

CITY OF LANGFORD
PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, March 9th, 2020 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

	Page
1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
3. <u>ADOPTION OF THE MINUTES</u>	
a) Planning, Zoning & Affordable Housing Committee Meeting – February 24 th , 2020	2
4. <u>REPORTS</u>	
a) Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational vehicle storage compound at 4373 West Shore Parkway by means of a Temporary Use Permit - Staff Report (Planning)	7
5. <u>ADJOURNMENT</u>	

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, February 24th, 2020 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: C. Brown, A. Creuzot, D. Horner, J. Raappana and K. Sheldrake.

ATTENDING

M. Baldwin, Director of Planning and Subdivision; and M. Mahovlich, Director of Engineering.

ABSENT

Members: M. Hall and S. Harvey.

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: K. SHELDRAKE

SECONDED: A. CREUZOT

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 Meeting – February 10th, 2020

MOVED BY: K. SHELDRAKE

SECONDED: A. CREUZOT

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on February 10th, 2020.

CARRIED.

4. REPORTS

- a) **Application to Rezone 1336 Langshire Road from RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) Zone and amend the policy designation from Hillside or Shoreline to the Business or Light Industrial designation within Langford’s OCP in order to allow a for commercial and light industrial uses to be developed on the property.**
- **Staff Report (Planning)**

MOVED BY: K. SHELDRAKE

SECONDED: D. HORNER

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

Proceed with consideration of first reading of Bylaw No. 1889 to amend the policy designation within Langford’s OCP from the Hillside or Shoreline Policy designation to the Business or Light Industrial Policy designation for the property located at 1336 Langshire Road;

Include within Bylaw No. 1890 a clause to remove “Gravel and Aggregate Processing and sale”, as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1890 to rezone the property at 1336 Langshire Road from the RR4 (Rural Residential 4) Zone to the BP2A (Business Park – Sooke Road West) subject to the following terms and conditions:

- a) That the applicant provides, **prior to Public Hearing**, the following:
- i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - ii. A memo or report from a registered professional biologist, addressing the watercourse identified on the adjacent property at 1348 Langshire Road;
- 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 developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That the developer agrees to build up the full width and extent of Langshire Road to Bylaw No.100 Standards including the construction of a cul-de-sac in a location to be determined and as approved by the Director of Engineering;
 - iii. That the applicant will submit frontage drawings, within 1 month of request from the City of Langford, to the satisfaction of the Director of Engineering and prior to the approval of subdivision or issuance of a building permit, whichever is first;
 - iv. That the developer agrees to register road dedication, within in 2 months of request from the City of Langford, to the satisfaction of the Director of Engineering;

- v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, there will be no approval of subdivision or issuance of a building permit to develop the subject property;
- vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering;
- vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;
- x. That the developer agrees that rock extraction and rock crushing on the subject property will only be permitted for a period of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

b) Application to amend the policy designation within Langford’s OCP from the Hillside or Shoreline designation to the Business and Light Industrial designation for the property at 4342 West Shore Parkway and the property at 1324 Langshire Road.

Application to amend the zoning designation within Langford’s Zoning Bylaw No.300 from the RS4 (Residential Small Lot) Zone for the property located at 4342 West Shore Parkway, and the RR4, (Rural Residential 4), Zone for the property at 1324 Langshire Road to the BP2A (Business Park – Sooke Road West) Zone.

- Staff Report (Planning)

MOVED BY: K. SHELDRAKE

SECONDED: C. BROWN

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

Proceed with consideration of first reading of Bylaw No. 1887 to amend the policy designation for the property at 4342 West Shore Parkway and 1324 Langshire Road from the Hillside or Shoreline

Policy designation to the Business or Light Industrial Policy designation within Langford's Official Community Plan;

Proceed with consideration of first reading of Bylaw No.1888 to remove "Gravel and Aggregate Processing and sale", as an allowable use within the BP2A (Business Park – Sooke Road West) Zone; and

Proceed with consideration of first reading of Bylaw No. 1888 to rezone the property at 1324 Langshire Road from the RR4 (Rural Residential 4), Zone and to rezone the property at 4342 West Shore Parkway from the from the RS4, (Residential Small Lot 4) Zone to the BP2A (Business Park – Sooke Road West) Zone subject to the following terms and conditions:

