CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, November 16th, 2015 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC HEARING
   a) BYLAW NO. 1603
      "Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".
   b) BYLAW NO. 1596
      "Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015".
   c) BYLAW NO. 1597
      "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".

4. ADOPTION OF MINUTES
   a) Minutes of the Regular Meeting of Council – November 2nd, 2015

5. PUBLIC PARTICIPATION

6. REPORTS
   a) Award of Clearing and Grubbing Contract West Shore Parkway Project Segments 3 and 4
      - Staff Report (Engineering)
   b) Award of the West Shore Parkway Project Segment 6 Engineering Consulting Services
      - Staff Report (Engineering)
   c) Annual Goddess Run
      - Staff Report (Engineering)
   d) Notice on Title – 1079 Finlayson Arm Road
      - Staff Report (Building)
   e) Strata Title Conversion of Existing Duplex at 695 and 697 Strandlund Avenue
      - Staff Report (Land Development)
   f) Parcel Tax Review Panel
      - Staff Report (Finance - Bylaw No. 1606 & 1607)
7. **BYLAWS**

a) **BYLAW NO. 1603** 102
   "Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".
   (SECOND AND THIRD READING)

b) **BYLAW NO. 1596** 104
   "Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015".
   (SECOND AND THIRD READING)

c) **BYLAW NO. 1597** 106
   "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".
   (SECOND AND THIRD READING)

d) **BYLAW NO. 1599** 110
   "Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015".
   (FIRST READING)

e) **BYLAW NO. 1601** 119
   "Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015".
   (FIRST READING)

f) **BYLAW NO. 1603** 121
   "Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".
   (SECOND AND THIRD READING)

g) **BYLAW NO. 1605** 123
   "Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".
   (FIRST READING)

h) **BYLAW NO. 1606** 128
   "Spencer Road Interchange Parcel Tax Roll Bylaw 1606, 2015”
   (FIRST, SECOND AND THIRD READING)

i) **BYLAW NO. 1607** 133
   "Spencer Road Interchange Parcel Tax Bylaw No. 1607, 2015”
   (FIRST, SECOND AND THIRD READING)

8. **IN CAMERA RESOLUTION** 135

9. **ADJOURNMENT**
PUBLIC HEARING
Monday, 16 November 2015

Bylaw No. 1603 and 1596
File No. OCP15-0002; Z15-0020

Bylaws to amend the Official Community Plan designation of the land that is the subject of Bylaw Number 1603 from “Agricultural” to “Hillside or Shoreline” and the purpose of Bylaw Number 1596 is to amend the zoning designation of the land that is the subject of Bylaw Number 1596 from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A) to allow a residential development on the northern portion of the property at 734 Latoria Rd (that is not within the Agriculture Land Reserve) consisting of one-family dwellings on lots with a minimum lot size of 550m². Secondary suites would be permitted in the one-family dwelling or in an accessory building.
The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

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

1. By deleting from the “AGRICULTURAL” designation and adding to the “HILLSIDE OR SHORELINE” designation the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431, PID 018-281-192 (734 Latoria Road) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015”.

READ A FIRST TIME this day of , 2015.
PUBLIC HEARING held this day of , 2015.
READ A SECOND TIME this day of , 2015.
READ A THIRD TIME this day of , 2015.
ADOPTED this day of , 2015.

__________________________  __________________________
MAYOR  (Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1603

ADOPTION: ______________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/27/2015
CITY OF LANGFORD
BYLAW NO. 1596

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 RR2 (Rural Residential 2) Zone and adding to the RR6A (Rural Residential 6A) Zone the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria 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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR6A</td>
<td>1596</td>
<td>LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria Rd)</td>
<td>A) $6,000 towards the General Amenity Reserve Fund; and b) $1,000 towards the Affordable Housing Reserve Fund.</td>
<td>No</td>
</tr>
</tbody>
</table>

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015”.

READ A FIRST TIME this 19th day of October, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2015.

ADOPTED this day of , 2015.

MAYOR

(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.

ADOPTION: ______________________

______________________________
MAYOR

______________________________
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/14/2015
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1603 & 1596. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date Monday, 16 November 2015
Meeting Time 7 pm
Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Subject Property 734 Latoria Rd
File OCP15-0002 & Z15-0020 Bylaw Numbers: 1603 & 1596
Official Community Plan Current: Agricultural Proposed: Hillside and Shoreline
Zoning Current: RR2 (Rural Residential 2) Proposed: RR6A (Rural Residential 6A)
Proposal To permit a residential development on the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) consisting of one-family dwellings on lots with a minimum lot size of 550m². Secondary suites would be permitted in the one-family dwelling or in an accessory building.

COPIES of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 November 2015 to Monday, 16 November 2015, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Jim Bowden
Administrator

2015-11-03
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1603

ADOPTION: _______________________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/27/2015
Serious engineering issues on gravel pit stretch of Metchosin Road

Re: Colwood council must act on bike lanes (Letters, Sept. 30)

Having cycled this road on a regular basis for 35 years, I read with interest the concerns about a lack of a separated bike lane on Metchosin Road heading downhill beside the former gravel pit, whereas one was recently created for 35 years, I read the letter, "very easy to install," but they decided to relocate the pole and adjust the elevation of the Hydro vaults, if possible, would be in the tens of thousands of dollars.

1) The combination of the curvy side/road crossing and new Latoria sidewalk are incorrectly designed to accommodate a separate bicycle lane.
2) The engineering required to transition from a separated bike lane to a non-marked one is straightforward. These types of bicycle transitions are installed all the time, particularly in developing communities. Many examples, good and bad, are seen on Latoria and Happy Valley roads.
3) The cost to relocate the pole and adjust the elevation of the Hydro vaults, if possible, would be in the tens of thousands of dollars.
4) A deceleration vehicle lane should also be installed on the "gravel pit" side of the road, as one has to come to a near complete stop to turn right onto Latoria Road. Again, the current intersection design is not as safe as it should be for a major road such as Metchosin. A left turn lane from Metchosin onto Latoria should also be considered, sooner than later. It is clear there has been some significant design oversight on this stretch of road.

One can only hope that Colwood council acknowledges these oversights and takes immediate corrective action.

Ian Phillips
Langford

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1597 to allow the development of a residential development on the northern portion of the property at 734 Latoria Rd (that is not within the Agriculture Land Reserve) consisting of one-family dwellings on lots with a minimum lot size of 550m2. Secondary suites would be permitted in the one-family dwelling or in an accessory building.

Applicant: Kevin Parker, Draycor Developments

Location: The land that is the subject of Bylaw No. 1597 is 734 Latoria Rd as shown shaded on the plan.

Copies of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 November 2015 to Monday, 16 November 2015, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2B8. Please contact Grant Liebscher in the Planning Department at 250-478-7822 with any questions on these Bylaws.

Jim Bowden
Administrator
Sanctuary area being ruined by traffic

Re: Struck pedestrian wants changes made (Gazette, Nov. 9)

Has everyone lost the purpose of the Ocean Boulevard and the bird sanctuary and for why it was built in the first place?

This area was supposed to be a beautiful park, not a commuter road for people who are only interested in speeding through.

Generally most parks that are focused like this one have only a main access and egress, not a high-speed, poorly maintained thoroughfare. It's actually a no-brainer to resolve the issues put forth in your recent article, at very little cost.

Firstly, Ocean Boulevard should be closed at a turnarround (safety access only) at the public washrooms end, making it a closed-in calming environment for the beach and birds.

Also, both Lagoon Road and Milburn Drive should be closed at the bottom, creating a local traffic only situation and travelling this route many times as I live on Lagoon Road. There is little time saved by using the loop versus Metchosin and Sooke roads, and with the loop closed, people who are actually seeking a unique experience in the outdoors can enjoy it without potential to be run over.

With the loop closed, the extremely traffic-busy Lagoon and Milburn areas will achieve some safety and calming, which we have been seeing from the City of Colwood for a very long time with no success. If this is not as simple as it seems, then calming bumps, more signs on all these roads and increased and continuous law enforcement is required to slow traffic down for the safety of all, as there are very fast and indiscriminate drivers here. Any assistance at all would be appreciated.

Joanne Barr
Colwood

Costly goose cull shows poor CBD management

A drive along the new Latoria Boulevard, where there are more geese than students at the new high school, reminds us of a comment heard recently: "Goose cull was a success" (Susan Brice, chair of the Capital Regional District regional parks committee).

That claim evoked howles of disbelief in this household. It was not a success, it was a disaster, yet another example of the careless disregard for the waste of taxpayers' money by the CRD. Brice claims it only cost taxpayers $4,000, and that the remaining $37,000 was paid by the province of B.C. through a grant from the B.C. Agricultural Research and Development Corporation.

Where do they get the money from? Taxpayers, that's who, Ms. Brice.

Once again, the CRD has followed through on a project and humiliated it entirely — such a tragic waste of our money with no tangible results. How do we get rid of this body of people who appear to be clueless in their approach to whatever project is next on their agenda?

Please take away the money, the board members, and replace them with experts who can show us some credible results. Right now the sidewalks of Latoria Boulevard are covered with goose poop and we cannot spend more money for such an inefficient method of culling.

Pamela Jackson
Colwood

Write to us

The Goldstream News Gazette welcomes your opinions and comments. Letters to the editor should discuss issues and stories covered in the pages of the Gazette. Please keep letters to less than 300 words.

The Gazette reserves the right to edit letters for style, legality, length and taste. Please include your phone number for verification of your letter's authenticity and your municipality of residence.

If Email editor@goldstreamgazette.com
If Mails Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V8B 233

Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at www.twitter.com/goldstreamnews.
2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).

3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.

4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.

CARRIED.

d) Application to rezone the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) from AG1 (Agriculture 1) to the RR6A (Rural Residential 6A) zone which is proposed to have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings
- Staff Report (Z15-0020 734 Latoria Road)

MOVED BY: M. HALL
SECONDED: N. STEWART

That the Planning Zoning & Affordable Housing Committee recommend to Council:

1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.

   b) That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering and provide a preliminary lot layout plan;

   c) That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering;

   d) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
      i) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
ii) That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.

2. That Council receive the 1.5m wide trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC's.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 9:15 p.m.

________________________________________
CHAIR

________________________________________
CERTIFIED CORRECT
Administrator
3. Application to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5 to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 one-family dwellings and 4 townhouses (Z15-0017 3416 Hazelwood Drive)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council
1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Hazelwood Drive from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new multi-family dwelling created, prior to building permit:
      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.
   b) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund;
2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).
3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.
4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.
5. That the applicant provide, prior to bylaw adoption, a Section 219 covenant that acknowledges the legal noise nuisance from the South Vancouver Island Rangers gun range and the legal agriculture uses in the neighbourhood.

CARRIED.

4. Application to rezone the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) from AG1 (Agriculture 1) to the RR6A (Rural Residential 6A) zone which is proposed to have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings (Z15-0020 734 Latoria Road)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council
1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.

P12
b) That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering and provide a preliminary lot layout plan;

c) That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering;

d) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:

i) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;

ii) That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.

2. That Council receive the 1.5m wide trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC’s.

CARRIED.

9. REPORTS

a) Application for a Development Variance Permit for 720 Latoria Road to vary the exterior side yard setback for lot 8 and to vary the rear yard setback for the existing house (lot 7) as part of a residential subdivision of 12 lots
- Staff Report (File No. DVP15-0014 Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 720 Latoria Road:

a) That Section 6.16.06 (1) (a) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 5.5m to 3.2m for the rear yard setback for Lot 7 as specifically shown on Appendix A; and

b) That Section 6.16.06 (1) (a) of Zoning Bylaw No. 300 be varied to permit the distance of a building or structure to be reduced from the required 3m to 1.5m for the exterior side yard setback for Lot 8 as specifically shown on Appendix A.

CARRIED.

b) One-Time Temporary Extension of Liquor License Hours; Liquor Primary License #212232, Darcy’s Pub – 737 Goldstream Avenue
- Staff Report (Planning)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council inform the Liquor Control and Licensing Branch that the City of Langford has no concerns with the one-time, 1 hour extension of the liquor primary license for Darcy’s Pub at 737 Goldstream Avenue.

CARRIED.
h) BYLAW NO. 1592
   “Langford Zoning Bylaw, Amendment No. 438, (3342 Turnstone Dr, 3348 Vision Way and
   903 Tayberry Terr), 2015”.
   (RESCIND THIRD READING AND GIVE THIRD READING AS AMENDED)
   MOVED BY: COUNCILLOR WADE
   SECONDED: COUNCILLOR BLACKWELL

   That Council rescind Third Reading of Bylaw No. 1592.

   CARRIED.

   MOVED BY: COUNCILLOR WADE
   SECONDED: COUNCILLOR BLACKWELL

   That Council give Bylaw No. 1592 Third Reading as amended.

   CARRIED.

i) BYLAW NO. 1594
   “City of Langford Housing Agreement (989 Wild Ridge Way) Bylaw No. 1594, 2015”.
   (ADOPTION)
   MOVED BY: COUNCILLOR BLACKWELL
   SECONDED: COUNCILLOR WADE

   That Council adopt Bylaw No. 1594.

   CARRIED.

j) BYLAW NO. 1596
   “Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015”.
   (FIRST READING)
   MOVED BY: COUNCILLOR BLACKWELL
   SECONDED: COUNCILLOR WADE

   That Council adopt Bylaw No. 1596.

   CARRIED.

k) BYLAW NO. 1597
   “Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015”.
   (FIRST READING)
   MOVED BY: COUNCILLOR WADE
   SECONDED: COUNCILLOR BLACKWELL

   That Council adopt Bylaw No. 1597.

   CARRIED.
7. **BYLAWS**

   a) **BYLAW NO. 1592**
   "Langford Zoning Bylaw, Amendment No. 438, (3342 Turnstone Dr, 3348 Vision Way and 903 Tayberry Terr), 2015".
   (ADOPTION)

   MOVED BY: COUNCILLOR SZPAK
   SECONDED: COUNCILLOR SIFERT

   That Council adopt Bylaw No. 1592. 
   CARRIED.

   b) **BYLAW NO. 1597**
   "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".
   (RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)

   MOVED BY: COUNCILLOR SZPAK
   SECONDED: COUNCILLOR SIFERT

   That Council rescind First Reading of Bylaw No. 1597.
   CARRIED.

   MOVED BY: COUNCILLOR SZPAK
   SECONDED: COUNCILLOR SIFERT

   That Council give Bylaw No. 1597 First Reading as amended.
   CARRIED.

   c) **BYLAW NO. 1598**
   "Langford Building Bylaw, Amendment No 7, 2015"
   (ADOPTION)

   MOVED BY: COUNCILLOR SEATON
   SECONDED: COUNCILLOR SIFERT

   That Council adopt Bylaw No. 1598.
   CARRIED.

   d) **BYAW NO. 1603**
   "Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".
   (FIRST READING)

   MOVED BY: COUNCILLOR SZPAK
   SECONDED: COUNCILLOR SIFERT

   That Council give First Reading to Bylaw No. 1603.
   CARRIED.
Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: September 28, 2015
Department: Planning
Application No.: Z15-0020

Subject: Application to rezone the northern portion of the property at 734 Latoria Road (land that is not within the Agriculture Land Reserve) from RR2 (Rural Residential 2) to the RR6A (Rural Residential 6A) zone to allow for a residential subdivision that would have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings.

Purpose
Kevin Parker of Draycor Developments has applied on behalf of Don Gordon to rezone the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) from RR2 (Rural Residential 2) to the RR6A (Rural Residential 6A) zone to allow for a residential subdivision that would have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings.

Background
PREVIOUS APPLICATIONS
ALR-15-0002 — The subject property is part of the Agriculture Land Reserve (ALR) block application to exclude the 3.8 acre southern portion of land that is within the ALR.

Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Kevin Parker of Draycor Developments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Don Gordon</td>
</tr>
<tr>
<td>Civic Address</td>
<td>734 Latoria Road</td>
</tr>
<tr>
<td>Legal Description</td>
<td>LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431</td>
</tr>
<tr>
<td>Size of Property</td>
<td>1.4 acres (5,645m²) for the non-ALR subject portion of the property and 3.8 acres for the ALR portion</td>
</tr>
<tr>
<td>DP Areas</td>
<td>Habitat and Biodiversity and Riparian Area</td>
</tr>
<tr>
<td>OCP Designation</td>
<td>Hillside or Shoreline</td>
</tr>
</tbody>
</table>
Zoning

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing: RR2 (Rural Residential 2) for the non-ALR and AG1 (Agriculture 1) for the ALR portion</th>
<th>Proposed: RR6A (Rural Residential 6A)</th>
</tr>
</thead>
</table>

Site and Surrounding Area

The property at 734 Latoria Road is currently occupied by a one-family dwelling and several accessory buildings. The subject portion of the property is a 1.4 acre section at the north portion of the property and the site is treed throughout, with a denser tree cover at the northern portion of the property.

