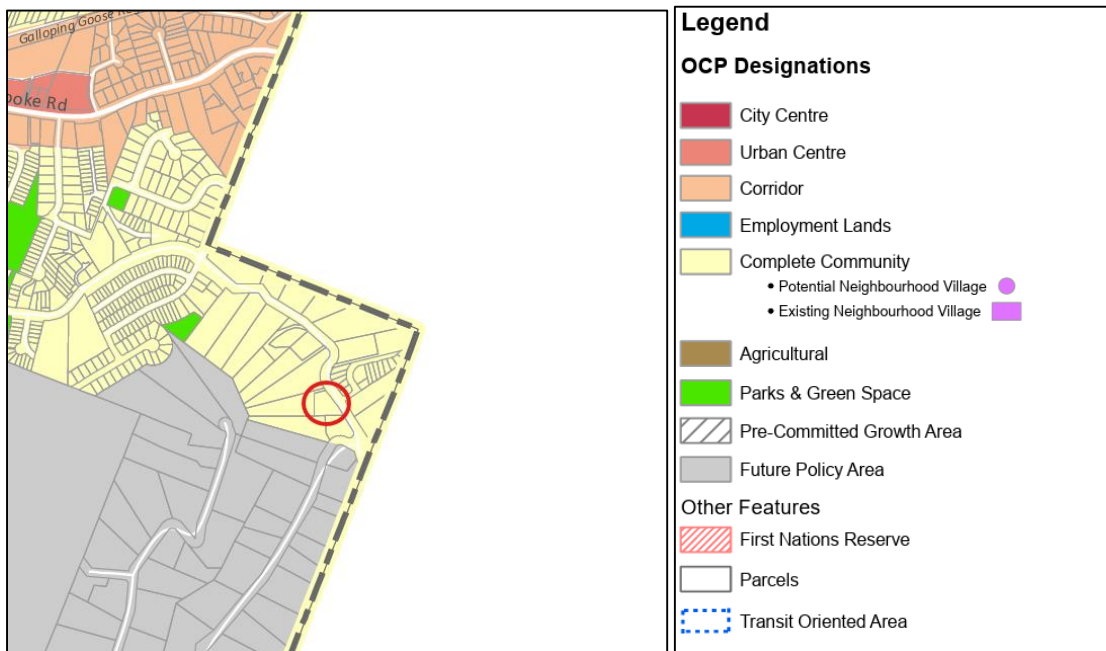
At the time of writing this report, one resident reached out with questions, and no concerns have been raised by any recipients of the information letter.

Council Policy

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 2200 designates the subject property as “Complete Communities”, which is described in the Plan as the following:

| | |
|------------------------------------|---|
| <p>Complete Communities</p> | <p><i>Throughout the designation</i></p> <ul style="list-style-type: none"> • Walk-up residential buildings are permitted, including a range of housing types to a maximum height of three storeys. <p><i>Neighbourhood Villages</i></p> <ul style="list-style-type: none"> • Multi-family residential, commercial, and institutional uses are permitted. • Maximum height of six storeys, including mandatory ground floor retail, restaurants/cafes and street-activating services. • Located at key intersections. <p><i>Corner Convenience</i></p> <ul style="list-style-type: none"> • Multi-family residential, commercial, and institutional uses are permitted. • Maximum height of four storeys, including mandatory ground floor retail, restaurant/ cafe, or neighbourhood services. • Located at intersections. |
|------------------------------------|---|



Additional components relating to the Complete Communities designation include the following:

6.4 Desired Outcome #1: A diverse range of housing options- including various types, sizes, bedroom counts, ownership, and rental choices – will be available in neighbourhoods.

6.4.1. A range of ground-oriented homes up to three storeys in height are permitted everywhere in this designation, subject to servicing. These include single-detached homes, duplexes, townhomes (including rowhouses and multi-plexes), and three-storey apartments. Accessory suites in attached and detached forms will be enabled as appropriate in the Zoning Bylaw.

6.10.1. Subdivision and development must be connected to community sewer and water services.

As the R2 zone was recently amended to allow for greater flexibility in housing topologies in alignment with the SSMUH regulations, rezoning the site to R2 would better align with the OCP, as it supports the objective of diversifying low to mid-density housing options within this OCP designation.

Additionally, retaining and protecting the sensitive ecosystem that has been identified on site aligns with the following objectives of the OCP:

Part 10 Desired Outcome #1: Environmentally sensitive areas (ESAs) will be protected and enhanced.

10.3 Limit access to ESAs through sensitive design.

DEVELOPMENT PERMIT AREAS

The subject property is located within the *Potential Habitat and Biodiversity* and *Extreme Interface Fire Hazard* Development Permit Areas. As noted, the applicant has submitted a high-level overview of the site's habitat and biodiversity features, confirming that there are no immediate concerns with the proposed subdivision layout and that a buildable envelope can be achieved on each new lot while retaining the environmentally valuable portion of the lot in an undisturbed state. A detailed Environmental Impact Assessment, including site-specific mitigation strategies, along with a comprehensive Interface Fire Hazard report, will be submitted with the Development Permit application, which will be required if the proposal moves forward.

If the owner proceeds with the construction of two new single-family dwellings as per the current plan, the development will not be subject to a Form and Character Development Permit under the Design Guidelines and Development Permit Areas (Appendices to Zoning Bylaw No. 300). If, however, an owner proceeds with a higher density proposal permitted in the R2 zone on any of the lots, such as duplexes (which may include secondary suites) or townhomes, a Form and Character Development Permit pursuant to the respective design guidelines will be required prior to the issuance of a Building Permit.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

FINANCIAL IMPLICATIONS:

Rezoning the subject property 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.

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based on the proposed development of two single-family homes on two newly created lots. While the R2 zone permits a range of housing typologies, including up to four townhouse units per lot, SSMUH legislation prohibits municipalities from requiring amenity contributions or density bonusing for the legislated minimum number of units. As such, no contributions beyond those required for the creation of the additional two lots can be secured for the permitted density on each lot.