- a. That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
- b. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title of each property, that agrees to the following:
 - i. That, for the property located at 1324 Langshire Road, the developer agrees to install, or bond for, all required frontage improvements along Langshire Road to Bylaw No. 1000 standards, including the installation of road edge paved parking and streetlights, to the satisfaction of the Director of Engineering, prior to subdivision approval or the issuance of a building permit, whichever is first;
 - ii. That, for the property located at 1324 Langshire Road the developer agrees to build out Langshire Road to the full width and extent along the subject property's frontage, to the satisfaction of the Director of Engineering and to the standards of Bylaw No.100;
 - iii. That the applicant will submit frontage drawings, within 1 month of a formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - iv. That the developer agrees to register road dedication, within 2 months of formal written request from the City of Langford, to the satisfaction of the Director of Engineering;
 - v. That the developer agrees that until road dedication is registered, to the satisfaction of the Director of Engineering, will be no approval of subdivision or issuance of a building permit to develop the subject property;
 - vi. That the developer will connect and be responsible for any upgrades, connections and installation of services and utilities required to support the proposed development, to the standards of Bylaw No. 1000 and to the satisfaction of the Director of Engineering and that as far as water servicing, costs may be shared between developers of the properties being serviced.
 - vii. That a formal storm water management plan is submitted and implemented prior to issuance of a building permit or subdivision approval, whichever is first, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

- viii. That a construction parking and traffic management plan, prepared to the satisfaction of the Director of Engineering, be provided prior to the issuance of a building permit;
- ix. That the developer submits the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;
- x. That the developer agrees that all rock extraction and rock crushing will not be permitted on the subject properties;
- xi. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted for a span of two years, commencing on a date agreed to, in writing, by the Director of Engineering; and
- xii. That the developer agrees that rock extraction and rock crushing on the subject properties will only be permitted between specified times to the discretion of the Director of Engineering.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:40 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: March 9, 2020
Department: Planning
Application No.: TUP20-0001
Subject: Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational vehicle storage compound at 4373 West Shore Parkway by means of a Temporary Use Permit.

PURPOSE

Ken Demontigny of Galaxy Motors (0698721 BC Ltd.) has applied for a Temporary Use Permit (TUP) to allow a recreational vehicle storage compound at 4373 West Shore Parkway. The current zoning requires a minimum of 10% site coverage. The applicant is asking to use the land as an open compound without building a structure that meets the 10% site coverage requirement. The site will be used for receiving and processing new recreational vehicles and storing overstock. This space will be used in conjunction with the new Galaxy RV dealership currently under construction on the neighboring lot. The applicant plans to build on this lot after he completes and recoups financially from the development he is undertaking on his other two lots to the south.

BACKGROUND

PREVIOUS APPLICATIONS

In 2013 the area was rezoned to Business Park 2A (BP2A) and was subsequently subdivided into 12 lots. An environmental Development Permit was issued in 2013 (DP13-0008) and it was amended in 2013 (DP14-0008 & DP13-0027). A Development Permit for Form & Character was issued in 2019 for the development of a building on lot 1 (4391 West Shore Pkwy.) to facilitate motor vehicle sales and a building on lot 2 (4377 West Shore Pkwy.) to facilitate recreational vehicle sales. This DP also permitted lot 3, the subject property, (4373 West Shore Pkwy.) to be used as a temporary staging and sales center for RV sales until occupancy is granted for the RV sales building currently under construction at 4377 West Shore Pkwy.

Table 1: Site Data

<i>Applicant</i>	Galaxy Motors
<i>Owner</i>	Ken Demontigny

<i>Civic Address</i>	4373 West Shore Parkway	
<i>Legal Description</i>	Lot 3, Section 88, Metchosin District, Plan EPP88662, PID 030-701-121	
<i>Size of Property</i>	6278 m2	
<i>DP Areas</i>	Interface Fire Hazard, Habitat and Biodiversity Development Permit Areas	
<i>Zoning</i>	Existing: Business Park 2A (BP2A)	Proposed: Business Park 2A (BP2A)
<i>OCP Designation</i>	Existing: Business or Light Industrial	Proposed: Business or Light Industrial



Figure 1: Map

SITE AND SURROUNDING AREA

The existing site has been cleared and prepped for development. It is mostly flat and finished with blast rock and granular fill. The east and south sides are retained with engineered rock walls. The site is currently fenced with black chain link and is temporarily being used for RV Sales as previously mentioned. The two properties to the south are owned by the same owner and currently have buildings being constructed on them. The property to the north is vacant. On the west side the land is being developed for a roofing company with a warehouse under construction.