Table 2: Surrounding Land Uses

<table>
<thead>
<tr>
<th>Zoning</th>
<th>ALR Lands</th>
<th>Official Community Plan Designation</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R2 (One and Two-Family Residential)</td>
<td>No</td>
<td>Hillside or Shoreline</td>
</tr>
<tr>
<td>East</td>
<td>RR2 (Rural Residential 2), R1 (One-Family Residential) and R2 (One and Two-Family Residential)</td>
<td>No</td>
<td>Hillside or Shoreline</td>
</tr>
<tr>
<td>South</td>
<td>RR2 (Rural Residential 2)</td>
<td>No</td>
<td>Hillside or Shoreline</td>
</tr>
<tr>
<td>West</td>
<td>RR6 (Rural Residential 6)</td>
<td>No</td>
<td>Hillside or Shoreline</td>
</tr>
</tbody>
</table>

Adjacent ALR Land (southern portion of 734 Latoria Road)

The subject property is 5.5 acres in area. The northern 1.4 acres, that being the subject portion of the subject property, is not within the ALR. The southern 3.8 acres is within the ALR and is part of the current ALR block application (ALR15-0002). The ALR land is both rocky with steep topographical grades and has a low lying floodplain/creek area. As these conditions substantially reduce the ability for this site to be farmed, and there is no evidence of past farming, Council may not wish to require edge planting in this case.

Council Policy

OFFICIAL COMMUNITY PLAN DESIGNATION (OCP)

The subject property is designated as Hillside or Shoreline within the Official Community Plan Bylaw No. 1200 as described below:

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered (See Glossary & next page) low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area.
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children’s play areas, including, tot lots and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes.
- Transit stops are located where appropriate.

A Concept for Hillside or Shoreline Areas

The Hillside or Shoreline designation includes many policy objectives including the following:

**Objective 3.11: Retain significant open space and maintain ecosystem values.**

**Policy 3.11.1** When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space. 25% open space retention will be considered if other conditions that are provided deliver significant community benefit such as affordable housing are met. If an NAP or NCP is in place, each subdivision application will benefit from the overall conditions of the NAP as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas in the NAP will not be expected to achieve the 40% open space on a site by site basis.
Policy 3.11.2  Ensure connectivity of open spaces so as to create a network that supports water flow (i.e. creeks), trails and/or wildlife movement.

Objective 3.13: Cluster development on hillside sites to facilitate the protection of all or a significant portion of open space and/or environmentally sensitive areas.

Policy 3.13.1  Lower density development sites such as single detached homes and townhouses shall integrate public and private open space and/or preserved historical or environmentally sensitive features extensively in and around development sites.

South Langford Neighbourhood Plan (SLNP)
The South Langford Neighbourhood Plan designates the subject parcels as:

Suburban Residential — applies to areas where the availability of municipal services allows for one- and two-family residential dwellings at densities that are similar to areas of existing, conventional (not small lot) residential development in Langford. A minimum lot size of 550 m² (5,920 ft²) is applicable.

Development Permit Areas
Portions of the property reside in the Riparian, Potential Habitat and Biodiversity, and Flood Plain Development Permit Areas. Reports prepared by registered professionals and a Development Permit are required prior to any alteration of land on the property.

COMMENTS

Development Proposal
At this point in time, the applicant has not provided a site plan so the number of lots is not known. The applicant is proposing the lots have minimum lots sizes of 550 m² (5,920 ft²) and the ability to permit a secondary suite within the one-family dwelling or within an accessory building (but not in both) in accordance with Section 3.08 of Zoning Bylaw No. 300 which regulates the secondary suites in accessory buildings.

Compliance with the OCP and SLNP
While the OCP does not state an overall density for the Hillside and Shoreline designation, it does support a range of housing options from low and high density clustered development. The SLNP suggests a lot size of 550 m² (5,920 ft²) which is what the applicant is proposing. So with respect to density, the proposal is compliant with both the SLNP and OCP.
Table 3: Development Proposal

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Permitted by RR2 (Current Zoning)</th>
<th>Permitted by RR6A Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• One and Two-Family Dwellings</td>
<td>• One Family Dwelling</td>
</tr>
<tr>
<td></td>
<td>• Agriculture</td>
<td>• Group Day Care</td>
</tr>
<tr>
<td></td>
<td>• Boarding kennel (on lots of 10 acres or greater)</td>
<td>• Secondary Suites in a One-Family Dwelling or an accessory building</td>
</tr>
<tr>
<td></td>
<td>• Breeding kennel</td>
<td>• Up to four Boarders in a One-Family Dwelling</td>
</tr>
<tr>
<td></td>
<td>• Cemeteries</td>
<td>• Accessory buildings and uses</td>
</tr>
<tr>
<td></td>
<td>• Golf Course</td>
<td>• Home Occupation</td>
</tr>
<tr>
<td></td>
<td>• Group Day Care</td>
<td>• No Strata Lot Averaging</td>
</tr>
<tr>
<td></td>
<td>• Intensive Agriculture (on lots of 10 acres or greater)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Secondary Suites in a One-Family Dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Up to four Boarders in a One-Family Dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Accessory buildings and uses</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Home Occupation</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>10.5 m (34 ft)</td>
<td>9 m (30 ft)</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>No limit</td>
<td>50%</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>7.5 m (25 ft)</td>
<td>4.5 m (15 ft) except that it shall be 5.5m (18 ft) to a portion of a garage</td>
</tr>
<tr>
<td>Interior Side Yard Setback</td>
<td>3 m (10 ft)</td>
<td>1.5 m (5 ft)</td>
</tr>
<tr>
<td>Exterior Side Yard Setback</td>
<td>3 m (10 ft)</td>
<td>3 m (10 ft)</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>10 m (33 ft)</td>
<td>5.5 m (18 ft)</td>
</tr>
<tr>
<td>Lot Width</td>
<td>No minimum</td>
<td>14 m (45 ft)</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>2 spaces per principal dwelling unit + 1 parking space per secondary suite</td>
<td>2 spaces per principal dwelling unit + 1 parking space per secondary suite</td>
</tr>
</tbody>
</table>

Green Space Requirements
To meet the objectives of Council policy, recent neighbouring rezoning applications such as 774 and 760 Latoria Road have provided the City with 30% greenspace (or a combination of greenspace and cash-in-lieu). For the subject property, as the remaining 3.8 acres of land is forested and is within the ALR, it will remain as green space (well over the 30% requirement) until Council addresses a rezoning application with respect to that land. As previously mentioned, the property is within the City's ALR block application. If the remainder portion ever becomes excluded from the ALR, Council could require 30% green space during any future rezoning process. If Council finds this approach acceptable, they may wish to support the proposal and the City would still obtain the 5% cash in lieu of park space as per the Local Government Act as a condition of subdivision.
Neighbourhood Consultation
The developer has been asked to undertake door-to-door canvassing to apprise and consult the neighbours in the immediate vicinity. The Planning Department has not yet received any feedback stemming from this.

Nuisances: Gun Range & Agriculture
As has been past practice in the South Langford area, Council may wish to require the applicant to provide a Section 219 Covenant registered on title (as a condition of rezoning) that provides future landowners within the proposed subdivision with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate general noise nuisances associated with a gun range.

Fire Referral Area/New Building Code
The subject property is within the City’s “Fire Department Referral Area”, which is an area with a fire department response time outside of the new BC Building Code’s allotted time frame. As such, the house designs will be impacted with respect to allowable window openings unless the homes are built with fire suppression sprinklers.

INFRASTRUCTURE

Road Network/Service Extension
The proposed subdivision would connect to Deltana Avenue and Goldspur Road and may connect through to Wendey Drive. Should Council support this proposal, the connection to Wendey Drive can be determined at the time of subdivision. It should also be noted that as a condition of subdivision approval, all services are required to be extended to Wendey Drive.

Frontage Works/Road Dedication (and possible ALR exclusion application)
Latoria Road Trail System
To meet the objectives of the OCP and SLNP with respect to the recreational needs of the community, Council has required developments along Latoria Road to provide a 1.5 - 3m wide multi-use trail system parallel to Latoria Road in addition to the 1.5m bike lane required along Latoria Road. Due to challenging topography and environmental sensitivities, the trail is proposed to be constructed on the south side of Latoria Road from Happy Valley Road to Klahanie Drive, and on the north side of the road from Klahanie Drive to the Colwood border. In the future, when traffic volumes and trail use/connectivity increase, a crosswalk will likely be warranted for the corner of Klahanie Drive and Latoria Road.

Currently, the only sections of Latoria Road that have a bike lane are the adjacent two properties to the west at 774 and 760 Latoria Road. These requirements would provide the public with two separated modes of alternate transportation on Latoria Road.

If should be further noted that as the portion of the subject property is within the ALR, Council might find it appropriate to only require 1.5m of land for a pedestrian walkway so the ALR land is not unduly affected.
Left Turn Lane
The City anticipates the need for road dedication along the frontage of Latoria Road to construct a left turn lane from Latoria Road to Desmond Drive. As the exact geometrics of the left turn lane, 1.5m trail, and frontage works are not yet proved out, Council may wish to have the frontage design and road dedication proved out to the satisfaction of the Director of Engineering prior to Public Hearing. Council may also wish to have the applicant dedicate the road prior to bylaw adoption.

As previously mentioned, this property is a part of the ALR block exclusion application (ALR-15-0002) to exclude the 3.8 acre portion of land that is within the ALR. If the Agriculture Land Commission rejects the block application, the applicant/owners would have to reapply to have the portion of land for road dedication excluded. The ALR exclusion application would stall the completion of rezoning and subdivision for an undetermined amount of time.

Council may wish to have the applicant provide a Section 219 Covenant as a condition of zoning that the trail be secured and built as a condition of subdivision. Council may also wish to receive this trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC’s.

The applicant will have to complete frontage improvements along Latoria Road and Wendey Drive as a condition of subdivision in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering. The Wendey Drive road standard does not require sidewalks or bike lanes. The Latoria Road frontage includes bike lanes as described below:

- 3.3m vehicle lanes
- Centre turn lane (where necessary)
- 1.5m bike lanes
- Boulevard, which include:
  - Sod (where necessary)
  - Street trees (where existing trees are not retained)
  - Street lights (as required for roadway design)
  - 0.5m paved shoulder adjacent to the bike lane

Public Transportation
The subject property will allow its future residents to take advantage of public transit services. The subject properties are served by Victoria Regional Transit System bus lines 54 and 59 which provide service, albeit infrequent, to Langford Exchange and Metchosin.

Sewers
The applicant will be required to provide engineering drawings detailing any proposed sewer system extensions or modifications to the existing service for the new development. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant’s expense.
Stormwater Management
As a condition of subdivision, the City’s Subdivision and Development Servicing Bylaw No. 1000 requires the applicant to demonstrate to the satisfaction of the Director of Engineering that stormwater can be managed on-site as it relates to the South Langford Drainage Study (SLDS). The applicant should be aware that if any works are required off-site to facilitate the subdivision, this will be at the applicant’s expense as a condition of subdivision.

AMENITY CONTRIBUTIONS

As per Council's Amenity Contribution Policy, the applicant is required to provide $1000 per residential unit (South Langford Area) toward the Affordable Housing Reserve Fund and $6000 per single-family equivalent dwelling (SFE) to the General Amenity Reserve Fund.

<table>
<thead>
<tr>
<th>Table 4 — Amenity Contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contribution</strong></td>
</tr>
<tr>
<td>General Amenity Reserve Fund</td>
</tr>
<tr>
<td>Affordable Housing Contribution</td>
</tr>
<tr>
<td><strong>Total Contributions</strong></td>
</tr>
</tbody>
</table>

Financial Implications
Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the development cost charges (DCCs) is provided in the following table.

<table>
<thead>
<tr>
<th>Table 5 — Development Cost Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Cost Charge</strong></td>
</tr>
<tr>
<td>Roads</td>
</tr>
<tr>
<td>• $6,949 for lots &gt;300m2 sfd</td>
</tr>
<tr>
<td>Storm Drainage</td>
</tr>
<tr>
<td>• $2,638 for lots &gt;300m2 sfd</td>
</tr>
<tr>
<td>Park and Open Space</td>
</tr>
<tr>
<td>• $1,890 per lot</td>
</tr>
<tr>
<td>• $1,100 per lot</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
</tr>
<tr>
<td>• $371.25 per lot</td>
</tr>
</tbody>
</table>
Integrated Survey Area
- $35 per lot
  $35

Subtotal (DCCs paid to City of Langford)
  $12,983.25

CRD Water
- $2,655.34
  $2,655.34

School Site Acquisition
- $698
  $698

TOTAL (estimate) DCCs
  $16,336.59 per lot

OPTIONS

Option 1
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.
   b) That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering.
   c) That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering;
   d) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
      i) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
      ii) That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.
AND

2. Council may also wish to receive the 1.5m wide trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC's.

OR

Option 2

1. Reject this application for rezoning.
Subject: Z15-0020 — 734 Latoria Road

REZONING BYLAW AMENDMENT
(Z15-0020)
734 Latoria Rd

Scale: N.T.S.
Last Revised: 8/7/2015
Staff Report
to
Council

Date: November 2, 2015
Department: Planning
Application No.: Z15-0020, OCP15-0002
Subject: Bylaw Nos. 1596 and 1603 - Application to rezone the northern portion of the property at 734 Latoria Road (land that is not within the Agriculture Land Reserve) from RR2 (Rural Residential 2) to the RR6A (Rural Residential 6A) zone and to amend the Official Community Plan designation from Agricultural to Hillside or Shoreline to allow for a residential subdivision that would have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings.

At the regular meeting of Council on Oct 5th, 2015, Council passed the following resolution with respect to the property at 734 Latoria Road:

That Council
1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.
   b) That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering and provide a preliminary lot layout plan;
   c) That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering;
   d) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
      i) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
ii) That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.

2. That Council receive the 1.5m wide trail as an amenity as a condition of rezoning and that it not be Development Cost Charge (DCC) creditable for Park Improvement or Park Acquisition DCC’s.

COMMENTS
On October 19th, 2015, Council gave first reading to Bylaw No. 1596 in accordance with the resolution above. It has now become apparent that the Official Community Plan designation should be amended. The current OCP designation is Agricultural (despite that the subject portion of the property is not in the ALR) and it would be appropriate to amend the OCP to the Hillside or Shoreline designation to facilitate the proposed development. The proposal would be compatible with the Hillside or Shoreline designation and this OCP designation is contiguous to the surrounding residential neighbourhood.

As such, Council may wish to consider first reading to the OCP amendment Bylaw No. 1603. Should Council wish to proceed, a Public Hearing would be required for both the OCP and zoning amending bylaws.

OPTIONS

That Council:

1. Consider first reading to Bylaw No. 1603;

OR

2. Take no action at this time with respect to Bylaw No. 1603.
CITY OF LANGFORD
BYLAW NO. 1603

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

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

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

1. By deleting from the “AGRICULTURAL” designation and adding to the “HILLSIDE OR SHORELINE” designation the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431, PID 018-281-192 (734 Latoria Road) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015”.

READ A FIRST TIME this day of , 2015.

PUBLIC HEARING held this day of , 2015.

READ A SECOND TIME this day of , 2015.

READ A THIRD TIME this day of , 2015.

ADOPTED this day of , 2015.

______________________________
MAYOR

______________________________
(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY OF PLAN No. 1 AS DESCRIBED IN SECTION A1 OF BYLAW No. 1603

ADOPTION: ____________________________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/21/2015
PUBLIC HEARING
Monday, 16 November 2015

Bylaw No. 1597
File No. Z15-0017

A Bylaw to Rezone 3416 Hazelwood Rd from the RR5 (Rural Residential 5) Zone to the RS3 (Residential Small Lot 3) Zone to permit the development of approximately 10 one-family dwellings and 4 townhouses, all of which are proposed to be three storeys in height.
CITY OF LANGFORD
BYLAW NO. 1597

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

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

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

1. By deleting from the RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone the property legally described as PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting Section 6.27.01(10) and replacing it with the following:

“(10) Townhouses on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd) and PID 000-156-884 (3416 Hazelwood Rd).”

By deleting Section 6.27.02(2) and replacing it with the following:

“(2) No lot for a one-family dwelling use may be created with a lot width of less than 9m and no lot for a townhouse/attached housing use may be created with a lot width of less than 5m.”

