

From: [REDACTED]
To: [Matthew Baldwin](mailto:Matthew.Baldwin@langford.ca)
Subject: Re: Submission for: Rezoning of 2981and 2985 Awsworth Rd from residential to industrial
Date: August 16, 2021 9:11:28 AM
Attachments: [Awsworth Rezoning 16 Aug2021.docx](#)

Hello Matthew,
Thank you for following up.
I thought I attached something.
Here it is again. Please let me know if you get it.
Thanks,

Nitya

On Aug 16, 2021, at 9:04 AM, Matthew Baldwin <mbaldwin@langford.ca> wrote:

Hello Nitya,

I'm not sure whether you were going to attach something to that last email, but we did not receive anything other than what is shown below.

I hope this finds you well.

Sincerely,

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

City of Langford

t 250.474.6919

2nd Floor, 877 Goldstream Avenue | Langford, BC V9B 2X8

Langford.ca

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From: Nitya Harris [REDACTED]
Sent: Monday, August 16, 2021 9:02 AM
To: lanning@cityoflangford.ca; Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>
Cc: Langford Planning General Mailbox <planning@langford.ca>

Subject: Submission for: Rezoning of 2981and 2985 Awsworth Rd from residential to industrial

Dear Mayor and Councillors,

Please see attached my written submission for the Public Hearing today re: Rezoning of 2981and 2985 Awsworth Rd from residential to industrial.

Thank you,

Nitya Harris

3182 Humpback Road

Langford

August 15, 2021

Dear Mayor and Council,

Re: Rezoning of 2981 and 2985 Awworth Rd from residential to industrial

Here are my concerns regarding this rezoning application:

1. Is CRD water and sewer in place? My understanding is that Langford has a rule that industrial lands need to be on CRD water and sewage systems. This particular property is not connected to water or sewage and relies on groundwater.

This is a big concern. Aquifer 606 which supplies a great number of wells in this Region is classified as vulnerable and not very productive. Allowing an industrial operation to operate from groundwater opens the door to potential depletion of this aquifer. A trucking facility may not use much water but the land can be sold for many other types of light industrial activities, many of which use enormous amounts of water.

Langford should stick to its rule of having CRD water for this site and not allow it to access the aquifer.

2. What is the plan for treatment of wastewater from this operation?

Washing of trucks is something that is common in these operations. When these trucks are washed what happens to the wastewater? This water may or may not be contaminated depending on what was on the trucks. This site is right beside Bilston Creek which will receive the runoff and waste water from this site. How will the creek be protected?

Again, Langford needs to stick to its rule and not allow any industrial operation that is not serviced by sewers.

3. There is no need for an industrial site in this location.

Langford has a 200 acre industrial zone right across the highway from this site that needs industrial businesses. Why open up another location that raises public concerns with industrial land use when there is lots of room across the way?

4. But the most important point of all: this area of north Langford is rural, and rural lands mitigate climate change impacts.

The UN special report on climate change and the future of land use makes it clear we must transform the way we use land around the world if there is to be hope of stabilizing global temperatures. The report shows that land degradation and desertification due to development poses significant, wide-reaching consequences for the well-being of the planet.

The report makes clear that 'business as usual' is no longer an option and that dramatic short-term action is required. Delays in reducing greenhouse gas emissions will only undermine the

global economy by destabilizing the ecosystems that underpin it through loss of biodiversity and jeopardizing sufficient food production. A failure to protect the lands and ecosystems will only worsen the impacts a warming climate will have on people and economies.

To conclude, it's time for Langford to do its part to reduce CO2 production. And one major way that we can do is to protect our rural lands –lands that not only sequester excess carbon but also provide natural protections to local communities against the worst impacts of climate change.

There is no need for this industrial zoning, given the number of other areas in Langford that are already developed and available for such land uses, including Centre Mountain Business Park right across the highway from this property. We all know that CO2 production from continuous urbanization and development is going to seriously affect our world –the decisions you make today may not affect you directly but will have major consequences on your children and grandchildren. That will be your legacy.

I therefore ask Council to deny this application.

Sincerely,
Nitya Harris
3182 Humpback Road
Langford

From: [Julie Coneybeer](#)
To: [Langford Planning General Mailbox](#)
Subject: FW: Rezoning of 2981 and 2985 Awsworth Road from residential to industrial
Date: August 16, 2021 1:51:47 PM

Julie Coneybeer

Executive Assistant

250.478.7882 x4204

From: terry labelle [REDACTED]
Sent: August 15, 2021 11:14 PM
To: lanning@cityoflangford.ca; Mayor Young <mayor@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Norma Stewart <nstewart@langford.ca>; Roger Wade <rwade@langford.ca>
Subject: Rezoning of 2981 and 2985 Awsworth Road from residential to industrial

I am writing Mayor and Council in regards to the recent application for rezoning of parcel 2981 and 2985 from residential to industrial use..

This application was just recently brought to our attention . The sign was set in an obscure area on Awsworth Road which is actually a small single lane country road. Large trucks parked along the road in front of it did not lend to making it easily visible. The sign has just recently been moved along the busy Sooke Highway, but the speed of traffic with no place to pull over makes it a challenge to read the sign. A recommendation (alas too late) would have been to erect it by the mail boxes at the junction of Awsworth Road and Yorkshire Place. That would have allowed all people in the area that could be affected by this possible rezoning to be able to see this sign and contact you about their concerns. Unfortunately your meeting is today.

We purchased our property on Yorkshire Place which is just up from the property seeking rezoning on Awsworth Road. We have our own well which presently has a good clean water supply and septic system. Some of the homes further up the road have limited water at this time.

We are concerned with:

1. Water consumption at this proposed site and the runoff from the servicing of these dump trucks. What precautions will be taken to ensure that contaminants (oil, diesel) do not seep into the water supply? I am sure you are well aware that all the residents in this area are on private wells which tap the waters from Aquifer 606 and 682. It has been noted that these are two of the most sensitive aquifers in the province.
2. Future subdivision of the property in question into more industrial sites and not just one trucking company which is currently on the table.
3. Safety of the residents and general public who use this small single lane country road to walk their pets and to use it to access the hiking trails up to Mt. Wells.

4. Water consumption from the future possible wells from an industrial development planned on the other side of Sooke Road. Also lack of water supply as a consequence of many future wells being drilled, if the CRD municipal water is not brought into these future sites along with proper installation of sewer systems.

We understand that the owner of the property in question has a temporary permit to operate the trucking business, but once this rezoning is approved there will be no turning back. It is imperative that we preserve this rural area and keep it residential.

Sincerely,
Terry LaBelle
Janet Baumgartner

3453 Yorkshire Place
Victoria (Langford), B.C