Table 4 – Amenity Contributions per Council Policy

| Amenity Item | Per lot contribution | Total (2 new lots) |
|--|--|--------------------|
| <i>General Amenity Reserve Fund</i> | \$6,000 (for lots 550m ² or above) | \$9,960 |
| | \$3,960 (for lots under 550m ²) | |
| <i>Affordable Housing Reserve Fund</i> | \$1,000 (for lots 550m ² and above) | \$1,660 |
| | \$660 (for lots under 550m ²) | |
| TOTAL POLICY CONTRIBUTIONS | | \$11,620 |

Table 5 - Development Cost Charges

| Development Cost Charge | Per Unit Contribution | Total (2 new lots) |
|-------------------------|-----------------------|--------------------|
| <i>Roads</i> | \$5,876 | \$11,752 |

| | | |
|-------------------------------------|---------|-----------------|
| <i>Storm Drainage</i> | \$1,655 | \$3,310 |
| <i>Park Improvement</i> | \$3,146 | \$6,292 |
| <i>Park Acquisition</i> | \$211 | \$422 |
| <i>ISIF</i> | \$495 | \$990 |
| <i>ISA</i> | \$52 | \$104 |
| Subtotal (DCC's to Langford) | | \$22,870 |
| <i>CRD Water</i> | \$2,922 | \$5,844 |
| <i>School Site Acquisition</i> | \$1,000 | \$2,000 |
| TOTAL DCC's (estimated) | | \$30,714 |

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of this proposal, Bylaw No. 2235 will be scheduled for consideration of first, second, and third readings. As per recent changes to the *Local Government Act*, a Public Hearing is not permitted.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2235 and will be payable at the time of subdivision approval along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2235 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the properties located at 897 Walfred Road from RR5 to R2, and subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per new lot created, **prior to subdivision approval**:
 - i. \$1,000 towards the Affordable Housing Reserve Fund, for lots with lot area of 550m² or above;
 - ii. \$660 towards the Affordable Housing Reserve Fund, for lots with lot area under 550

- m²;
- iii. \$6,000 towards the General Amenity Reserve Fund, for lots with lot area of 550 m² or above; and
 - iv. \$3,960 towards the General Amenity Reserve Fund, for lots with lot area under 550 m²;
- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval or Building Permit issuance, whichever is first:
 - 1. Full frontage improvements;
 - 2. A comprehensive Geotechnical Plan; and
 - 3. A Storm Water Management Plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alterations:
 - 1. A Mitigation Plan; and
 - 2. A Construction Parking and Delivery Management Plan.
 - iii. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report, prepared by Capital Tree Service Inc. and dated May 14, 2025, throughout the construction period;
 - iv. That a separate non-disturbance covenant be registered over 32.6% of the land to be protected as open space, prior to subdivision approval, to the satisfaction of the Approving Officer;
 - v. That vegetation within the road allowance on Walfred Road should be retained. If any vegetation is removed, the applicant is required to replant the area and provide a private temporary irrigation system to the satisfaction of the Director of Parks, Recreation and Facilities; and
 - vi. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-

0167-PLAN.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 897 Walfred Road under Bylaw No. 2235 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Anastasiya Mysak, Planner I

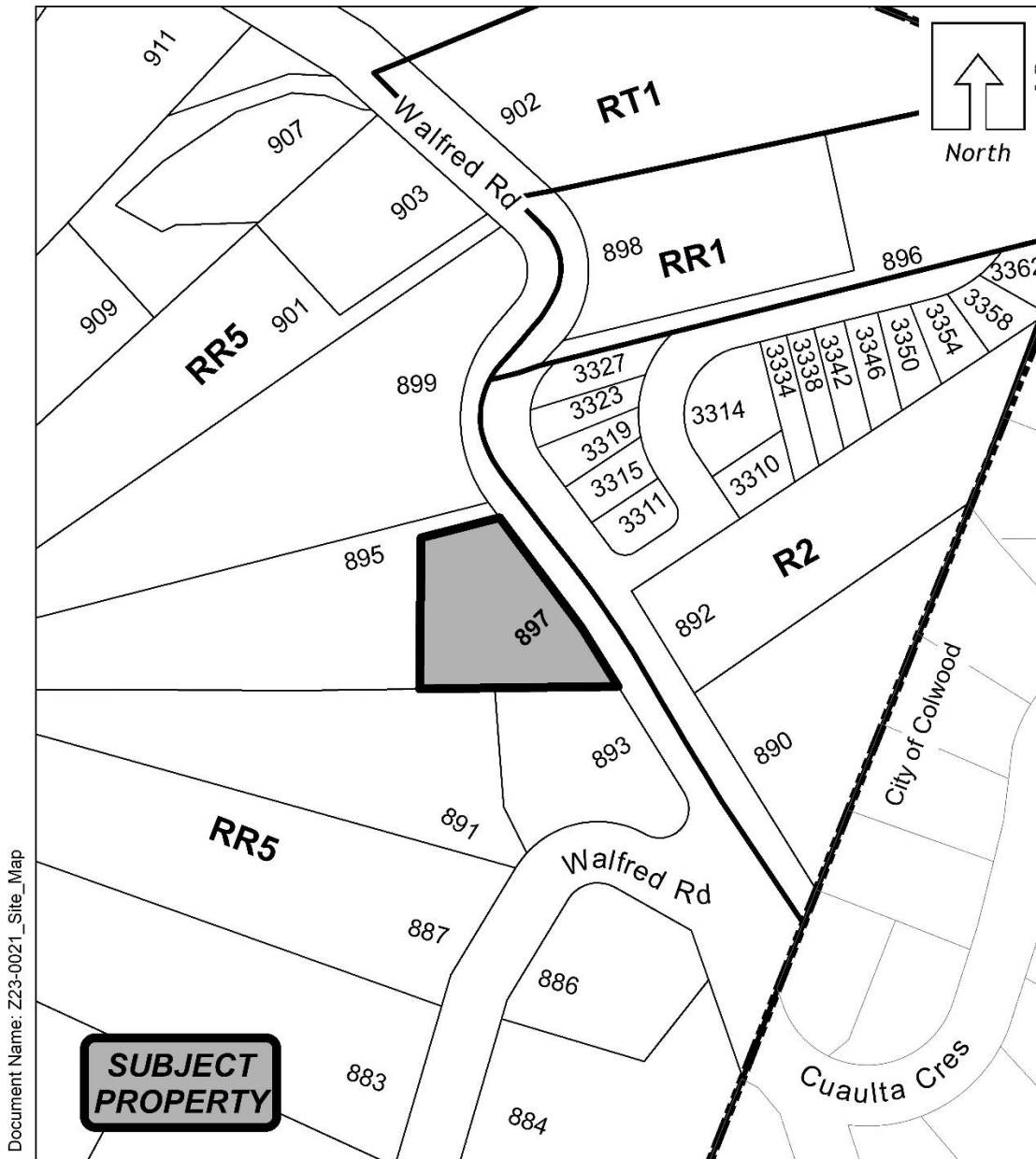
- Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services
- Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
- Concurrence:** Melisa Miles, Manager of Legislative Services
- Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development
- Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities
- Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works
- Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance
- Concurrence:** Marie Watmough, Director of Legislative & Protective Services
- Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer
- Concurrence:** Darren Kiedyk, Chief Administrative Office