3. By deleting Section 6.27.02(3) and replacing it with the following:

“(3) No lot created for a one-family dwelling use, with the exception of those listed in Table 1 below, may be created having a building envelope width or depth of less than 6m (20ft) nor a building envelope area of less than 74m² (800 ft²);”

4. By deleting Section 6.27.02(6) and replacing it with the following:

“(6) Notwithstanding Subsection 6.27.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot size for subdivision of lots for a one-family dwelling use may be 220 m² (2,368 ft²) and lots for a townhouse/attached housing use, where permitted in Section 6.27.01, may be 100 m² (1,076 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 for one-family dwelling lots and prior to the issuance of a Building Permit for a townhouse/attached housing use;

(b) enters into a housing agreement and covenant with the City in respect of at least the number of parcels in the subdivision indicated in Column 4 of Table 1 of Schedule AD, which parcels may have an area of not less than 220 m² (2,368 ft²) and no more than two of which parcels may be contiguous along their interior side lot lines, requiring the owner to construct on each such parcel...
within 26 weeks of the deposit of the subdivision plan a one-family dwelling having a gross floor area of not less than 83 m² (893 ft²), restricting the selling price of the parcel and dwelling to $165 000 for the first five years following the deposit of the subdivision plan, and restricting the selling price of the parcel and dwelling for the following twenty years to $165 000 plus $2 000 for each full year that has elapsed following the expiry of the initial five-year period; and

(c) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule AD prior to the time of subdivision approval”

5. By deleting Section 6.27.02(7);

6. By deleting Section 6.27.02(8);

7. By adding the following as Section 6.27.02(7)

“(7) Notwithstanding Subsections 6.27.02(6) and 6.27.02(2), the minimum lot size 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>
<thead>
<tr>
<th>Legal Description</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 &amp; 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd)</td>
<td>176m² (1,864 ft²), provided that the one-family dwelling has one side yard setback at a 0m interior side yard setback</td>
<td>6m (20ft)</td>
</tr>
<tr>
<td>PID 000-156-884 (3416 Hazelwood Rd)</td>
<td>215 m² (2,368 ft²), except one lot included in the plan of subdivision may be 200 m² (2,152 ft²)</td>
<td>8.4m (27.5 ft), except one lot included in the plan of subdivision may be 7.6m (24.9 ft)</td>
</tr>
</tbody>
</table>

8. By deleting Section 6.27.05(4) and replacing it with the following:

“(4) No one-family dwelling may exceed a height of three storeys on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd), and PID 000-156-884 (3416 Hazelwood Rd).”
9. By adding the following line to Table 1 of Schedule AD:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS3</td>
<td>1597</td>
<td>PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd)</td>
<td>a) $3,660 per townhouse unit towards the General Amenity Reserve Fund; b) $610 per townhouse unit towards the Affordable Housing Reserve Fund; c) $3,960 per one-family dwelling lot towards the General Amenity Reserve Fund; d) $660 per one-family dwelling lot towards the Affordable Housing Reserve Fund.</td>
<td>No</td>
</tr>
</tbody>
</table>

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2015.

ADOPTED this day of , 2015.

______________________________________
MAYOR

(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1597

ADOPTION: __________________________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/18/2015
NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1597. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

Meeting Date Monday, 16 November 2015
Meeting Time 7 pm
Meeting Place City Hall Council Chambers, Third Floor, 877 Goldstream Avenue
Subject Property 3416 Hazelwood Rd
File Z15-0017
Official Community Plan Current: Neighbourhood Proposed: No Change
Zoning Current: RR5 (Rural Residential 5) Proposed: RS3 (Residential Small Lot 3)
Proposal To permit the development of approximately 10 one-family dwellings and 4 townhouses, all of which are proposed to be three storeys in height.

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 November 2015 to Monday, 16 November 2015, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grant Liebscher in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Jim Bowden
Administrator

2015-11-03
Serious engineering issues on gravel pit stretch of Metchosin Road

Re: Colwood council must act on bike lanes for Metchosin Road

Serious engineering issues on gravel pit must act on bike lanes

Letters, Sept. 30

was recently created for Metchosin Road heading downhill read with interest the of a separated bike gravel pit, whereas one concerns about a lack beside the former "very easy to install," after I read the letter, Colwood engineering installed. They said separated bicycle path I contacted the this section.

I observed:

1) The new utility vaults located beside the new pole are so underground Hydro of the tops of the new modest 33 years of experience and drove to the site. This is what I observed:

2) The new utility pole installed at the intersection of Metchosin Road and the new Latoria is located right in the middle of the proposed bicycle lane.

3) The combined design of the curb/sidewalk crossing and new Latoria sidewalk is incorrectly designed to accommodate a separate bicycle lane.

4) The engineering required to transition from a separated bicycle lane to a lane that is not suitable is too expensive. These types of bicycle transitions are installed all the time, particularly in developing communities. Many examples, good and bad, are seen on Latoria and Happy Valley roads.

5) The cost to relocate the pole and adjust the elevation of the Hydro vaults is possible, would be in the tens of thousands of dollars.

6) A deceleration vehicle lane should also be installed on the "gravel pit" side of the road, as one has to come to a near complete stop to turn right onto Latoria Road. Again, the current intersection design is not as safe as it should be for a major road such as Metchosin. A left turn lane from Metchosin onto Latoria should also be considered, sooner than later. It is clear there has been some significant design oversights on this stretch of road.

One can only hope that Colwood council acknowledges these oversights and takes immediate corrective action. 

Ian Phillips Langford

NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1220 and Zoning Bylaw No. 300 by means of proposed Bylaw Numbers 1603 and 1596. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 November 2015, at 7:00 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 Numbers 1603 is to amend the Official Community Plan Bylaw No. 1220 by amending the Official Community Plan designation of the land that is the subject of Bylaw Numbers 1603 from "Agricultural" to "Hillside or Shoreline" and the purpose of Bylaw Number 1596 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 Number 1596 from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A) to allow a residential development on the southern portion of the property at 734 Latoria Rd (that is not within the Agriculture Land Reserve) consisting of one-family dwellings on lots with a minimum lot size of 5000m2. Secondary suites would be permitted in the one-family dwelling or in an accessory building.

Applicant: Kevin Perler, Drycoat Developments

Location: The land that is the subject of Bylaw Numbers 1603 and 1596 is 724 Latoria Rd in the portions shown as shaded on the plan.

Copies of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:00 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 2 November 2015 to Monday, 16 November 2015, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Grand Launch in the Planning Department at 250-476-7892 with any questions on these Bylaws.

Jim Bowden

Administrator
Sanctuary area being ruined by traffic

Re: Struck pedestrian wants changes made (Gazette, Nov. 4)
Has everyone lost the purpose of the Ocean Boulevard and the bird sanctuary and for why it was built in the first place?

This area was supposed to be a beautiful park, not a commuter road for people who are only interested in speeding through.

Generally most parks that are focused like this only have a main access and egress, not a high-speed, poorly maintained thoroughfare.

It's actually a no-brainer to resolve the issues as put forth in your recent article, at very little cost.

Partly, Ocean Boulevard should be closed with a turnaround (safety access only) at the public washrooms end, making it a closed-in, calming environment for the beach and birds.

Also, both Lagoon Road and Millburn Drive should be closed at the bottom, creating a local traffic only situation and removing the high-speed loop.

As a matter of interest, I have travelled this route many times as I live on Lagoon Road. There is little time saved by using the loop versus Metchosin and Scolten roads, and with the loop closed, people who are actually seeking a unique experience in the outdoors can enjoy it without potential to be run over.

With the loop closed, the extremely busy Lagoon and Millburn areas will achieve some safety and calming, which we have been seeking from the City of Colwood for a very long time with no success. If this is not as simple as it seems, then calm bums, more signs on all these roads and increased and continuous law enforcement is required to slow traffic down for the safety of all, as there are very fast and inconsiderate drivers here.

Any assistance at all would be appreciated.

Joanne Barr Colwood

Road layouts becoming dangerous in Colwood
Re: Serious engineering issues on gravel pit stretch of Metchosin Road (Letters, Nov. 6)
I totally agree with the comments of Ian Phillips regarding the road situation. It seems there is a great reluctance to provide right- and left-turn lanes in this area, even where the road is wide enough, e.g. Veteran Memorial Parkway. Vehicles turning on to side streets must slow and turn quickly to avoid incidents.

The new Latoria Road turn-off from Metchosin Road is very poorly designed and is a crash waiting to happen.

New housing developments are popping out of the ground all along Latoria Road and the roadway remains narrow and twisty.

Even if the road was not widened, turn lanes would provide a safe area to enter and exit the near streets. The same is true of Happy Valley Road.

The development in the gravel pit will introduce 2,000 to 3,000 new residents and Metchosin Road remains narrow and will be stressed to handle the increase.

There doesn't seem to be any planning for vehicle infrastructure when new developments are approved.

Barry Largus Colwood

Costly goose cull shows poor CRD management
A drive along the new Latoria Boulevard, where there are more geese than students at the new high school, reminds us of a comment heard recently: "Goose cull was a success" (Susan Brice, chair of the Capital Regional District regional parks committee).

That claim evoked howls of disbelief in this household. It was not a success, it was a disaster, yet another example of the careless disregard for the waste of taxpayers' money by the CRD. Brice claims it only costs taxpayers $4,000, and that the remaining $27,000 was paid by the province of B.C. through a grant from the B.C. Agricultural Research and Development Corporation. And where do they get the money from? Taxpayers, that's who, Ms. Brice.

Once again, the CRD has followed through on a project and fumbled it entirely — such a tragic waste of our money with no tangible results. How do we get rid of this body of people who appear to be clueless in their approach to whatever project is next on their agenda?

Please take away the money, the board members, and replace them with experts who can show us some credible results. Right now the sidewalks of Latoria Boulevard are covered with poop and we cannot spend more money for such an inefficient method of culling.

Pamela Jackson Colwood

NOTICE OF PUBLIC HEARING
The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Numbers 1596 and 1597. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 November 2015, at 7:00 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 Number 1596 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 Number 1597 from the RR2 (Rural Residential 5) Zone to the RS3 (Residential Small Lot 3) Zone to allow the development of approximately 10 one-family dwellings and 4 townhouses, all of which are proposed to be three storeys in height.

Applicant: Paul King, Radiant Homes and Developments Ltd.
Location: The land that is the subject of Bylaw No. 1597 is 3416 Latoria Rd in the portions shown as shaded on the plan.

NOTICE OF PUBLIC HEARING
The City of Langford has received an application to amend the Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Numbers 1603 and 1596. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 November 2015, at 7:00 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 Number 1603 is to amend the Official Community Plan Bylaw No. 1200 by amending the Official Community Plan designation of the land that is the subject of Bylaw Number 1596 from "Agricultural or Shoreline" to "Hillside or Shoreline" of Bylaw Number 1596 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 Number 1596 from RR2 (Rural Residential 5) to R2A (Rural Residential 6A) to allow a residential development on the northern portion of the property at 734 Latoria Rd (that is not within the Agriculture Land Reserve) consisting of one-family dwellings on lots with a minimum lot size of 550m2. Secondary suites would be permitted in the one-family dwelling or in an accessory building.

Applicant: Kevin Parker, Draycor Developments
Location: The land that is the subject of Bylaw Numbers 1596 and 1597 is 734 Latoria Rd in the portions shown as shaded, on the plan below.

Write to us
The Goldstream News Gazette welcomes your opinions and comments. Letters to the editor should discuss issues and stories covered in the pages of the Gazette. Please keep letters to less than 300 words.
The Gazette reserves the right to edit letters for style, legality, length and taste.
Please enclose your phone number for verification of your letter's authenticity and your municipality of residence.
E-mail: editor@goldstreamnews.com
Mail: Letters to the Editor, Goldstream News Gazette, 205-774 Goldstream Ave., Victoria, B.C., V8B 2B3
Comments can also be made via Facebook (search Goldstream News Gazette) and Twitter at @goldstreamnews.
b) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
   i. That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
   ii. That the owner shall submit to the City a tree retention and replanting plan prior to Development Permit issuance;
   iii. That, prior to Building Permit issuance, the owner shall register a Section 219 Covenant on title for all new lots created, to protect as non-disturbance area those portions of the lots identified as green space on the site plan attached, to the satisfaction of the Director of Planning;
   iv. That the owner shall carry out the replanting works specified in the replanting plan within 12 months of Building Permit issuance, to the satisfaction of the Director of Planning; and
   v. That full frontage improvements shall be provided by the owner prior to subdivision approval, to the satisfaction of the Director of Engineering; and

3. That Council ask the Approving Officer to consider varying the 10% frontage requirement for proposed Lot 3, as presented.

   **CARRIED.**

c) **Application to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 one-family dwellings and 4 townhouses**

   - Staff Report (Z15-0017 3416 Hazelwood Drive)

   **MOVED BY:** S. HARVEY  
   **SECONDED:** COUNCILLOR SEATON

   That the Planning Zoning & Affordable Housing Committee recommend to Council:

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Happy Valley Road from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new multi-family dwelling created, prior to building permit:
      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.

   b) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created, prior to subdivision approval:
      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund;
2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).

3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.

4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.

CARRIED.

d) Application to rezone the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) from AG1 (Agriculture 1) to the RR6A (Rural Residential 6A) zone which is proposed to have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings
   - Staff Report (Z15-0020 734 Latoria Road)

MOVED BY: M. HALL
SECONDED: N. STEWART

That the Planning Zoning & Affordable Housing Committee recommend to Council:

1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.

   b) That prior to Public Hearing, the applicant prove out the geometrics of the road dedication out to the satisfaction of the Director of Engineering and provide a preliminary lot layout plan;

   c) That the applicant provide, prior to Bylaw Adoption, road dedication to the satisfaction of the Director of Engineering;

   d) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following;
      i) That advisory notes be written to provide future owners with the understanding that they are bordering ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
3. Application to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 one-family dwellings and 4 townhouses (Z15-0017 3416 Hazelwood Drive)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SEATON

That Council

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Hazelwood Drive from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new multi-family dwelling created, prior to building permit:
      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.
   b) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund;

2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).

3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.

4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.

5. That the applicant provide, prior to bylaw adoption, a Section 219 covenant that acknowledges the legal noise nuisance from the South Vancouver Island Rangers gun range and the legal agriculture uses in the neighbourhood.

CARRIED.

4. Application to rezone the northern portion of the property at 734 Latoria Road (that is not within the Agriculture Land Reserve) from AG1 (Agriculture 1) to the RR6A (Rural Residential 6A) zone which is proposed to have a minimum lot size of 550m² (5,920ft²) and would permit secondary suites in accessory buildings (Z15-0020 734 Latoria Road)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council

1. Direct staff to prepare a bylaw to amend the zoning designation for the portion 734 Latoria Road that is not in the ALR, from RR2 (Rural Residential 2) to RR6A (Rural Residential 6A), 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 subdivision approval:
      i) $6,000 towards the General Amenity Reserve Fund; and
      ii) $1,000 towards the Affordable Housing Reserve Fund.
h) BYLAW NO. 1592
"Langford Zoning Bylaw, Amendment No. 438, (3342 Turnstone Dr, 3348 Vision Way and 903 Tayberry Terr), 2015".
(RESCIND THIRD READING AND GIVE THIRD READING AS AMENDED)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council rescind Third Reading of Bylaw No. 1592.
CARRIED.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1592 Third Reading as amended.
CARRIED.

i) BYLAW NO. 1594
"City of Langford Housing Agreement (989 Wild Ridge Way) Bylaw No. 1594, 2015".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1594.
CARRIED.

j) BYLAW NO. 1596
"Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1596.
CARRIED.

k) BYLAW NO. 1597
"Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1597.
CARRIED.
7. **BYLAWS**

a) **BYLAW NO. 1592**
   "Langford Zoning Bylaw, Amendment No. 438, (3342 Turnstone Dr, 3348 Vision Way and 903 Tayberry Terr), 2015".
   *(ADOPTION)*

   **MOVED BY:** COUNCILLOR SZPAK  
   **SECONDED:** COUNCILLOR SIFERT

   That Council adopt Bylaw No. 1592.  
   **CARRIED.**

b) **BYLAW NO. 1597**
   "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".
   *(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)*

   **MOVED BY:** COUNCILLOR SZPAK  
   **SECONDED:** COUNCILLOR SIFERT

   That Council rescind First Reading of Bylaw No. 1597.  
   **CARRIED.**

   **MOVED BY:** COUNCILLOR SZPAK  
   **SECONDED:** COUNCILLOR SIFERT

   That Council give Bylaw No. 1597 First Reading as amended.  
   **CARRIED.**

c) **BYLAW NO. 1598**
   "Langford Building Bylaw, Amendment No 7, 2015"  
   *(ADOPTION)*

   **MOVED BY:** COUNCILLOR SEATON  
   **SECONDED:** COUNCILLOR SIFERT

   That Council adopt Bylaw No. 1598.  
   **CARRIED.**

d) **BYAW NO. 1603**
   "Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".  
   *(FIRST READING)*

   **MOVED BY:** COUNCILLOR SZPAK  
   **SECONDED:** COUNCILLOR SIFERT

   That Council give First Reading to Bylaw No. 1603.  
   **CARRIED.**
Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date: September 28, 2015
Department: Planning
Application No.: Z15-0017
Subject: Application to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 one-family dwellings and 4 townhouses

PURPOSE
Paul King has applied on behalf of Carole and Stephen Benson to rezone 3416 Hazelwood Road from RR5 (Rural Residential 5) to the RS3 (Residential Small Lot 3) zone to permit the development of approximately 10 fee simple one-family dwellings and 4 strata townhouses.

BACKGROUND

PREVIOUS APPLICATIONS
There are no previous planning applications on record for the subject property.

