

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, February 27th, 2012 @ 7:00 pm

Council Chambers

PRESENT

Councillor D. Blackwell (Chair), Councillor R. Wade (Vice-Chair): Members: J. Butler-Smythe, D. Horner, and N. Stewart.

ATTENDING

Senior Planner, Leah Stohmann and Deputy Manager of Engineering, Michelle Mahovich.

ABSENT

Members: A. Creuzot, M. Hall, S. Harvey, and K. Sheldrake.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE

SECONDED: N. STEWART

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 – February 13th, 2012

MOVED BY: N. STEWART

SECONDED: J. BUTLER-SMYTHE

That the Minutes of the Planning, Zoning and Affordable Housing Committee of February 13th, 2012 meeting be adopted as circulated.

CARRIED.

4. REPORTS

- a) **Application to vary lot width from 11m (36ft) to 10.2m (33.5ft) to allow single family dwellings with carriage homes on four lots at 3091 Langford Lake Road and to consider amending the lot width requirement in Zoning Bylaw No. 300 and to consider delegating the authority to the City Planner to issue variances to lot width within Development Permits for lots less than 550m² (5,920ft²)**
- Staff Report (File No. DVP12-0001)

MOVED BY: COUNCILLOR WADE
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. DVP12-0001 for lots 27, 28, 29 and 31 at 3091 Langford Lake Road, with the following variance:
 - a) That Section 3.08.04 (10)(b) of Zoning Bylaw No. 300 be varied to reduce the lot width from the required 11m (36ft) to 10.2m (33.5ft) for a lot with a secondary suite in an accessory building on a lot less than or equal to 550m² (5,920ft²) for lots 27, 28, 29 and 31, currently addressed as 3091 Langford Lake Road; and
2. Direct staff to amend Section 3.08.04 (10)(b) of Zoning Bylaw No. 300 in the next Omnibus process to reduce the minimum lot width for a lot with a secondary suite in an accessory building on a lot less than or equal to 550m² (5,920ft²), from 11m (36ft) to 9.5m (31ft) providing the lot has rear lane vehicle access; and
3. Direct Staff to amend the City's Design Guidelines to delegate the authority for the City Planner to issue variances to lot width for single family dwellings on lots less than 550m² (5,920ft²) in area, for minor variances, and that the City Planner's guide for a reasonable variance be no greater than a 25% reduction in lot width.

CARRIED.

- b) **Application for Development Permit for 2806 and 2810 Shelby Place to Allow an Addition within the Riparian Development Permit Area and to Vary Section 6.1.1 of Subdivision and Development Servicing Bylaw No. 1000 to Allow Development Without a Connection to the Municipal Sanitary Sewer System**
- Staff Report (File No. DP12-0003)

MOVED BY: D. HORNER
SECONDED: COUNCILLOR WADE

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

1. Proceed with Development Permit Application DP12-0003 for the construction of a shed on the property at 2810 Shelby Place and an addition on the property at 2806 Shelby Place, as shown on the site plan attached as appendix to this report, with the following variance:

- a) That Section 6.1.1 of Subdivision and Development Servicing Bylaw No. 1000 is varied by allowing development without a connection to a municipal sanitary sewer system;

Subject to the following condition:

- i. That the owner not vote against the properties being connected to the municipal sanitary sewer system.

CARRIED.

- c) Application to rezone 3344 Hazelwood Rd from RR2 (Rural Residential 2) to CD14 (Hazelwood/Luxton) to allow a residential subdivision.
- Staff Report (File No. Z12-0002)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

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

1. Give First Reading to Bylaw No. 1387, which will amend the zoning of the property at 3344 Hazelwood Road from RR2 (Rural Residential 2) to CD14 (Comprehensive Development 14 – Hazelwood/Luxton) subject to the following terms and conditions:
 - a. That the following amenity contributions are included in the bylaw for increased density, to be payable at the time of subdivision:
 - i. \$9,300 per lot created towards the General Amenity Reserve Fund;
 - ii. 10% cash in lieu of open space dedication; and
 - iii. \$4.19 per m² site area towards the General Amenity Reserve Fund;
 - b. That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:
 - i. Dedication of the following public road right-of-ways at the time of subdivision: 3.0m road widening along Piper Road, 6.0m road dedication for the lane, and 12.0m road dedication for Merlin Road;
 - ii. That all lots with frontage along the 6 metre laneway will only be permitted to have driveway access from the laneway;
 - iii. That a curvilinear “woonerf” road design, as illustrated in the conceptual streetscape designs submitted as part of rezoning application Z-09-16, is to be incorporated into the civil engineering drawings, as a condition of subdivision;
 - iv. That legal noise nuisance from South Vancouver Island Rangers and nuisances from agricultural uses be acknowledged; and
 - v. Frontage improvements, works and services to Subdivision and Servicing Bylaw No. 1000 standards.

CARRIED.

- d) Application to vary the distance of a building to a front yard lot line from the required 6m (20ft) to 2m (6.6ft) for a portion of a single family dwelling, to be built at 2661 Goldstone Heights**
- Staff Report (File No. DVP12-0003)

MOVED BY: COUNCILLOR WADE
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. DVP12-0003 for 2661 Goldstone Heights, with the following variance:
 - a) That Section 6.21.06 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the distance of a building to a front yard lot line from the required 6m (20ft) to 2m (6.6ft) for a portion of a single family dwelling, as shown on Appendix B, to be built at 2661 Goldstone Heights.

CARRIED.

- e) Planning Department Statistical Information – January 2012**
- Staff Report (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee receive the Planning Department Statistical Information Report for January, 2012.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting 7:20 p.m.

CHAIR

CERTIFIED CORRECT
(Administrator)