Attachments:

- Proposed Subdivision Plan
- Arborist Report
- Bylaw No. 2235

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z23-0021)
897 Walfred Rd**



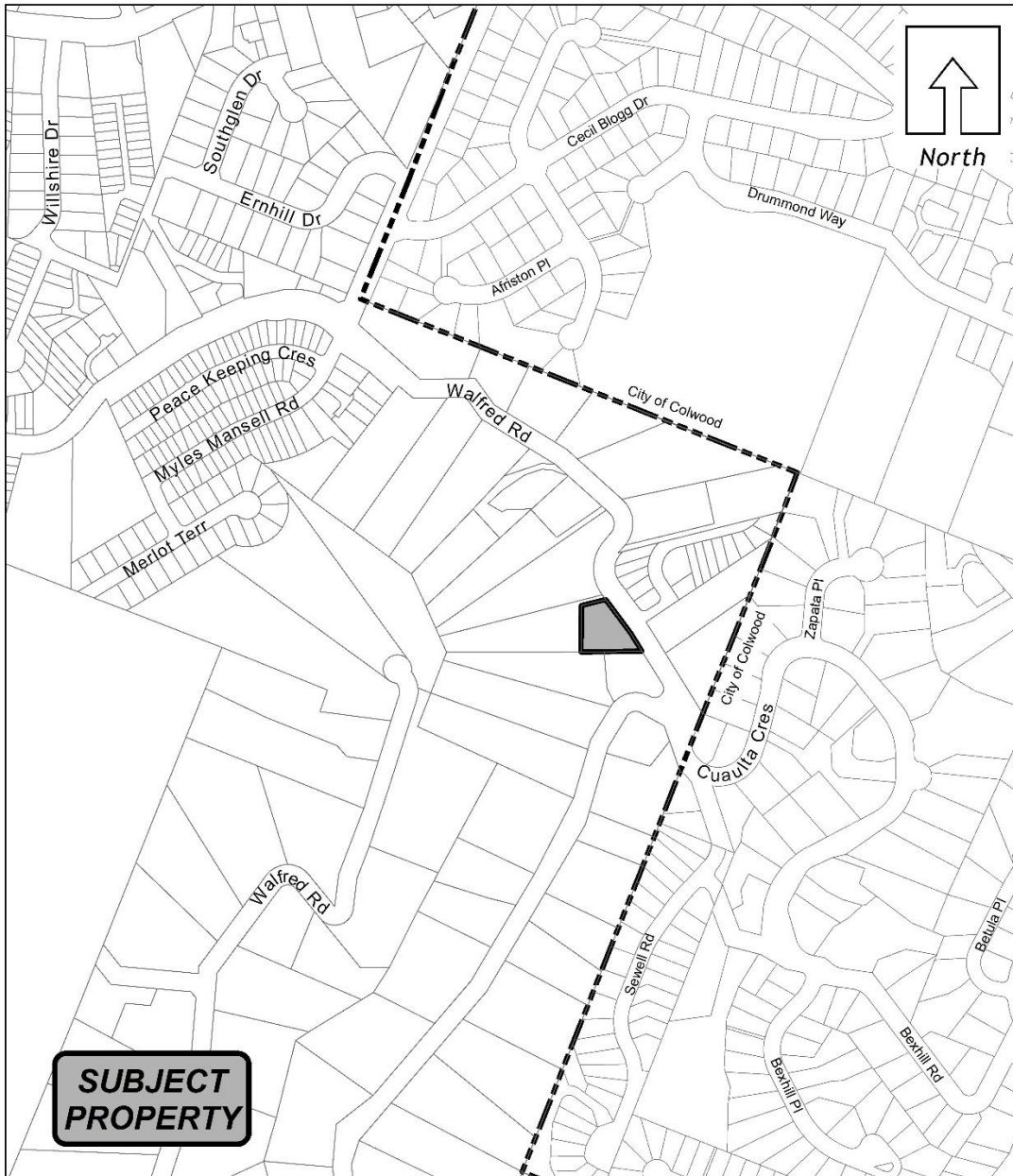
Document Name: Z23-0021_Site_Map

Scale: N.T.S.

Last Revised: 2025-06-12

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0021)
897 Walfred Rd**

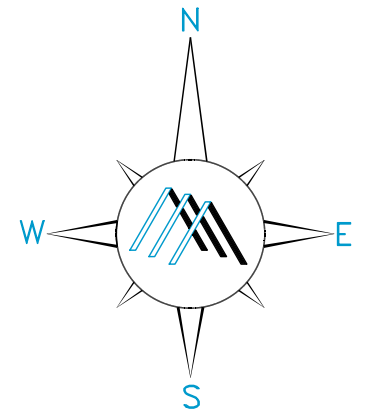
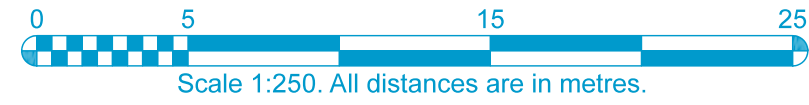


Document Name: Z23-0021_Location_Map

Scale: N.T.S.

Last Revised: 2025-06-12

PROPOSED SUBDIVISION PLAN OF LOT A, SECTION 78, ESQUIMALT DISTRICT, PLAN VIP65494.



The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:250.

NOTE:

Lot dimensions shown are based upon Plan VIP65494.
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monuments 88H3931 (Elev.=177.765m) and 88H3929 (Elev.=190.378m).

