



Staff Report to Council

DATE: Monday, February 7, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0025

SUBJECT: Amendment to Bylaw No. 1997 – Application to amend the text of the RCBM2 Zone and associated Schedule O2 map

BACKGROUND:

At the Regular Meeting of Council on September 7, 2021, Council gave first reading to Bylaw No. 1997 (Z21-0025), which proposes to amend the text of the RCBM2 (Resort Community Bear Mountain 2) Zone to reduce the interior side lot setbacks to 1.5 m, allow secondary suites within Area 3 and amend portions of 1950 and 1991 Bear Mountain Parkway from Area 2 to Area 3 of the Schedule O2 map.

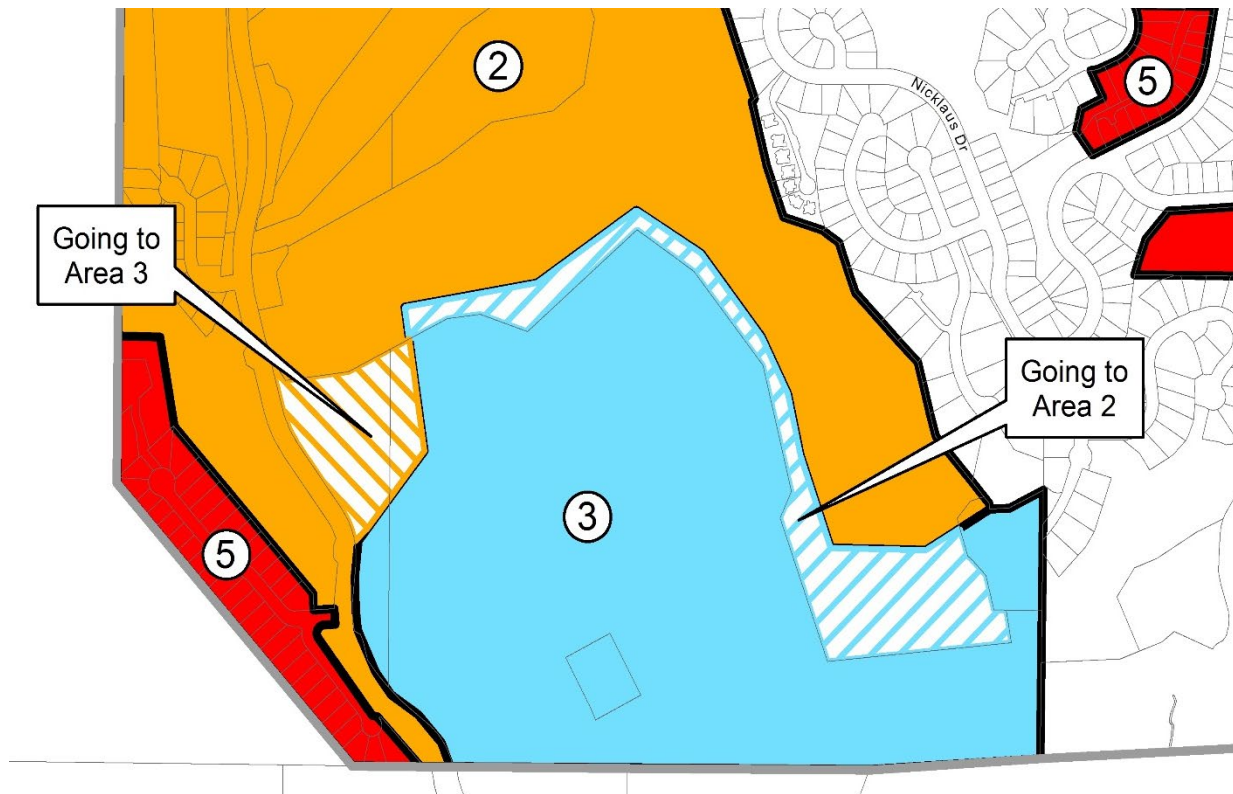
Additionally, Bylaw No. 1997, proposes to amend portions of 1450 Grand Forest Close from Area 3 to Area 2 of the Schedule O2 map.

COMMENTARY:

Since submitting the initial rezoning application (Z21-0025), the owner of 1450 Grand Forest Close has chosen to not be included.

Additionally, the City of Langford has recognized an opportunity to clarify the Schedule O-2 map within the Zoning Bylaw. As proposed, the map will be updated such that the boundaries of the different Areas of the Zone will coincide with current property lines. The small portion of Area 3 currently located inside 2133 Champions Way will be relocated to 1950 and 1991 Bear Mountain Parkway and the small portion of Area 2 currently located inside 1950 and 1991 Bear Mountain Parkway will be relocated to 2133 Champions Way. Below, Figure 1 outlines the proposed changes.

