

CITY OF LANGFORD  
REGULAR MEETING OF COUNCIL  
Monday, April 7<sup>th</sup>, 2008 @ 7:00 p.m.  
Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue

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**AGENDA**

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1. <b><u>CALL TO ORDER</u></b>	
2. <b><u>APPROVAL OF THE AGENDA</u></b>	
3. <b><u>ADOPTION OF MINUTES</u></b>	
a) Minutes of the Meeting of Council – March 17 <sup>th</sup> , 2008	1
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2. Rezoning Application – 1295 Kingfisher Place (Application to Rezone from R1 [One-Family Dwelling] to RS2 [Residential Small Lot] to Allow a One-Lot Subdivision)(File No. Z-08-02)	
3. Langford 2008 Official Community Plan Review (File No. OCP-06-04)	
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13. **ADJOURNMENT**

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, March 17<sup>th</sup>, 2008 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Mayor S. Young, Councillors: D. Blackwell, M. Sahlstrom, W. Sifert, and L. Szpak.

**ATTENDING**

Deputy Administrator, Jim Bowden, Deputy Clerk, Lindy Kaercher, City Engineer, John Manson, Treasurer, Steve Ternent and Deputy City Planner, Emillie Adin.

**ABSENT**

Councillors: J. Goudy and L. Seaton.

**1. CALL TO ORDER**

The Mayor called the meeting to order at 7:00 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That the Agenda be approved as amended: DELETE: Agenda item 3(a) Bylaw No. 1132, 8(f)(2) OCP and Rezoning Application OCP-07-18 and Z-07-32, and 11(b) Bylaw No. 1132 .

CARRIED.

**3. PUBLIC HEARINGS**

**a) BYLAW NO. 1146 (File No. 3900-1146)**

**"Langford Zoning Bylaw, Amendment No. 227, (Text Amendment – Omnibus No. 14), 2007".**

The Mayor opened the Public Hearing for Bylaw No. 1146 at 7:02 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that the purpose of the Public Hearing was to hear from the public regarding Bylaw No. 1146 which, if adopted, would amend Zoning Bylaw No. 300 by:

- Allowing temporary structures used for construction and marketing purposes to remain for the entire duration of construction rather than a 1-year term;

- Inserting a new section containing regulations for fences;
- Clarifying and amending the group and family day care regulations;
- Inserting group daycares and preschools as a permitted use in specified Institutional and Commercial zones;
- Inserting cross referencing to the Home Occupation and Secondary Suite regulations contained in Part Three of the Zoning Bylaw in each applicable zone;
- Amending the Subdivision Lot Requirements in each applicable zone such that no subdivision of parcels less than 1.0 hectares in size may occur without connection to municipal sanitary sewer;
- Updating the density bonus provisions in each applicable zone to reflect the current terms of the Affordable Housing and Amenity Policy and the current names of reserve funds;
- Allowing detached duplexes in the R2A (One- and Two-Family Residential) zone in accordance with the same terms specified in the R2 (One- and Two-Family Residential) Zone, and to allow the construction of a detached duplex at 3446 Happy Valley Road;
- Inserting an exemption to the 1m required landscaping and screening area along interior side lot lines where the adjoining parcel is designated as Pedestrian Commercial in the Official Community Plan;
- Adding a caretaker dwelling unit as a permitted use in the Business Park area of the CD1 (Goldstream Meadows) zone;
- Adding 'Ronald McDonald House or similar use providing accommodation for the relatives of seriously ill children' as a permitted use in Area 2 of the CD6 (Bear Mountain) zone, and deleting the same use from Area 1 of the CD6 (Bear Mountain) zone;
- Adding 'Temporary Real Estate and Marketing Offices' as a permitted use in Areas 3A, 3B, and 3C of the CD6 (Bear Mountain) zone; and
- Replacing the Schedule S map.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Ms Maureen Johnson of 907 Dawn Lane addressed Council with respect to fencing regulations. Ms. Johnson requested Council to consider adding an additional two feet of fencing for the purpose of protecting gardens from deer.

The Deputy City Planner advised Council they could consider adding an additional two feet of lattice in rural areas to deter the deer.

Mayor Young requested the Deputy Planner to provide for an increase to the fencing by an addition two feet of lattice in rural areas.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1146 closed at 7:07 p.m.

#### **4. ADOPTION OF MINUTES**

##### **a) Minutes of the Meeting of Council – February 18<sup>th</sup>, 2008**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Council Meeting on February 18<sup>th</sup>, 2008.

**5. RECEIPT OF OTHER BOARD AND COMMISSION MINUTES**

**a) Capital Regional & Hospital District – February 13<sup>th</sup>, 2008**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council receive the Minutes of the Capital Regional & Hospital District of February 13<sup>th</sup>, 2008.

CARRIED.

**b) West Shore Parks & Recreation Society – January 10<sup>th</sup>, 2008**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council receive the Minutes of the West Shore Parks & Recreation of January 10<sup>th</sup>, 2008.

CARRIED.

**6. PUBLIC PARTICIPATION**

Ms. Jennifer Andison of 2581 Florence Lake Road addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Mayor Young outlined the borrowing process for the Spencer Road Interchange.

Mr. Steven Hurdle of 2719 Winster Road addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Mr. Mark Johnson former Administrator for the City of Victoria addressed Council and stated the same borrowing process related to the Spencer Road Interchange has been used numerous times by the City of Victoria for requests made by business owners' and repaid back to the City of Victoria through specified area businesses tax.

Fire Chief Bob Beckett addressed Council with respect to the lack of access and egress on the north side of the Trans Canada Highway and the need for an appropriate secondary access for public safety.

Mr. Ron Raynor of 2649 Savory Road addressed Council with respect to the Florence Lake Improvement District and stormwater management.

Mayor Young outlined what will be happening with the Brock Road extension.

Ms. Cheryl McLaughan of 2719 Winster Road addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Mr. Michael Mortimer of 1157 Goldstream Avenue addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Mr. Doug Rowe of 2510 Florence Lake Road addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Ms. Christina Van Lieop of 2526 Florence Lake Road addressed Council with respect to Agenda item 9(g) Spencer Road Interchange financing.

Ms. Eleanor McKinnon of 2649 Savory Road addressed Council and stated her environmental concerns with respect to building the Spencer Road Interchange.

Mayor Young advised the environmental work that has been completed on the lake.

Mr. Julian West of 1229 Judge Place addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing.

Mr. Paul Arsenault, West Shore Economic Development Association addressed Council with respect to the necessity for the Spencer Road interchange for transportation purposes throughout Langford.

Mr. Jared Nyberg of 3208 Wishart addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing and the Bear Mountain development.

Mr. Jason Averk of Colwood addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing.

Mr. J.B. Williams, resident of the West Shore addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing.

Ms. Jolene Clark, West Shore citizen addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing and the Environmental Impact Study.

Mayor Young invited Mr. Tim Stevens, Manager of the Spencer Road Interchange to address the Environmental Impact Study behalf of Goldier and Associates who had prepared the study.

Mr. Al LeQuesne of 2513 Mill Hill addressed Council with respect to Agenda items 8(c)1 529 Langvista Drive and 11(c) Bylaw No. 1146.

Mr. Mike Wignall of 2375 Selwyn Road addressed Council with respect to Agenda 9(g) Spencer Road Interchange financing.

## 7. DEVELOPMENT VARIENCE PERMIT

### a) DVP-07-29 – 2950 West Shore Parkway & 2880 Kettle Lake Drive

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

That Council issue Development Variance Permit No. DVP-07-29 at 2950 West Shore Parkway and 2880 Kettle Lake Drive be issued by the Council for the City of Langford to Turner Lane Development Corporation on behalf of Emerald Lake Homes Ltd. to allow the development of a warehouse, mini-storage, and clubhouse facilities at 2950 Westshore Parkway subject to the following variances and conditions:

#### 1. Appendices

The site shall be developed in accordance with the site plan attached (Appendix DVP-07-29A).

#### 2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- a) That Section 6.90.05(1)(a) of Zoning Bylaw No. 300 is varied by reducing the minimum required front lot line setback from the required 7.5m (25ft) to 2.0m (6.6ft);
- b) That Section 6.90.05(1)(d) of Zoning Bylaw No. 300 is varied by reducing the minimum required exterior side setback from the required 6.0m (20ft) to 2.0m (6.6ft); and
- c) That Section 4.01.04(1) is varied by changing the location of off-street parking spaces from the required on-site location to an off-site location.

3. Conditions

- a) The provision of appropriate and adequate sight lines to the satisfaction of the City Engineer at the intersection of the driveway access for the subject property as it connects to both Westshore Parkway and Kettle Lake Drive, and at the access from Westshore Parkway into the subject property. These sight lines must be acceptable in terms of the current road location and that which will be created in future road widening to the full 4-lane cross section;
- b) The incorporation of a minimum 1m (3ft) landscaping and screening area between the public sidewalk and the buildings;
- c) The registration of the following documents prior to the issuance of a development permit above foundation:
  - i. A reciprocal access easement on the title of all applicable properties to secure access to the parking site from Kettle Lake Drive;
  - ii. A Section 219 covenant on the title of 2900 Kettle Lake Drive (Lot 3, Plan VIP83274) that states the property will be used to provide the balance of required off-street parking that is not created on the subject property, for the exclusive use of the subject property;
  - iii. A Section 219 covenant on the title of the subject property that states the subject property will not be used for any purpose unless the easement and Section 219 covenant remain registered and unmodified unless approved by the City; and
  - iv. A Section 219 covenant that restricts access between the subject property and the Westshore Parkway to right in and right out only when the road is widened to a 4-lane cross section, prior to the issuance of a development permit.

CARRIED.

8. COMMITTEE RESOLUTIONS

- a) **Affordable Housing Committee – February 18<sup>th</sup>, 2008**
  - 1. **Partnerships (File No. 6940-01)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council:

- 1. Direct staff to notify Verico Select Mortgage Group that they have been added as a Supporting Partner to the Affordable Housing Program, such that an info sheet on the company will be included in all Affordable Housing Program information packages and on the City of Langford website;
- 2. Require developers to supply blinds to all windows on elevations facing streets of new units constructed in the Affordable Housing Program, with an increased sale price of \$500 for the unit;
- 3. Require landscaping for all units as a condition of small lot design guidelines, and direct staff to collect bonding for landscaping to ensure that minimal landscaping has been provided at or shortly after occupancy.

CARRIED.

**2. Affordable Housing Policy Eligibility Criteria (File No. 6940-00)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SAHLSTROM

That Council take no action with respect to amending the Affordable Housing Policy eligibility criteria.

CARRIED.

**b) Parks & Recreation Committee – February 25<sup>th</sup>, 2008**

**1. 2008 Parks and Trails Capital Project Budgets (File No. 1700-02)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council direct staff to bring forward the parks and trails capital projects listing in Appendix A & B as outlined in the staff report dated February 26<sup>th</sup>, 2008 to Council for consideration and refer the 2008 Parks and Trails Capital Project Budget to the Treasurer.

CARRIED.

**2. 2008 Parks, Boulevards and Trails Maintenance Budgets (File No. 1700-02)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council refer the Boulevard, Parks and Trails maintenance budgets and five year financial plans described in Appendix A & B as outlined in the staff report dated February 26<sup>th</sup>, 2008, be set at the figures shown for 2008 to the Treasurer.

CARRIED.

**3. Community Stewardship Program (File No. 6000-01)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council consider:

- a) a partnership with 'Power to Be', and
- b) the idea of a Community Stewardship Program that allows staff to work with volunteer groups.

CARRIED.

**c) Planning & Zoning Committee – February 25<sup>th</sup>, 2008**

**1. Development Variance Permit – 509 and 517 Langvista Drive (Application to Vary the Building Envelope and to Vary the Front and Rear Yard Setbacks to Allow a Five-Lot Residential Subdivision) (File No. DVP-07-24)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SIFERT

That Council proceed with consideration of Development Variance Permit No. DVP-07-24 for the properties at 509 and 517 Langvista Drive, with the following variances:

- a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6.0 metres (19.69 feet) to 5.0 metres (16.4 feet) for lot 'A';
- b) That Section 6.21.06(1)(c) Zoning Bylaw No. 300 be varied to reduce the exterior side yard setback from the required 4.5 metres (15 feet) to 3.5 metres (11.5 feet) for lot 'A';
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6.0 metres (19.69 feet) to 4.0 metres (13.12 feet) for lot 'B'; and
- d) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front yard setback from the required 6.0 metres (19.69 feet) to 4.5 metres (14.75 feet) for Lot "1" and Lot "3" for that portion of the building or structure that does not comprise an attached garage;

Subject to:

- (i) The applicant registering an easement over proposed lot '4' to provide access to proposed lot '5', prior to subdivision approval; and
- (ii) That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.