This plan is for application purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

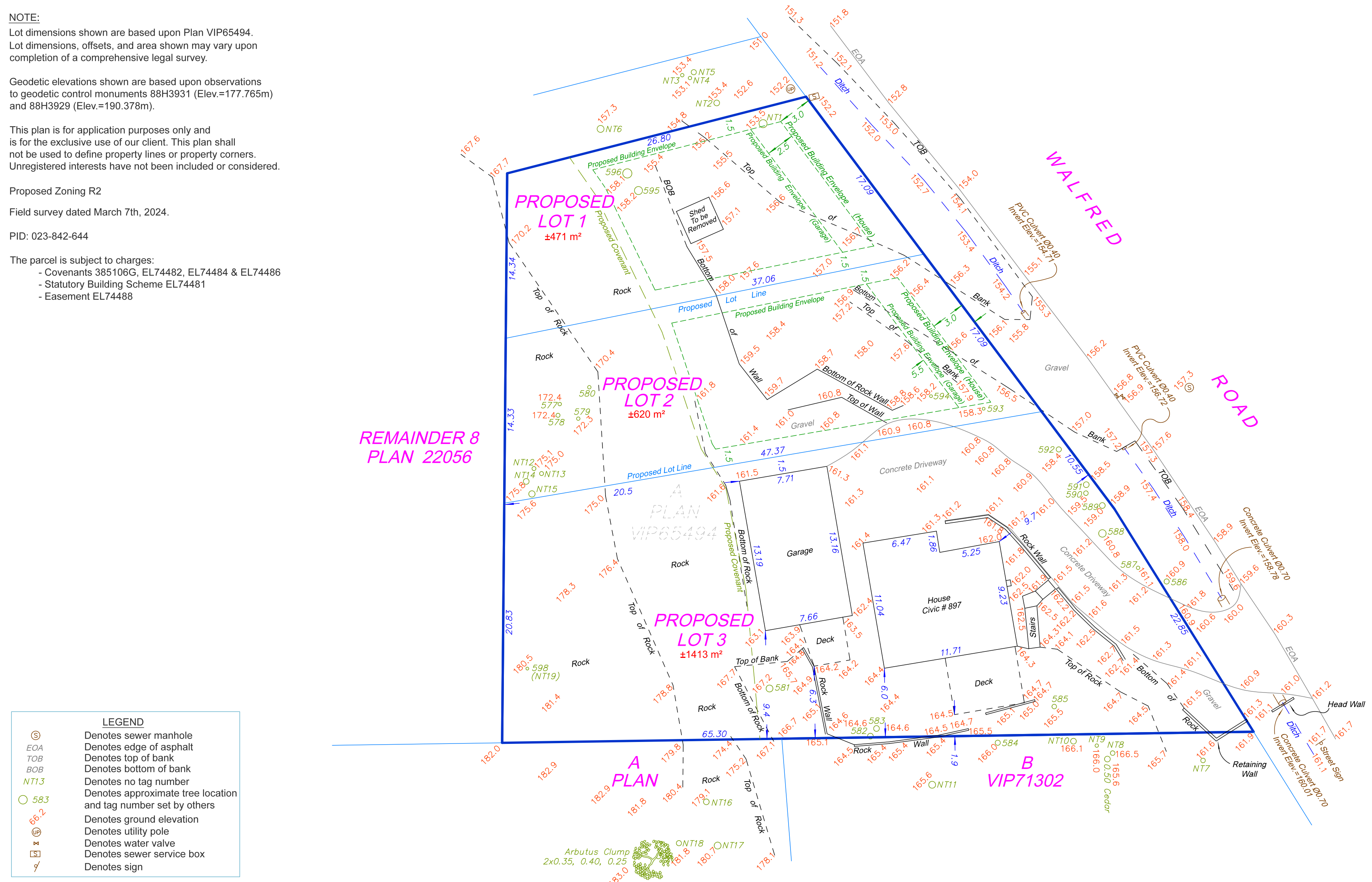
Proposed Zoning R2

Field survey dated March 7th, 2024.

PID: 023-842-644

The parcel is subject to charges:

- Covenants 385106G, EL74482, EL74484 & EL74486
- Statutory Building Scheme EL74481
- Easement EL74488



| LEGEND | |
|--------|--|
| | Denotes sewer manhole |
| | Denotes edge of asphalt |
| | Denotes top of bank |
| | Denotes bottom of bank |
| | Denotes no tag number |
| | Denotes approximate tree location and tag number set by others |
| | Denotes ground elevation |
| | Denotes utility pole |
| | Denotes water valve |
| | Denotes sewer service box |
| | Denotes sign |

Summit Land Surveying
 Operated by Apex Land Surveying Ltd.
 #101-630 Goldstream Avenue
 Victoria B.C. V9B 2W8
 Telephone 250.391.6708
 www.summitsurveying.ca

File: W131-Hutchinson-SD3 Date: May 5, 2025

Digitally signed by Jason Kozina
 -- BCLS - ABCLS
 Date: 2025.05.05 11:40:48 -07'00'

Jason C. Kozina, BCLS 787
 © 2025 Apex Land Surveying Ltd.



Capital Tree Service Inc.

Arborist Report

897 Walfred Rd V9C 2P1

Langford B.C.

May 14, 2025

Prepared for:

Brandon Hutchinson

Prepared by:

Capital Tree Service Inc.

897 Walfred Rd V9C 2P1

June 17, 2025

Capital Tree Service Inc.

310-777 Royal Oak Dr, PO Box 53512, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Branden Hutchinson (Client), a local landowner regarding the subdivision of 897 Walfred Rd (the Site) in the City of Langford (CoL). The Client indicated they required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal, of the 39 trees observed, 34 are to be retained, 5 of which are dead or damaged but are to be altered to eliminate risk while maintaining ecological value. 5 trees are to be removed to accommodate necessary site changes. A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered on February 21, 2024, by CTS for the purpose of conducting tree assessments and collecting inventory. Keegan Durovich, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was 9°C, overcast with scattered showers, 10km/hr NE gusting to 24km/hr.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, thirty-nine (39) trees were observed, of which thirty-nine (39) are protected under the current City of Langford Tree Protection Bylaw. The property resides within two (2) DPA areas- (Habitat and Biodiversity, Fire Hazard Area) both of which may supersede the City of Langford Tree Protection Bylaw. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Trees not tagged are labelled No Tag (NT) trees one (1) – nineteen (19).

