

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, May 3, 2021 @ 5:30 pm

**Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference**

PRESENT

Councillors: D. Blackwell (Chair), and L. Seaton (Acting Vice-Chair).

Members: D. Horner.

By Telephone: C. Brown, and A. Creuzot.

ATTENDING

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

ABSENT

Councillor Wade; Members: M. Hall, S. Harvey, J. Raappana, and K. Sheldrake.

1. CALL TO ORDER

The Chair called the meeting to order at 5:32 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: D. HORNER

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 – April 12, 2021

MOVED BY: D. HORNER

SECONDED: COUNCILLOR SEATON

That the Planning, Zoning and Affordable Housing Committee approve the amended minutes of the meeting held on April 12, 2021.

CARRIED.

4. REPORTS

- a) **Bylaw 1983 - Application to Rezone 1028 Lomalinda from Cluster Housing 2 (CH2) to Neighbourhood Institutional (P1A), to allow for a standalone daycare with up to 76 children**
- **Staff Report (Planning)**

MOVED BY: A. CREUZOT

SECONDED: C. BROWN

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

1. Proceed with consideration of Bylaw No. 1983 to rezone a portion of the property at 1028 Lomalinda Dr from CH2 to P1A to allow a standalone daycare operation, subject to the following terms and conditions:
 - a. That the applicant provides, prior to **Bylaw Adoption**, a Section 219 Covenant, registered in priority over all other charges on title, that agrees to the following:
 1. That the following will be provided to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering prior to subdivision approval:
 1. Frontage improvements;
 2. A storm water management plan; and
 - b. That the applicant provides, or bonds for, a 1.8 m decorative solid wood fence along all lot lines containing a one-family or two-family dwelling, prior to Subdivision Approval; **AND**
2. That the applicant applies for and obtains a Development Variance Permit to alter the following setback requirements, prior to Subdivision Approval;
 - a. That Section 3.26.02(6) of Zoning Bylaw 300 be varied to allow a daycare to be located 2.03 m from a single-family residential lot;
 - b. That Section 6.80A.08(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback of a building or structure from the required 6 m to 2.03 m.

CARRIED.

- b) **Bylaw No. 1981 - Application to Rezone 2165 and 2167 Bellamy Road from R2 (One- and Two-Family Residential) Zone to RS1 (Residential Small Lot 1) Zone to Allow for 11 new single-family dwellings and retain the existing duplex**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON
SECONDED: C. BROWN

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

1. Take no action with respect to the application to rezone 2165 and 2167 Bellamy Road until the applicant has provided a site grading plan, a revised lot layout without need for variances, and has addressed site drainage and the fill brought on to the site.

CARRIED.

- c) **Bylaw No. 1969 - Application to Rezone 890 Walfred Road from RR5 to R2 to Accommodate an 8-lot Bare Land Strata Subdivision**
- **Staff Report (Planning)**

MOVED BY: D. HORNER
SECONDED: L. SEATON

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

1. Proceed with consideration of Bylaw No. 1969 to amend the zoning designation of 890 Walfred Road from the RR5 (Rural Residential 5) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per lot prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
 - i. Full frontage improvements; and
 - ii. A storm water management plan;
 - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;

2. Take no action at this time with the South Langford Neighbourhood Plan.

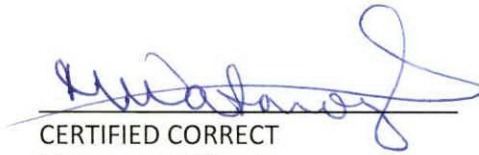
CARRIED.

5. **ADJOURNMENT**

The Chair adjourned the meeting at 6:32 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)

Marie Watmough
Deputy Corporate Officer