CARRIED.

**2. Development Variance Permit – 529 Langvista Drive (Application to Vary the Lot Width to Allow for a Three-Lot Residential Subdivision) (File No. DVP-07-28)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SIFERT

That Council proceed with consideration of Development Variance Permit No. DVP-07-28 for the property at 529 Langvista Drive, with the following variances:

- a) That Section 6.21.02(2) of Zoning Bylaw No. 300 be varied to reduce the required lot width from 16 metres (52.5 feet) to 14.49 metres (47.5 feet) for lot 'A'; and
- b) That Section 6.21.02(2) of Zoning Bylaw No. 300 be varied to reduce the required lot width from 16 metres (52.5 feet) to 14.33 metres (47.0 feet) for lot 'B'

Subject to:

- (i) That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.

CARRIED.

**d) Protective Services Committee – February 26<sup>th</sup>, 2008**

**1. 2008 Building Department Budget Report (File No. 1715-20-2008)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council refer the 2008 Building Department Budget to the Treasurer for inclusion in the budget.

CARRIED.

**2. RCMP Monthly Report – January 2008 (File No. 0650-20 RCMP)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council receive the RCMP Monthly Report for January 2008.

CARRIED.

**e) Administration & Finance Committee – March 10<sup>th</sup>, 2008**

**1. Monthly Approval of Accounts Payable — February, 2008 (File No.1630-01)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council approve the Monthly Accounts Payable for February, 2008.

CARRIED.

**2. General Government 5 Year Financial Plan (File No. 1715-20 2008 – 2012  
Financial Plan)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council approve in principle the General Government Five Year Financial Plan for 2008-2012 as presented in the Treasurer's report dated March 10, 2008, with each project ranked as must have.

CARRIED.

**3. 2008 Greater Victoria Public Library Final Budget (File No. 1715-20 2008 GVPL)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council approve the 2008 Greater Victoria Public Library budget and refer it to the Treasurer for inclusion in the 2008-2012 Five-Year Financial Plan.

CARRIED.

**4. Tangible Capital Asset Policy (File No. 0340-50 Tangible Capital Asset)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council adopt the "Tangible Capital Asset Policy".

CARRIED.

f) Planning & Zoning Committee – March 10<sup>th</sup>, 2008

1. Rezoning Application – 891 Isabell Avenue (Application to Rezone the Property at 891 Isabell Avenue from GR1 [Greenbelt Residential] to RS2 [Residential Small Lot 2] in Order to Create an Eight-Lot Subdivision Consisting of Seven New Lots – Returning to P&Z to Discuss Contributions) (File No. Z-06-20)

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from GR1 (Greenbelt Residential 1) to RS2 (Residential Small Lot 2), subject to the following terms and conditions:
  - a) That the following be included as a bonus for increased density on the subject property in the RS2 zone:
    - i. \$2,500 per lot to the City Park Fund;
    - ii. \$100 per lot to the Community Archeological Assessment Fund;
    - iii. \$2,500 per lot to the General Amenity Reserve Fund;
    - iv. \$1,500 per lot to the ALR Acquisition Fund;
    - v. \$1,000 per lot towards the new Happy Valley Fire Hall;
    - vi. \$500 per lot towards the Fire Truck Fund;
    - vii. \$400 per lot towards the Bilston Creek Enhancements;
    - viii. \$300 per lot towards the Traffic Guards School;
    - ix. \$500 per lot towards the Housing Fund;
  - b) That Council agree to sell a portion of the unused gazetted road area adjacent to Isabel Avenue to the applicant, and accept Lot #7, having an area of 383m<sup>2</sup>/4,123ft<sup>2</sup> as an amenity to the provided that this lot is cleared, backbladed and seeded prior to transference, and that this lot be used as parkland;
  - c) That the applicant provide a tree retention plan created by a Certified Arborist to the satisfaction of the City Planner prior to public hearing;
  - d) That the applicant provide, prior to adoption of any bylaw to rezone the subject property, a Sec. 219 Covenant registered on title that agrees to the following:
    - i. The addresses be posted at the entrance to the development as well as on each individual home; and
    - ii. The applicant provide a nuisance easement in favour of the South Vancouver Island Rangers.
    - iii. That based on the applicant's building designs for the new lots, the elevations of the existing house may require upgrading to the satisfaction of the City Planner;
    - iv. That the applicant purchase the gazetted road and absorb all costs associated with the disposition of the City's land;
    - v. That the applicant will provide Lot #7, having an area of 383m<sup>2</sup>/4,123ft<sup>2</sup>, as an amenity, to be used as parkland, to the City at the time of subdivision, and that this lot will be cleared, backbladed and seeded prior to transference;
    - vi. That the applicant provide a storm water maintenance plan for the site to the satisfaction of the City Engineer prior to subdivision.
2. That as a condition of the issuance of a Building Permit the applicant provide full frontage improvements as per the standards in Bylaw #500 and to the satisfaction of the City Engineer.

CARRIED.

**g) Transportation & Public Works Committee – March 11<sup>th</sup>, 2008**

**1. SW Completion E Side Peatt from Goldstream to Hockley (File No. 5400-09)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council provide pre-approval for staff to proceed with grading and paving as quoted and use existing small roads budget for \$8,830.00.

CARRIED.

**2. Bear Mountain Development Agreement: Shaw Avenue and Gade Road (File No. 3320-20-2005-22 Bear Mountain Phase 8-9-10)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. With Respect to the upgrading of Shaw Avenue, from Florence Lake Road to Gade Road, and Gade Road.  
Direct staff to advise Bear Mountain that they will be responsible for the entire cost to upgrading Shaw Avenue from Florence Lake to Gade, and Gade Road to local road standards, including drainage, lighting and sidewalks as per Bylaw 500, as noted in the 2006 Development Agreement;
2. With respect to the opening of Shaw Avenue from Gade to Buckley:  
Direct staff to advise Bear Mountain that they will be required to contribute 50% of the cost of upgrading Shaw Avenue from Gade to Buckley to local road standards pursuant to the Development agreement; and
3. Direct staff to advise Bear Mountain that they may make use of a latecomer agreement for the drainage works on Shaw and Gade.

CARRIED.

**9. REPORTS**

**a) Parkland Development Cost Charges (DCC)  
- Staff Report (File No.1810-20)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council rescind third reading and give new third reading as amended to Bylaw No. 1155.

CARRIED.

**b) 2007 Annual Approving Officer's Report  
- Staff Report (File No. 0645-20A)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council receive the 2007 Annual Approving Officer's Report.

CARRIED.

**c) SPL Cash Bond with City of Langford  
- Staff Report (File No. 2240-20 SPL)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council advise SPL that the \$25,000 bond is required as long as SPL operates at this site.

CARRIED.

**d) Building Inspection Department Monthly Report – February, 2008  
- Staff Report (File No. 0650-20B)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council receive the Building Inspection Department Monthly Report for February, 2008.

CARRIED.

**e) Planning Department Month End Report – February 2008  
- Staff Report (File No. 0650-20)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the Planning Department Month End Report for February, 2008.

CARRIED.

**f) Trolley Service  
- Staff Report (File No. 8310-02)**

The Deputy Administrator, Jim Bowden addressed Council with a brief presentation on the Langford Trolleys and the proposed routes for 2008. Mr. Bowden advised Council the West Shore Developers Association donated \$5,000 for advertizing the 2008 Trolley schedule and route.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Receive the report dated March 17<sup>th</sup>, 2008, and
2. Direct Staff to finalize the 2008 Trolley routing and Schedule to commence May 1<sup>st</sup>, 2008.

CARRIED.

**g) Spencer Road Interchange Financing  
- Staff Report (File No. 5460-05A & 3900-1156)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council endorse the new budget of \$19.5 million for debt financing, subject to 50% (\$9.75 million) of the cost being provided directly by the five property owners and the other 50% (\$9.75 million) from the Loan Authorization Bylaw recently approved by the Municipal Finance Authority and the Inspector of Municipalities.

CARRIED.

10. CORRESPONDENCE

a) **Capital Regional District**

**Re: CRD Bylaw No. 3510, CRD Climate Action & Adaptation Service Establishment Bylaw, 2008 (File No. 0470-20 CRD General)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council support the CRD adoption of CRD Bylaw No. 3510, CRD Climate Action & Adaptation Service Establishment Bylaw, 2008.

CARRIED.

b) **Island Equipment Owners Association**

**Re: Letter of Appreciation – Donation to the Food Bank (File No. 0230-20)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

That Council receive the letter of appreciation dated February 13<sup>th</sup>, 2008 from Island Equipment Owners Association regarding the \$1,000 donation to the Goldstream Food Bank.

CARRIED.

c) **Stingers Junior Hockey Club**

**Re: City Centre Park – Ice Arena (File No. 7850-02)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council receive the letter dated February 15<sup>th</sup>, 2008 from the Stingers Junior Hockey Club regarding the new City Park arena.

CARRIED.

d) **Ministry of Small Business and Revenue**

**Re: Mobile Business Licence (File No. 0410-20)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter dated February 12<sup>th</sup>, 2008 from the Ministry of Small Business and Revenue with respect to the upgrade of the Mobile Business Licence.

CARRIED.

e) **Vancouver Island Health Authority**

**Re: Smoke Free Premises Policy (File No. 0410-20 V)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council receive the letter dated February 11<sup>th</sup>, 2008 from the Vancouver Island Health Authority with regard to the Smoke Free Premises Policy.

CARRIED.

**f) Capital Regional District**  
**Re: American Bullfrogs (File No. 0470-20 CRD General)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council receive the letter dated February 12<sup>th</sup>, 2008 from the CRD and direct staff to write a letter to the Ministry of Environment requesting a funding contribution to the American bullfrog eradication program in the west shore control corridor.

CARRIED.

**g) Anne Trick**  
**Re: Letter of Appreciation (File No. 0220-20)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council receive the letter of appreciation dated March 7<sup>th</sup>, 2008 from Anne Trick with regard to the new traffic signage along Millstream Road north of the Trans Canada Highway.

CARRIED.

**i) Prince Edward Branch #91**  
**Re: Vimy Candle Light Tribute (File No. 0230-20 R)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter dated March 1<sup>st</sup>, 2008 from the Prince Edward Branch #91 with regard to the Vimy Candle Light Tribute to be held on April 6<sup>th</sup>, 2008.

CARRIED.

**j) Metchosin Farmers' Institute**  
**Re: Luxton Pro Rodeo & Fall Fair (File No. 8100-20I)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council grant the Metchosin Farmers' Institute recognition as a community event and sanction Special Occasion Licenses to hold a beer garden in conjunction with the Annual Luxton Pro Rodeo on May 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>, 2008 and the Annual Luxton Fall Fair on September 13<sup>th</sup> and 14<sup>th</sup>, 2008, and advise the West Shore RCMP Detachment.

CARRIED.

**k) Bea McKenzie**  
**Re: Spencer Road Interchange (File No. 5460-05A)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the email dated February 29<sup>th</sup>, 2008 from Bea McKenzie with respect to the Spencer Road Interchange Financing.

CARRIED.

**l) West Shore Arts Council**  
**Re: Letter of Appreciation (File No. 7800-02)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter of appreciation from the West Shore Arts Council with regard to their Fee for Service Agreement.

CARRIED.

**m) Regional & Infrastructure Development Branch**  
**Re: Infrastructure Fund - City Centre Park Project (File No. 7800-02)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive with thanks the letter dated February 26<sup>th</sup>, 2008 from the Canada-British Columbia Municipal Rural Infrastructure Fund with respect to a federal/provincial contribution of \$1,376,666.00 for City Centre Park.

CARRIED.

**n) JDF Cadet Youth Society**  
**Re: Letter of Appreciation (File No. 0230-20 JdF)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter of appreciation dated February 24<sup>th</sup>, 2008 from the JDF Cadet Youth Society with regard to the resolution of their flooding issues.

CARRIED.