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts. Critical Root Zone is based on a trees dripline/canopy spread and is often encompassed by a trees PRZ. PRZ is the main parameter used to calculate tree protection zones and potential impacts of development related activities.

Observations/Discussion

The assessed site consists of a rocky hillside lot located in a semi-rural neighborhood, featuring a single-family home at the south end of the property. The lot is naturally and moderately treed, with a mix of young and mature evergreen and deciduous species. The site is generally east facing, receiving ample sunlight in the morning, while becoming increasingly shaded in the afternoon and early evening due to the slope and tree cover.

A total of thirty-nine (39) trees were observed on and adjacent to the site, all of which are bylaw protected. Twenty-nine (29) trees are proposed for retention and protection. Five (5) trees are proposed to be removed. Five (5) trees along above the cliff face and located within the proposed covenant, are proposed for modification due to the risk that they pose. These trees are to be reduced to a height such that once topped, they would not reach the edge of the steep slope in the event of failure. The project's Registered Professional Biologist has requested that all wood be left on site. Similarly, CTS recommends that the property owner north of the site modify a group of dead trees to mitigate risk.

At the north end of the site on proposed lot 1, three (3) trees will be removed. All three (3) trees in this area (595, 596, NT1) are to be removed to facilitate the grade changes needed for the site. One (1) of the trees (NT1) to be removed is dead. Two (2) of the five (5) off site trees in this area (NT2, NT6) may experience low to moderate impact due to proposed grade changes as they are both ~3x their DBH from the property line. Arborist supervision will be required when working within PRZs of NT2 and NT6 which extend into the site. PRZ fencing will not be practical to erect around entirety of PRZs of NT2 and NT6 on lot 1, PRZ fencing will be placed on property line. Trees NT2 and NT6 are to be retained at this time, reassessment may be required as construction plans develop to verify if stability will be compromised.

In the middle of the site on proposed lot 2, two (2) trees (594, 593) on the eastern half of the lot will be removed to facilitate the grade changes needed for the site due to the proposed driveway and servicing. On the western side of the lot there are eight (8) trees in a covenant area which will be protected. PRZ fencing will not be practical or required as this area is on top of a rock ledge providing its own natural protection from foot traffic and machinery. One (1) tree on lot 1 (592) will receive partial PRZ fencing on lot 2 to ensure impact during construction activities remains low.

Services to lot 1 and 2 will be located under proposed driveways and are expected to have minimal impact to retained trees.

The remaining undiscussed trees to be retained are located either on proposed lot 3 or off-site and are outside the zone of impact.

Activities related to subdivision are expected to have a **'low'** impact on the trees proposed for retention apart from the eight (8) TBD trees on the west side of lot 2 and the two (2) trees north of the property line of lot 1 for which impacts are expected to be low to moderate.

Tree Dynamics

A tree inventory is included as **Appendix 'A'** of this report.

Observed Tree Impacts

- 28 trees observed are outside of the zone of impact, calculated using estimated over-excavation.
- 34 Bylaw protected trees will be retained and protected
- 5 trees will be modified to reduce risk while maintaining habitat.
- 6 retained trees (592, NT2-NT6) will receive partial PRZ fencing to limit activity within zone of impact.
- PRZ fencing will not be required for most (all except for 592) trees on Lot 3 as they will be outside the zone of impact and PRZ fencing will also not be practical given the surrounding landscape and normal tenant use of the property.
- Construction impact to the retained trees is expected to be low to moderate.
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City staff for further recommendations.

Common and Latin Names

Douglas fir -*Pseudotsuga menziesii*

Western red cedar -*Thuja plicata*

Big leaf maple -*Acer macrophyllum*

Arbutus – *Arbutus menziesii*

Tree Condition Ratings Summary

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen.
- Fair - signs of stress.
- Good - no visible signs of significant stress and/or only minor aesthetic issues.

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited.
- Fair - Structural concerns that are possible to mitigate through pruning.
- Good - No visible or only minor structural flaws that require no to little pruning.

Species Relative Tolerance to Construction Impacts¹:

Douglas fir: Poor-good – “Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following the addition of fill. Tolerates root pruning. Intolerant of poor drainage. Susceptible to bark beetles following injury.”

Western red cedar: Good or Poor-moderate – “Relatively windfirm. Intolerant of changes in water table/soil moisture.” Or “Response is very site dependent, probably related to soil moisture. Intolerant of fill.”

Big leaf maple: Good or Poor – “Select specimens with good crown structure. Tolerant of root pruning and injury but not fill.” Or “Declines following addition of fill.”

Arbutus: Poor – “Intolerant of site disturbance.”

¹ Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones, see Appendix C for fencing specifications. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for District approval.

Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal and assess combined impacts which are required for construction completion. Capital Tree Service 250-217-8370 – Five business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as ‘Landing/Storage’ in site plans. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized for each new proposed lot. This shall be in the location marked ‘Access’ on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. CTS recommends using the existing and proposed driveways for access and landing/storage as indicated on the site plan. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Five business days notice required. Project Arborist. 250-217-8370

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees. This shall include trees:

- 592
- NT2
- NT5

- NT6
- 580
- 579
- 577
- 578
- NT12
- NT13
- NT14
- NT15

Compaction Reduction

Utilize 'hog-fuel' (wood chips or a similar alternative), mats, steel plates or ¾" plywood in and around the PRZ's of trees **in locations where it is not practicable for TPF to protect the entire PRZ** . This must be done prior to any construction activities. This will reduce the impact to the tree's protected root zone. Hog-fuel or similar, to be placed at a depth of not less than 20cm.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. CTS recommends the use of an expanding foam (e.g., Geobreak) to break the rock, if powder must be used, a low nitrogen and low velocity explosive should be utilized. Furthermore, we recommend the use of foam to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock. It is critical that ¾" plywood is used to protect (armour) retained trees and that heavy matting is used to dampen shockwaves if explosives are utilized. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Typical Excavation within PRZ Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.

3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This may include driveway improvements.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Langford confirming completion of the project.

Tree Protection Plan Summary

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.

- iii. Tree protection and root protection signs will be placed on the fencing (see Appendix C). No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified five (5) business days prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.
- ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *5 business days Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction, and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:

- ❖ demolition
- ❖ grading
- ❖ excavation
- ❖ rock removal or blasting
- ❖ trenching for underground services and utilities
- ❖ preparation of grade for the proposed driveways and parking areas
- ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.