Table 2: Surrounding Land Uses

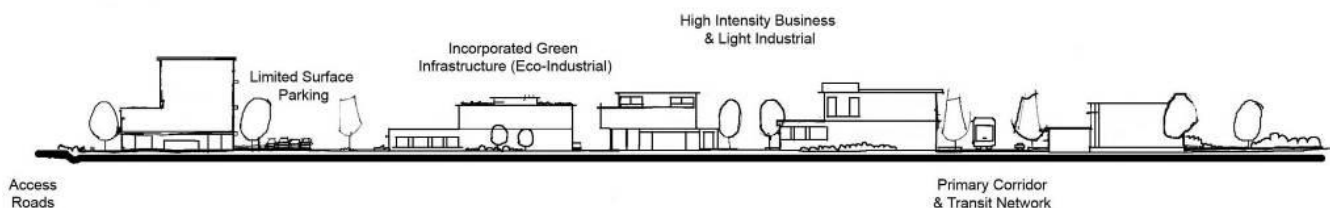
	Zoning	Use
<i>North</i>	Business Park 2A (BP2A)	vacant
<i>East</i>	Business Park 2A (BP2A)	RV sales dealership
<i>South</i>	Business Park 2A (BP2A)	RV sales dealership
<i>West</i>	Business Park 2A (BP2A)	Vacant lots & Light Industrial Storage and Warehouse

OFFICIAL COMMUNITY PLAN

The OCP designates this property as *Business or Light Industrial*. The Business of Light Industrial is defined as:

- *Predominately business and light industrial precinct that supports a range of business uses.*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve the users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate.*

Figure 1: Business or Light Industrial Centre Concept



The Business or Light Industrial Centre designation contemplates a range of business uses. The proposed temporary use of this land would satisfy the objectives within the OCP.

DEVELOPMENT PERMIT AREAS

The parcel lies within the Habitat and Biodiversity Development Permit Area. As noted previously, an environmental development permit was issued for the area. The proposed temporary use would not adversely effect the environment as the land has been completely cleared of any vegetation.

The subject property also falls within the Extreme Fire Hazard Development Permit Area and therefore it is recommended that the civic address be posted as per the City bylaw and that at least one 10 pound fire extinguisher be available on site at all times.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is accessed via West Shore Parkway which connects to the Trans-Canada Highway (Highway 1) and to Sooke Road (Highway 14).

Frontage improvements along the West Shore Parkway were completed through the original rezoning.

Onsite parking for the proposed use would not be required as the intended use of the land would be for receiving new inventory and prepping said inventory for sale at the neighbouring recreational vehicle sales site. If any parking would be required it must comply with Section 4.01.01 of the Zoning Bylaw.

INFRASTRUCTURE

Sewer runs along West Shore Parkway although this will not be functional until a pump station and associated works are completed along Finney Rd.

COMMENTS

DEVELOPMENT PROPOSAL

The current zone permits retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, small industrial equipment such as skid steer loaders and heavy industrial equipment (e.g.: loaders, excavators) and heavy trucks (i.e.: greater than 2700 kg GVW) and parts and accessories thereof;

The applicant's wish is to not immediately develop the property under the current zoning designation which would cause them to build a building that met the 10% site coverage requirement but rather use the land for receiving and preparing recreation vehicles to be sold on their neighbouring lot. It is the applicant's intent to build on the property in the future therefore a temporary use permit would allow them to facilitate the sales operations on their lots to the south in the interim until such a time as they can proceed with the planning and construction of a building on the subject property.

OPTIONS

Option 1

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

1. Proceed with the consideration of Temporary Use Permit TUP20-0001 to allow the land to be used for receiving, preparing and storage of recreational vehicles for sale at the applicant's neighboring RV Dealership (4377 West Shore Parkway) without building a structure that meets the 10% minimum lot coverage for lots with an area less than 1,000 m² subject to the following conditions:
 - a. No razor wire fencing;
 - b. At least one 10lb dry chemical fire extinguisher must be available on site at all times;
 - c. Address for the site to be posted as per City of Langford bylaw.
 - d. Maintain an access lane on site for fire suppression for the duration.

OR Option 2

2. Reject this application for a temporary use permit.

Respectfully submitted,

Submitted by:	Kory Elliott, Planning and Land Development Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Chris Aubrey, Fire Chief Accepted via email
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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