**o) Vancouver Island Community Relations**  
**Re: Street Light Information Management (File No. 5400-03)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council refer the letter dated March 12<sup>th</sup>, 2008 from BC Hydro with regard to Street Light Information Management (SLIM) to staff.

CARRIED.

**p) CRD Roundtable on the Environment**  
**Re: Pesticide Reduction Initiative (File No. 0470-20 CRD General)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council refer the email dated March 11<sup>th</sup>, 2008 from CRD Roundtable on the Environment with regard to the Pesticide Use Reduction Education initiative to Parks staff.

CARRIED.

11. BYLAWS

- a) **BYLAW NO. 1127 (File No. 3900-1127)**  
"Langford Zoning Bylaw, Amendment No. 218, (3213 Happy Valley Road), 2007".  
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1127.

CARRIED.

- b) **BYLAW NO. 1146 (File No. 3900-1146)**  
"Langford Zoning Bylaw, Amendment No. 227, (Text Amendment – Omnibus No. 14), 2007".  
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1146 Second Reading.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1146 Third Reading.

CARRIED.

- c) **BYLAW NO. 1153 (File No. 3900-1153)**  
"Langford Official Community Plan Bylaw; Amendment No. 133 (2731 Jacklin Road)".  
(FIRST READING)

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Advise the applicant to:

- a) Complete sidewalk, curb and gutter, street lights and drainage (catch basins and vertical seepage pit) works from 2731 Jacklin Road (Subject property) to 2747 Jacklin Road (north extent);
- b) Install a sprinkler system in the carports; and

CARRIED.

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1153 First Reading.

CARRIED.

- d) **BYLAW NO. 1154 (File No. 3900-1154)**  
**"Langford Zoning Bylaw, Amendment No. 228, (2731 Jacklin Road), 2008".**  
**(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1154 First Reading.

CARRIED.

- e) **BYLAW NO. 1155 (File No. 3900-1155)**  
**"City of Langford Development Cost Charge Amendment No. 11, Bylaw No. 1155,**  
**2008."**  
**(RESCIND THIRD READING AND GIVE THIRD READING AS AMENDED)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council rescind Third Reading of Bylaw No. 1155.

CARRIED.

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1155 Reading Third Reading as amended.

CARRIED.

- f) **BYLAW NO. 1157 (File No. 3900-1157)**  
**"Langford Zoning Bylaw, Amendment No. 229, (2710 Peatt Road), 2008".**  
**(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1157 First Reading.

CARRIED.

- g) **BYLAW NO. 1158 (File No. 3900-1158)**  
**"Building Bylaw No. 650 Amendment No. 9, Bylaw No. 1158, 2008"**  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1158.

CARRIED.

**h) BYLAW NO. 1160 (File No. 3900-1160)  
"Building Bylaw No. 1160, 2008"  
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1160.

CARRIED.

**i) BYLAW NO. 1148 (File No. 3900-1148)  
"Spencer Road Interchange Loan Authorization Bylaw No. 1148, 2008"  
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1148.

CARRIED.

**12. 'IN CAMERA' RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Acquisition, Legal Matters, New Service and Personnel under section 90 (a) of the Community Charter;
- b) That Council continues the meeting in closed session.

CARRIED.

**13. ADJOURNMENT**

The Mayor adjourned the meeting at 9:18 p.m.

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MAYOR

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CERTIFIED CORRECT  
Clerk-Administrator



Capital Regional Hospital District

**MINUTES OF A MEETING OF THE CAPITAL REGIONAL HOSPITAL DISTRICT BOARD,  
held Wednesday, March 12, 2008 in the Board Room, 625 Fisgard Street, Victoria, BC**

**PRESENT:**     **Directors:** C. Clement (Chair), D. Amos, D. Blackwell, S. Brice, J. Brownoff, M. Cardinal, C. Coleman (for Director Lowe), T. Daly, S. DeGryp, V. Derman, J. Evans, D. Fortin, G. Holman, G. Hill, F. Leonard, E. Lund, J. Mar, J. Ranns, C. Thornton-Joe, J. Twa, L. Wergeland and G. Young.  
**Staff:** K. Daniels, J. Hull, S. Joslin, D. Kalynchuk, R. Lapham, D. Lokken, L. Rushton and C. Thiel (Recorder).

**ABSENT:**     Director Causton

The meeting was called to order at 1:30 p.m.

**1.     APPROVAL OF AGENDA**

                  MOVED by Director Brice, SECONDED by Director Mar,  
                  that the agenda be approved.

**CARRIED**

**2.     MINUTES OF THE MEETING OF FEBRUARY 13, 2008**

                  MOVED by Director Brice, SECONDED by Director Lund,  
                  that the minutes of the meeting of February 13, 2008 be adopted.

**CARRIED**

**3.     REPORT OF PLANNING AND PROTECTIVE SERVICES COMMITTEE – February 27, 2008**

**1.     CRD Bylaw No. 353, "Capital Regional Hospital District Bylaw No. 144, 2008" Annual Contribution to Minor Capital Projects at Health Facilities**

                  MOVED by Director Mar, SECONDED by Director Hill,  
                  that:

- 1)     the Minor Capital projects listed in Attachment One of the attached staff report, with a District share of \$5.0 M in cash flow for 2008, be approved; and consideration of future years' funding commitments be deferred pending the result of the CRHD funding options review.

Concern was expressed over several of items, listed in Attachment One, being categorized as *capital projects* with the intent to borrow money over ten years to cover such items. Mr. Lapham advised that CRD has indicated to the Vancouver Island Health Authority that we need the rationale on categorization between major and minor capital projects as part of our review of funding options (borrowing or cash purchase) related to capital project funding.

The motion was then put,

**CARRIED**

MOVED by Director Evans, SECONDED by Director Derman,  
that CRHD Bylaw No. 353, "Capital Regional Hospital District Capital  
Bylaw No. 144, 2008" for \$5.0 M, for the CRHD's 40% share of Minor  
Capital projects listed in Attachment One, with a financing term of ten  
(10) years, be introduced and read a first time.

**CARRIED**

MOVED by Director Evans, SECONDED by Director Derman,  
that Bylaw No. 353 be read a second time.

**CARRIED**

Director Thornton-Joe entered the meeting at 1:35 p.m.

MOVED by Director Evans, SECONDED by Director Derman,  
that Bylaw No. 353 be read a third time.

**CARRIED**

MOVED by Director Evans, SECONDED by Director Derman,  
that Bylaw No. 353 be adopted.

**CARRIED**

**4. ADJOURNMENT**

MOVED by Director Evans, SECONDED by Director Hill,  
that the meeting adjourn at 1:36 p.m.

**CARRIED**

**CERTIFIED CORRECT:**

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**CHAIR**

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**CORPORATE OFFICER**



Making a difference...together

**MINUTES OF A MEETING OF THE CAPITAL REGIONAL DISTRICT BOARD,  
held Wednesday, March 12, 2008 in the Board Room, 625 Fisgard Street, Victoria, BC**

**PRESENT:** **Directors:** D. Blackwell (Chair), D. Amos, S. Brice, J. Brownoff, M. Cardinal, C. Causton, C. Clement, C. Coleman (for Director Lowe), T. Daly, S. DeGryp, V. Derman, J. Evans, D. Fortin, G. Holman, G. Hill, F. Leonard, E. Lund, J. Mar, J. Ranns, C. Thornton-Joe, J. Twa, L. Wergeland and G. Young.  
**Staff:** K. Daniels, J. Hull, L. Hutcheson, S. Joslin, D. Kalynchuk, R. Lapham, D. Lokken, L. Rushton and C. Thiel (Recorder).

The meeting was called to order at 1:36 pm.

**1. APPROVAL OF THE AGENDA**

MOVED by Director Fortin, SECONDED by Director Twa,  
that the agenda and supplementary agenda and the speakers' requests from  
Lorna Hay and Lorna Barry be approved.

**CARRIED**

**2. APPROVAL OF MINUTES OF THE MEETING OF FEBRUARY 13, 2008**

MOVED by Director Brice, SECONDED by Director Evans,  
that the minutes of the meeting of February 13, 2008 be adopted.

**CARRIED**

**3. REPORT OF THE CHAIR**

Chair Blackwell reported on her reasons for bringing back the item of strata conversion application ST-02-07 for reconsideration and confirmed that the whole Board was entitled to vote on the matter.

**4. PRESENTATIONS/DELEGATIONS**

**4.1 Requests to Address CRD Board**

- Lorna Hay, applicant for Strata Conversion application ST-02-07, requested approval of the application.

Director Young entered the meeting at 1:40 p.m.

- Lorna Barry addressed the Board re: item 6.4 Sooke Region Museum requesting support for an increase in funding to the museum.

Director Causton entered the meeting at 1:42 p.m.

**5. REPORTS OF COMMITTEES****5.1 ELECTORAL AREA SERVICES COMMITTEE – February 6, 2008**

The following item, considered at the February 13<sup>th</sup>, 2008 CRD Board meeting, was brought back by the Chair for reconsideration:

**1. Strata Conversion Application (ST-02-07) for Lot A, Section 10, Otter District, Plan VIP52113 (2147 Otter Ridge Drive)**

Mr. Lapham advised that the application meets all technical requirements, including compliance with the relevant bylaws and the BC Building Code, and noted that the Board is the approving authority for strata building conversions.

MOVED by Director Clement, SECONDED by Director Evans,  
that Strata Conversion application ST-02-07 for Lot A, Section 10, Otter District,  
Plan VIP52113 be approved.

Director Lund noted that a zoning bylaw review is expected to begin in the near future which will consider duplexes and attendant density issues. It was therefore felt that the strata application should wait until the review has been completed and not set a precedent at this time. There was a suggestion that concerns regarding zoning and potential density of existing buildings could be dealt with through a policy while the zoning review is underway.

The motion was then put,

**CARRIED**

**5.2 ELECTORAL AREA SERVICES COMMITTEE – March 5, 2008****1. Appointment of Officers Pursuant to Section 200 of the *Local Government Act* and Peace Officers Pursuant to Section 28(3) of the *Offence Act* and in Accordance with Capital Regional District Bylaw No. 2681**

MOVED by Director Holman, SECONDED by Director DeGryp,  
that, for the purposes of Section 200 of the Local Government Act and Section  
28(3) of the Offence Act, that Joleen Smith and Debbie Clark be appointed as  
animal control officers.

**CARRIED**

**2. Community Works Fund – North Ganges Village Multi-Use Pathway Proposal**

MOVED by Director Holman, SECONDED by Director DeGryp,  
that the project proposal to construct a 1 km multi-use pathway in the North  
Ganges area be approved, with an allocation of \$50,000 from the Salt Spring  
Island Electoral Area Community Works Fund.

**CARRIED**

**5.3 ENVIRONMENT COMMITTEE – February 27, 2008****1. #ESW 08-21 Hartland Landfill – Landfill Gas Utilization Facility Agreements**

MOVED by Director Brice, SECONDED by Director Clement,

- 1) that the Hartland landfill gas utilization facility development agreement, equipment lease agreement and contract of sale of goods be amended to reflect the updated ownership of Capital Regional District (CRD) assets;
- 2) that the development agreement, operating agreement, equipment lease, landfill gas supply agreement and license of occupation for the Hartland landfill gas utilization facility be amended to extend the operating term to 15 March 2024; and
- 3) that staff work with CRD legal counsel to finalize the amendment and extension agreements for execution by the General Manager, Environmental Services.

There was discussion on the impact to the agreement if CRD wishes to consider new technologies in the future that might change the nature of operations at Hartland landfill.

The motion was then put,

**CARRIED**

**2. #ESW 08-22 Amendment Bylaw No. 3395 – A Bylaw to Amend Bylaw No. 2810, Salt Spring Island Transfer Station Regulation Bylaw No. 1, 2001**

MOVED by Director Brice, SECONDED by Director Holman, that Bylaw No. 3395, "Salt Spring Island Transfer Station Regulation Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2008," be introduced and read a first time.

**CARRIED**

MOVED by Director Brice, SECONDED by Director Holman, that Bylaw No. 3395 be read a second time.

**CARRIED**

MOVED by Director Brice, SECONDED by Director Holman, that the results of the public and stakeholder consultation process, summarized in appendices B and C, be received; and the documentation be forwarded to the Minister of Environment for consideration and approval.

**CARRIED**

**3. #EES 08-27 Hartland Landfill – Greenhouse Gas Emission Reduction Credits**

MOVED by Director Brice, SECONDED by Director Brownoff,

- 1) that the offer from the Federation of Canadian Municipalities (FCM) to purchase Hartland landfill gas credits, in principle, be accepted; and
- 2) that staff be authorized to work with the FCM to prepare and sign a purchase agreement.