Keegan Durovich 2025-06-17
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-9272A
B.A.Sc.

Rita Slanina 2025-06-17
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-10124A
WDTA-FA9536

Capital Tree Service Inc. (CTS)

CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects.

Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Brandon Hutchinson, 897 Walfred Rd V9C 2P1 Langford B.C.

Authorized Signature: _____

Date: 2025-06-17

Appendix 'A' Tree Inventory

Table 1. Tree Inventory for Site address. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters. Canopy spread is the radius of the dripline measured in meters, critical root zone (CRZ) is equivalent to the canopy spread. Location abbreviations are as follows: OS- Off Site, L1-Lot 1, L2-Lot 2, L3-Lot 3, L3SPL- Lot 3 South Property Line, L3C-Lot 3 Covenant, L2C-Lot 2 Covenant.

| Capital Tree Service Inc. | | | | | | | | | |
|--|-------------------|----------|---------|--------------------|------------------|-----------------|---|--|----------|
| Appendix A - Tree Inventory/Hazard Ratings Summary | | | | | | | | | |
| Location: 897 Walfred Road, Langford, Victoria, BC V9C 2P1 | | | | | | | | | |
| Date: February 21, 2024 | | | | | | | Conditions: 9°C, overcast with scattered showers, 10km/hr NE gusting to 24km/hr | | |
| Tag # | Species | DBH (cm) | PRZ (m) | CRZ/Canopy (r) (m) | Health/Structure | Bylaw Protected | Action | Observations/Comments | Location |
| NT1 | Western red cedar | 59 | 7 | 5 | F-P/P | YES/DPA | REMOVE | Dead top. Sparse foliage. Chlorotic. Dieback. Deadwood. | L1 |
| NT2 | Douglas fir | 53 | 6 | 5 | F-P/F-P | YES/DPA | RETAIN | Offsite tree. Poor live crown ratio. Shallow rooted. Epicormics. Dieback. Deadwood. | OS |
| NT3 | Western red cedar | 29 | 3 | - | Dead | YES/DPA | RETAIN | DEAD. RECOMMEND REMOVAL OR ALTERATION OF TREE TO NEIGHBOUR RE:SAFETY | OS |
| NT4 | Western red cedar | 32 | 4 | - | Dead | YES/DPA | RETAIN | DEAD. RECOMMEND REMOVAL OR ALTERATION OF TREE TO NEIGHBOUR RE:SAFETY | OS |
| NT5 | Western red cedar | 46 | 6 | - | Dead | YES/DPA | RETAIN | DEAD. RECOMMEND REMOVAL OR ALTERATION OF TREE TO NEIGHBOUR RE:SAFETY | OS |
| NT6 | Western red cedar | 60 | 7 | 2 | P/P | YES/DPA | RETAIN | Top dieback to 5m above grade. RECOMMEND ALTERATION OF DEAD TOP RE:SAFETY | OS |
| 596 | Douglas fir | 83 | 10 | 7 | F-P/F-P | YES/DPA | REMOVE | Lean towards rockface. Dieback. 10cm deadwood. Epicormics. Shallow rooted. | L1 |
| 595 | Douglas fir | 70 | 8 | 8 | F-P/P | YES/DPA | REMOVE | Lean towards rockface. Dieback. 10cm deadwood. Epicormics. Shallow rooted. 2x stem ~12m above grade. | L2 |

| | | | | | | | | | |
|------|-------------------|----|---|---|---------|---------|--------|--|----|
| | | | | | | | | Narrow angle of attachment and poor aspect ratio in union. | |
| 594 | Douglas fir | 23 | 3 | 3 | G-F/F | YES/DPA | REMOVE | Minor epicormics. Growing in driveway toe slope. | L2 |
| 593 | Western red cedar | 23 | 3 | 3 | G-F/F-P | YES/DPA | REMOVE | 2x stem ~0.2m above grade (2nd stem 12cm DBH). Growing in driveway toeslope. Narrow angle of attachment in subdominant stem union. | L3 |
| 592 | Douglas fir | 46 | 6 | 8 | F/F | YES/DPA | RETAIN | Lower story deadwood. Some dieback. Growing in driveway toe slope. | L3 |
| 591 | Western red cedar | 50 | 6 | 6 | F-P/F | YES/DPA | RETAIN | Grafted to 590. Sparse canopy. Growing in driveway toe slope. | L3 |
| 590 | Western red cedar | 40 | 5 | 4 | F-P/F | YES/DPA | RETAIN | Grafted to 591. Sparse canopy. Growing in driveway toe slope. | L3 |
| 589 | Western red cedar | 48 | 6 | 5 | F-P/F | YES/DPA | RETAIN | Sparse canopy. Growing in driveway toe slope. | L3 |
| 588 | Western red cedar | 66 | 8 | 5 | F/F | YES/DPA | RETAIN | Stem deflections. Growing in driveway toe slope. | L3 |
| 587 | Douglas fir | 31 | 4 | 6 | F-P/F | YES/DPA | RETAIN | Stem deflections. Dieback. Deadwood. Growing in driveway toe slope. | L3 |
| 586 | Douglas fir | 43 | 5 | 6 | F-P/F | YES/DPA | RETAIN | Dieback. Deadwood. Growing in driveway toe slope. | OS |
| NT7 | Big leaf maple | 21 | 3 | 3 | F/P | YES/DPA | RETAIN | Previously topped ~2m above grade. Stem decay. Cambium only alive on one side of stem. | OS |
| NT8 | Western red cedar | 40 | 5 | 4 | F/F | YES/DPA | RETAIN | Estimated DBH. High cone production. Dieback. | OS |
| NT9 | Western red cedar | 25 | 3 | 4 | F-P/F | YES/DPA | RETAIN | High cone production. Dieback. Sparse foliage. | OS |
| NT10 | Western red cedar | 48 | 6 | 4 | F-P/F | YES/DPA | RETAIN | Dieback. Sparse canopy. Deadwood. | OS |
| 585 | Western red cedar | 38 | 5 | 5 | F/P | YES/DPA | RETAIN | Previously topped leading to codominant tops. Sparse foliage. Uneven canopy. | L3 |