Table 1: Site Data

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Paul King</th>
</tr>
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<tr>
<td>Owner</td>
<td>Carole and Stephen Benson</td>
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<tr>
<td>Civic Address</td>
<td>3416 Hazelwood Road</td>
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<tr>
<td>Legal Description</td>
<td>PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469</td>
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<tr>
<td>Size of Property</td>
<td>4,018m² (1 acre)</td>
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<td>DP Areas</td>
<td>Potential Habitat and Biodiversity, Floodplain, Riparian</td>
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<tr>
<td>Zoning</td>
<td>Existing: RR5 (Rural Residential 5) Proposed: RS3 (Residential Small Lot 3)</td>
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<tr>
<td>OCP Designation</td>
<td>Existing: Neighbourhood Proposed: Neighbourhood</td>
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SITE AND SURROUNDING AREA
The subject property is flat and is treed at the south east corner of the property. In addition to the one-family dwelling, the property has several accessory buildings. The surrounding properties to the north, west and south are acreages that are not within the Agricultural Land Reserve (ALR). Two properties south, is a 12 acre parcel of land that is within the ALR. Two properties north, is a recent subdivision with a minimum lot size of 550m² (5,920ft²).

Table 2: Surrounding Land Uses

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
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<tbody>
<tr>
<td>North</td>
<td>RR5 (Rural Residential 5)</td>
<td>Residential</td>
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<td>East</td>
<td>RR2 (Rural Residential 2)</td>
<td>Galloping Goose Regional Trail</td>
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<td>South</td>
<td>RR2 (Rural Residential 2)</td>
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<td>West</td>
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COUNCIL POLICY

OFFICIAL COMMUNITY PLAN
The Official Community Plan (OCP) Bylaw NO. 1200 designates the subject property as “Neighbourhood,” as 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 areas.
• 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 intersection.
• Transit stops are located where appropriate.

A Concept for Neighbourhood Areas

SOUTH LANGFORD NEIGHBOURHOOD PLAN
The South Langford Neighbourhood Plan (SLNP) designates the subject property as “Urban Residential”. The SLNP defines “Urban Residential” as follows:
**Urban Residential** — applies to areas where the availability of municipal services allows for a variety of residential development that is more intensive than suburban residential, and that may include single-family residential dwellings without secondary suites, townhousing, and attached housing. A maximum density of one unit per 200 m² (2152.85 ft²) is applicable.

**DEVELOPMENT PERMIT AREAS**

The subject property is within the Floodplain, Potential Habitat and Biodiversity, and Riparian Development Permit Areas, and therefore the development proposal will be subject to an environmental development permit.

**COMMENTS**

**DEVELOPMENT PROPOSAL**

**One-Family dwellings**

For the one-family dwellings, nine lots are proposed to be 223m² in area and one lot is proposed at 200m². It should be noted that as BC Hydro may or may not require land dedication for the utility boxes, the lot sizes where the hydro kiosks will be may reduce to no lower than 215m², but the lots would still average out to approximately of 220m². This lot size in the RS3 zone is uncommon but, with the exception of the 200m² lot, is primarily due to the unknown factor of BC Hydro road dedication. Council could choose to allow lot averaging in the RS3 zone to help address the lack of clarity from BC Hydro regarding road dedication, or if Council finds proposed lot size acceptable, they may wish to consider amending the RS3 zone for the subject properties only.

The lot width of the one-family dwellings is proposed to be 8.4m (with the smaller lot at 7.6m wide) which is less that the minimum lot width of 9m for the RS3 zone. This lot width is uncommon but has been built along Vision Way, Tayberry Terrace and Turnstone Drive in the Boulder Ridge development and has also been developed on Radiant Way. If Council finds the proposed lot width acceptable, they may wish to consider amending the RS3 zone for the subject properties.

For the one-family dwellings, the applicant has requested that the homes be permitted to be 3 storeys in height. Council has issued numerous variances in the immediate neighbourhood (i.e. along Vision Way, Radiant Way and 4 houses located at 3380-3396 Happy Valley Road). The applicant has provided an example of the intended design of the homes (attached as Appendix B). The front door enters at a split level and a large hip roof is part of the second storey. These features help minimize the overly vertical appearance some simple three storey homes can have. If Council finds the request appropriate, they may wish to amend the RS3 zone to allow the one-family dwellings to be three storeys in height for the subject property only. The design can be secured in the Development Permit process.

**Townhouses**

The four townhouses at the western portion of the subject property are proposed to be 150m² in area. The townhouses would be stratified and would be accessed off the end of the municipal road. The lot width is proposed at 9.1m and the height is proposed to be three storeys. Council has previously amended the RS3 zone to permit attached housing on 3497 Luxton Road (across from the gun the range and never constructed, as the developer switched to one-family dwellings). Council has also supported townhouses in the RS3 zone at the Piano Development on Happy Valley Road (across from Happy Valley Elementary).
If Council finds the proposed townhouses appropriate, they may wish to consider amending the RS3 zone for the subject properties.

The applicant is proposing a 3m rear yard setback and a 1m front yard setback to a double wide garage door. A 3m rear yard setback is something Council has supported before (i.e. throughout Boulder Ridge (Vision Way and Tayberry Terrace) and along Radiant Way as this results in the minimum private outdoor space of 10m² in area as per Council’s Design Guidelines for Multi-Family Development. Council has also accepted a 1m setback to a garage door for the 2 townhouses at 3385 Radiant Way. Staff did not object to the 1m setback at this location as the low volume municipal road is 15m wide and accommodates on-street parking. In this case, the project will be on a short strata road and there will be 2 visitor parking spaces for the 4 townhouse units, so the parking requirements would meet the standards of Zoning Bylaw No. 300. As such, if Council finds the setback requests appropriate for this location, they may wish to direct the Director of Planning to authorize the setbacks in the Development Permit.

Table 3: Proposal Data

<table>
<thead>
<tr>
<th></th>
<th>Permitted by RR5 (Current Zoning)</th>
<th>Permitted by RS3 (Proposed Zoning)</th>
<th>Proposed by Rezoning Application</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum lot size</strong></td>
<td>1 acre</td>
<td>220m² for one-family dwellings; 100m² for townhouse or attached housing</td>
<td>200-223m² for one-family dwelling; 150m² for townhouse or attached housing (overall average is 1 unit per 200m²)</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td></td>
<td>8.5m for one-family dwellings on a lot less than 550m² and 9m for lots greater than 550m²</td>
<td>Three stories for both one-family dwellings and townhouses.</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>n/a</td>
<td>50% and to 60% for lots less than 220m²</td>
<td>Bylaw Conformance</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td>7.5m</td>
<td>3m and 5.5m to the garage</td>
<td>1m (to be discussed below)</td>
</tr>
<tr>
<td><strong>Interior Side Yard Setback</strong></td>
<td>3m</td>
<td>1.2m and 0m for attached housing</td>
<td>Bylaw Conformance</td>
</tr>
<tr>
<td><strong>Exterior Side Yard Setback</strong></td>
<td>3m to building; 5.5m to a garage door</td>
<td>3m to building; 5.5m to a garage door</td>
<td>Bylaw Conformance</td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td>10m</td>
<td>5.5m</td>
<td>3m rear yard setback for townhouses and 5.5m for one-family dwellings</td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>2 stalls per unit</td>
<td>2 stalls per unit for a one-family dwelling and 2 per unit for a townhouse and 2 visitor parking stalls for less than 10 dwellings</td>
<td>Bylaw Conformance</td>
</tr>
</tbody>
</table>
Building and Site Design
If Council chooses to support this proposed rezoning, the architectural design of the project will be regulated by Council's Design Guidelines through a subsequent Development Permit process. The whole site including landscaping, tree retention, parking layout, drive aisle dimensions, pedestrian sidewalks, green space and public space will all be regulated in the Development Permit process.

Frontage Improvements
Frontage Improvements to the standards of Bylaw No. 1000 will be required as a condition of subdivision.

Temporary Road — SRW Over Lot No.5
The applicant is proposing to build a temporary road. It would essentially be the majority of a typical municipal road, which will include two drive aisles, sidewalks and on-street parking (grass boulevard and street lights would have to be added later). The applicant is proposing to construct a temporary two point turnaround in lieu of a cul-de-sac on Lot 5. Should the adjacent property develop in the future, the roadway and cul-de-sac could be completed. As a condition of subdivision, the applicant will be required to register a statutory right of way for the two point turnaround area over lot 5 so the general public can turnaround properly.

Sewers
The City's Sewer system is approximately 30m away from the subject property. The applicant will have to extend the sewer system and connect as a condition of subdivision. The applicant will be required to connect all units to the municipal sewer system and the applicant will be responsible for the costs of installing the sewers.

Stormwater Management
As a condition of subdivision, the applicant must demonstrate that storm water can be managed on-site.

Public Transport & Bike Lanes
A transit stop for bus #55 is located nearby the property at the corner of Turnstone Drive and Happy Valley Road. This bus connects Happy Valley Road to the West Shore Town Centre and to various other bus routes, one of which connects Langford to Downtown Victoria. Bike lanes are not currently available on Hazelwood Road but 100m north bound, there is a formal connection to the Galloping Goose Regional Trail.

Neighbourhood Consultation
The developer will be commencing door-to-door canvassing to apprise and consult the neighbours in the immediate vicinity regarding the development proposal. The Planning Department has not yet received any feedback directly from the neighbours.

Financial Contributions
Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and as the applicant will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 - 7 below.
### Table 4 – Amenity Contributions per Council Policy (per townhouse unit)

<table>
<thead>
<tr>
<th>Amenity Item</th>
<th>Per townhouse unit</th>
<th>Per One-family dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Amenity Reserve Fund</td>
<td>$6,000 x (0.61) = $3,660</td>
<td>$6,000 x (0.66) = $3,960</td>
</tr>
<tr>
<td>Affordable Housing Reserve Fund</td>
<td>$1,000 x (0.61) = $610</td>
<td>$1,000 x (0.66) = $660</td>
</tr>
<tr>
<td>TOTAL POLICY CONTRIBUTIONS</td>
<td>$4,321</td>
<td>$4,620</td>
</tr>
</tbody>
</table>

### Table 5 – Development Cost Charges (Per townhouse unit)

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per residential unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$4,423</td>
</tr>
<tr>
<td>Storm Drainage</td>
<td>$1,638</td>
</tr>
<tr>
<td>Park Improvement</td>
<td>$1,890</td>
</tr>
<tr>
<td>Park Acquisition</td>
<td>$1,100</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
<td>$495</td>
</tr>
<tr>
<td>Subtotal (DCCs paid to City of Langford)</td>
<td>$9,546</td>
</tr>
<tr>
<td>CRD Water</td>
<td>$2,323.43</td>
</tr>
<tr>
<td>School Site Acquisition</td>
<td>$628.00</td>
</tr>
<tr>
<td>TOTAL (estimate) DCCs</td>
<td>$12,497.43</td>
</tr>
</tbody>
</table>

### Table 6 – Development Cost Charges (per one-family dwelling)

<table>
<thead>
<tr>
<th>Development Cost Charge</th>
<th>Per unit contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>$4,423</td>
</tr>
<tr>
<td>Storm Drainage</td>
<td>$1,638</td>
</tr>
<tr>
<td>Park Improvement</td>
<td>$1,890</td>
</tr>
<tr>
<td>Park Acquisition</td>
<td>$1,100</td>
</tr>
<tr>
<td>Incremental Storage Improvement Fees</td>
<td>$495</td>
</tr>
<tr>
<td>Integrated Survey Area</td>
<td>$35</td>
</tr>
<tr>
<td>Subtotal (DCCs paid to City of Langford)</td>
<td>$9,581</td>
</tr>
<tr>
<td>CRD Water</td>
<td>$2,323.43</td>
</tr>
<tr>
<td>School Site Acquisition</td>
<td>$628</td>
</tr>
<tr>
<td>TOTAL (estimate) DCCs</td>
<td>$12,532.43</td>
</tr>
</tbody>
</table>
OPTIONS

Option 1

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

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Happy Valley Road from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new multi-family dwelling created, prior to building permit:
      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.
   b) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund.

AND

2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m2 in area and that the remainder lots be no less than 215m2 in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).

AND

3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.

AND

4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.

OR Option 2

1. Reject this application for rezoning.
Appendix B – Example of the Three Storey Design Proposed for the One-Family Dwellings
REZONING BYLAW AMENDMENT
(Z15-0017)
3416 Hazelwood Rd

SUBJECT PROPERTY

Scale: N.T.S.
Last Revised: 8/18/2015
At the Regular Meeting of Council on Oct 5th, 2015, Council passed the following resolution with respect to the property at 3416 Happy Valley Road:

1. Direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the property located at 3416 Hazelwood Drive from RR5 (Rural Residential 5) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new multi-family dwelling created, prior to building permit:
      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.
   b) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
      i. $3,960 towards the General Amenity Reserve Fund; and
      ii. $660 towards the Affordable Housing Reserve Fund;

2. That Council amend the RS3 zone for the subject property only, to permit one lot to be 200m² in area and that the remainder lots be no less than 215m² in area for the one-family dwelling lots and that the lot width of the one-family dwellings is permitted to be 8.4m (with the smaller lot at 7.6m wide).

3. That Council amend the RS3 zone for the subject property only, to allow the one-family dwellings and townhouses to be three storeys in height.

4. Direct the Director of Planning to vary the setbacks in accordance with the proposal in the Development Permit.

5. That the applicant provide, prior to bylaw adoption, a Section 219 covenant that acknowledges the legal noise nuisance from the South Vancouver Island Rangers gun range and the legal agriculture uses in the neighbourhood.
COMMENTS
On October 19th, 2015, Council gave first reading to Bylaw No. 1597 in accordance with the resolution above with the exception that items 2 and 3 were omitted. As such, Council may wish to rescind first reading and give a new first reading to Bylaw No. 1597 as presented.

OPTIONS
That Council:

1. Consider rescinding first reading and give new first reading to Bylaw No. 1597 as presented;

OR

2. Take no action at this time with respect to Bylaw No. 1597.
CITY OF LANGFORD
BYLAW NO. 1597

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

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

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

1. By deleting from the RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone the property legally described as PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting Section 6.27.01(10) and replacing it with the following:

“(10) Townhouses on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd) and PID 000-156-884 (3416 Hazelwood Rd).”

By deleting Section 6.27.02(2) and replacing it with the following:

“(2) No lot for a one-family dwelling use may be created with a lot width of less than 9m and no lot for a townhouse/attached housing use may be created with a lot width of less than 5m.”

3. By deleting Section 6.27.02(3) and replacing it with the following:

“(3) No lot created for a one-family dwelling use, with the exception of those listed in Table 1 below, may be created having a building envelope width or depth of less than 6m (20ft) nor a building envelope area of less than 74m² (800 ft²);"

4. By deleting Section 6.27.02(6) and replacing it with the following:

“(6) Notwithstanding Subsection 6.27.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot size for subdivision of lots for a one-family dwelling use may be 220 m² (2,368 ft²) and lots for a townhouse/attached housing use, where permitted in Section 6.27.01, may be 100 m² (1,076 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 for one-family dwelling lots and prior to the issuance of a Building Permit for a townhouse/attached housing use;

(b) enters into a housing agreement and covenant with the City in respect of at least the number of parcels in the subdivision indicated in Column 4 of Table 1 of Schedule AD, which parcels may have an area of not less than 220 m² (2,368 ft²) and no more than two of which parcels may be contiguous along their interior side lot lines, requiring the owner to construct on each such parcel..."
within 26 weeks of the deposit of the subdivision plan a one-family dwelling having a gross floor area of not less than 83 m² (893 ft²), restricting the selling price of the parcel and dwelling to $165,000 for the first five years following the deposit of the subdivision plan, and restricting the selling price of the parcel and dwelling for the following twenty years to $165,000 plus $2,000 for each full year that has elapsed following the expiry of the initial five-year period; and

(c) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule AD prior to the time of subdivision approval

5. By deleting Section 6.27.02(7);

6. By deleting Section 6.27.02(8);

7. By adding the following as Section 6.27.02(7)

“(7) Notwithstanding Subsections 6.27.02(6) and 6.27.02(2), the minimum lot size 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>
<thead>
<tr>
<th>Legal Description</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 &amp; 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd)</td>
<td>176 m² (1,864 ft²), provided that the one-family dwelling has one side yard setback at a 0m interior side yard setback</td>
<td>6 m (20 ft)</td>
</tr>
<tr>
<td>PID 000-156-884 (3416 Hazelwood Rd)</td>
<td>215 m² (2,368 ft²), except one lot included in the plan of subdivision may be 200 m² (2,152 ft²)</td>
<td>8.4 m (27.5 ft), except one lot included in the plan of subdivision may be 7.6 m (24.9 ft)</td>
</tr>
</tbody>
</table>

8. By deleting Section 6.27.05(4) and replacing it with the following:

“(4) No one-family dwelling may exceed a height of three storeys on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd), and PID 000-156-884 (3416 Hazelwood Rd).”

9. By adding the following line to Table 1 of Schedule AD:
<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
</table>
| RS3  | 1597      | PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd) | a) $3,660 per townhouse unit towards the General Amenity Reserve Fund;  
b) $610 per townhouse unit towards the Affordable Housing Reserve Fund;  
c) $3,960 per one-family dwelling lot towards the General Amenity Reserve Fund;  
d) $660 per one-family dwelling lot towards the Affordable Housing Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015”.

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2015.

ADOPTED this day of, 2015.