Staff confirmed the intention to apply any landfill gas credits to the solid waste area.

Director Evans passed on a constituent's suggestion to have all recyclables put on one side of the street for pickup to save the second trip.

There was a suggestion that consideration be given to investing such emission credits in third world countries where there are opportunities to share technologies that could result in both economic and social benefits.

The motion was then put,

**CARRIED**

**4. Loan Authorization Bylaw 3518 for Capital Works at Hartland**

MOVED by Director Clement, SECONDED by Director Brice, that Bylaw No. 3518, "Solid Waste Disposal Facilities Loan Authorization Bylaw No. 1, 2008", be introduced and read a first time.

**CARRIED**

MOVED by Director Clement, SECONDED by Director Brice, that Bylaw No. 3518 be read second time.

**CARRIED**

MOVED by Director Clement, SECONDED by Director Brice, that Bylaw No. 3518 be read a third time.

**CARRIED**

**5.4 JUAN DE FUCA LAND USE COMMITTEE – February 12, 2008**

**1. Development Variance Permit Applications**

**a) DVP-25-07 – J.R. Merrill & Associates for G. & V. Burnell, Cains Way**

MOVED by Director Lund, SECONDED by Director Mar, that Development Variance Permit application for Strata Lot 9, Section 130, Sooke District, Plan VIS2006 (DVP-25-07) to relax the requirement for total floor area not be approved.

**CARRIED**

**b) DVP-26-07 – J.R. Merrill & Associates for L. Liu, 2582 Seaside**

MOVED by Director Lund, SECONDED by Director Mar, that DVP-26-07 for Lot 60, Section 81, Renfrew District, Plan 26044, to relax the allowable total floor area from 418m<sup>2</sup> (4499 ft<sup>2</sup>) to 478 m<sup>2</sup> (5145 ft<sup>2</sup>) for the conversion of an attached garage into habitable space not be approved.

**CARRIED**

**c) DVP-27-07 – Carol Praud, 788 Parkheights**

MOVED by Director Lund, SECONDED by Director Ranns, that Development Variance Permit application DVP-27-07 for Lot 1, Section 151, Sooke District, Plan VIP54067, to relax accessory building height from 4.0m (13ft) to 5.33m (17.5 ft) to permit a two storey dwelling to be converted to accessory, be approved as indicated on the applicant's drawing.

**CARRIED**

**d) DVP-01-08 – Anthony and Sharon Tang, 1162 Aspen Road, Malahat**

MOVED by Director Lund, SECONDED by Director Ranns, that Development Variance Permit application DVP-01-08 for Lot 8, District Lot 131, Plan 30892, Malahat District, to relax the allowable square footage for an accessory building from 60m<sup>2</sup> (646 ft<sup>2</sup>) to 178.37m<sup>2</sup> (1920 ft<sup>2</sup>) and for a height relaxation from 4.0m (13 ft) to 6.096m (20 ft), as indicated on the applicant's drawing, be approved.

**CARRIED**

**2. Development Permit Applications****a) DP-12-07 – Otter Point Holdings Ltd.**

MOVED by Director Lund, SECONDED by Director Ranns, that a Commercial and Industrial Development Permit (DP-12-07) be approved for the construction of four 50-unit storage buildings on the subject property, Lot A, Section 16, Otter District, Plan VIP69887, subject to the following conditions:

1. That a lighting scheme be submitted that ensures lighting will be directed down and away from surrounding residential areas to minimize glare into the environment.
2. That the applicant ensure that during the construction of the site appropriate measures (silt screens, etc.) are used to protect deleterious materials from entering the catchment basin that may eventually reach Kemp Lake.
3. That a landscaping plan be submitted that provides for a vegetative buffer around the four storage units and how any on-site parking will be provided for if required.
4. That a bond payable to the CRD for \$10,000 be received to ensure landscaping is completed on the property.

**CARRIED**

**b) DP-19-07 – R. Gautier, 3868 Trailhead Drive**

MOVED by Director Lund, SECONDED by Director Ranns, that Development Permit (DP-19-07) for the construction of a single family residence for Lot 5, Section 4, Renfrew District, Plan VIP79213 be approved subject to the following conditions:

1. That the construction of the single family home comply with the findings and recommendations of the environmental assessment report prepared by Cascadia Biological Systems, dated December 13, 2007. In particular:
  - i. Submit an erosion and sediment control plan (Stormwater Pollution and Protection Plan)
  - ii. Install sediment fencing/hay bales prior to construction.
  - iii. Provide fencing around the Streamside Protection and Enhancement Area.
  - iv. Ensure minimization of harmful alteration of habitat.
  - v. Conduct long-term monitoring of site.
  - vi. Monitor heavy equipment working with 30metres (98 ft) of the creek.
  - vii. Submit a re-vegetation plan.
  - viii. Re-vegetate area within 30 metres (98 ft) of the creek after construction is completed but before occupancy is granted.

- ix. Monitor site during high rainfall events throughout period of construction.
- x. Complete a post-construction RAR report.

**CARRIED**

**3. Bylaw No. 3517, To Establish an Agricultural Advisory Planning Commission**

MOVED by Director Lund, SECONDED by Director Ranns, that Bylaw No. 3517, "Capital Regional District Agricultural Advisory Planning Commission Bylaw No. 1, 2008", be introduced and read a first time.

**CARRIED**

MOVED by Director Lund, SECONDED by Director Ranns, that Bylaw No. 3517 be read a second time.

**CARRIED**

MOVED by Director Lund, SECONDED by Director Ranns, that Bylaw No. 3517 be read a third time.

**CARRIED**

MOVED by Director Lund, SECONDED by Director Ranns, that Bylaw No. 3517 be adopted.

**CARRIED**

**5.5 PARKS COMMITTEE – February 20, 2008**

**1. Salt Spring Island Regional Trail Funding**

MOVED by Director Causton, SECONDED by Director Evans, that the 2008 Financial Plan be revised to reflect an expenditure of \$50,000 for the Salt Spring Island regional trail initiative, to be funded from the Regional Parks Capital Reserve Fund.

**CARRIED**

**2. Establishment of A Comprehensive Management Program for Invasive Species**

MOVED by Director Evans, SECONDED by Director Derman,

- 1) That a comprehensive invasive species management program for Regional Parks be endorsed; and
- 2) that a temporary position for three years be approved to coordinate the implementation of the invasive species management program, subject to receiving the grant of \$50,000 per year from Environment Canada's Invasive Alien Species Partnership Program.

Mr. Rushton advised that Parks will be sharing the information on this work with interested municipalities and electoral areas.

The motion was then put,

**CARRIED**

**5.6 PLANNING AND PROTECTIVE SERVICES COMMITTEE – February 23, 2008****1. Regional Growth Strategy Options**

MOVED by Director Evans, SECONDED by Director Derman,  
that:

- 1) the Regional Growth Strategy be revised using the approach outlined in Option 3 of the attached staff report;
- 2) staff be directed to prepare a consultation plan and workplan to guide the revision process; and
- 3) the Ministry of Community services be notified of the CRD's intent to revise the Regional Growth Strategy.

During debate there was discussion on the recommendation made to Committee of the Whole in January that staff consider a phased approach and bring back a work plan that addresses the opportunity for a staged review process of the Regional Growth Strategy (RGS). It was confirmed that an amendment to the RGS would require unanimous consent of participants, however it was acknowledged that transportation and housing and possibly other topics could be handled as strategies outside of the document. Staff advised that the intention was to look at the Option 3 review as a phased approach and to address areas required by the Province. Concerns were expressed about the costs associated with the review process and the need for a practical step by step approach to amend the RGS including a work plan with calendar and cost estimates.

MOVED by Director Leonard, SECONDED by Director Hill,  
that the item be referred to staff and a revised recommendation come back to Committee of the Whole.

During discussion on the referral motion it was suggested that a review be considered in three phases with the first phase dealing with the easiest issues and the second and third phases addressing the more complex items.

The motion was then put,

**CARRIED**

**6. ADMINISTRATION REPORTS****6.1 Sharing Provincial Revenues with Municipal Governments**

MOVED by Director Lund, SECONDED by Director Hill,  
that the Board approve the following motion for sharing of provincial revenues with the municipalities:

WHEREAS prior to 1997, the Revenue Sharing Act provided for a sharing of provincial revenues with municipal governments on an unconditional basis;

AND WHEREAS a share of provincial sales tax, corporate income tax and resource revenues was transferred annually to municipalities;

AND WHEREAS in 1997, the previous Provincial Government eliminated these transfers, forcing municipalities to increase their reliance on property taxes;

AND WHEREAS since 2001, our province has benefited from billions of dollars of increases in federal transfer payments (CHST and Equalization entitlements);

AND WHEREAS in 2008-09 the federal payments to British Columbia are likely to increase even more;

BE IT RESOLVED that the Board of Directors for the Capital Regional District request the Province of BC to take steps in their next budget cycle to address the municipal fiscal imbalance by re-instating a revenue sharing program with municipalities – and that these revenues be stable over time;

AND BE IT FURTHER RESOLVED that the Capital Regional District share this Motion with the UBCM and FCM.

It was suggested that the Chair of the Board and the Chair of the Finance and Corporate Services Committee seek a meeting with the Minister of Finance to discuss this matter.

The motion was then put,

**CARRIED**

## **6.2 Travel Expense Reimbursement – Electoral Areas**

MOVED by Director Lund, SECONDED by Director Holman, that the Board approve updating schedule B for committee/commission names and the motion of the Electoral Area Services Committee "that Electoral Area Directors be reimbursed for travel expenses for trips of >10 km from their residences provided that the destination of the travel is a place where Electoral Area business is conducted".

There was discussion on whether some of the reimbursement would represent taxable income. It was suggested that the words "within the Electoral Area or their office" be added after the word "residences" in the motion and that the recommendation be more precise with regard to the wording on the taxable benefit portion.

MOVED by Director Lund, SECONDED by Director Brice, that the motion be referred to the Finance and Corporate Services Committee and made retroactive to March 12, 2008.

**CARRIED**

## **6.3 Voting by Non-Aboriginals Residing on First Nations Lands**

MOVED by Director Lund, SECONDED by Director Ranns, that the Province be made aware of the political situation with respect to voting opportunities for non-Aboriginals residing on First Nations lands in the Juan de Fuca Electoral Area, and that the Province be requested to find a solution in time for the November 2008 local government elections.

**CARRIED**

**6.4 Sooke Region Museum**

Director Evans spoke in support of a bylaw being brought forward which would increase the requisition for the Sooke Region Museum from \$76,000 to \$150,000 annually. However she did not support the bylaw going to referendum and recommended that elector assent be sought through the alternative approval process.

MOVED by Director Evans, SECONDED by Director Clement, that the Board instruct staff to prepare a bylaw, with a way to be found that it doesn't have to go to a referendum for approval, based on the funding proposals from the JDF Electoral Area and the indefinite term with 5-year service review proposed by the District of Sooke.

Director Lund indicated that more work is required on this matter and the committee considering this is still looking for parallel operations elsewhere in the Province where an information centre is run as part of a museum. He stated his support for finding a resolution that will work for the museum but indicated that more negotiation has to take place and that there is time to put something together that could possibly go to referendum in November.

The motion was then put,

**CARRIED**

Director Holman left the meeting citing a conflict of interest with the upcoming item.

**6.5 Grants-In-Aid – Electoral Areas**

MOVED by Director DeGryp, SECONDED by Director Thornton-Joe, that the Board approve the payment of the following grants-in-aid for which the written approval of the Director has been received:

- |  |                |
|--|----------------|
| 1) Salt Spring Island Electoral Area Grants-in-Aid as approved by Director Holman: |                |
| Save Salt Spring Rainforest Appeal   | \$5,000.00     |
|  | <b>CARRIED</b> |

Director Holman returned to the meeting.

**6.6 District of Sooke Water Disinfection Plant – Site Expropriation**

MOVED by Director Evans, SECONDED by Director Mar, that the Board approve the authorizing resolution attached as Attachment #1.

**CARRIED**

**7. BYLAWS AND RESOLUTIONS**

**Bylaw No. 3472, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 6, 2008"**

MOVED by Director DeGryp, SECONDED by Director Holman, that Bylaw No. 3472 be adopted.

