

**CITY OF LANGFORD**

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

**Monday, May 14<sup>th</sup>, 2012 @ 7:00 pm**

**Council Chambers**

**PRESENT**

Councillor D. Blackwell (Chair), Councillor L. Seaton (Vice-Chair), Members: S. Harvey, N. Stewart, and A. Creuzot.

**ATTENDING**

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

**ABSENT**

Members: J. Butler-Smythe, M. Hall, D. Horner and K. Sheldrake.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:05 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: A. CREUZOT

SECONDED: S. HARVEY

That Planning, Zoning and Affordable Housing Committee approved the Agenda as circulated.

CARRIED.

**3. ADOPTION OF THE MINUTES**

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

MOVED BY: COUNCILLOR SEATON

SECONDED: N. STEWART

That the Planning, Zoning & Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on April 23<sup>rd</sup>, 2012.

CARRIED.

#### 4. REPORTS

- a) **Application to Rezone 3371, 3377, and 3379 Happy Valley Road from RR2 (Rural Residential 2) and GR2 (Greenbelt Residential 2) to a new CH4 (Cluster Housing Residential 4) Zone to allow a residential development containing approximately 69 dwelling units**  
- Staff Report (File No.Z11-0015)

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

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

That Council

1. Rescind 1<sup>st</sup> reading of Bylaw 1370 (to create the RM7B Zone);
2. Give 1<sup>st</sup> reading to revised Bylaw 1370 (to create the CH4 Zone);
3. Rescind 1<sup>st</sup> reading of Bylaw 1357 (to rezone the subject properties to the RM7B zone)
4. Give 1<sup>st</sup> reading to revised Bylaw 1357, which will amend the zoning designation of the subject property from the RR2 (Rural Residential 2) and GR2 (Greenbelt Residential 2) zones to the new CH4 (Cluster Housing Residential 4) Zone, subject to the following terms and conditions:
  - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a Building Permit for townhouse uses and prior to subdivision approval for one-family uses:
    - i. \$3,960 per one-family residential lot towards the General Amenity Reserve Fund;
    - ii. \$3,660 per townhouse dwelling unit towards the General Amenity Reserve Fund;
    - iii. \$660 per one-family residential lot towards the Affordable Housing Reserve Fund;
    - iv. \$610 per townhouse dwelling unit towards the General Amenity Reserve Fund;
    - v. \$4.96 per m<sup>2</sup> lot area towards the General Amenity Reserve Fund, only if Development Cost Charges are paid pursuant to DCC Bylaw No. 26 up to and including Amendment No. 9;
  - b) 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 any common parking areas created during the subdivision of the subject property be held in common by the strata as a whole, and may not be subdivided as limited common property or otherwise sold to any individual strata lot created;
    - ii. That the applicant dedicate a 3 metre wide strip of land to the City, between the park to the east and a municipal sidewalk on site, and construct a trail and fencing within this area, and provide signage to direct the public to the trail, to the satisfaction of the Parks Manager, at the time of subdivision;
    - iii. That the applicant provide a 3 metre wide Statutory Right-of-Way, between a municipal sidewalk on site and a sidewalk along Happy Valley

- Road, and construct a trail within this Right-of-Way, and provide signage to direct the public to the trail, to the satisfaction of the City Engineer and Parks Manager, at the time of subdivision;
- iv. That the applicant will maintain the normal drainage system of the subject properties and regulate both the quality and quantity of storm water run-off from the site, as a condition of rezoning;
  - v. That legal noise nuisance from the South Vancouver Island Rangers gun range and nuisances from agricultural uses in the area be acknowledged.
5. Direct staff to proceed with the traffic signal design concept for the Happy Valley Road and Englewood Road intersection, and that the applicant dedicate a portion of the properties' road frontage along Happy Valley Road, if necessary, to accommodate full frontage improvements to Bylaw No. 1000 standards to the satisfaction of the City Engineer, at the time of subdivision.