MAYOR (Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.1597

ADOPTION: ______________________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/10/2015
To the Planning, Zoning and Affordable Housing Committee of 
The City of Langford:

Zoning Amendment File  Z15-0017
Subject Property  3416 Hazelwood Rd
Proposal  To permit the development of 10 family dwellings and 4 
townhouses all of which are to be 3 storeys in height.

I would like to present my concerns regarding this proposal prior to the meeting 
of September 28th.

1. When the development of Sandalwood Rd housing was approved I received 
"grandfathering status" for my animals. This information is currently with the 
City of Langford. All purchasers had to be informed of this so that I would 
continue to be allowed to have my animals on my property for as long as I 
owned the land. The owners of the new homes could not complain about the 
noise or smell of the animals. I would like to see that this information will carry 
forward to this development and any other that may be in the vicinity of my land.

2. I am very concerned that the proposed development NOT be raised higher than 
my property as we are on a flood plain and this may cause flooding to mine and 
my neighbors properties.

3. I have a well in which my animals are watered continuously. When Sandalwood 
homes were completed, the water level dropped in my well. I am very concerned 
that if this happens again, I may find myself having to have the well dug deeper in 
order to provide for my animals as I always have.

4. Currently I have a chain link fence the length of my property joining the 
proposed development property, current owners erected a wooden fence up 
very close to mine. That fence is now leaning on my fence, weakening it. I have 
proposed to the developer that if he will pay the 2/3 of the cost of erecting 
a cement fence between the 2 properties that I would pay the cost for 1/3. He has 
declined my offer. A cement fence will help keep the noise down somewhat, 
children would be less likely to try and access my property due to their curiosity. 
The proposed development plan allows for a roadway running along the 
fence line. Who is to maintain that fence? Homeowners won't 
take responsibility for it.

I look forward to your reply.

Don Croft,
3412 Hazelwood Rd
V9C 2Y6
Good morning Mr. Walker

Thank you for your email and expression in regards the Planning and Zoning meeting last night (Sept 28th, 2015).

My roll at City Hall, that of Approving Officer and Land Development Mgr., would very much leave me open to meet with you and fellow residents when we have a subdivision application to discuss.

We aren’t yet at that point in-time as Planning and Zoning (and then Council) are still contemplating the density of the development.

Density must be set for me to work towards subdivision objectives. As Council controls density, your meeting/discussion request remains with either the Committee or Council. The City Planner (Matthew Baldwin) who offers comment to Council as to the OCP and density may be your best party to meet with at this time.

Once Council adopts the new zone (or a developer applies to develop within the existing zone allowance), my roll steps in and I work with the developer to review a proposed plan (which meets the density set by Council) to determine layout and lot location.

I would be pleased to meet with you and fellow residents once Council has set the density objective they wish to realize for this project (rezone as proposed, or ...). Once set, we can meet to discuss the subdivision plan proposed. In the interim, I would direct you to speak to Matthew Baldwin.

Thank you,

Brent Molnar, ASct
Manager of Land Development
Approving Officer

City of Langford
www.cityoflangford.ca

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-0068 • F (250) 391-3434

www.cityoflangford.ca

Please consider the environment before printing this email.
From: Doug Walker [mailto:doug1966@shaw.ca]
Sent: Tuesday, September 29, 2015 7:51 AM
To: Brent Molnar
Subject: 3416 Hazelwood Developement

Hello,
As one of the residents of Sandalwood Crt, on behalf of my fellow residents I would like to request a meeting with you and myself and a few of my fellow residents.
We would like to discuss our concerns about the proposal.
We attended the planning committee meeting last night.
We do not feel the planning committee was open to any of our concerns.
Please advise me if this meeting is possible with at least a days notice in order to arrange for myself and others to attend.
We would also be open to hosting you at one of our homes if that would be more convenient.
Thanks You.
Doug Walker
Begin forwarded message:

From: Doug Walker <doug1966@shaw.ca>
Date: November 11, 2015 at 9:12:05 PM PST
To: Grant Liebscher <glibscher@cityoflangford.ca>
Subject: Fw: Sept. 28 Planning Committee Meeting.

Hi Grant,
After I left Tuesday I realized this wasn’t included in the file.
Thanks Doug.

From: Matthew Baldwin
Sent: Friday, October 2, 2015 10:30 AM
To: Doug Walker
Cc: Roger Wade; Lindy Kaercher
Subject: RE: Sept. 28 Planning Committee Meeting.

Good morning Mr. Walker,

Thank you for your email of yesterday evening.

As there was some confusion on my part on Monday night about the age of your subdivision, the Chair of the Planning and Zoning Committee, Councillor Wade, asked me to clarify that point for him, and I have done so. The correct information is that your subdivision was the subject of a rezoning application in 2006, and the subject of a subdivision application in 2007. My confusion stemmed from the fact that the owners of the property were in conversation with the City about rezoning and subdivision for several years prior to their application. It was a very lengthy process.

Regardless of the actual dates of rezoning or subdivision, my point remains that the market has changed in the past 8 years, and that it is the current market that is driving the current application. To this point, I could have perhaps added that the applicant’s proposal represents what their answer to what market is asking for (what they feel they will be able to sell). I could have noted that the fact that the applicant is not proposing single family homes on larger lots with secondary suites may indicate that the market for this type of product, and the cost that it would take to produce that product, is marginal. I did not feel that it was necessary to make these two further points as the Committee members all have a good understanding of local development and real estate markets.

I am happy to offer you my apology for not having my facts straight. However, I do not believe (for the reason I have cited above) that my remarks or the subsequent confusion around what I had said would
have had any bearing on the decision made by the Committee. I am copying this response to Councillor Wade, and will gladly provide supplemental information to the Planning Zoning and Affordable Housing Committee at the next available opportunity, should I be asked to do so.

As for the rezoning application for 3416 Hazelwood Road, the Committee’s recommendation will be received by Council on Monday night (October 5th). If you feel that my remarks were so egregious as to have swayed the Committee’s recommendation, you may bring that to Council’s attention during the Public Participation portion of the agenda and ask that this application be referred back to Committee for their further consideration in light of this information.

I trust that this is satisfactory. Should you have any further questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

T (250) 474-6919 • F (250) 391-3436

www.cityoflangford.ca

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Mr. Baldwin,
I'm writing to ask you to correct your statement at Monday's planning committee in regards to application to rezone the Hazelwood property.
You stated that the Sandalwood development was 15 years old, which you referenced to the effect, 'from a different economic era', therefore justifying the small lot application for the Hazelwood property.
We the residents of Sandalwood called you on that statement and you stood behind your statement.
The City Of Langford website document Design Guidelines and Development Permit Areas, Appendix R South Langford Area,
With consists of a study of the area, survey of residents and recommendations for development all dated 2006 and 2007, also contains a map dated 2006 which shows the Sandalwood Development still a single property and in the same zoning as the all the property around it.
As well one of the residents was in and talked with another member of planning staff and they confirmed the rezoning of the Sandalwood development took place in 2007.
Also the City of Langford Annual Report 2007 list the subdivision applications page 19 # SUB 2007-08. With it now being 2015, that makes this development at the most 8 years old, not the 15, (which would have been 2000) you stated in the meeting.
With the majority of us purchasing and moving in during 2008-2009, during the economic downturn to your which statement of these properties being from a better economic time is not justified.
This being said we believe your statement may have had an influence on the committee.
We ask that you apologize to the committee and us for your mistake, make them aware of the real date of this development and possibly have the committee members re look at this development and re vote whether to pass it to council.
Thank You.
Doug Walker.
CITY OF LANGFORD  
MINUTES OF THE REGULAR MEETING OF COUNCIL  
Monday, November 2nd, 2015 @ 7:00 p.m.  
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT  

ATTENDING  
CAO, J. Bowden, Deputy Clerk, L. Kaercher, Treasurer, Steve Ternent, Director of Engineering, Michelle Mahovlich and Director of Planning, M. Baldwin.

ABSENT  
Mayor S. Young and Councillor R. Wade.

1. CALL TO ORDER  
The Chair called the meeting to order at 7:00 pm.

2. APPROVAL OF THE AGENDA  
MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SAHLSTROM  
That Council approve the Agenda as presented.  
CARRIED.

3. ADOPTION OF MINUTES  
a) Minutes of the Regular Meeting of Council – October 19th, 2015  
MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SZPAK  
That Council approve the Minutes of the Regular Meeting of Council held on October 19th, 2015.  
CARRIED.

4. PUBLIC PARTICIPATION  
Mr. Doug Walker of 1013 Sandalwood Court address Council and stated that he is opposed to Agenda item 7(b) Bylaw No. 1597.
5. REPORTS

a) Award of Engineering Consulting Services for Segment 7, 8 and 9 - West Shore Parkway Completion Project
- Staff Report (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council authorizes staff to award the contract for the West Shore Parkway Segments 7, 8 & 9 Engineering Consulting Services to WSP Canada Inc. based on their submitted proposal and fund the project through the City’s Road DCC program and New Building Canada Infrastructure Grant

CARRIED.

b) Disposition of Amenity Strip Lot 32 EPP51413
- Staff Report (Land Development)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council proceed with the sale of the amenity strip legally described Lot 32, Section 77, Metchosin District EPP41413 for a sum of $10 to McCormick Meadows Ltd Inc No. BC0995813.

CARRIED.

6. CORRESPONDENCE

a) Greater Victoria Public Library
Re: 2016 Budget and Five Year Financial Plan – PROVISIONAL

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHSSTROM

That Council receive the Greater Victoria Public Library Provisional 2016 Budget and Five Year Financial Plan as outlined in their letter dated October 28th, 2015.

CARRIED.

7. BYLAWS

a) BYLAW NO. 1592
"Langford Zoning Bylaw, Amendment No. 438, (3342 Turnstone Dr, 3348 Vision Way and 903 Tayberry Terr), 2015".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1592.

CARRIED.
b) **BYLAW NO. 1597**  
"Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".  
(RESCIND FIRST READING AND GIVE FIRST READING AS AMENDED)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council rescind First Reading of Bylaw No. 1597.  
CARRIED.

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1597 First Reading as amended.  
CARRIED.

c) **BYLAW NO. 1598**  
"Langford Building Bylaw, Amendment No 7, 2015"  
(ADOPTION)

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1598.  
CARRIED.

d) **BYAW NO. 1603**  
"Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015".  
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council give First Reading to Bylaw No. 1603.  
CARRIED.

8. **IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personnel under 90 (1) (c)) of the Community Charter.  

b) That Council continues the meeting in closed session.  
CARRIED.
9. ADJOURNMENT

The Chair adjourned the meeting at 7:04 pm.

________________________________________
CERTIFIED CORRECT
Administrator
Staff Report

to

Council

Date: November 16, 2015
Department: Engineering
Subject: Westshore Parkway, Segments 3 and 4 Clearing and Grubbing Contract Award

Background

The purpose of this report is to inform Council of the tender results for West Shore Parkway, Segments 3 & 4 Clearing & Grubbing Contract, and receive approval to award the tender.

Associated Engineering prepared the tender documents for the West Shore Parkway, Segments 3 & 4 Clearing & Grubbing contract.

Commentary

The tender for Westshore Parkway, Segments 3 & 4 Clearing & Grubbing closed on 6 November 2015 and 6 of qualified bids were received; please refer to the list below:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Tendered Price (including GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milner Group</td>
<td>$243,832.05</td>
</tr>
<tr>
<td>Jacob Bros Construction</td>
<td>$365,085.00</td>
</tr>
<tr>
<td>Scansa Construction</td>
<td>$623,595.00</td>
</tr>
<tr>
<td>Draycor Construction</td>
<td>$627,690.00</td>
</tr>
<tr>
<td>Ralmax Ltd/Cheu Excavating</td>
<td>$654,675.00</td>
</tr>
<tr>
<td>Copcan Civil Ltd</td>
<td>$833,931.25</td>
</tr>
</tbody>
</table>

The low bid is Milner Group at $243,832.05. Associated Engineering has given their recommendation in the attached document.
Financial Implications

The Clearing and Grubbing contract will be funded through the City’s Road Development Cost Charge Program with an additional 2/3 funding coming from the New Building Canada Infrastructure Grant Fund.

Legal Implications

The City owns or has legal access to all areas within the proposed work area for the clearing and grubbing work. A development permit is required to undertake these works and the City is prepared to issue that permit in advance of any works occurring.
Options

That Council:

1. Aware the tender to Milner Group for $243,832.05, including GST, for the construction of West Shore Parkway, Segments 3 & 4 Clearing & Grubbing;

   OR

2. Not award the tender at this time.

Respectfully submitted,

Kevin Bowbyes, AScT
Engineering Technologist

Michelle Mahovlich, P.Eng.
Director of Engineering

Matthew Baldwin
Director of Planning, MCIP, RPP

Jim Bowden
Administrator

Steve Ternent
Director of Finance
November 9, 2015
File: 2015-2116-000-B07.00

Michelle Mahovlich, P. Geo., P. Eng.
Director of Engineering
City of Langford
2nd Floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

Re: WEST SHORE PARKWAY - SEGMENTS 3 & 4 - CLEARING AND GRUBBING TENDER

BID SUMMARY

Tenders for the above noted project were closed at Langford City Hall on November 6, 2015. Six bids were received and all were found to be fully compliant with tender requirements. The bid totals, including GST, are listed below from low bid to high:

- Milner Group: $243,332.05
- Jacob Bros. Construction: $365,065.00
- Scarce Construction: $623,595.00
- Draykor Construction: $627,690.00
- Chew Excavating: $634,675.00
- Copcan Civil Ltd.: $638,831.25

Milner Group was the low bidder by about a 50% margin over the next lowest bid. The tender price breakdown for all bidders is shown on the attached sheet. Milner’s price for Environmental Protection was the lowest of the bids received but was within 25% of Draykor’s price. Milner’s price for traffic control was less than half the next bidder but this could be influenced by how often they think that they need to use Glenshire Road for hauling. Milner’s prices for clearing and grubbing were very close to the second bidder but nearly half the average price.

At this point we have not spoken to Milner about their bid. Associated Engineering worked with Milner on a Bear Mountain project but we were not Contract Administrators on that project; however, we assisted the client in the role of Construction Inspection as well as technical support. In our opinion, Milner Group completed to works to the level expected by Associated Engineering. The Milner Group website lists their services as including “excavation, earthworks, demolitions, wood grinding”.

We trust that this is sufficient information for your decision making at this time. If you require further info please let me know.
November 9, 2015
Michelle Mahovlich, P. Geo., P. Eng.
City of Langford
- 2 -

Yours truly,

Dennis Desjardins, AScT
Senior Project Manager
### West Shore Parkway Segments 3 and 4 Clearing and Grubbing Contract Award

**Bid Summary - West Shore Parkway, Clearing & Grubbing - Segments 3 & 4**

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Environmental Protection</th>
<th>Traffic Control</th>
<th>Segment #3</th>
<th>Segment #4</th>
<th>Total Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milner Group</td>
<td>24,376.00</td>
<td>3,080.00</td>
<td>64,500.00</td>
<td>140,265.00</td>
<td>248,882.05</td>
</tr>
<tr>
<td>Jacob Bros Construction</td>
<td>100,000.00</td>
<td>37,900.00</td>
<td>69,800.00</td>
<td>140,000.00</td>
<td>365,805.00</td>
</tr>
<tr>
<td>Scansa Construction</td>
<td>174,500.00</td>
<td>15,000.00</td>
<td>133,500.00</td>
<td>270,900.00</td>
<td>623,595.00</td>
</tr>
<tr>
<td>Draycor Construction</td>
<td>30,800.00</td>
<td>7,000.00</td>
<td>178,000.00</td>
<td>882,000.00</td>
<td>627,690.00</td>
</tr>
<tr>
<td>Ralph (Chew Excavating)</td>
<td>226,000.00</td>
<td>12,750.00</td>
<td>123,000.00</td>
<td>261,750.00</td>
<td>654,675.00</td>
</tr>
<tr>
<td>Copcan Civil Ltd</td>
<td>39,745.00</td>
<td>18,000.00</td>
<td>232,569.70</td>
<td>505,790.30</td>
<td>838,831.25</td>
</tr>
</tbody>
</table>

09 November 2015

2012-2116-00-E07.00
Staff Report
to
Council

Date: November 16, 2015
Department: Engineering
Subject: Award of the West Shore Parkway Segment 6 Engineering Consulting Services

Background

The City has received a New Building Canada Infrastructure grant for the completion of the West Shore Parkway road from the Trans-Canada Highway through to Sooke Road. The road will extend an estimated 3.2 km and will continue from its current terminus near Amy Road to cross the railway tracks and meet with Langford Parkway, continuing south to Sooke Road.

The City has awarded detailed engineering design contracts for all of the project segment except this last Segment 6.

The purpose of this report is to obtain approval from Council to award the West Shore Parkway Segment 6 Engineering Consulting Services contract.

Commentary

Segment 6 of the West Shore Parkway is located entirely within the Westhills development area and is contained primarily adjacent to the Westhills Commercial Core leading north to cross over the railway tracks.