**CARRIED**

**Bylaw No. 3470, "Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005, Amendment Bylaw No. 4, 2007"**

MOVED by Director Brownoff, SECONDED by Director Hill,  
that Bylaw No. 3470 be adopted.

**CARRIED**

**Bylaw No. 3481, "Arts and Culture Support Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2007"**

MOVED by Director Brownoff, SECONDED by Director Hill,  
that Bylaw No. 3481 be adopted.

**CARRIED**

**Bylaw No. 3496, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991, Amendment Bylaw No. 10, 2007"**

MOVED by Director Holman, SECONDED by Director DeGryp,  
that Bylaw No. 3496 be adopted.

**CARRIED**

**8. NEW BUSINESS**

Director Causton reported that he will be co-chairing a meeting with Director Lund on March 19<sup>th</sup> in the Juan de Fuca Electoral Area to discuss vision, goals, and plans for regional parks west of the Sooke River.

**9. MOTION TO MOVE IN CAMERA**

MOVED by Director Evans, SECONDED by Director Causton,  
that the Board close the meeting and move in camera in accordance with the Community Charter, Part 4, Division 3, 90(2)(b): the consideration of information received and held in confidence relating to negotiations between the regional district and the provincial government.

**CARRIED**

The Board convened the in camera portion of the meeting at 3:42 p.m. and resumed in open session at 3:45 p.m.

**10. NEW BUSINESS**

**10.1 Bylaw No. 3519, "Millstream Site Remediation Cost Service Establishment Bylaw No. 1, 2008" and Bylaw No. 3513, "Millstream Site Remediation Cost Service Loan Authorization Bylaw No. 1, 2008"**

MOVED by Director Brice, SECONDED by Director Hill,  
that Bylaw No. 3519, "Millstream Site Remediation Cost Service Establishment Bylaw No. 1, 2008", be introduced and read a first time.

**CARRIED**

MOVED by Director Brice, SECONDED by Director Hill,  
that Bylaw No. 3519 be read a second time.

**CARRIED**

MOVED by Director Brice, SECONDED by Director Hill,  
that Bylaw No. 3519 be read a third time.

CARRIED

MOVED by Director Brice, SECONDED by Director Hill,  
that Bylaw No. 3513, "Millstream Site Remediation Cost Service Loan  
Authorization Bylaw No. 1, 2008", be introduced and read a first time.

CARRIED

MOVED by Director Derman, SECONDED by Director Hill,  
that Bylaw No. 3513 be read a second time.

CARRIED

MOVED by Director Derman, SECONDED by Director Hill,  
that Bylaw No. 3513 be read a third time.

CARRIED

**10.2 Alternative Approval Process re: Millstream Site Remediation Bylaws Nos. 3519 and 3513, - Establishment of Deadline Date, Approval of Notice and Elector Response Form and Authorization of Participating Area Approval in Accordance with Section 801(4) of Local Government Act**

MOVED by Director Brice, SECONDED by Director Evans,  
that in accordance with Section 86(3) of the Community Charter, the Capital  
Regional District Board hereby establishes the date of May 9, 2008 as the  
deadline by which elector responses, under the Alternative Approval Process,  
in relation to CRD Bylaws Nos. 3519 and 3513 must be submitted to the CRD  
by qualified electors within the Capital Regional District; and

that the Notice of Alternative Approval Process and the Elector Response Form  
attached hereto be approved.

CARRIED

MOVED by Director Brice, SECONDED by Director Hill,  
that, in accordance with Section 801(4) of the Local Government Act, the  
Capital Regional District Board authorizes the approval of the electors, of CRD  
Bylaws Nos. 3519 and 3513, in the entire service area, which is comprised of  
all the municipalities and Juan de Fuca Electoral Area "H" of the Capital  
Regional District.

CARRIED

**11. ADJOURNMENT**

MOVED by Director Brice, SECONDED by Director Hill,  
that the open portion of the meeting adjourn at 3:46 p.m. and that the Board  
move in camera to consider a recommendation to rise and report.

CARRIED

CERTIFIED CORRECT:

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CHAIR

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CORPORATE OFFICER

**CITY OF LANGFORD**  
**DEVELOPMENT VARIANCE PERMIT**  
**DVP-07-24 – 509 and 517 Langvista Drive**

That Development Variance Permit No. DVP-07-24 be issued by the Council for the City of Langford to Lori Baxter of JE Anderson and Associates on behalf of Larry and Linda Bohonos and Peter and Patricia Awalt to vary four setbacks to allow a seven-lot residential subdivision at 509 and 517 Langvista Drive, subject to the following variances:

**1. Appendices**

The site shall be developed in accordance with the site plan attached (Appendix DVP-07-24A).

**2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the rear yard setback from the required 6 m (19.69 ft) to 5 m (16.4 ft) for proposed Lot A;
- b) That Section 6.21.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side yard setback from the required 4.5 m (15 ft) to 3.5 m (11.5 ft) for proposed Lot A;
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6 m (19.69 ft) to 4 m (13.12 ft) for proposed Lot B; and
- d) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front yard setback from the required 6 m (19.69 ft) to 4.5 m (14.75 ft) for proposed Lots 1 and 3 for that portion of the building or structure that does not comprise an attached garage.

**3. Conditions**

- a) The applicant must register an easement over proposed Lot '4' to provide access to proposed lot '5', prior to subdivision approval; and
- b) That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.



## ***Development Variance Permit No. DVP-07-24***

Development Variance Permit No. DVP-07-24 is issued by the Council for the City of Langford to Lori Baxter of JE Anderson and Associates on behalf of Larry and Linda Bohonos and Peter and Patricia Awalt to vary four setbacks to allow a seven-lot residential subdivision on the properties legally described as Lots 23 and 25, Section 107 and 108, Esquimalt District, Plan 39958, PID No. 000-303-739 (517 Langvista Drive) and PID No. 000-303-755 (509 Langvista Drive) subject to the following variances:

### **1. Appendices**

The site shall be developed in accordance with the site plan attached (Appendix DVP-07-24A).

### **2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- a) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the rear yard setback from the required 6 m (19.69 ft) to 5 m (16.4 ft) for proposed Lot A;
- b) That Section 6.21.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side yard setback from the required 4.5 m (15 ft) to 3.5 m (11.5 ft) for proposed Lot A;
- c) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6 m (19.69 ft) to 4 m (13.12 ft) for proposed Lot B; and
- d) That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the front yard setback from the required 6 m (19.69 ft) to 4.5 m (14.75 ft) for proposed Lots 1 and 3 for that portion of the building or structure that does not comprise an attached garage.

### **3. Conditions**

- a) The applicant must register an easement over proposed Lot '4' to provide access to proposed lot '5', prior to subdivision approval; and
- b) That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.

Approved by Council the 7th day of April, 2008.

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Rob Buchan, Clerk -Administrator

:tlc



## **Notice of Intention to Consider Issuance of a Development Variance Permit**

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 7:00 pm, Monday, 7 April 2008 in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

**File** Development Variance Permit No. DVP-07-24

**Applicant** Lori Baxter of JE Anderson and Associates

**Location** 509 and 517 Langvista Drive

**Proposal**

1. That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6 m (19.69 ft) to 5 m (16.4 ft) for proposed Lot A;
2. That Section 6.21.06(1)(c) of Zoning Bylaw No. 300 be varied to reduce the exterior side yard setback from the required 4.5 m (15 ft) to 3.5 m (11.5 ft) for proposed Lot A;
3. That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the rear yard setback from the required 6 m (19.69 ft) to 4 m (13.12 ft) for proposed Lot B; and
4. That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front yard setback from the required 6 m (19.69 ft) to 4.5 m (14.75 ft) for proposed Lots 1 and 3 for that portion of the building or structure that does not comprise an attached garage.

**Purpose** To permit a 7-lot residential subdivision.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Clerk-Administrator receive any written submissions by Wednesday, 2 April 2008. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 April 2008 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call the Planning Department at 474-6919.

A handwritten signature in black ink, appearing to read 'Rob Buchan'.

Rob Buchan  
Clerk-Administrator

DVP-07-24  
25 Mar 08

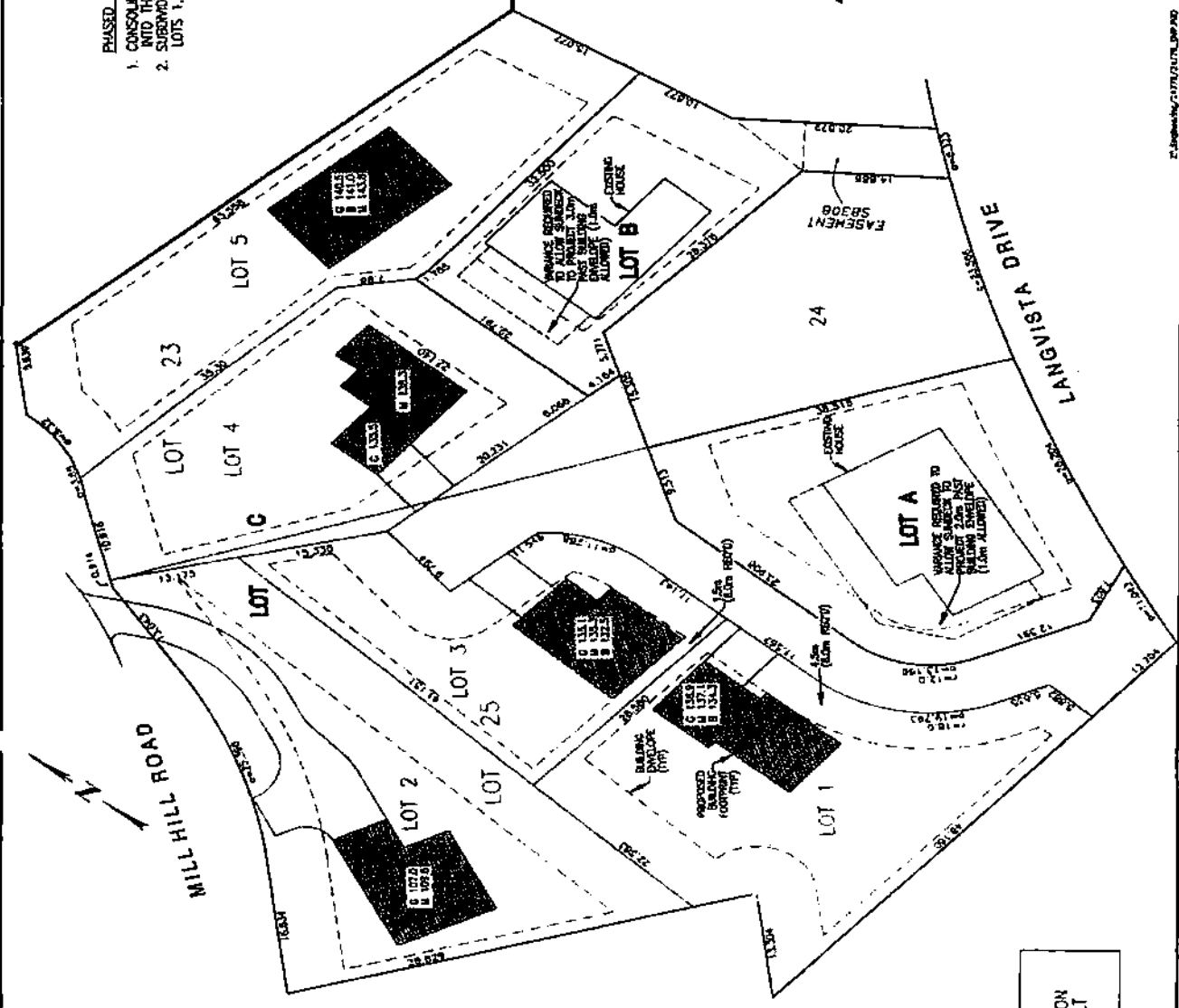
**PHASED SUBDIVISION**

1. CONSOLIDATE LOTS 23 & 25 AND SUBDIVIDE INTO THREE FEE SIMPLE LOTS A, B, AND C.
2. SUBDIVIDE LOT C INTO 5 BARE LAND STRATA LOTS 1, 2, 3, 4, AND 5.