| | | | | | | | | | |
|------|-------------------|----|-----|---|---------|---------|--------------|--|-------|
| 584 | Western red cedar | 45 | 5 | 4 | F-P/G | YES/DPA | RETAIN | Dieback. Sparse canopy. | OS |
| NT11 | Western red cedar | 59 | 7 | 5 | P/F-P | YES/DPA | RETAIN | Dieback. Sparse canopy. Deadwood. 2nd subdominant stem ~2m above gade. Poor aspect ratio in union | OS |
| 583 | Western red cedar | 53 | 6 | 4 | F-P/F-P | YES/DPA | RETAIN | Uneven canopy. Dieback. Minor deadwood. Epicormics. | L3 |
| 582 | Western red cedar | 53 | 6 | 4 | F-P/F-P | YES/DPA | RETAIN | Uneven canopy. Dieback. Minor deadwood. Epicormics. | L3SPL |
| 581 | Western red cedar | 59 | 7 | 5 | F/F | YES/DPA | RETAIN | Possible <i>Phellinus weirii</i> infection. Shallow rooted on bottom of rock face. Uneven lower canopy. | L3 |
| 580 | Douglas fir | 28 | 3 | 3 | P/F-P | YES/DPA | RETAIN-ALTER | Lean towards cliffs edge. <i>Phellinus sulphurascens</i> suspected. Dieback. Deadwood. Sparse foliar area. Shallow rooted. REMOVE TOP PORTION TO ELIMINATE RISK. | L2C |
| 579 | Arbutus | 29 | 3 | - | Dead | YES/DPA | RETAIN-ALTER | Dead. Epicormics around trunk. Shallow rooted. REMOVE TOP PORTION TO ELIMINATE RISK. | L2C |
| 578 | Arbutus | 36 | 4 | - | Dead | YES/DPA | RETAIN-ALTER | Recently died. Epicormics around trunk. Shallow rooted. REMOVE TOP PORTION TO ELIMINATE RISK. | L2C |
| 577 | Arbutus | 28 | 3 | 3 | P/F-P | YES/DPA | RETAIN | Lean. Little viable foliar area. Shallow rooted | L2C |
| NT12 | Douglas fir | 30 | 4 | - | Dead | YES/DPA | RETAIN-ALTER | Estimated DBH. Dead. Shallow rooted. REMOVE TOP PORTION TO ELIMINATE RISK. | L2C |
| NT13 | Douglas fir | 35 | 4 | 4 | P/F-P | YES/DPA | RETAIN | Estimated DBH. Dieback. 5cm+ deadwood. Shallow rooted. | L2C |
| NT14 | Douglas fir | 40 | 4.8 | 4 | P/F-P | YES/DPA | RETAIN | Estimated DBH. Dieback. 5cm+ deadwood. Shallow rooted. | L2C |
| NT15 | Douglas fir | 45 | 5.4 | - | Dead | YES/DPA | RETAIN-ALTER | Estimated DBH. Shallow rooted. REMOVE TOP PORTION TO ELIMINATE RISK. | L2C |
| NT16 | Douglas fir | 40 | 4.8 | 4 | P/P | YES/DPA | RETAIN | Estimated DBH. Dieback. 5cm+ deadwood. Little foliar area. Shallow rooted. | OS |
| NT17 | Douglas fir | 50 | 6 | 5 | P/P | YES/DPA | RETAIN | Estimated DBH. Dieback. 5cm+ deadwood. Little foliar area. Shallow rooted. | OS |

897 Walfred Rd V9C 2P1

June 17, 2025

| | | | | | | | | | |
|------|-------------|----|-----|---|-------|---------|--------|---|-----|
| NT18 | Douglas fir | 40 | 4.8 | 4 | P/P | YES/DPA | RETAIN | Estimated DBH. Dieback. 5cm+ deadwood. Little foliar area. Shallow rooted. | OS |
| NT19 | Arbutus | 25 | 3 | 3 | F/F-P | YES/DPA | RETAIN | Estimated DBH. Epicormics. Swollen basal stem. 1 stem previously removed. Poor aspect ratios in unions. | L3C |

Appendix 'B' Photos and Site Plan

PROPOSED SUBDIVISION PLAN OF LOT A, SECTION 78, ESQUIMALT DISTRICT, PLAN VIP65494.