The road right of way in Segment 6 has a preliminary design already prepared by On Point Project Engineers Ltd, and the road right of way is dedicated to the City. This area has been cleared and the bulk earthworks has already been started as part of On Point’s work for Westhills. Since this segment is already well advanced in both design and construction, it is most logical to continue using the same consultant for this project area, namely On Point Project Engineers.
On Point has provided a proposal that will include the following services extended over an estimated 18 month construction schedule due to the projected minimal one year order time on rail arms that are currently required at the railway crossing. Notwithstanding the rail arm order time the bulk of construction will likely be completed within 8 months or less:

- updating their existing drawing set for inclusion of sanitary sewer
- coordination with the Segment 1 project area (currently out to tender for design purposes)
- preparation of construction tender documents including managing typical construction tender duties
- Construction management
- Survey layout
- Preparation of record drawings
- Warranty inspections

Financial Implications

The Detailed Engineering Design will be funded through the City's Roads Development Cost Charge program with an additional 2/3 funding coming from the New Building Canada Infrastructure Grant Fund. Should the works extend to a full 18 month construction period the estimated fee for detailed design and construction management including sub consultants is $330,150 plus GST based on the On Point estimate of November 3, 2015. Staff are suggesting that this is the highest case scenario should the project extend through to 18 months to allow for rail signal arms to be installed.

Legal Implications

No legal implications were noted.
Options

That Council authorizes staff to:

1. Award the contract for the West Shore Parkway Segment 6 Engineering Consulting Services to On Point Project Engineers Ltd based on their submitted proposal of November 3, 2015 and fund the project through the City’s Road DCC program and New Building Canada Infrastructure Grant;

OR

2. Do nothing at this time.

Respectfully submitted,

Michelle Mahovlich, P.Geo., P.Eng.
Director of Engineering

Victor Chen, AScT
Manager, Engineering Construction

Steve Ternent
Director of Finance

Matthew Baldwin, MCIP, RPP
Director of Planning

Jim Bowden
Administrator

Raphiel Mattson, AScT
Engineering Technologist
Staff Report
to
Council

Date: November 16, 2015
Department: Engineering
Application No.: NUT15-0044
Subject: Annual Victoria Goddess Run

Background

Choice Events Ltd, organizers of the Annual Victoria Goddess Run, hosts three separate run routes throughout Langford in hopes to raise money for 3 local charities. Over the past 4 years the Goddess Run has donated over $150,000.00 to charity and has assisted their 3 partner charities in increasing awareness. The directors of the event would like to continue to host the Goddess Run in Langford in 2016 and 2017 (see attached letter).

Commentary

The Annual Goddess Run is proposed to take place on Sunday June 5, 2016 and Sunday June 4, 2017. The 3 different routes for 2016 will include a 5km, 10km, and 15km. All three routes will be similar to last years with the half marathon being reduced to a 15km (see attached maps). There may be some changes to the route for the 2017 event based on evaluations of the 2016 event.

The Goddess Run will prompt lane closures on the following roads:

- Langford Parkway from Langford Lake Road to the round-a-bout between 8:00am and 12:00pm and the round-a-bout to Jacklin Road between 8:00am and 10:15am.
- Jacklin Road, in both directions, from Langford Parkway to Sooke Road between 8:00am and 10:15am.
- Jacklin Road, in both directions, from Langford Parkway to Kelly Road between 8:00am and 9:45am.
- Jenkins Avenue, in both directions, from Jacklin Road to Brittany Road between 9:00am and 9:45am.
- Jenkins Avenue, westbound lane only, from Jacklin Road to Glen Lake Road between 9:00am and 10:45am.
• Glen Lake Road, westbound lane only, from Jenkins Avenue to Parkdale Drive between 9:00am and 10:45am.
• Parkdale Drive, westbound lane only between 9:00am and 10:45am.

In order to minimize the impact to residents, business, and traffic, certified traffic control personnel and volunteer marshals will be utilized to help with the event. The majority of businesses along Langford Parkway will not be affected as the last of the 15km runners should be finished by 11:00am. Any Businesses along Jacklin Road and Langford Parkway that will be effected will be notified well in advance of the event and all efforts made for access into the businesses during the event.

In addition to approval to host the 2016 and 2017 events the Goddess Run is requesting financial support. Attached is a proposed Memorandum of Understanding (MOU) between Choice Events Ltd and the City of Langford. Obligation of the City are as follows:

• Financial contribution of $4,000.00 per year.
• Free rental of Westhills Stadium June 4th-5th 2016 and June 3rd-4th, 2017
• Use of the Langford Trolley to shuttle runners from nearby parking lots.
• Accommodate the increase in participants with route closures.
• Assist with the notification of residents of event and route closures through listing on website and event calendars.

Financial Implications

Choice Events Ltd is requesting the use of the Langford Trolley to shuttle participants from nearby parking lots. Use of the Trolley will cost approximately $500.00.

$4,000.00 financial contribution for 2016, however, in previous years the City has donated $3,000.00. The 2017 contribution to be confirmed based on route selection and approval (see attached MOU).

Choice Events Ltd is also requesting free rental of Westhills Stadium June 4th-5th 2016 and June 3rd-4th, 2017. The approximate cost for the stadium rental is $2163.00 (based on 77.25/hr. rental rate). This cost is just the rental of the stadium. All set up and take would be the responsibility of the Goddess Run. The City will not be invoiced for this cost as the City is provided with four complementary facility rentals per year as stated in the agreement between the City and City Centre Park.

Legal Implications

With the adoption of the Traffic Bylaw on December 3, 1996, Council has jurisdiction over this matter.
Options

That Council:

1. Grant permission for the 5km, 10km and 15km run as a part of the 5th annual Goddess Run on Sunday June 5, 2016 and the 6th annual Goddess Run on Sunday June 4, 2017 with the condition they provide proof of $5,000,000 Liability Insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured and that the club take responsibility for any additional policing required and for clean up after the event; AND

2. Contribute the $4,000.00, provide the Goddess Run with use of the Langford Trolley, and rental of the Westhills Stadium at no cost;

   OR

3. Contribute the same donation as the previous two years ($3,000.00), provide the Goddess Run with use of the Langford Trolley, and rental of the Westhills Stadium at no cost; AND

4. Approve the 2016 and 2017 Victoria Goddess Run Memorandum of Understanding;

   OR

5. NOT Grant permission for the 5km, 10km and 15km run as a part of the 5th annual Goddess Run on Sunday June 5, 2016 and the 6th annual Goddess Run on Sunday June 4, 2017
Respectfully submitted,

Kirsten Wilson, EIT
Engineer in Training

Matthew Baldwin, MCIP, RPP
Director of Planning

Bob Beckett
Fire Chief

Mike Leskiw, MA
Parks Manager

Michelle Mahovlich, P.Geo., P.Eng.
Director of Engineering

Steve Ternent
Treasurer

Jim Bowden
Administrator

Attachments:
• Letter to Mayor and Council
• Proposed Memorandum of Understanding
• Route Maps
October 14, 2015

Mayor & Langford City Council
2nd Floor, 877 Goldstream Avenue,
Langford, BC V9B 2X8

Dear Honorable Mayor & Council,

Our 5th Annual Victoria Goddess Run Weekend is scheduled for June 3-5, 2016. Over the past 4 years we have donated over $150,000 to charity and assisted our 3 partner charities in increasing awareness and raising even more money through additional pledges and donations. Our volunteer organizing committee is very proud to have hosted over 9,200 women of all ages since 2012.

We are reopening registration in October for next year’s event and we anticipate a huge response, attracting more participants from all over Vancouver Island and the Pacific Northwest. Our event is an annual destination for many and a goal to put on the calendar to work towards all year round.

The City of Langford has been so supportive, financially and through accommodating route closures and working with our committee to host a safe event for our participants and minimizing the impact on the general public and surrounding businesses.

In looking ahead to June 5, 2016 and June 4, 2017 we are requesting the City of Langford’s support in two ways, both financial and approval of the routes for the Goddess Run. We have attached the following documents: Proposed Memorandum of Agreement based on our previous agreement which has incorporated changes based on feedback provided and the draft traffic management plan. The route for 2016 will be changed based on the change of the half marathon distance to a 15k route. The 15k distance is a great option for many reasons including a manageable distance for more participants and better for the community as it will reduce the route closures along Jacklin, Kelly, and Jenkins. There may be some tweaks to the 2017 route after evaluating the technical operations of the 2016 event but any changes to the 2017 plan will be submitted post 2016 event for 2017.

We are looking forward to working with and encouraging participation of Langford Council, staff, RCMP and community representatives to host a safe and well organized event in 2016 and 2017.

Many thanks for your continued interest and support in the Victoria Goddess Run to showcase the City of Langford and provide an event for women of all ages and girls and boys of all ages who participate in the kids run which we moved to City Centre Park and race day this past year.

Sincerely,

Cathy Nee
Race Director, Victoria Goddess Run

Victoria Goddess Run
www.victoriagoddess.com
761 Helvetia Cres., Victoria, BC V8Y 1M1 | 778.677.5785 | catherinemel@gmail.com
Memorandum of Understanding

Whereas Choice Events Ltd is organizing a running event, the Victoria Goddess Run, and The City of Langford is a Ruby Sponsor of the 2015 and 2017 Events.

This agreement, between:

Choice Events Ltd. (DBA Victoria Goddess Run)
751 Helvetia Crescent
Victoria, BC V8Y 1M1

[herein referred to as "VGR"]

and

City of Langford
2nd Floor, 877 Goldstream Avenue,
Langford, BC V9H 2X8

[herein referred to as "Langford"]

Witnesses that the following items are agreed to between the parties:

1. Packaged Events - Victoria Goddess 15k, 10k and 5k

2. Obligations of the City of Langford
   a) Financial Contribution $4,000 per year
   b) Provide the following Inkind Contribution for 2016
      (2017 Contribution to be confirmed based on Route Selection and Approval)
      • Free rental of Westhills Stadium for set up, event time and clean up on June 4-5, 2016
        and June 3-4, 2017 (Saturday, 12 noon to Sunday at 4 pm)
      • Provide the Langford Trolley to shuttle runners from nearby parking lots
      • Accommodate the increase in participation with route closures
      • Assist with the notification of residents of event and route closures through listing on
        website, event calendars (if applicable)

3. Obligations of Choice Events Ltd
   a) Commit to hosting the Victoria Goddess Run in Langford for 2016 (and 2017 as long as safe routes
      can be confirmed and managed).
   b) Provide Ruby sponsor benefits as listed on the Sponsorship Opportunities Grid
   c) Provide 6 VIP tickets to the Concert at Bear Mountain for Saturday, June 4, 2016.
Appendix E

2016 Victoria Goddess Run - 15K Route
Main Start: 9:00am with the 10k participants
Two Loops - the 10k route + the 5k route (Approximately)
Estimated Completion Time: 12:00 pm
(New Map being designed)

Appendix F

2016 Victoria Goddess Run - 5K Route
Start: 9:00am - Finish: 10:30am
Staff Report
to
Council

Date: November 16, 2015
File No.: MBE15-1547
Subject: Notice on Title 1079 Finlayson Arm Road, Langford, BC
Owner Vadim Melamed 4563 Gordon Point Road, Victoria, BC

PURPOSE

Due to confirmed violations of the Building and Plumbing Bylaw No. 1160, 2008, the Nuisance (Controlled Substance) Bylaw, No. 1009, (the “Nuisance Bylaw”), and the Langford Zoning Bylaw, 1999 (the “Zoning Bylaw”) at the referenced property, this report reasons that a Notice of Bylaw Contravention should be placed on the land title. A Notice of Bylaw Contravention will function as an alert, to any party potentially staking an interest in the property, that there are or may be deficiencies in structure(s) located on the property. Specifics regarding the known violations or deficiencies are retained as record(s) on the property file at City Hall, and the information is made available when formally requested by entitled parties alerted by the Notice.

SUMMARY

1980-90’S CRD conducted enforcement relating to this property. A duplex had been converted over to a fourplex. The property was eventually turned back to a duplex by way of enforcement.

April 17, 2007 - Langford Bylaw Enforcement and Building Departments conducted an inspection of this property and it was found not to comply with provisions in the Greenbelt Residential 4 (GR4) zone and Part 3, General Provisions, of the Zoning Bylaw. The property owner was given an order in writing to remove all electrical outlets (stoves) relating to the two illegal suites on both upper levels of the dwelling accentually converting the building back to an allowable duplex.

September 16, 2015 - Langford Fire Department responded to a badly burned male who was located on the upper floor of this address rendering hashish oil. It was later discovered the property was used as a marijuana grow operation in different areas of the building.
Bylaw Enforcement, along with the City Building Inspectors, is conducting an investigation under the Zoning Bylaw and the Nuisance Bylaw. It has been determined that the property owner has converted the property back to an illegal fourplex. The property has now been deemed unsafe for tenants living at this address by the BC Electrical Safety Authority and City Building Inspectors. The electrical power has been shut off to the property by order of BC Hydro. Also, there is documented structural damage to the upper illegal suite caused by the fire/explosion. Under sections 6.3 and 6.4 of the Nuisance Bylaw the property needs to be professionally cleaned and certified by an individual or corporation experienced and qualified in removing contaminants, including grow controlled chemicals, moulds, or fungi, before allowing occupancy for tenants.

LEGAL IMPLICATIONS

City records will show that the City had knowledge of the building modification and damage the unpermitted marijuana grow operation, and of zoning issues. The City is empowered by s. 57.1 of the Community Charter to ensure persons potentially staking an interest in the property be alerted and informed of known facts, via a low-cost and simple Land Titles Office filing and a pre-existing records-retention process. Failure to register Notice may result in a degree of liability in the event of personal, property, or financial loss to a stakeholder.

FINANCIAL IMPLICATIONS

Limited to the Land Titles Office processing fee of $27.50.

RECOMMENDATIONS

1. That the Council of the City of Langford direct staff to file a Notice of Bylaw Contravention in the Victoria Land Title Office pursuant to section 57.1 of the Community Charter, relating to land legally described as LOT B, SECTION 41, HIGHLAND DISTRICT, PLAN 25369 [002-118-718] [Roll: 15102.030] [Plan: 25369, Lot: B]; and that information corresponding to the Notice be available for inspection at the City of Langford Building Department during office hours from 8:30 a.m. to 4:30 p.m., Monday through Friday

OR

2. Do nothing at this time.

Respectfully submitted by: Don Pedde, Chief Building Inspector

I agree with the financial aspects of this report:

Steve Ternent, Treasurer
Comment:

Jim Bowden, Clerk Administrator
Staff Report
to
Council

Date: November 16, 2015
Department: Land Development
Application No.: Sub15-0029
Subject: Strata-Title Conversion of Existing Duplex at 695 and 697 Strandlund Avenue (PIDs 000-696-994 and 000-697-699 Lots 1 and 2 Plan VIS461)

Background
Dreality Developments Ltd. purchased this attached duplex in early 2015 along with the two adjacent properties. The adjacent lands have been rezoned for a Townhouse Development on the east and a small lot subdivision on the West. This duplex is scheduled to remain, however, a boundary adjustment is required on this lot and the proposed townhouse lot. In order to approve the boundary adjustment on this duplex lot the existing strata must be unregistered and a new strata must be re-registered which requires compliance with section 242 of the Strata Property Act.

Commentary
This application is to re-strata title the attached duplex into two separate legal units. The re-strata-titling of the duplex would provide the ability to sell the units separately. Such an application requires Council's consideration and resolution prior to the Approving Officer signing any proposed strata plan.

Figure 1.0 – Location Plan

Subject Properties

Figure 1.0 – Location Plan
Financial Implications
All costs associated with the proposed strata-title conversion will be the responsibility of the applicants.

Legal Implications
Council is the approving authority for the strata-title applications for buildings that have been previously occupied. In reviewing the approval, council should consider the following:

Approval for conversion of previously occupied buildings

242 (1) For the purposes of this section, "approving authority" means

(a) the municipal council of the municipality if the land is located in a municipality,

(b) the regional board of the regional district if the land is located in a regional district but not in a municipality and is neither Nisga'a Lands nor treaty lands of a treaty first nation,

(c) the Nisga'a Village Government if the land is located within Nisga'a Village Lands,

(d) the Nisga'a Lisims Government if the land is Nisga'a Lands other than Nisga'a Village Lands, or

(e) the governing body of the treaty first nation if the land is located within the treaty lands of that treaty first nation.
(2) If a person applying to deposit a strata plan wishes to include in the strata plan a previously occupied building, the person must submit the proposed strata plan to the approving authority.

(3) The approving authority may

   (a) approve the strata plan, or approve the strata plan subject to terms and conditions, or

   (b) refuse to approve the strata plan, or refuse to approve the strata plan until terms and conditions imposed by the approving authority are met.

(4) The decision of the approving authority under subsection (3) is final and may not be appealed.

(5) The approving authority must not approve the strata plan unless the building substantially complies with the following:

   (a) the applicable bylaws of the municipality or regional district;

   (b) applicable Nisga’a Government laws;

   (b.1) the applicable laws of the treaty first nation;

   (c) the building regulations within the meaning of the Building Act, except, in relation to a treaty first nation that has entered into an agreement described in section 6 of that Act, to the extent that the agreement enables the treaty first nation to establish standards that are different from those established by the building regulations.