**NOTIFIED**

*J.C. Anderson and Associates*  
 LAND SURVEYORS CIVIL ENGINEERS  
 4112 CLAYTON AVENUE  
 VICTORIA, B.C.  
 V8E 2E7  
 PHONE (250) 727-2314  
 FAX (250) 727-5385  
 EMAIL [jc@jcaanderson.com](mailto:jc@jcaanderson.com)

<b>BOHONOS &amp; AWALT</b>	
CITY OF LANGFORD	
<b>509 &amp; 517 LANGVISTA DRIVE</b>	
PLAN TO ACCOMPANY PERMIT VARIANCE PERMIT APPLICATION	
DATE REC'D	APPROVED
DATE FOR. 13, 2007	DATE REC'D 13, 2007
PLAN NO. 2477B.01.DVPI	
PLAN FILE	DATE REC'D
	SHEET 1 OF 1



LEGAL:  
 LOTS 23 & 25, SECTION  
 107 & 108, ESQUIMALT  
 DISTRICT, PLAN 39956

**CITY OF LANGFORD  
DEVELOPMENT VARIANCE PERMIT  
DVP-07-28 –529 Langvista Drive**

That Development Variance Permit No. DVP-07-28 be issued by the Council for the City of Langford to JE Anderson and Associates on behalf of Rose Gaunt to vary the lot width to allow a three-lot residential subdivision at 529 Langvista Drive subject to the following variances:

**1. Appendices**

The site shall be developed in accordance with the site plan attached (Appendix DVP-07-28A).

**2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- a) That Section 6.21.02(2) is varied to reduce the required lot width from 16 m (52.5 ft) to 14.49 metres (47.5 feet) for Proposed Lot 'A'; and
- b) That Section 6.21.02(2) is varied to reduce the required lot width from 16 m (52.5 ft) to 14.33 metres (47.0 feet) for Proposed Lot 'B'.

**3. Conditions**

That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.



## ***Development Variance Permit No. DVP-07-28***

Development Variance Permit No. DVP-07-28 is issued by the Council for the City of Langford to JE Anderson and Associates on behalf of Rose Gaunt to vary the lot width to allow a three-lot residential subdivision on the property legally described as Lot 20, Section 107 and 108, Esquimalt District, Plan 39958, PID No. 000-967-394 (529 Langvista Drive) subject to the following variances:

### **1. Appendices**

The site shall be developed in accordance with the site plan attached (Appendix DVP-07-28A).

### **2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the *Local Government Act*:

- a) That Section 6.21.02(2) is varied to reduce the required lot width from 16 m (52.5 ft) to 14.49 metres (47.5 feet) for Proposed Lot 'A'; and
- b) That Section 6.21.02(2) is varied to reduce the required lot width from 16 m (52.5 ft) to 14.33 metres (47.0 feet) for Proposed Lot 'B'.

### **3. Conditions**

That the applicant work with neighbouring property owners and provide appropriate fencing along all exterior property boundaries.

Approved by Council the 7<sup>th</sup> day of April, 2008.

---

Rob Buchan, Clerk -Administrator

:tlc



## ***Notice of Intention to Consider Issuance of a Development Variance Permit***

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 7:00 pm, Monday, 7 April 2008, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

**File** Development Variance Permit No. DVP-07-28

**Applicant** JE Anderson and Associates

**Location** 529 Langvista Drive

**Proposal**

1. That Section 6.21.02(2) of Zoning Bylaw No. 300 be varied to reduce the lot width from the required 16 m (52.5 ft) to 14.49 m (47.5 ft) for Proposed Lot A; and
2. That Section 6.21.02(2) of Zoning Bylaw No. 300 be varied to reduce the lot width from the required 16 m (52.5 ft) to 14.33 m (47 ft) for Proposed Lot B.

**Purpose** To permit a 3-lot residential subdivision.

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Clerk-Administrator receive any written submissions by Wednesday, 2 April 2008. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 7 April 2008 during the Public Participation Section at the beginning of the meeting.

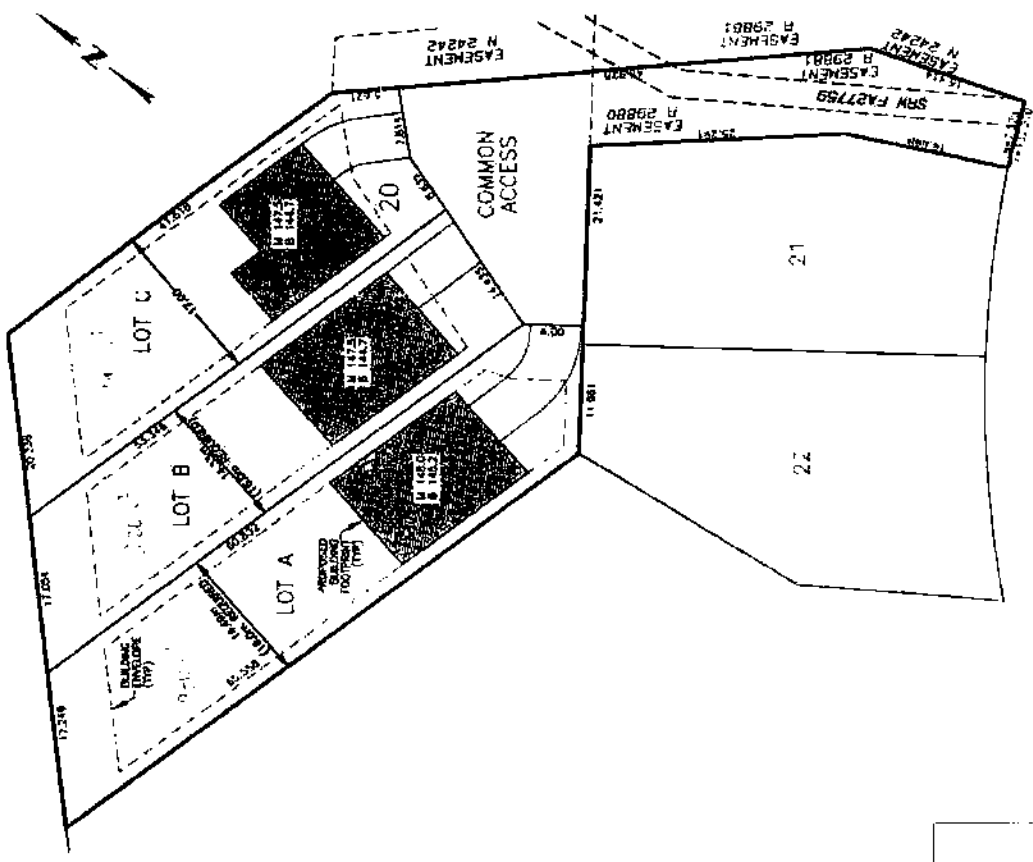
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call the Planning Department at 474-6919.

A handwritten signature in black ink, appearing to read 'Rob Buchan'.

**Rob Buchan**  
Clerk-Administrator

DVP-07-28  
25 Mar 08

DATE: 08/13/13  
 TIME: 10:00 AM



*P. B. Anderson and Associates*  
 LAND SURVEYORS CIVIL ENGINEERS  
 1312 CALIFORNIA AVENUE  
 WILSON, CA 95758  
 PHONE (925) 737-3333  
 FAX (925) 737-3335  
 EMAIL: info@pbanderson.com

ROSE GAUNT		CITY OF OREGON	
528 LANGVISTA DRIVE			
PLAN TO ACCOMPANY DEVELOPMENT			
OWNER: ROSE GAUNT	DATE: NOV 13, 2012	APPROVED:	
SCALE: 1"=50' HORIZ			
DATE: 7/13	MAP: 24778-01-01	SHEET: 1	OF: 1

LEGAL  
 LOT 20, SECTIONS  
 107 & 108, ESQUIMAULT  
 DISTRICT, PLAN 39556

**CITY OF LANGFORD**

**RESOLUTIONS OF THE PROTECTIVE SERVICES COMMITTEE MEETING**

**Tuesday, March 25<sup>th</sup>, 2008**

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**1. RCMP Monthly Report – February, 2008 (File No. 0650-20 RCMP)**

That Council receive the RCMP Monthly Report for February 2008.

**2. Municipal Bylaw Enforcement Department 2008 Budget Report (File No. 1715-40-2008.)**

That Council refer the Municipal Bylaw Enforcement Department 2008 Budget staff report dated March 25<sup>th</sup>, 2008 to the Treasurer for consideration.

**3. Fire Department Five Year Financial Plan 2008-2012 (File No. 1715-20-2008)**

That Council refer the Fire Department 5-Year Financial Plan for 2008-2012 to the Treasurer for consideration.

**4. Fire Department 2007 Annual Report (File No. 0645-20 Fire)**

That Council receive the Fire Department 2007 Annual Report with thanks.

**CITY OF LANGFORD**

**RESOLUTIONS OF THE PARKS AND RECREATION COMMITTEE MEETING**

**Tuesday, March 25<sup>th</sup> 2008**

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**1. Willing Park Garry Oak Nursery (File No. 6100-20)**

That Council direct staff to investigate creating a nursery at Willing Park to grow a variety of trees (including Garry Oak) for City projects, the nursery is to be managed by contracted staff and to report back to Parks and Recreation Committee.

**2. Florence Lake Beach Wheelchair Access (File No. 6100-20)**

That Council instruct staff to investigate options and request proposals to improve the beach access for universal accessibility at Florence Lake Road and Setchfield Avenue and report back to Council with options.

CITY OF LANGFORD

RESOLUTIONS OF THE PLANNING AND ZONING COMMITTEE MEETING

Monday, March 31<sup>st</sup>, 2008

1. **Development Variance Permit Application – 685 Hoy Lake Road  
(Application to Vary the Required Front and Interior Side Setbacks (Projection) to  
Allow for a Proposed Detached Garage) (File No. DVP-07-15)**

That Council:

1. Proceed with consideration of Development Variance Permit No. DVP-07-15 for the property located at 685 Hoy Lake Road with the following variances:
  - i. That Section 6.25.06(1)(a) of Zoning Bylaw No. 300 be varied by reducing the minimum front yard setback from the required 4.5m (14.8ft) to 0.15m (6 inches) in accordance with the attached site plan; and
  - ii. That Section 3.05.02(6) of Zoning Bylaw No. 300 be varied by reducing the minimum interior side yard setback from the required 1.0m (3.3ft) to 0.05m (2 inches) in accordance with the attached site plan;

**Subject to:**

- a) Providing a certified arborist report to ensure that the trees have enough space and rooting depth to grow into mature healthy trees without causing fire and windthrow hazards.

2. **Rezoning Application – 1295 Kingfisher Place  
(Application to Rezone from R1 [One-Family Dwelling] to RS2 [Residential Small  
Lot] to Allow a One-Lot Subdivision) (File No. Z-08-02)**

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the subject property from R1 (One-Family Residential) to RS2 (Residential Small Lot 2) in order to accommodate the subdivision of the property as shown on the plan presented by the applicant, subject to the following terms and conditions:
  - a) **That as a bonus for increased density on the subject property, that the applicant agrees to provide the following contributions at the time of building permit:**
    - i) \$2,500 per dwelling unit toward the General Amenity Fund
    - ii) \$2,500 per dwelling unit toward the City Park Reserve Fund
    - iii) \$100 per dwelling unit toward the Community Archaeological Assessment Fund
    - iv) \$600 per dwelling unit toward the ALR Acquisition Fund
    - v) \$200 per dwelling unit toward Traffic Guards for Schools
    - vi) \$500 per dwelling unit toward the Fire Truck Fund
    - vii) \$500 per dwelling unit toward the Affordable Housing Reserve Fund**And the following contribution at the time of subdivision:**
    - viii) \$5,000 toward the Sidewalk Reserve Fund

**CON'T**

- b) **That the applicant provide, prior to bylaw adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:**
- i. That the new lot will be developed in substantial compliance with the plans to be submitted by the applicant, prior to public hearing; and
  - ii. That the existing dwelling will be upgraded in substantial compliance with the plans submitted by the applicant, prior to public hearing, and to the satisfaction of the City Planner;
- c) **That Council exempt the subject property from the requirement for an intensive residential development permit;**

**3. Langford 2008 Official Community Plan (File No. OCP-06-04)**

That Council direct staff to prepare policy options for the Planning and Zoning Committee's consideration with respect to development, use and density of shoreline properties, and based on the policies of the new OCP.

That Council direct staff to draft a bylaw for the adoption of the newly drafted Official Community Plan.

**4. Colwood 2008 Official Community Plan (File No. 6440-02)**

That Council direct staff to notify the City of Colwood to advise that they are in support of their newly drafted Official Community Plan.