CARRIED.

**b) Application to Rezone 3385 Happy Valley Road from RR2 (Rural Residential 2) to a new CH4 (Cluster Housing Residential 4) Zone to allow a residential development containing approximately 24 dwelling units  
- Staff Report (File No. Z10-0005)**

MOVED BY: N.STEWART  
SECONDED: A. CREUZOT

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

1. Rescind 1<sup>st</sup> reading of Bylaw 1356 (to rezone the subject properties to the RM7B zone)
2. Give 1<sup>st</sup> reading to revised Bylaw 1356, which will amend the zoning designation of the subject property from the RR2 (Rural Residential 2) zone to the new CH4 (Cluster Housing Residential 4) Zone, subject to the following terms and conditions:
  - a) That the owner agrees to provide, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a Building Permit for townhouse uses and prior to subdivision approval for one-family uses:
    - i. \$3,960 per one-family residential lot towards the General Amenity Reserve Fund;
    - ii. \$3,660 per townhouse dwelling unit towards the General Amenity Reserve Fund;
    - iii. \$660 per one-family residential lot towards the Affordable Housing Reserve Fund;
    - iv. \$610 per townhouse dwelling unit towards the General Amenity Reserve Fund;
    - v. \$4.96 per m2 lot area towards the General Amenity Reserve Fund, only if Development Cost Charges are paid pursuant to DCC Bylaw No. 26 up to and including Amendment No. 9;

- b) 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 applicant will maintain the normal drainage system of the subject properties and regulate both the quality and quantity of storm water run-off from the site, as a condition of rezoning;
  - ii. That legal noise nuisance from the South Vancouver Island Rangers gun range and nuisances from agricultural uses in the area be acknowledged.
3. Direct staff to proceed with the traffic signal design concept for the Happy Valley Road and Englewood Road intersection, and that the applicant dedicate a portion of the properties' road frontage along Happy Valley Road, if necessary, to accommodate full frontage improvements to Bylaw No. 1000 standards to the satisfaction of the City Engineer, at the time of subdivision;

CARRIED.

- c) Application to vary the required parking requirement from seven (7) to six (6) parking stalls for an existing commercial residential building, and discharge a Section 219 Covenant registered to title limiting the permitted uses to motorcycle sales and repair shop, with an accessory residential building at 2758 Peatt Road.  
- Staff Report (File No. DVP12-0006)**

MOVED BY: S. HARVEY

SECONDED: A. CREUZOT

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

1. Direct staff to proceed with consideration of issuance of Development Variance Permit No. DVP12-0006 for the property at 2758 Peatt Road, with the following variances:
  - a) That Section 4.01.01(II)(3) of Zoning Bylaw No. 300 be varied to reduce the number of required parking stalls from seven (7) to six (6), subject to the following conditions:
    - i) That the applicant provide a parking plan delineating the existing parking stalls including the parking stalls allocated to the residential dwelling unit and parking dimensions, and demonstrating that vehicles can manoeuvre on site in accordance with the parking regulations in Part 4 of Zoning Bylaw No. 300 prior to issuance of the development variance permit; and
    - ii) That prior to issuance of the Development Variance Permit, the applicant provide a cash contribution of \$5000 per parking stall variance (parking stall not provided) towards the City's General Amenity Reserve Fund for the construction of a parking facility in the downtown core.
2. Discharge Sec. 219 Covenant EW081041 registered on title, and direct the applicant to draft the legal documents required to discharge the restrictive covenant for the City's signature.

CARRIED.

**d) Planning Department Statistical Information – March 2012  
- Staff Report (File Planning)**

MOVED BY: COUNCILLOR SEATON

SECONDED: S. HARVEY

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

CARRIED.

**5. ADJOURNMENT**

The Chair adjourned the meeting at 7:21 p.m.

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CHAIR

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CERTIFIED CORRECT  
Administrator