(6) In making its decision, the approving authority must consider

   (a) the priority of rental accommodation over privately owned housing in the area,

   (b) any proposals for the relocation of persons occupying a residential building,

   (c) the life expectancy of the building,

   (d) projected major increases in maintenance costs due to the condition of the building, and

   (e) any other matters that, in its opinion, are relevant.

(7) If the approving authority approves the strata plan without terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations.

(8) If the approving authority approves the strata plan subject to terms and conditions, an authorized signatory of the approving authority must endorse the plan in accordance with the regulations once the terms and conditions have been met.
(9) The endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

(10) The approving authority may, by resolution, with respect to a specified type of previously occupied building,

(a) delegate to an approving officer or other person designated in the resolution the exercise of the powers and performance of the duties of the approving authority under this section, and

(b) impose limits or conditions on the exercise of the powers and performance of the duties delegated by the resolution.

(11) This section does not apply to a strata plan that includes a previously occupied building if the person applying to deposit the strata plan is the government or the Crown in right of Canada.

Options

That Council:

1. Endorse the proposed strata titling 695 and 697 Strandlund Avenue, legally known as PIDs 000-696-994 and 000-697-699 Lots 1 and 2, Plan VIS461.

   AND

2. Direct Staff to ensure the previously occupied building substantially complies with the current building code and Langford Bylaws prior to approving the strata plan;

   OR

3. Take no action at this time with respect to the proposed strata title conversion of 695 and 697 Strandlund Avenue, legally known as PIDs 000-696-994 and 000-697-699 Lots 1 and 2, Plan VIS461.
Respectfully submitted,

Daryl Minifie, AScT  
Land Development Tech

Matthew Baldwin, MCIP, RPP  
Director of Planning

Don Pedde  
Manager, Building Department

Steve Ternent  
Treasurer

Brent Molnar, AScT, A.O.  
Manager of Land Development

Michelle Mahovlich, P.Geo., P.Eng.  
Director of Engineering

Jim Bowden  
Administrator

Mike Leskiw  
Parks Manager
Staff Report
to
Council

Date: November 16, 2015
Department: Finance
Subject: Parcel Tax Roll Review Panel – Spencer Road Interchange Local Area Service

Background
In 2008, Council created the Spencer Road Interchange Local Area Service by bylaw no. 1156. That bylaw specifies that the net cost of the service be collected by a parcel tax levied on the taxable area of each parcel in the local service area. Funds for the project are presently borrowed from the TD Bank and under the terms of our loan agreement it is necessary to make principal payments beginning in 2015.

Commentary
On this agenda, Bylaw No. 1606 directs the creation of the parcel tax roll and prescribes the basis for determining taxable area; and Bylaw No. 1607 sets the rate at $328.78 per square metre of taxable area. The rate is determined by dividing the 2015 budgeted amount for principal and interest by the total taxable area in Schedule A of Bylaw No. 1606.
In order to proceed with imposing the parcel tax, it is necessary to schedule a sitting of a Parcel Tax Roll Review Panel in order to give owners of parcels liable for the tax the opportunity to question or object to the taxable area assessed (section 204, Community Charter). The earliest date for sitting of the Parcel Tax Roll Review Panel is December 22, 2015. Since this is a 2015 budget item, the billing needs to be done before the end of this year.

Financial Implications
Payment of principal and interest and imposition of the parcel tax is provided for in the 2015-2019 Five-Year Financial Plan.

Legal Implications
Imposition of a parcel tax to collect the net costs of the Spencer Road Interchange Local Area Service is authorized by "Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008" and the 2015-2019 Five-Year Financial Plan.
The process for sitting of the Parcel Tax Roll Review Panel and authentication of the roll is governed by sections 204 and 205 of the Community Charter.
Options

That Council:

1. Give first, second and third readings to Bylaw No. 1606, and
2. Give first, second and third readings to Bylaw No. 1607, and
3. Set December 22, 2015 as the date for sitting of the Parcel Tax Review Panel or
4. Set some other date for the sitting of the Parcel Tax Review Panel.

Respectfully submitted,

Steve Ternent
Treasurer

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

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

1. By deleting from the “AGRICULTURAL” designation and adding to the “HILLSIDE OR SHORELINE” designation the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431, PID 018-281-192 (734 Latoria Road) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015”.

READ A FIRST TIME this 2nd day of November, 2015.

PUBLIC HEARING held this day of , 2015.

READ A SECOND TIME this day of , 2015.

READ A THIRD TIME this day of , 2015.

ADOPTED this day of , 2015.
Schedule A

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1603

ADOPTION: _______________________

MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/27/2015
CITY OF LANGFORD
BYLAW NO. 1596

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 RR2 (Rural Residential 2) Zone and adding to the RR6A (Rural Residential 6A) Zone the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria 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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
</table>
| RR6A | 1596      | LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431 (734 Latoria Rd) | A) $6,000 towards the General Amenity Reserve Fund; and 
b) $1,000 towards the Affordable Housing Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015”.

READ A FIRST TIME this 2nd day of November, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2015.

ADOPTED this day of , 2015.

______________________________  ______________________________
MAYOR  (Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No.

ADOPTION: _______________________

________________________
MAYOR

________________________
CORPORATE OFFICER

Scale: N.T.S.  Last Revised: 10/14/2015
CITY OF LANGFORD
BYLAW NO. 1597

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

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

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

1. By deleting from the RR5 (Rural Residential 5) Zone and adding to the RS3 (Residential Small Lot 3) Zone the property legally described as PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By deleting Section 6.27.01(10) and replacing it with the following:

“(10) Townhouses on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd) and PID 000-156-884 (3416 Hazelwood Rd).”

By deleting Section 6.27.02(2) and replacing it with the following:

“(2) No lot for a one-family dwelling use may be created with a lot width of less than 9m and no lot for a townhouse/attached housing use may be created with a lot width of less than 5m.”

3. By deleting Section 6.27.02(3) and replacing it with the following:

“(3) No lot created for a one-family dwelling use, with the exception of those listed in Table 1 below, may be created having a building envelope width or depth of less than 6m (20ft) nor a building envelope area of less than 74m2 (800 ft2);”

4. By deleting Section 6.27.02(6) and replacing it with the following:

“(6) Notwithstanding Subsection 6.27.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum lot size for subdivision of lots for a one-family dwelling use may be 220 m2 (2,368 ft2) and lots for a townhouse/attached housing use, where permitted in Section 6.27.01, may be 100 m2 (1,076 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 for one-family dwelling lots and prior to the issuance of a Building Permit for a townhouse/attached housing use;

(b) enters into a housing agreement and covenant with the City in respect of at least the number of parcels in the subdivision indicated in Column 4 of Table 1 of Schedule AD, which parcels may have an area of not less than 220 m2 (2 368 ft2) and no more than two of which parcels may be contiguous along their interior side lot lines, requiring the owner to construct on each such parcel
within 26 weeks of the deposit of the subdivision plan a one-family dwelling having a gross floor area of not less than 83 m² (893 ft²), restricting the selling price of the parcel and dwelling to $165 000 for the first five years following the deposit of the subdivision plan, and restricting the selling price of the parcel and dwelling for the following twenty years to $165 000 plus $2 000 for each full year that has elapsed following the expiry of the initial five-year period; and

(c) Provides to the City the amenity specified in Column 4 of Table 1 of Schedule AD prior to the time of subdivision approval

5. By deleting Section 6.27.02(7);

6. By deleting Section 6.27.02(8);

7. By adding the following as Section 6.27.02(7)

“(7) Notwithstanding Subsections 6.27.02(6) and 6.27.02(2), the minimum lot size 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

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 &amp; 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd)</td>
<td>176m² (1,864 ft²), provided that the one-family dwelling has one side yard setback at a 0m interior side yard setback</td>
<td>6m (20ft)</td>
</tr>
<tr>
<td>PID 000-156-884 (3416 Hazelwood Rd)</td>
<td>215 m² (2,368 ft²), except one lot included in the plan of subdivision may be 200 m² (2,152 ft²)</td>
<td>8.4m (27.5 ft), except one lot included in the plan of subdivision may be 7.6m (24.9 ft)</td>
</tr>
</tbody>
</table>

8. By deleting Section 6.27.05(4) and replacing it with the following:

“(4) No one-family dwelling may exceed a height of three storeys on the properties legally described as: PID 002-559-285 (3306 Happy Valley Rd) and PID 003-620-603 (3310 Happy Valley Rd) and PID 005-198-143 (3326 & 3328 Happy Valley Rd) and PID 018-357-776 (3338 Happy Valley Rd) and PID 018-357-784 (3340 Happy Valley Rd) and PID 004-491-823 (3344 Happy Valley Rd), and PID 000-156-884 (3416 Hazelwood Rd).”
9. By adding the following line to Table 1 of Schedule AD:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS3</td>
<td>1597</td>
<td>PARCEL A (DD G360) OF LOT 1, SECTION 85, METCHOSIN DISTRICT, PLAN 12469, PID 000-156-884 (3416 Hazelwood Rd)</td>
<td>a) $3,660 per townhouse unit towards the General Amenity Reserve Fund;</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>b) $610 per townhouse unit towards the Affordable Housing Reserve Fund;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>c) $3,960 per one-family dwelling lot towards the General Amenity Reserve Fund;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>d) $660 per one-family dwelling lot towards the Affordable Housing Reserve Fund.</td>
<td></td>
</tr>
</tbody>
</table>

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 440, (3416 Hazelwood Rd), 2015".

READ A FIRST TIME this 2nd day of November, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2015.

ADOPTED this day of, 2015.

______________________________
MAYOR

______________________________
(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1597

ADOPTION: ____________________________

____________________________
MAYOR

____________________________
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/18/2015
At the Regular Meeting of Council on October 5th, 2015, Council passed the following resolution with respect to the property at 881 Klahanie Drive:

That Council

1. Direct staff to prepare a bylaw to create a new RR7 (Rural Residential 7) Zone, as described in the staff report dated September 28th, 2015 to allow for one-family residential dwellings with an option for a secondary suite as a permitted use in either the principal dwelling or an accessory building;

2. Amend the zoning designation of the property located at 881 Klahanie Drive from RR2 (Rural Residential 2) to RR7 (Rural Residential 7), subject to the following terms and conditions:
   a) That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:
      i. $6,000 towards the General Amenity Reserve Fund;
      ii. $1,000 towards the Affordable Housing Reserve Fund;
   b) That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
      i. That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located just over a kilometer away and may generate a noise nuisance;
      ii. That the owner shall submit to the City a tree retention and replanting plan prior to Development Permit Issuance;
      iii. That, prior to Building Permit issuance, the owner shall register a Section 219 Covenant on title for all new lots created, to protect as non-disturbance area those portions of the lots identified as green space on the site plan attached, to the satisfaction of the Director of Planning;
iv. That the owner shall carry out the replanting works specified in the replanting plan within 12 months of Building Permit issuance, to the satisfaction of the Director of Planning; and

v. That full frontage improvements shall be provided by the owner prior to subdivision approval, to the satisfaction of the Director of Engineering; and

vi. That staff work with the applicant and concerned neighbours to consider whether a lot size of 900m² would meet the requirements of the South Langford Neighbourhood Plan policies with respect to density of development.

3. That Council ask the Approving Officer to consider varying the 10% frontage requirement for proposed Lot 3, as presented.

CARRIED.

COMMENTS

Staff have prepared Bylaws No. 1599 and 1601 as directed by Council’s resolution of October 5th, 2015. In consideration of item 2. b) vi. of Council’s resolution above, and as a result of the discussion and input from the public at Council’s October 5th meeting, staff have reevaluated certain aspects of the South Langford Neighbourhood Plan interpretation with respect to the creation of the new zone.

The South Langford Neighbourhood Plan states “a maximum density of 1 lot per 1000m² is applicable” for this lot as it is designated for “Large Lot Residential – 4 Units per acre”. Council may wish to note that the “maximum density of 1 lot per 1000m²” wording need not result in 1000m² lots and on the subject property – after subtracting area for road right of way (including a cul-de-sac turnaround), a density of one lot per 1000m² can be achieved with some lots being as small as 800m². Therefore council may wish to consider a minimum lot size of 800m² in the RR7 Zone. This size is significantly larger than the 550m² required in the RR6A zone Council has implemented on Latoria recently, and will therefore still result in a more rural feeling in the Klahanie neighbourhood while giving the development community more flexibility in terms of lot layout and unit yield.

With respect to tree preservation within the green space areas, Council may further wish to note that a minimum lot size of 800m² will allow the applicant to leave some standing trees through the development process, as opposed to smaller lots which often require an initial clearing of all trees and then a replanting later. To further ensure a semi-rural feel in the Klahanie neighbourhood going forward, Council may wish to consider restricting detached secondary suites to lots which have a buildable area (i.e. lot area not constrained by a non-disturbance greenspace covenant) of at least 400m² and allowing secondary suites within a one-family dwelling on all lots in the zone.

EASEMENT

Staff have been made aware of an easement lying over the north eastern portion of the subject property in favour of the adjacent parcel at 775 Latoria. Although it was previously overlooked by staff, this easement relates to a portion of the principal building which straddles the property line between 811 Klahanie (the subject property) and 775 Latoria, providing for the use, maintenance, and access to that structure. An area to the north of the structure which is also within the easement is used for vehicle parking by the owners of 775 Latoria. Figure 1 below shows the area of this easement, the building within it, and the related driveway/parking area.
This easement has several potential impacts on the proposed development. Most significantly, it represents an existing and significant disturbance to the proposed green space dedication. The presence of a building straddling the lot line impacts the lot coverage and density of the lot it encroaches into. It must also be taken into account when designing a subdivision, as any new lot lines must be placed in such a way as to not create new setback nonconformities.

Council may wish to note that the applicant has approached the owners of 775 Latoria with respect to addressing this situation by extinguishing the easement and dedicating an area of land around the encroaching structure to the owners of 775. At the time of this writing, an agreement had not been reached in that regard. Council may wish to consider allowing the rezoning to proceed without requiring the extinguishment of the easement. Accordingly, staff have drafted Bylaw No. 1599 such that the encroaching structure at 775 Latoria shall not be included in density calculations. If Council wishes to proceed in this manner, the encroaching building and easement could later be removed as a condition of a future rezoning of 775 Latoria. If Council wishes to proceed with giving first reading to Bylaw No. 1599 as presented, Council may wish to consider requiring the applicant to register a covenant on title for all new lots affected by the easement and encroaching building, advising future owners of the easement and encroachment and their impacts on the lots, to the satisfaction of the Director of Planning.

Alternatively, Council may wish to consider requiring the applicant to secure an extinguishment of the easement and dedication of an area of land prior to subdivision as a condition of subdivision of the subject property. This could be secured in a Section 219 covenant registered on title for the subject property as a condition of bylaw adoption. In that case, Council may further wish to consider requiring that the applicant submit a new site plan showing any proposed dedications of land around the encroaching structure so that a bylaw map may be drawn to reflect this, and to withhold first bylaw reading until the map has been updated accordingly.

As Council has not set any conditions that must precede first reading of this bylaw, Council may now wish to give Bylaws No. 1599 and 1601 first reading.

A public hearing, in accordance with requirements of the Local Government Act, will be required if Council wishes to proceed further with Bylaws No. 1599 and 1601.
OPTIONS

Option 1:

That Council:

1. Give first reading to Bylaws No. 1599 and 1601; and
2. Require the applicant to submit a new site plan prior to Public Hearing showing a concept plan with a minimum lot size of 800m²; and
3. Require the applicant to register, prior to Subdivision Approval, a Section 219 Covenant on the title of any new lots created which are affected by the easement and building encroachment, advising future owners of the implications of the easement and encroachment, to the satisfaction of the Director of Planning.

OR, Option 2:

That Council:

1. Give first reading to Bylaw No. 1599 by deleting Section 6.17.03(3), which accounts for the building encroachment in the Density of Development section; and
2. Give first reading to Bylaw No. 1601; and
3. Require the applicant to submit a new site plan prior to Public Hearing showing a concept plan with a minimum lot size of 800m²; and
4. Require the applicant secure the extinguishment of the easement over 881 Klahanie in favour of 775 Latoria and submit a new site plan showing any proposed transfers of land to 775 Latoria, if applicable, prior to adoption of Bylaw No. 1599.

OR

Option 3:

That Council:

1. Take no action at this time with respect to Bylaws No. 1599 and 1601.
CITY OF LANGFORD
BYLAW NO. 1599

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 as Section 6.17 the text set out as Schedule “A”.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 441, (Text Amendment – New RR7 [Rural Residential 7 - Klahanie] Zone), 2015”.

READ A FIRST TIME this day of, 2015.
PUBLIC HEARING held this day of, 2015.
READ A SECOND TIME this day of, 2015.
READ A THIRD TIME this day of, 2015.
ADOPTED this day of, 2015.

MAYOR (Certified Correct)
CORPORATE OFFICER

P116
Section 6.17 - Rural Residential 7 (RR7) Zone

6.17.01 Permitted Uses

The following uses and no others are permitted in the Rural Residential 7 Zone:

1. accessory buildings and uses;
2. group day care in accordance with Section 3.26.02;
3. home occupation in accordance with Section 3.09;
4. one-family dwelling;
5. secondary suite within a one-family dwelling or within an accessory building in accordance with Section 3.08;
6. temporary construction and real estate marketing offices;
7. the keeping of not more than four boarders in a one-family dwelling;
8. uses permitted by Section 3.01 of this Bylaw.

