

CITY OF LANGFORD
MINUTES OF THE PUBLIC HEARING
Monday, May 25th, 2020 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillor D. Blackwell.

ATTENDING

Director of Planning, M. Baldwin.

1. CALL TO ORDER

Councillor Blackwell called the meeting to order at 5:30 pm.

2. PUBLIC HEARINGS

a) BYLAW NO. 1862

"Langford Official Community Plan Bylaw, Amendment No. 33, (Text Amendment – Regional Context Statement), Bylaw No. 1862, 2020".

Councillor Blackwell opened the Public Hearing for Bylaw No. 1862 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that the purpose of the public hearing for Bylaw No. 1862 is to amend the City of Langford's Regional Context Statement that forms part of Official Community Plan Bylaw No. 1200.

Advertisements have been placed as required by the *Local Government Act*.

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1862 closed at 5:32 p.m.

b) BYLAW NOs 1887 and 1888

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

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

Councillor Blackwell opened the Public Hearing for Bylaw Nos 1887 and 1888 at 5:33pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Niall Paltiel has applied on behalf of Urban Pro Developments Ltd. to rezone 4342 West Shore Parkway from the RS4 (Residential Small Lot 4) Zone, and on behalf of Norma Wright, Mark Stewart and Sandra Stewart to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4) Zone, to the to the BP2A (Business Park - Sooke Road West). The proposal also includes an amendment to the policy designation of the both properties within Langford's Official Community Plan (OCP) from the Hillside Shoreline to the Business and Light Industrial designation.

This policy designation is required to allow for light industrial and commercial uses on the subject properties

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

In accordance with Council resolution, the applicant has provided a technical stormwater management memo, that has been approved by the Director of Engineering.

Also in accordance with Council's resolution, and in order to proceed with Adoption of the subject Bylaws, the developer must to provide a Section 219 covenant that includes the following conditions:

- That, for the property located at 1324 Langshire Road, the developer agrees to build out the road to its full extent as well as install frontage improvements including the installation of road edge paved parking and streetlights, and to improve and build out the road to its full extent, prior to subdivision approval or the issuance of a building permit, whichever is first;
- That the applicant will submit frontage drawings, within 1 months of formal written request from the City of Langford;
- That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, and that until road dedication is registered no subdivision approval or building permits will be issued for the subject properties;
- That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development;
- That the developer will submit a formal storm water management plan prior to issuance of a building permit or subdivision approval, whichever is first;
- That a construction parking and traffic management plan will be provided prior to the issuance of a building permit;
- That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;

- That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties, however rock extraction and rock crushing on the subject properties will only be permitted for a span of two years and will only be permitted between specified times to the discretion of the Director of Engineering.

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw Nos 1887 and 1888 closed at 5:34 p.m.

CARRIED.

c) BYLAW NOs 1889 and 1890

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

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

Councillor Blackwell opened the Public Hearing for Bylaw Nos 1889 and 1890 at 5:35pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Rachael Sansom have applied on behalf of 1109572 Ltd. to amend the Official Community Plan designation of 1336 Langshire Road from Hillside or Shoreline to the Business or Light Industrial designation to] and to amend the zoning of the property from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone.

This is being proposed in order to allow for the development of commercial and light industrial uses typical of a business park on the property.

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

To fulfill the Prior to Public Hearing requirements, the applicant has provided:

- A technical memo from an engineer that verifies stormwater can be adequately managed on site for the proposed development, to the satisfaction of the Director of Engineering;
- A memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;

Further to this, the applicant will be required to provide the following prior to the Adoption of the Bylaws to amend the OCP and Zoning of the property:

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

- i. That the developer agrees to install all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights;
- ii. That the developer agrees to construct the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac;
- iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering;
- iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;
- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development;
- vii. That a formal storm water management plan is submitted and implemented; as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan be provided prior to the issuance of a building permit;
- ix. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times at the discretion of the Director of Engineering

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

Councillor Blackwell called a first time for presentations.

Councillor Blackwell called a second time for presentations.

Councillor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw Nos 1889 and 1890 closed at 5:37 p.m.

3. **ADJOURNMENT**

Councillor Blackwell adjourned the meeting at 5:37 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer