

**CITY OF LANGFORD**

**MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE**

**Monday, January 9<sup>th</sup>, 2012 @ 7:00 pm**

**Council Chambers**

**PRESENT**

Councillor D. Blackwell (Chair), Councillor L Seaton (Acting Vice-Chair): Members: J. Butler-Smythe, A. Creuzot, M. Hall, S. Harvey, D. Horner, K. Sheldrake and N. Stewart.

**ATTENDING**

City Planner, Matthew Baldwin and Deputy Manager of Engineering, Michelle Mahovlich.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: J. BUTLER-SMYTHE  
SECONDED: COUNCILLOR SEATON

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as presented.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee –November 28<sup>th</sup>, 2011**

MOVED BY: S. HARVEY  
SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of November 28<sup>th</sup>, 2011 meeting be adopted as circulated.

CARRIED.

#### **4. REPORTS**

**a) Planning Department Statistical Information for November, 2011  
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee receive the Planning Department Statistical Information Report for November, 2011.

CARRIED.

**b) Appeal to Exempt the Property at 978 Weaver Pl from Section 944 (1) of the Local Government Act to Allow for Subdivision of the Panhandle Lot  
- Staff Report (SUB11-0027)**

MOVED BY: M. HALL  
SECONDED: S. HARVEY

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

1. Grant the exemption for 978 Weaver Place:
  - a) That proposed Strata Lots A and B are exempt from the 10% minimum frontage requirement of Section 944 (1) of the Local Government Act;  
Subject to the owner providing a way finding sign along Weaver Place and clear house numbering for both dwelling units.

CARRIED.

**c) Application for a Temporary Use Permit to allow for a variety of light industrial and manufacturing uses at 3021 West Shore Pkwy, currently zoned CD1 (Goldstream Meadows)  
- Staff Report (TUP11-0006)**

MOVED BY: A. CREUZOT  
SECONDED: J. BUTLER-SMYTHE

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

1. Proceed with consideration of Temporary Use Permit TUP11-0006 for a three-year term for the property located at 3021 West Shore Parkway in order to allow:
  - a) Office, storage and work areas for the following types of contractors: building, electrical, heating, ventilating, air conditioning, painting, plumbing, refrigeration, roofing, septic tank, and signage;
  - b) Repair of motor vehicles and parts and accessories thereof in enclosed buildings;

- c) Repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, rototillers and outboard motors in enclosed buildings;
  - d) Storage of recreational Vehicle and boats; and
  - e) Light manufacturing and assembly and food processing in enclosed buildings (excluding the primary processing of meat, poultry and fish); AND
2. That Temporary Use Permit TUP11-0006 be amended prior to the commencement of any development activities on the subject property. As part of this amendment, the applicant must:
- a) Submit site layout, building design and landscaping plans that are in substantial compliance with the applicable Form and Character design guidelines appended to Zoning Bylaw No. 300;
  - b) Demonstrate that site servicing is in compliance with Subdivision and Servicing Bylaw No. 1000 for the actual uses that will be established; and
  - c) Meet the requirements of the BC Building Code and Fire Code, including a fire safety plan for the construction period and for occupancy.

CARRIED.

**d) Delegation of Temporary Use Permit Authority to Staff for the Removal and Sale of Rock from Development Sites**  
**- Staff Report (4500-01)**

MOVED BY: M. HALL  
SECONDED: S. HARVEY

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

1. Direct staff to prepare a bylaw to delegate the issuance of Temporary Use Permits for the processing, removal and sale of rock, crushed rock, gravel and other aggregate materials to the City Planner, and allow the City Planner to only issue Temporary Use Permits for the processing, removal and sale of rock, crushed rock, gravel and other aggregate materials under to the following circumstances:
  - a) That no blasting occurs outside of normal working hours (9 am and 4 pm on weekdays and Saturdays);
  - b) That no blasting occurs at any time on Sundays and statutory holidays;
  - c) That no crushing or removal of rock occurs outside of the hours of 8 am and 5 pm on weekdays and Saturdays;
  - d) That no crushing or removal of rock occurs at any time on Sundays or statutory holidays;
  - e) That noise is limited to, and does not exceed the level of noise generally associated with a land development project that involves blasting and crushing of rock;
  - f) That the owner or applicant provides a satisfactory traffic and construction parking plan prior to commencing rock crushing and the removal of rock from the site;
  - g) That any site lighting, other than that permanently affixed to vehicles, is shielded to ensure that light does not shine directly onto or spill onto neighbouring properties;

- h) That dust relating to the extraction, crushing, or transportation of material on the site shall be controlled to the satisfaction of the City Engineer and does not generally exceed a level associated with a typical land development project, and that all material leaving the site shall be covered in accordance with Provincial legislation;
  - i) That no rock, crushed rock, gravel or any other aggregate material is imported onto the subject property to be processed, stockpiled, or sold, except that materials such as rock and other aggregate material may be imported onto the site for construction purposes only; and
  - j) That with the exception of rock material to be used onsite for construction, the owner or applicant shall remove all stockpiles of rock material from the property prior to the expiration of the Temporary Use permit;
  - k) That no crushing take place within 20 m (66 ft) of any lot line directly adjoining a property with a principally residential use;
  - l) That no permits are issued in advance of either a permit under the Soil Bylaw or any Development Permit that may be required for areas of Environmental Sensitivity or Hazardous Conditions;
  - m) That if work pursuant to a permit is expected to occur during summer months (June, July, August and September) that appropriate dust control measures are implemented, preferably using non-CRD water and/or a recycling of water where possible;
  - n) That permits are not issued or re-issued for a period greater than 18 months;
  - o) That permits are only issued on lands zoned for primarily commercial, business park or industrial uses, or active development lands (as defined as: lands that have been rezoned within the 12 months prior to application for the TUP and/or is under the Approving Officer's Statement of Conditions for subdivision) or lands where a "form and character" development permit has been issued and is active; AND
2. Direct staff to revise the Soil Removal and Deposition Bylaw to coordinate the requirements of a soil removal permit with the requirements for a Temporary Use Permits for the processing, removal and sale of rock, crushed rock, gravel and other aggregate materials; AND
3. Direct staff to amend Langford's Public Notification Procedure Bylaw so that written notification must be sent to affected property owners (as now defined in the Public Notification Procedure Bylaw for Temporary Use Permits) indicating that the delegate will receive written submissions concerning a TUP application, and that this notice be sent a minimum of three weeks prior to issuance of the TUP.

CARRIED.

**e) Omnibus Amendment No. 26 to Zoning Bylaw No. 300 - Changing the Zoning Designation of Non-ALR lands within the AG1 (Agriculture 1) Zone to a new Rural Residential (RR2) Zone - Staff Report (Z11-0032)**

MOVED BY: S. HARVEY  
SECONDED: J. BUTLER-SMYTHE

That the Planning, Zoning and Affordable Housing Committee recommend to Council:  
That Council Proceed with the creation of a new Rural Residential 2 Zone by giving Bylaw No. 1381 first reading.

CARRIED.

**5. ADJOURNMENT**

The Chair adjourned the meeting 7:14 p.m.

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CHAIR

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CERTIFIED CORRECT  
(Administrator)