Figure 1: Proposed Schedule O-2 Map



Staff have prepared an amended Bylaw No. 1997 for Council's consideration. Amended Bylaw No. 1997 proposes to amend the text of the RCBM2 Zone as written in the original bylaw, while eliminating changes to the Schedule O2 Area designations of 1450 Grant Forest Close and updating the Schedule O2 Area designations of the three subject properties as described above.

If Council is supportive of amending the RCBM2 zone, they may wish to rescind first reading of Bylaw No. 1997 and give first reading to amended Bylaw No. 1997.

FINANCIAL IMPLICATIONS:

There are no known implications in proceeding with this rezoning application as noted above.

LEGAL IMPLICATIONS:

There are no known legal implications in proceeding with this rezoning application as noted above.

OPTIONS:

Option 1

THAT Council:

1. Rescind first reading of Bylaw No. 1997;

AND

2. Give first reading to amended Bylaw No. 1997;

OR Option 2

THAT Council

1. Take no action at this time with respect to Bylaw No. 1997.

SUBMITTED BY: Matt Notley, Planner I

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

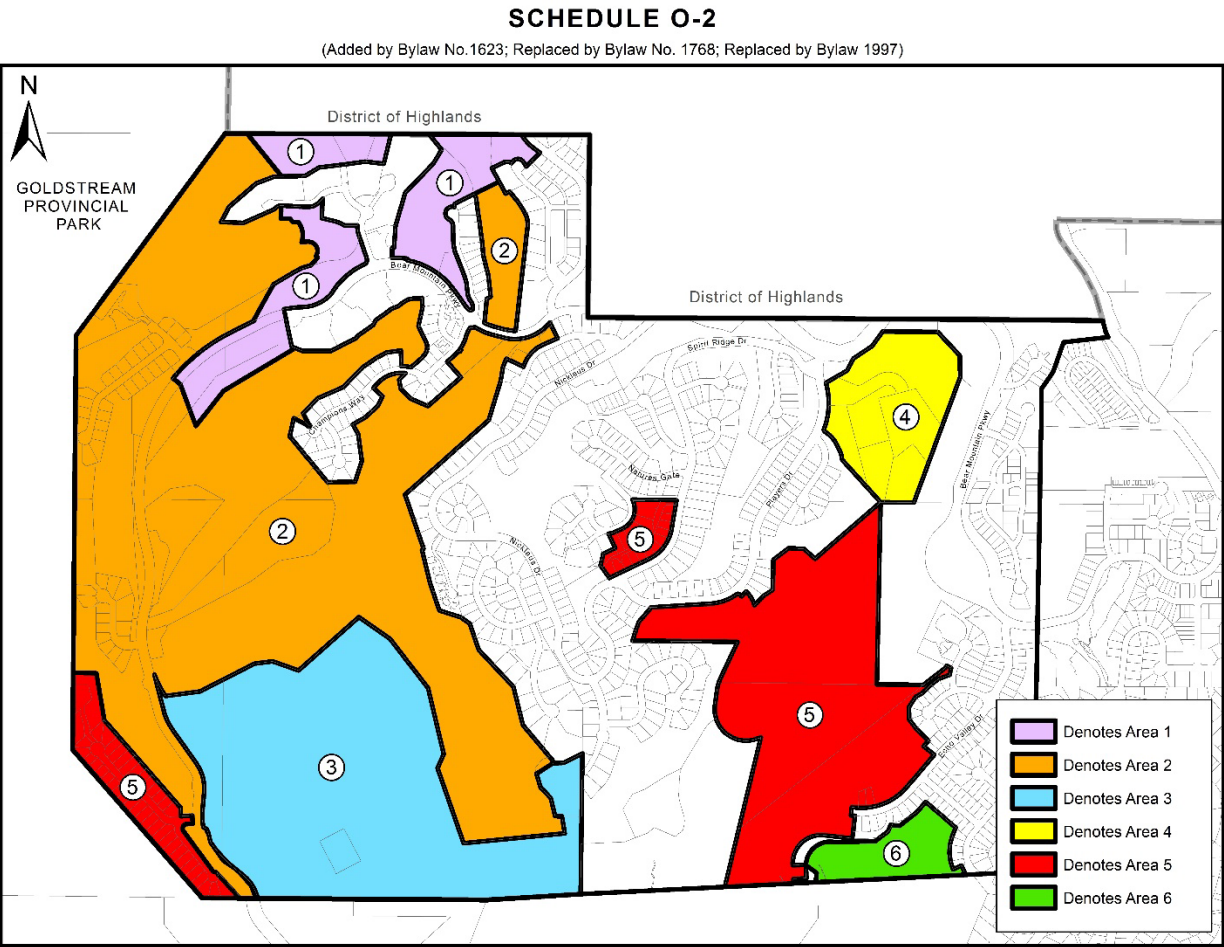
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Amended Schedule O-2



Appendix B – Site Map

REZONING BYLAW AMENDMENT
(Z21-0025)
1950, 1991 Bear Mountain Pkwy & 2133 Champions Way

