

**CITY OF LANGFORD**

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

**Monday, February 13<sup>th</sup>, 2012 @ 7:00 pm**

**Council Chambers**

**PRESENT**

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

**ATTENDING**

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

**ABSENT**

Members: J. Butler-Smythe and S. Harvey.

**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: N. STEWART

That the Planning, Zoning and Affordable Housing Committee approve the Agenda as amended:  
DELETE item 4(b) and renumber.

CARRIED.

**3. ADOPTION OF THE MINUTES**

**a) Planning, Zoning & Affordable Housing Committee – January 23<sup>rd</sup>, 2012**

MOVED BY: N. STEWART  
SECONDED: K. SHELDRAKE

That the Minutes of the Planning, Zoning and Affordable Housing Committee of January 23<sup>rd</sup>, 2012 meeting be adopted as circulated.

CARRIED.

#### 4. REPORTS

- a) **Application to vary the front yard setback and the maximum permitted length of a new cul de sac road that does not have emergency access to allow a ten (10) lot residential subdivision at 328 Selica Road.**  
- Staff Report (File No. DVP11-0027)

MOVED BY: A. CREUZOT  
SECONDED: M. HALL

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

1. Direct staff to proceed with consideration of issuance of Development Variance Permit No. DVP11-0027 for the property at 328 Selica Road, with the following variances:
  - a) That Section 6.21.06(a) of Zoning Bylaw No. 300 be varied to reduce the front yard setback from the required 6 m (20 ft) to 3 m (9.8 ft);
  - b) That Section 4.16.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to increase the maximum length of a cul de sac from 305m to 434m; and
  - c) That Section 4.17.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to increase the maximum length of road allowed past an emergency access from the required 305m to 434m;
  - d) That Schedule 4-28 of Subdivision and Development Servicing Bylaw No. 1000 be varied to reduce the requirement for a sidewalk to nil;

Subject to the following conditions:

2. That all houses include internal fire sprinklers to NFPA standards acceptable to the Chief Building Inspector and Fire Chief;
3. That the applicant install one fire hydrant;
4. That the applicant provide a tree preservation plan prepared by a certified arborist identifying which trees on each individual lot will be retained and the tree preservation measures that will be in place during construction;
5. That the applicant provide a tree replacement plan to the satisfaction of the registered professional biologist; and
6. That the applicant register a no-build non-disturbance covenant over Lot 10 to ensure the rocky outcrop, trees and vegetation are protected and preserved.

CARRIED.

- b) **Application to vary the maximum permitted length of a new cul-de-sac road that does not have emergency access to allow a 29-lot subdivision at 245 Atkins Ave**  
- Staff Report (File No. DVP11-0036)

MOVED BY: M. HALL  
SECONDED: K. SHELDRAKE

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

That Council:

1. Direct staff to proceed with consideration of the following variances for 245 Atkins Rd:
  - a) That Section 4.17.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to increase the maximum length of road allowed past an emergency access from the required 183m to 293m;

Subject to:

2. That all houses within Phase 2 include internal fire sprinklers to NFPA standards acceptable to the Chief Building Inspector and Fire Chief.

CARRIED.

**c) To Vary Subdivision and Development Servicing Bylaw No. 1000  
- Staff Report (File No. DVP11-0033)**

MOVED BY: N. STEWART

SECONDED: D. HORNER

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

That Council:

1. Proceed with consideration of Development Variance Permit No. DVP11-0033 for the property at 1167 Finlayson Arm Road, with the following variance:
  - a) That Section 6.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 is varied to allow the development of a single family dwelling without connecting to the municipal sanitary sewer system, under the following condition:
    - i. That a covenant be registered on the title of the subject property, to the satisfaction of the City Engineer, which requires that the proposed single-family dwelling is connected to the municipal sanitary sewer system and that the on-site sewer disposal system is decommissioned within one (1) year of the municipal sewer service being extended along the property's Finlayson Arm Road frontage.

CARRIED.

**5. ADJOURNMENT**

The Chair adjourned the meeting 7:16 p.m.

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CHAIR

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CERTIFIED CORRECT  
(Administrator)