

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, January 23rd, 2012 @ 7:00 pm

Council Chambers

PRESENT

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

ATTENDING

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

ABSENT

Members: M. Hall.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: A. CREUZOT

SECONDED: D. HORNER

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 – January 9th, 2012

MOVED BY: S. HARVEY

SECONDED: N. STEWART

That the Minutes of the Planning, Zoning and Affordable Housing Committee of January 9th, 2012 meeting be adopted as circulated.

CARRIED.

4. REPORTS

**a) Planning Department Five Year Financial Plan for 2012-2016
- Staff Report**

MOVED BY: A.CREUZOT
SECONDED: S. HARVEY

That the Planning, Zoning & Affordable Housing Committee recommend to Council:
That Council approve in principle the Planning and Development Services 2012 - 2016 Five Year Financial Plan as presented with the following priorities on projects and recommend that Council refer the financial plan to the Treasurer for inclusion in the budget.

Item	Estimated Cost	Priority
Community Energy and Emissions Reduction	\$20,000	4
Zoning Bylaw Re-Write (including Parking Strategy)	\$30,000	1
Sooke Road Revitalization Plan	\$30,000	2
Film Commission Funding	\$2,500	3

CARRIED.

**b) Planning Department Statistical Information for December, 2011
- Staff Report (Planning)**

MOVED BY: N. STEWART
SECONDED: S. HARVEY

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

CARRIED.

**c) Application to vary the Rear Yard Setback for a Single Family Dwelling from the Required 6m(20ft) to 3m(10ft) – 929 Aqua Court
- Staff Report (File No. DVP11-0032)**

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

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

That Council proceed with consideration of a Development Variance Permit No. DVP-11-0032 for the property at 929 Aqua Court, with the following variance:

- i. That Section 6.21.06 (1)(a) in Zoning Bylaw No. 300 be varied to decrease the distance of a building to a rear yard lot line from the required 6m (20ft) to 3m (10ft) for 929 Aqua Court.

CARRIED.

**d) Application to Vary Frontage Improvements – 671 Hoylake Avenue
- Staff Report (File No. DVP11-0034)**

MOVED BY: A. CREUZOT
SECONDED: N. STEWART

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

1. Proceed with consideration of a Development Variance Permit No. DVP-11-0034 for the property at 671 Hoylake Road, with the following variance:
 - a) That all frontage improvements required by Subdivision and Development Servicing Bylaw No. 1000 be varied to nil for Hoylake Avenue and Belair Road, except that the owner shall construct asphalt paving approximately 1.5m wide to be added to the road width for the sake of road widening, bicycle lane or pedestrian refuge, along the Hoylake Avenue frontage, for the property at 671 Hoylake Road, and with the following condition:
 - i. That the applicant's donation of \$70,000 towards the General Amenity Reserve Fund be provided to the City prior to Council directing staff to send out Notices of Intent for the Development Variance Permit; and
2. Direct staff to bring forward, for Council's consideration, a delegation bylaw and policy to allow the City Engineer to accept a cash contribution towards the General Amenity Reserve Fund at a rate determined by Council instead of constructing required frontage works.

CARRIED.

**e) Application to Vary the Minimum Required Lot Width and Minimum Required Setbacks to Allow a 6-lot Subdivision – 969 Brock Avenue
- Staff Report (File No. DVP11-0037)**

MOVED BY: S. HARVEY
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council direct staff to proceed with consideration of the following variances for 969 Brock Ave:

- a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from the required 16m to 10.44m for proposed Lot 1;

- b) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from the required 16m to 13.63 for proposed Lot 2;
- c) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from the required 16m to 12.15m for proposed Lot 6;
- d) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6m to 4.14m for proposed Lot 1;
- e) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6m to 4.81m for proposed Lot 2;
- f) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied from the required 6m to 4.65m for proposed Lot 3;
- g) That Section 6.21.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 1.5m to 1.26m (west side) and 1.22m (east side) for proposed Lot 1; and
- h) That Section 6.21.06(1)(b) of Zoning Bylaw No. 300 be varied from the required 1.5m to 1.22m for proposed Lot 2.

CARRIED.

- f) **Application to Rezone Various Properties Adjacent to Leigh Road to a new Business and Technology Park Zone.**
- Staff Report (File No. Z11-0031)

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 Business and Technology Park Zone, and accompanying parking regulation, and consider Bylaw No. 1380 for first reading.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting 7:45 p.m.

CHAIR

CERTIFIED CORRECT
(Administrator)