

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 24th, 2012 @ 7:00 pm

Council Chambers

PRESENT

Councillor D. Blackwell (Chair), Councillor R. Wade (Vice-Chair), Members: A. Creuzot, S. Harvey, D. Horner, and N. Stewart.

ATTENDING

Senior Planner, Leah Stohmann and Director of Engineering, Michelle Mahovlich.

ABSENT

Member: J. Butler-Smythe, M. Hall 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: N. STEWART
SECONDED: COUNCILLOR WADE

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

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – August 13th, 2012

MOVED BY: A. CREUZOT
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee approve the Minutes of the Planning, Zoning and Affordable Housing meeting held on August 13th, 2012.

CARRIED.

4. **REPORTS**

a) Omnibus Amendments to Zoning Bylaw No. 300 and Official Community Plan Bylaw No. 1200 relating to Development Permit Area Designations and Guidelines

- Staff Report (Z11-0020/OCP11-0001)

MOVED BY: S. HARVEY
SECONDED: A. CREUZOT

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

That Council:

1. Direct staff to prepare a bylaw to amend Official Community Plan Bylaw No. 1200 as follows:
 - a. Replace Section 14 – Development Permit Areas as described in this report;
 - b. Replace Map 16: 200-Year Floodplain with a new map that more accurately represents the current extent of the 200-Year Floodplain;
2. Direct staff to prepare a bylaw to amend Zoning Bylaw No. 300 as follows:
 - a. Replace Appendix A – Development Permit Area Guidelines as described in this report;
 - b. Delete Appendix N – Development Permit Area Guidelines for Interface Fire Hazards; and
 - c. Insert the detailed downtown pedestrian map into Appendix J – Downtown Langford Guidelines.

CARRIED.

b) Application to Rezone 1010 McCallum Road from R2 (One- and Two-Family Residential) to a new BP5 (Business Park 5 – McCallum Road South) Zone to allow a contractor works yard and related uses.

- Staff Report (File No. Z12-0036)

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

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

That Council give first reading to Bylaw No. 1444 to amend the zoning designation of the property located at 1010 McCallum Road from R2 (One and Two-Family Residential) to a New BP5 (Business Park 5 – McCallum Road South) Zone.

CARRIED.

**c) Application to vary the minimum required off-street parking spaces for a commercial retail use in the upper level at 895 Langford Parkway
- Staff Report (File No. DVP12-0017)**

MOVED BY: S. HARVEY
SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council proceed with consideration of a Development Variance Permit No. DVP12-0017 for 895 Langford Parkway, with the following variance:

1. That Table 1 of Section 4.01.01 of Zoning Bylaw № 300 be varied to reduce off-street parking requirements from one 164 to 50 for the businesses at 895 Langford Parkway subject to the following condition:
 - a. That the property owner will ensure reciprocal access between the upper and lower parking lots and their respective businesses.

CARRIED.

**d) Application to vary the minimum lot width requirement and to exempt two proposed lots from the minimum frontage requirement to allow for a four lot residential subdivision
- Staff Report (File No. DVP12-0021-2251 Millstream Road)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council reject this application for Development Variance Permit and reject the appeal.

CARRIED.

5. ADJOURNMENT

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

CHAIR

CERTIFIED CORRECT
Administrator