**CON'T**

**5. Draft Five-Year Financial Plan for 2008-2012 (File No. 1715-20-2008)**

That Council:

1. Approve in principle the Planning and Development Services Five Year Financial Plan with the following project priorities:

Item	Estimated Cost	Priority
OCP Update: Lakeshore and Agricultural Policies	\$40,000	1
Park Master Plan Update	\$45,000	2
Summer Staff Replacement	\$22,000	3
Film Commission Funding	\$2,500	7
Public Art (Included in Beautification and Festivals Committee Budget)	\$25,000	5
Bicycle Plan Update	\$5,000	4
Millstream Creek Fish Ladders	\$15,000	6

2. Direct staff that the Bicycle Plan Update be expanded into an Active Transportation Plan that integrates a bicycle plan, safe routes to school plan, transit plan, transit and bicycle facilities plan and trail network plan;
3. Recommend a review of Planning Application and Public Hearing fees to ensure that costs are recovered.



## **Staff Report**

**to**

## **Council**

**Date:** April 7, 2008  
**File No.:** 1855-20 C & 5460-05A Spencer Interchange  
**Subject:** Pedestrian Overpass across TCH

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### **Background**

The Ministry of Transportation will be removing the signals and the intersection of the Trans Canada Highway and Spencer Road once the interchange is complete. This will restrict vehicle access to and from the highway and eliminate the pedestrian crossing linking the north and south sides of Langford to schools and other amenities.

The City has applied for a LocalMotion Grant to cost share for the construction of a pedestrian overpass across the Trans Canada Highway to preserve this connection in our community.

### **Commentary**

The Ministry of Community Services Infrastructure and Finance Division has informed Langford that they *require a resolution from Council or board authorizing project to proceed before they will review our application*. Should the City wish to pursue this project, we will have to budget for the entire works.

### **Financial Implications**

The cost of the pedestrian overpass is estimated to be \$1.5 million in 2008 dollars and is jointly funded from the Capital Works and Amenity reserve funds. The LocalMotion Grant will cost share 50/50 up to \$1 Million. It should be noted that this is a significant cost and will deplete the reserve funds.

### **Legal Implications**

None.

### **Options**

That Council;

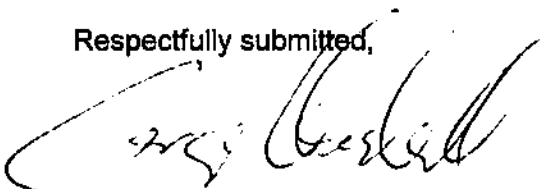
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## Options

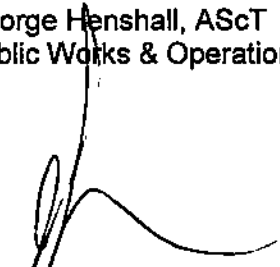
That Council;

1. Authorize staff to proceed with the LocalMotion Grant to cost share for the construction of a pedestrian overpass across the Trans Canada Highway and add it to the 5 year budget starting in 2009; **OR**
2. Formally withdrawal the LocalMotion Grant application to cost share for the construction of a pedestrian overpass across the Trans Canada Highway.

Respectfully submitted,



George Henshall, ASCT  
Public Works & Operations Coordinator



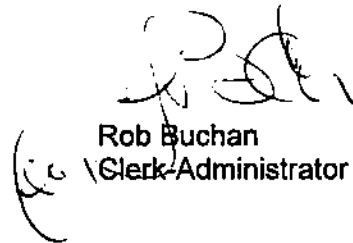
John Manson, P.Eng  
City Engineer



Matthew Baldwin, MCIP  
City Planner



Steve Tement  
Treasurer



Rob Buchan  
Clerk-Administrator



**STAFF REPORT  
TO  
COUNCIL**

**DATE:** April 7th, 2008

**FILE NO.** 070910-40

**SUBJECT:** 2611 Crystalview Drive – Strata Lot 10, Section 105, Esquimalt District, Strata Plan VIS2725, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1 – PID: 018-236-308 – Edward KOP – Owner and Register.

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**Subject**

Chief Building Inspector's recommendation to file a Notice on the Land Title of Edward KOP due to violations of the City of Langford Building and Plumbing Bylaw No. 650, 2001 and City of Langford Zoning Bylaw, 1999.

**Background**

The history is as follows:

August 10, 2007      Community Safety Officers accompany the RCMP to 2611 Crystalview Drive after a report is received of two marijuana grow operations occupying an active secondary and tertiary suite. It is noted that the property is currently up for sale. Langford officers do not enter the premises at this time.

September 12, 2007      An investigation reveals that both operations are for medical marijuana and are properly licensed by Health Canada, however, the federal government does not monitor or control the manner in which the grows are housed or maintained.

The property is zoned R2 (One and Two Family Residential). There is no permit or record of alterations to the basement to facilitate a secondary suite and the tertiary suite situated in the garage is strictly prohibited. Additional safety concerns arising from the presence of the grow operations prompt the need for an immediate inspection and written and verbal notice is forwarded to the property owner and his tenants.

- September 14, 2007      The Chief Building Inspector and a Community Safety Officer conduct an inspection of the premises. In addition to the infrastructure added to the basement without the appropriate permits and controls, the two illegal suites contain unorthodox ventilation and electrical work which may not meet BC Building Electrical Code requirements. The kitchenettes' plumbing is also suspect and several smoke alarms were in disrepair. No moisture readings were taken, but mould may also be a concern.
- September 19, 2007      A letter ordering the decommissioning of the tertiary suite and guidelines on how to convert the space into something other than that described in the original permit is provided to the owner and a digital copy is forwarded to Mr. Kop's realtor, Geoff McLean, as per Mr. Kop's request. The proposed timeline for decommissioning the tertiary suite and bringing the garage area up to code is 90 days. The letter also cautions the homeowner about some of the possible ramifications of non-compliance and encourages him to have a professional evaluation of the premises conducted to evaluate moisture damage that may have occurred as a result of the grow operations.
- November 12, 2007      The original plans for the house were retrieved from archives. The plans did not indicate a secondary suite, nor were there records of permits for the construction of a secondary suite.
- A second letter, similar in content to the first, is forwarded to Mr. Kop ordering the decommissioning of the secondary suite. 90 days from the date of this letter is granted to achieve compliance.
- January 2, 2008            A voice message is left for Mr. Kop by the Community Safety Officer requesting he contact the City of Langford to arrange for a follow up inspection at his convenience.
- January 9, 2008            No response from Mr. Kop was received. A second telephone call is placed to Mr. Kop by a Community Safety Officer to arrange an inspection date. After the officer identifies himself and the reason for the call the line is promptly disconnected. A call back is initiated and a second v/m message is left requesting an inspection date.
- January 30, 2008            A letter is forwarded to Mr. Kop advising him that an inspection of his premises is scheduled for 1.00pm on Thursday, February 28<sup>th</sup>, 2008.

February 28, 2008

The Chief Building Inspector and a Community Safety Officer attend 2611 Crystalview Drive to conduct a follow up inspection. No new permit applications of any kind had been received from Mr. Kop to date and he failed to show up for this inspection. The side door to the garage is found ajar.

From the exterior of the building it is evident that the lower suites have been vacated. The kitchenette, partitions and electrical fixtures in the tertiary suite remain in place and it appears no changes have been made to the building to bring it into compliance with regulations.

March 14, 2008

Staff Report for Council's review of the Chief Building Inspector's recommendation of a filing of Notice under s. 57(3) of the *Community Charter* and an invitation letter to KOP to attend Council for this review is drafted. The letter is mailed via Registered Mail.

### **Financial Implications**

Limited to the processing cost of \$25.00 for Land Title fees.

### **Comments and Legal Implications**

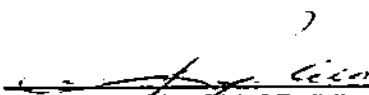
Mr. Kop's failure to comply with direction to bring the property into compliance with BC Building Code requirements and Zoning Regulations as directed coupled with his apparent reluctance to allow for a follow up inspection is cause for this recommendation.

The filing of Notice is recommended as a first and important step in managing risk to the City. The City of Langford could be in a position of liability should health or safety problems occur as a result of work that does not comply with the BC Building Code. Further enforcement action is currently being contemplated.

### **Recommendations**

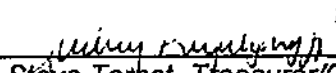
1. That the Council of the City Langford file a Notice in the Victoria Land Title Office under Division 8, Section 57 (3) of the *Community Charter* relating to land legally described as Strata Lot 10, Section 105, Esquimalt District, Strata Plan VIS2725, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1 – PID: 018-236-308, and that information corresponding to the Notice be available for inspection at the City of Langford Building Inspection Department during office hours from 8:30 a.m. to 4:30 p.m., Monday through Friday
2. Do nothing at this time.

Respectfully submitted by:

  
\_\_\_\_\_  
Dan Reynolds, Chief Building Inspector

  
\_\_\_\_\_  
Jim Bowden, Deputy Administrator

*I agree with the financial aspects of this report.*

  
for \_\_\_\_\_  
Steve Terhet, Treasurer/Collector

Clerk Administrator's Comments

  
\_\_\_\_\_  
Rob Buchan, Clerk Administrator



## STAFF REPORT TO COUNCIL

**Date:** April 7, 2008  
**File No.:** 1760-20  
**Subject:** Restructuring of Interim Financing Debt

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### COMMENTARY

As a result of the request for proposals for financing the Spencer Interchange, it is clear that because of Langford's strong credit rating we are able to borrow from the TD Bank cheaper than from the Municipal Finance Authority.

The City currently has \$11,414,000 in interim financing through the MFA for such items as sewers, trails, land purchase and recreation facilities. Since the rate from the bank is lower, there would be a saving to the City if we were to convert our MFA interim financing to bank financing. Borrowing through the bank would involve no more interest rate risk than borrowing through the MFA.

### OPTIONS

1. That Council approve the borrowing of interim financing through the TD Bank or
2. That Council direct that interim financing continue to be done through the Municipal Finance Authority

Respectfully submitted,

Handwritten signature of Steve Ternent in black ink.

Steve Ternent  
Treasurer

Handwritten signature of Rob Buchan in black ink.

Rob Buchan  
Clerk-Administrator

Handwritten signature of Jim Bowden in black ink.

Jim Bowden  
Deputy Administrator



To: Mayor Young,  
& Town Council of Langford,

On behalf of the Juan de Fuca Lawn Bowling Club, Bowls B.C. and Bowls Canada Boulingrin, I would like to ask your help in staging the 2009 Canadian National Lawn Bowling Championships to be held at Juan de Fuca August 17 to 22, 2009.

We will be using the Four Points Sheraton Hotel as our headquarters and have to date booked 85 rooms for our athletes.

As the host club we are responsible for getting the athletes to the greens in the morning and home at night. I am asking Langford Municipality to Sponsor our tournament by transporting our athletes to the greens at Juan de Fuca. We would need the trolley in the morning at 07.15 am and returning them to the hotel at 5pm. This would be a first ever for this mode of transportation to be used in a Canadian Championship and I am sure our athletes from every province in Canada would be blown away riding on a Disneyland Trolley bus to compete in a National Championship.

Your consideration on this proposal would be greatly appreciated. I would be pleased to meet with you or a representative of Langford Council to discuss this proposal.

Yours Sincerely,

David Mathie, President  
Juan de Fuca Lawn Bowling Club.  
1767 Island Hwy.  
Victoria BC V9B 1J1  
Tel # 478 7447 E-mail dmathie@telus.net

<b>CITY OF LANGFORD</b>	
<b>Recommendation</b>	
<b>Refer to:</b>	
<input type="checkbox"/>	Receive & File
<input type="checkbox"/>	Admin Finance Comm
<input type="checkbox"/>	Parks & Rec Committee
<input type="checkbox"/>	P & Z Committee
<input type="checkbox"/>	Protective Services Comm
<input type="checkbox"/>	T & P Committee
<input type="checkbox"/>	Clerk Administrator
<input type="checkbox"/>	City Engineer
<input type="checkbox"/>	City Planner
<input type="checkbox"/>	Senior Bylaw Officer
<i>[Handwritten Signature]</i>	



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

File 0-10-21

ROOM 300 JUSTICE BLDG.  
HOUSE OF COMMONS  
OTTAWA, ONTARIO K1A 0A6  
OFFICE: (813) 996-2625  
FAX: (813) 996-9779  
E-MAIL: MartiK@parl.gc.ca

666 GRANDERSON RD  
VICTORIA, BRITISH COLUMBIA  
V9B 2R8  
OFFICE: (250) 474-6505  
FAX: (250) 474-5322  
E-MAIL: MartiK1@parl.gc.ca

DR. KEITH MARTIN, M.D., P.C., M.P.  
ESQUIMALT - JUAN DE FUCA

March 18, 2008

Mayor Stewart Young  
City of Langford  
2nd Floor, 877 Goldstream Avenue  
Victoria, B.C.  
V9B 2X8

Mayor Young,

Please find attached a copy of a letter that I recently received from the Minister of Transport, on the Gas Tax Fund.