6.17.02 Subdivision Lot Requirements

1. No lot having an area less than 1.0 ha (2.47 ac) may be created by subdivision in the Rural Residential 7 Zone.
2. No lot may be created having a lot width less than 16 m.
3. No lot may be created having a building envelope with a width or depth less than 7 m nor an area less than 186 m².
4. Notwithstanding Subsection 6.17.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 800 m² 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.
5. No land in the Rural Residential 7 Zone may be subdivided into bare land strata lots having an average lot area of less than 1 ha (2.5 acres), if any of the strata lots in the strata plan have an area of less than 800 m².

6.17.03 Density of Development

1. There may not be more than one residential building on a lot;
2. Notwithstanding Subsection 6.17.03(1), an accessory building containing a secondary suite shall be permitted on a lot with an area of no less than 400 m², exclusive of any area protected by a non-disturbance covenant.
(3) A residential building that encroaches onto a lot in the RR7 zone on the date of adoption of Langford Zoning Bylaw, Amendment No. 441 (New RR7 [Rural Residential 7 - Klahanie] Zone), 2015 is deemed not to be a residential building on the lot for the purposes of Subsection 6.17.03(1).

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

6.17.05 Height and Size of Principal Use Buildings
No building or structure may exceed a height of 9 m.

6.17.06 Setbacks
No building or structure may be located:
(1) within 6 m of any front or rear lot line; or
(2) within 3 m of any interior side lot line; or
(3) within 4 m 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 of the exterior side lot line;

6.17.07 Landscape Screening
The relevant regulations of Section 3.21 of this Bylaw must apply.

6.17.08 General
The relevant regulations of Part 3 of this Bylaw must apply.
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 RR2 (Rural Residential 2) Zone and adding to the RR7 (Rural Residential 7) Zone the property legally described as LOT 23, SECTION 70, METCHOSIN DISTRICT, PLAN 23855; PID No.: 000-092-061 (881 Klahanie Dr) 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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
</table>
| RR7  | 1601      | LOT 23, SECTION 70, METCHOSIN DISTRICT, PLAN 23855 (881 Klahanie Dr) | a) $6,000 towards the General Amenity Reserve Fund per new lot created; and  
b) $1,000 towards the Affordable Housing Reserve Fund per new lot created | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 442, (881 Klahanie Dr), 2015”.

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

ADOPTED this day of , 2015.
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1601

__________________________
MAYOR

__________________________
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/19/2015
CITY OF LANGFORD
BYLAW NO. 1603

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

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

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

1. By deleting from the “AGRICULTURAL” designation and adding to the “HILLSIDE OR SHORELINE” designation the property legally described as LOT 1, SECTIONS 70 AND 71, METCHOSIN DISTRICT, PLAN VIP56431, PID 018-281-192 (734 Latoria Road) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 18, (734 Latoria Rd), 2015”.

READ A FIRST TIME this 2nd day of November, 2015.

PUBLIC HEARING held this day of , 2015.

READ A SECOND TIME this day of , 2015.

READ A THIRD TIME this day of , 2015.

ADOPTED this day of , 2015.

MAYOR

(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1603

MAYOR

ADOPTION: ____________________________

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/27/2015
Staff Report
to
Council

Date: November 16, 2015
Department: Planning
Application No.: Z15-0022
Subject: Bylaw No. 1605 - Application to amend the zoning designation of the property at 2781 Strathmore Road from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial A) to allow for the construction of a three (3) storey residential building consisting of approximately 10 residential dwelling units

At the Regular Meeting of Council on Oct 19th, 2015, Council passed the following resolution with respect to the property at 2781 Strathmore Road:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2781 Strathmore Avenue from R2 (One and Two-Family Residential) to MU1A (Mixed Use Residential Commercial A) subject to the following terms and conditions:
   a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:
      i. $1,525 per unit towards the General Amenity Reserve Fund; and
      ii. $610 per unit towards the Affordable Housing Reserve Fund.
   b. That prior to first reading, the applicant provide a report prepared by a registered Civil Engineer to determine if the project, as proposed, meets the City and CRD Water’s bylaw requirements (FUS calculations). (Complete – see comments below)
   c. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
      i. The owner provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;
      ii. Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000; and
      iii. The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Occupancy Permit as a condition of rezoning; and

2. Require the applicant to apply for a Development Variance Permit to vary the rear yard setback.
COMMENTS
In accordance with Section 1. b) of Council’s resolution, the applicant has provided a report from a consulting engineer that states the building will need 154.2 l/sec (9,252 L/min). The CRD Water Referral states that “15,000 L/min is available to this development in the water main adjacent to the fire hydrant located at the intersection of Goldstream Ave and Strathmore”. As such, the developer would like to move forward on the knowledge of this initial report (which states that interior fire suppression sprinklers are required) and knows that the development of the building is contingent upon meeting the required FUS calculations.

As such, Council may wish to consider first reading Bylaw No. 1605 as presented.

OPTIONS

That Council:

1. Consider first reading to Bylaw No. 1605 as presented;

OR

2. Take no action at this time with respect to Bylaw No. 1605.

Grant Liebscher
Planner II

Matthew Baldwin, MCIP, RPP
Director of Planning

Brent Molnar, AScT
Manager of Land Development

Michelle Mahovlich, P.Eng
Director of Engineering

Mike Leskiw
Parks Manager

Bob Beckett
Fire Chief

Steve Ternent
Treasurer

Jim Bowden
Administrator
CITY OF LANGFORD
BYLAW NO. 1605

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 MU1A (Mixed Use Residential Commercial A) Zone the property legally described as Lot 25, Section 5, Esquimalt District, Plan 16167; PID No.: 000-851-728 (2781 Strathmore 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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Bylaw No.</th>
<th>Legal Description</th>
<th>Amenity Contributions</th>
<th>Eligible for Reduction in Section 2 of Schedule AD (Column 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU1A</td>
<td>1605</td>
<td>LOT 25, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167 (2781 Strathmore Rd)</td>
<td>a) 1,525 per unit towards the General Amenity Reserve Fund; b) $610 per unit towards the Affordable Housing Reserve Fund</td>
<td>No</td>
</tr>
</tbody>
</table>

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 443, (2781 Strathmore Rd), 2015".

READ A FIRST TIME this day of, 2015.

PUBLIC HEARING held this day of, 2015.

READ A SECOND TIME this day of, 2015.

READ A THIRD TIME this day of, 2015.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of, 2015.

ADOPTED this day of, 2015.
MAYOR

(Certified Correct)
CORPORATE OFFICER
I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1605

ADOPTION:                      ________________________________________
                                          MAYOR

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 11/2/2015
CITY OF LANGFORD
BYLAW NO. 1606, 2015

A bylaw to direct the preparation of a parcel tax roll for
the purpose of imposing parcel taxes for the
Spencer Road Interchange Local Area Service

WHEREAS the City of Langford wishes to impose parcel taxes on all parcels within the local
service area established by Spencer Road Interchange Local Area Service Establishment Bylaw
No. 1156, 2008

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

Citation
1. This bylaw may be cited as Spencer Road Interchange Parcel Tax Roll Bylaw 1606, 2015.

Definition
2. In this bylaw, “Local Service Area” means the local service area established by Spencer
Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008.

Preparation of Parcel Tax Roll
3. The collector for the City of Langford is hereby directed to prepare a parcel tax roll
setting out for each of the parcels in the Local Service Area the information required by
section 203 of the Community Charter.

Basis for Imposing Parcel Taxes
4. The parcel taxes imposed by reference to the parcel tax roll prepared under this bylaw
shall be imposed on the basis of the taxable area of the parcels in the Local Service Area.

Taxable Area
5. The taxable area of each parcel in the Local Service Area is to be determined based on
the physical characteristics of those parcels as described in the Spencer Road
Interchange Local Service Area Physical Characteristics study prepared by the City
Planner dated December 14, 2007, and on the basis of that study each of the parcels in
the Local Service Area shall be ascribed the taxable area shown for that parcel in
Column 2 of Schedule A of this bylaw.
READ A FIRST TIME this ____ day of ________, 2015
READ A SECOND TIME this ____ day of ________, 2015
READ A THIRD TIME this ____ day of ________, 2015
ADOPTED this _______ day of __________, 2015

______________________________
MAYOR

______________________________
(Certified Correct)
CORPORATE OFFICER
<table>
<thead>
<tr>
<th>Property Identifier (P.I.D.)</th>
<th>Legal Description</th>
<th>Registered Owner</th>
<th>Taxable Area (Sq. Meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>029-066-361</td>
<td>LOT A, SECTION 99, ESQUIMALT DISTRICT, PLAN EPP21818.</td>
<td>CLARA BEATRICE KRAMER</td>
<td>547.68</td>
</tr>
<tr>
<td>028-155-751</td>
<td>LOT 2, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>104.72</td>
</tr>
<tr>
<td>028-155-742</td>
<td>LOT 1, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>45.19</td>
</tr>
<tr>
<td>028-155-769</td>
<td>LOT 3, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>104.72</td>
</tr>
<tr>
<td>028-155-777</td>
<td>LOT 4, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>290.68</td>
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<tr>
<td>028-155-785</td>
<td>LOT 5, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>257.22</td>
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<tr>
<td>028-155-793</td>
<td>LOT 6, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>96.89</td>
</tr>
<tr>
<td>028-155-807</td>
<td>LOT 7, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674</td>
<td>BEAR MOUNTAIN PARKWAY ESTATES LTD.</td>
<td>70.39</td>
</tr>
<tr>
<td>009-088-491</td>
<td>LOT A, SECTION 114, ESQUIMALT DISTRICT, PLAN 45167 EXCEPT PART IN PLAN 46942 AND VIP82403</td>
<td>TOTANGI PROPERTIES LTD</td>
<td>220.40</td>
</tr>
<tr>
<td>009-853-081</td>
<td>SECTION 84, HIGHLAND DISTRICT EXCEPT THAT PART IN PLANS VIP72556 AND VIP75509</td>
<td>BM 84 LANDS LTD</td>
<td>79.10</td>
</tr>
<tr>
<td>009-853-103</td>
<td>SECTION 81, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP72556 AND VIP75509</td>
<td>BM 81/82 LANDS LTD</td>
<td>102.43</td>
</tr>
<tr>
<td>009-858-636</td>
<td>SECTION 82, HIGHLAND DISTRICT EXCEPT PART IN PLANS VIP75509, VIP76197, VIP76364, VIP76365, VIP76988, VIP77878, VIP80330 AND VIP81135</td>
<td>BM 81/82 LANDS LTD</td>
<td>182.80</td>
</tr>
</tbody>
</table>
## SCHEDULE A (Cont’d)

<table>
<thead>
<tr>
<th>Property Identifier (P.I.D.)</th>
<th>Legal Description</th>
<th>Registered Owner</th>
<th>Taxable Area (Sq. Meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>009-858-652</td>
<td>SECTION 83, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483 AND VIP82960</td>
<td>BM 83 LANDS LTD</td>
<td>1112.51</td>
</tr>
<tr>
<td>026-228-203</td>
<td>LOT 2 SECTION 1 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP78400, EXCEPT PART IN PLAN VIP80713</td>
<td>0877319 BC LTD</td>
<td>44.75</td>
</tr>
<tr>
<td>026-228-211</td>
<td>LOT 3 SECTIONS 1 AND 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP78400 EXCEPT PART IN PLAN VIP80330, VIP82483 AND VIP82960</td>
<td>0877319 BC LTD</td>
<td>68.75</td>
</tr>
<tr>
<td>027-590-127</td>
<td>LOT A SECTION 82 HIGHLAND DISTRICT PLAN VIP85331</td>
<td>BM 81/82 LANDS LTD</td>
<td>77.93</td>
</tr>
<tr>
<td>027-587-991</td>
<td>LOT B SECTION 82 HIGHLAND DISTRICT PLAN VIP85324 EXCEPT PART IN PLAN VIP85331</td>
<td>0877319 BC LTD</td>
<td>507.44</td>
</tr>
<tr>
<td>028-057-295</td>
<td>LOT 1 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>120.60</td>
</tr>
<tr>
<td>028-057-309</td>
<td>LOT 2 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>120.60</td>
</tr>
<tr>
<td>028-057-317</td>
<td>LOT 3 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>20.40</td>
</tr>
<tr>
<td>028-057-325</td>
<td>LOT 4 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>29.00</td>
</tr>
<tr>
<td>028-057-333</td>
<td>LOT 5 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>20.00</td>
</tr>
<tr>
<td>028-057-341</td>
<td>LOT 6 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>241.20</td>
</tr>
<tr>
<td>028-057-350</td>
<td>LOT 7 SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>233.00</td>
</tr>
<tr>
<td>Property Identifier (P.I.D.)</td>
<td>Legal Description</td>
<td>Registered Owner</td>
<td>Taxable Area (Sq. Meters)</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td>-------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>028-057-368</td>
<td>LOT 8 SECTION 115 ESQUIMALT DISTRICT PLAN VIP87258 EXCEPT PLAN VIP88001</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>85.60</td>
</tr>
<tr>
<td>029-034-922</td>
<td>LOT 1 SECTION 115 GOLDSTREAM PLAN EPP22053</td>
<td>GOLDSTREAM HEIGHTS PROPERTIES LTD</td>
<td>34.40</td>
</tr>
<tr>
<td>025-695-126</td>
<td>LOT 2 SECTIONS 81, 82, 83, AND 84 HIGHLAND DISTRICT PLAN VIP75509 EXCEPT PARTS IN PLANS VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP42751 AND EPP46993</td>
<td>BM MOUNTAIN GOLF COURSE LTD</td>
<td>121.45</td>
</tr>
<tr>
<td>026-867-494</td>
<td>LOT A SECTION 82 HIGHLAND DISTRICT PLAN VIP81958 EXCEPT PART IN PLAN EPP42751</td>
<td>LGB9 DEVELOPMENT CORPORATION</td>
<td>16.08</td>
</tr>
</tbody>
</table>

**Totals** 4955.93
CITY OF LANGFORD
BYLAW NO. 1607, 2015

A bylaw to impose parcel taxes to provide funding for the Spencer Road Interchange Local Area Service

WHEREAS:

A. The City of Langford has adopted the Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008

B. The City wishes to adopt this bylaw to impose parcel taxes to provide a portion of the funding for the service established by the Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008

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

Citation
1. This bylaw may be cited as Spencer Road Interchange Parcel Tax Bylaw No. 1607, 2015.

Definitions
2. In this bylaw,
   (a) “Local Service Area” means the local service area established by Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008, and
   (b) “Taxable Area” means the taxable area of the parcels in the Local Service Area as set out in the Spencer Road Interchange Parcel Tax Roll Bylaw No. 1606, 2015.

Service For Which Parcel Taxes Imposed
3. The parcel taxes imposed under this bylaw are imposed for the service established by Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008.

Years For Which Parcel Taxes Imposed
4. The parcel taxes imposed under this bylaw are imposed for the years 2015 through 2039.

Parcel Tax Roll
5. The parcel tax roll prepared pursuant to Spencer Road Interchange Parcel Tax Roll Bylaw No. 1606, 2015 is the parcel tax roll that is to be used for the purpose of the parcel taxes imposed under this bylaw.
Basis On Which Parcel Taxes Imposed

6. The parcel taxes imposed under this bylaw are imposed on the basis of the Taxable Area of the parcels in the Local Service Area.

Imposition of Parcel Taxes

7. For each of the years specified in section 4, a parcel tax is hereby imposed on the Taxable Area of the lands in the Local Service Area at the rate of $328.78 per square metre.

Commutation of Parcel Taxes

8. An owner of a parcel in the Local Service Area may reduce to zero the parcel taxes payable under this bylaw in respect of that parcel by paying to the City of Langford the present value of all parcel tax payments required under this bylaw in respect of the parcel for the period after the date on which payment under this section is made, with that present value calculated by discounting those remaining parcel tax payments at an interest rate of four percent compounded annually from the date of payment under this section.

Allocation of Parcel Taxes on Subdivision

9. Where a parcel in the Local Service Area is subdivided, the entire Taxable Area of that parcel shall be allocated among the new parcels in proportion to the areas of those new parcels.

10. Where a portion of a parcel in the Local Service Area is dedicated as highway, park or public square by deposit of a plan under section 107 of the Land Title Act, the Taxable Area of the portion so dedicated shall be allocated to the remaining parcel or parcels shown on the plan.

READ A FIRST TIME this ____ day of __________, 2015

READ A SECOND TIME this ____ day of __________, 2015

READ A THIRD TIME this ____ day of __________, 2015

ADOPTED this ______ day of __________, 2015

__________________________________________
MAYOR

(Certified Correct)
CORPORATE OFFICER
November 16th, 2015

In-Camera Resolution

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personnel, Property Matters, Legal Matters and New Service under 90 (1) (c) (e) (f) & (k) of the Community Charter.

b) That Council continues the meeting in closed session.