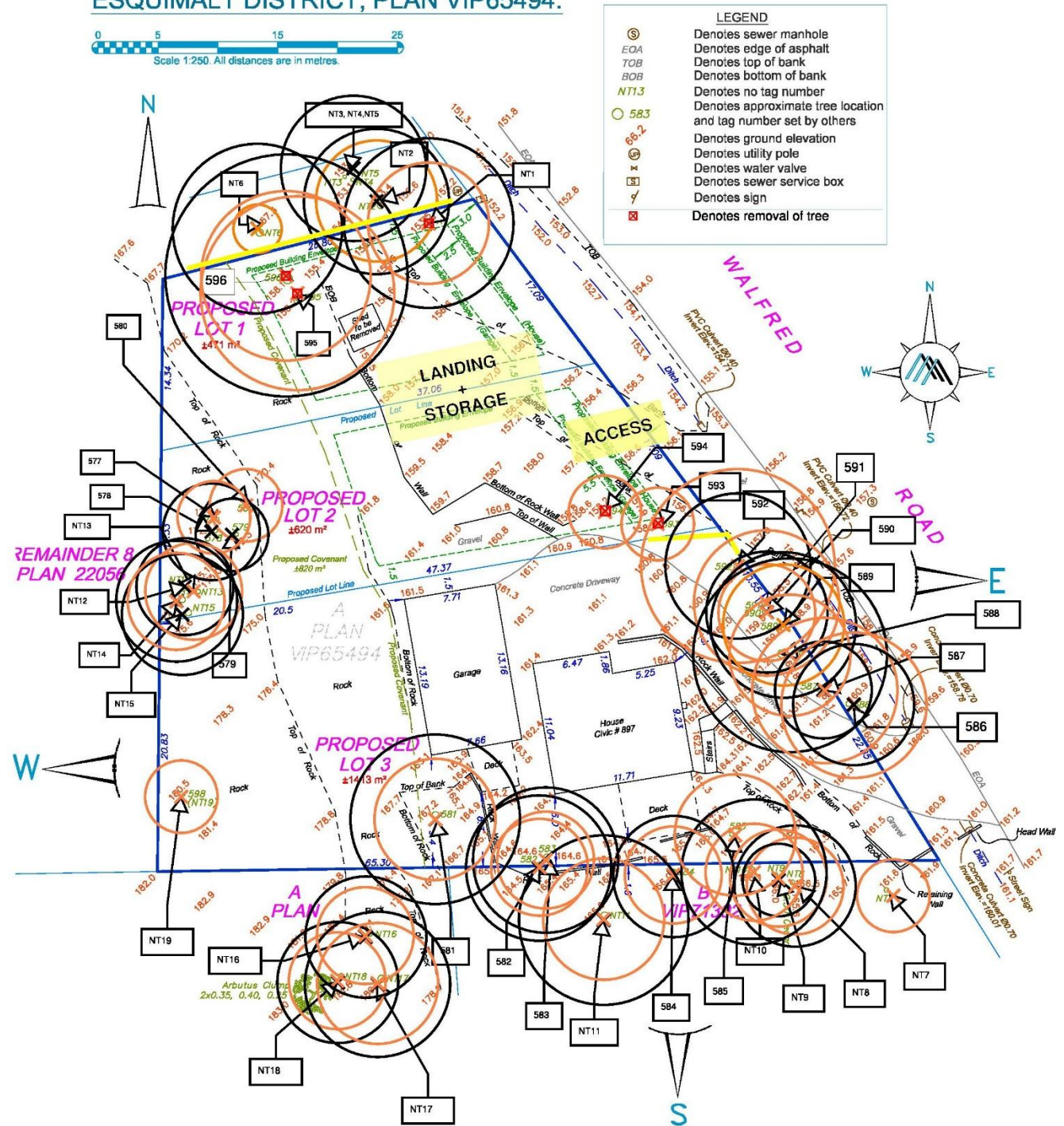


Figure 1. Site Plan. Yellow lines indicate Tree Protection Fencing. PRZ is indicated in black, CRZ indicated in Orange, CRZ will overlap PRZ where both are the same. See Appendix C for Tree Protection Fencing specifications.



Figure 2. View from Walfred Rd of proposed lots. Lot 2 centre left, lot 1 right side of photo.



Figure 3. TBD trees N12, N13, N14, N15
View up slope to west end of lot 2 from
centre of lot.



Figure 3. TBD trees 577,578,579,580
View up slope to west end of lot 2 from
centre of lot.

Appendix 'C' Tree Protection Fencing

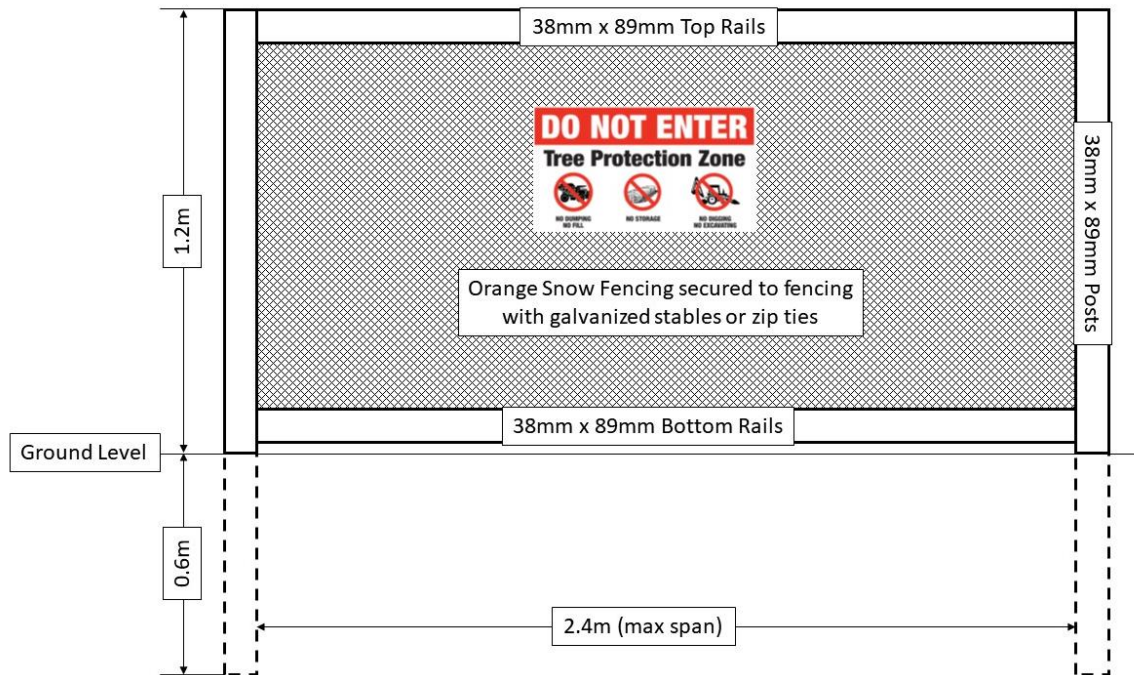


Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") with the following wording:

- a) DO NOT ENTER – Tree Protection Zone (for retained trees) or;
- b) DO NOT ENTER – Future Tree Planting Zone (for tree planting sites).

These signs must be affixed on every fence face or at least every 10 linear meters.

**CITY OF LANGFORD
BYLAW NO. 2235**

**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:

- a) By deleting from the RR5 (Rural Residential 5) Zone and adding to the R2 (One- and Two-Family Residential) Zone the properties legally described as Lot A, Section 78, Esquimalt District, Plan VIP65494, PID No. 023-842-644 (897 Walfred Road), as shown shaded on Schedule A 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 |
|-------------|------------------|--|--|---|
| R2 | 2235 | Lot A, Section 78, Esquimalt District, Plan VIP65494, PID No. 023-842-644 (897 Walfred Road) | <p>a) \$660 per new lot created, with a lot area under 550m², towards the Affordable Housing Reserve Fund;</p> <p>b) \$1,000 per new lot created, with a lot area of 550m² and above, towards the Affordable Housing Reserve Fund;</p> <p>c) \$3,960 per new lot created, with a lot area under 550m², towards the General Amenity Reserve Fund; and</p> <p>d) \$6,000 per new lot created, per new lot created, with a lot area of 550m² and above, towards the General Amenity Reserve Fund.</p> | No |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 744 (897 Walfred Road), Bylaw No. 2235, 2025".

READ A FIRST TIME this day of, 2025.

READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