Sincerely,

Dr. Keith Martin, M.D., P.C., M.P.

CITY OF LANGFORD Recommendation	
<b>Refer to:</b>	
<input checked="" type="checkbox"/>	Receive & File
<input type="checkbox"/>	Admin Finance Comm
<input type="checkbox"/>	Parls & Rec Committee
<input type="checkbox"/>	P & Z Committee
<input type="checkbox"/>	Protective Services Comm
<input type="checkbox"/>	T & P Committee
<input type="checkbox"/>	Clerk Administrator
<input type="checkbox"/>	City Engineer
<input type="checkbox"/>	City Planner
<input type="checkbox"/>	Senior Bylaw Officer



Minister of Transport,  
Infrastructure and Communities



Ministre des Transports,  
de l'Infrastructure et des Collectivités

Ottawa, Canada K1A 0N5

FEB 15 2008

The Honourable Dr. Keith Martin, M.D., P.C., M.P.  
House of Commons  
Ottawa ON K1A 0A6

Dear Dr. Martin:

The Prime Minister's Office forwarded to me your correspondence of November 7, 2007, regarding gas tax funding to municipalities in Canada.

The Gas Tax Fund (GTF) is designed to give provinces, territories and municipalities greater flexibility in the selection of projects by flowing funds up front on a regular and predictable basis. Gas Tax Funds can be pooled, banked, borrowed against and cash managed in order to better plan infrastructure investments and to better meet municipal priorities. The Province of British Columbia will receive \$635.6 million in Gas Tax Funds from 2005-2010. In British Columbia, the program is administered by the Union of BC Municipalities. Information on the implementation of the program is available on their web site at [www.civicnet.bc.ca](http://www.civicnet.bc.ca).

The federal government shares your belief that there is a need for a long-term commitment to infrastructure funding that supports strong community planning. As a result, on November 6, 2007, the Government of Canada unveiled the details of the Building Canada plan. The \$33-billion Building Canada plan represents the largest federal commitment to public infrastructure in 50 years. Between 2007 and 2014, \$11.8 billion will flow from the GTF to local communities; this extends the existing five-year program an additional four years. As well, an estimated \$5.8 billion will be transferred to municipalities through the GST Rebate.

The Government of Canada will continue to work with its provincial, territorial, and municipal partners as it recognizes that no level of government alone can solve the infrastructure issues facing our communities. At the same time, we respect provincial

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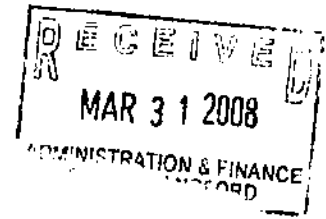
and local jurisdiction over priorities such as the Victoria transit projects you mentioned in your letter. On November 6, 2007, a framework agreement was signed with British Columbia and we are in the process of launching an initiative to consider specific funding proposals. I appreciate being informed of your project and encourage you to also advise the province of your initiative, and to visit our web site, [www.buildingcanada.gc.ca](http://www.buildingcanada.gc.ca), for updates on progress and next steps.

Yours truly,

A handwritten signature in cursive script, appearing to read "Lawrence Cannon".

The Honourable Lawrence Cannon, P.C., M.P.

At 5:40 to Latoria



March 17, 2008

Dear Langford Mayor and Council,

This letter is about the speed of vehicle traffic on Latoria Road .

The districts of East Sooke and Metchosin , as well as local traffic, use the convenience of Latoria Road to access Veterans Memorial Parkway.

This has increased the amount of traffic on Latoria Road, which was not designed for this. Vehicles travel over the speed limit, there is no police presence, the shoulder of the road is very small or there is none at all and pedestrians will be run over. It is no longer safe for foot traffic; these road conditions will kill pedestrians.

There have been three very horrible single vehicle accidents in the past six weeks on the Langford end of Latoria Road, all due to excessive speed.

How much time will pass before other traffic is also involved in these horrible collisions ?

Yours truly

John Oliver, 935 Latoria Road, V9C 3A8, 478-2958

Mike & Sue Oshiro, 943 Latoria Road, V9C 3A8, 472-7588,727-5720

Bill & Sue Ridley, 922 Latoria Road, V9C 3A8, 883-6424, 474-4359

Frances Coutts, 923 Latoria Road, V9C 3A8, 478-4167

David & Daphne Carter, 866 Latoria Road, V9C 3A6, 478-2374

Paul Bains, 854 Latoria Road, V9C 3A6, 478-9159

Darren & Meghan Rawlins, 981 Latoria Road, V9C 3A6, 391-1484

**CITY OF LANGFORD**  
**Recommendation**

Refer to:

- Receive & File
- Admn Finance Comm
- Parks & Rec Committee
- P & Z Committee
- Protective Services Comm
- T & P Committee
- Clerk Administrator
- City Engineer
- City Planner
- Senior Bylaw Officer



## **Staff Report**

**to**

## **Council**

**Date:** April 7<sup>th</sup>, 2008  
**File:** Z-06-24  
**Subject:** *Bylaw No 1059: Application to Amend the Zoning Designation of the Subject Property from R1 (One-Family Residential) to MU1A (Mixed-Use Residential A) to Allow Construction of a 24 Unit Multi-Family residential development with approximately 140m<sup>2</sup> (1,500ft<sup>2</sup>) of ground floor commercial space.*

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On December 18<sup>th</sup>, 2006 Council passed the following resolution with respect to the rezoning of the property at 2877 and 2885 Peatt Road:

That Council direct staff to prepare a bylaw to amend the zoning of the subject property from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial A), subject to the following terms and conditions:

- a) That the applicant reduce impacts and privacy concerns to neighbouring properties, to the satisfaction of the City Planner; **(DONE)**
- b) That the applicant address parking and traffic concerns to the satisfaction of the City Engineer prior to Public Hearing; **(DONE)**
- c) That the property owner shall provide, prior to bylaw adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:
  - i. That the property owner, prior to issuance of Building Permit, will contribute \$750 per unit to the Affordable Housing Fund; **(Secured in Bylaw 1059)**
  - ii. That the property owner, prior to issuance of Building Permit, will contribute \$100 per unit to the Community Archeological Assessment Fund; **(Secured in Bylaw 1059)**
  - iii. That the property owner, prior to issuance of a Building Permit, will contribute \$500 per unit to the Agricultural Land Acquisition Fund; **(Secured in Bylaw 1059)**
  - iv. That the property owner, prior to Public Hearing, provide a storm water management and maintenance plan for the site to the satisfaction of the City Engineer; **(Secured prior to Building Permit, see below)**
  - v. That the property owner, prior to Public Hearing, provide a tree retention plan created by a Certified Arborist; **(No longer required, see below)**

- vi. That the property owner, prior to Final Adoption, provide \$15,000 for public art/beautification; **(Amenity Secured by Covenant)**
  - vii. That the property owner, prior to Final Adoption, provide a nuisance easement in favour of the E & N railway corridor that fronts the southern edge of the development site. **(Secured by Covenant)**
- d) That as a condition of the issuance of a Building Permit, the applicant will provide full frontage and/or off-site improvements (to be determined at a later date) to the satisfaction of the City Engineer. **(Secured by Covenant)**

In addition to the applicant providing full frontage improvements to the satisfaction of the City Engineer prior to issuance of a Building Permit, the applicant will provide by way of a rezoning contribution, \$57,000 dollars for updates to the Peatt Road corridor. **(Land provided see below)**

#### COMMENTS

On February 19<sup>th</sup>, 2007 Council allowed the requirement for the applicant to provide a stormwater management and maintenance plan to be provided to the satisfaction of the City Engineer prior to issuance of a Building Permit.

The tree retention plan became unnecessary when the most recent designs for the trolley stop pull-out revealed a conflict between the sidewalk and the large Douglas Fir tree necessitating the removal of the tree.

On December 17<sup>th</sup>, 2007 Council accepted 60ft<sup>2</sup> of commercial amenity space (estimated value of \$18,000 confirmed by independent assessment) in lieu of the \$15,000 public art contribution.

On January 21<sup>st</sup>, 2008 at Public Hearing, Council allowed for 50m<sup>2</sup> (540ft<sup>2</sup>) of land to be provided in lieu of the \$57,000 contribution required for the design of Peatt Road.

On April 1, 2008 the applicant's solicitor provided an unrestricted letter of undertaking to register the covenant and easement based upon the City proceeding to final adoption of the rezoning bylaw and development permit.

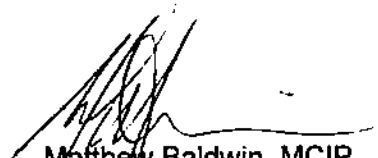
#### OPTIONS

That Council:

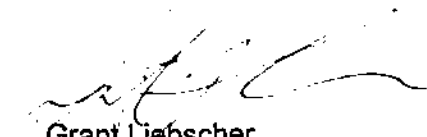
1. Give final reading to Bylaw No. 1059 for the properties at 2877 and 2885 Peatt Road from R1 (One-Family Residential) to MU1A (Mixed Use Commercial A);

OR

2. Take no action at this time with respect to Bylaw No. 1059.

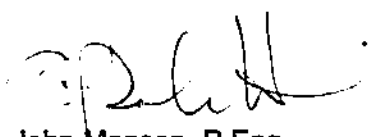


Matthew Baldwin, MCIP  
City Planner

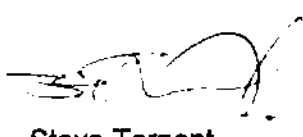


Grant Liebscher  
Planner


Bob Beckett  
Fire Chief



John Manson, P.Eng.  
City Engineer



Steve Ternent  
Treasurer



Rob Buchan, MCIP  
Clerk-Administrator

:mgsb

# CITY OF LANGFORD

## BYLAW NO. 1059

### A BYLAW TO AMEND BYLAW NO. 300, LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R1 (ONE-FAMILY RESIDENTIAL) ZONE and adding to the MU1A (MIXED USE RESIDENTIAL COMMERCIAL) ZONE the properties legally described as Lot 3, Section 72, Esquimalt District, Plan 6823 and that Part of Lot 2, Section 72, Esquimalt District, Plan 6823 Lying to the South of a Boundary Parallel to and Perpendicularly Distant 45 Feet from the Southerly Boundary; as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. Adding the following paragraphs to Section 6.51.04A(3) in alphabetical order:
  - (h) pays to the City the amount specified in Column 9 of Table 1 below at time of building permit, to be deposited in the Community Beautification Reserve Fund; and
  - (i) pays to the City the amount specified in Column 10 of Table 1 below at time of building permit, to be deposited in the Peatt Road Infrastructure Upgrade Reserve Fund.
3. By adding the following to Table 1 in the section 6.51.04(A)

**Table 1**

1. Legal description	2.	3.	4.	5.	6.	7.	8.	9.	10.
Lot 3, Section 72, Esquimalt District, Plan 6823 and That Part of Lot 2, Section 72, Esquimalt District, Plan 6823 Lying to the South of a Boundary Parallel to and Perpendicularly Distant 45 Feet from the Southerly Boundary (2877 and 2885 Peatt Road)	\$18,000	\$2,400	\$12,000	\$0	\$0	\$0	\$0	\$0	\$57,000

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 196, (2877 and 2885 Peatt Road), 2006".

READ A FIRST TIME this 17<sup>th</sup> day of December, 2007.

PUBLIC HEARING held this 21<sup>st</sup> day of January, 2008.

READ A SECOND TIME this 21<sup>st</sup> day of January, 2008.

READ A THIRD TIME this 21<sup>st</sup> day of January, 2008.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 22<sup>nd</sup> day of January, 2008.

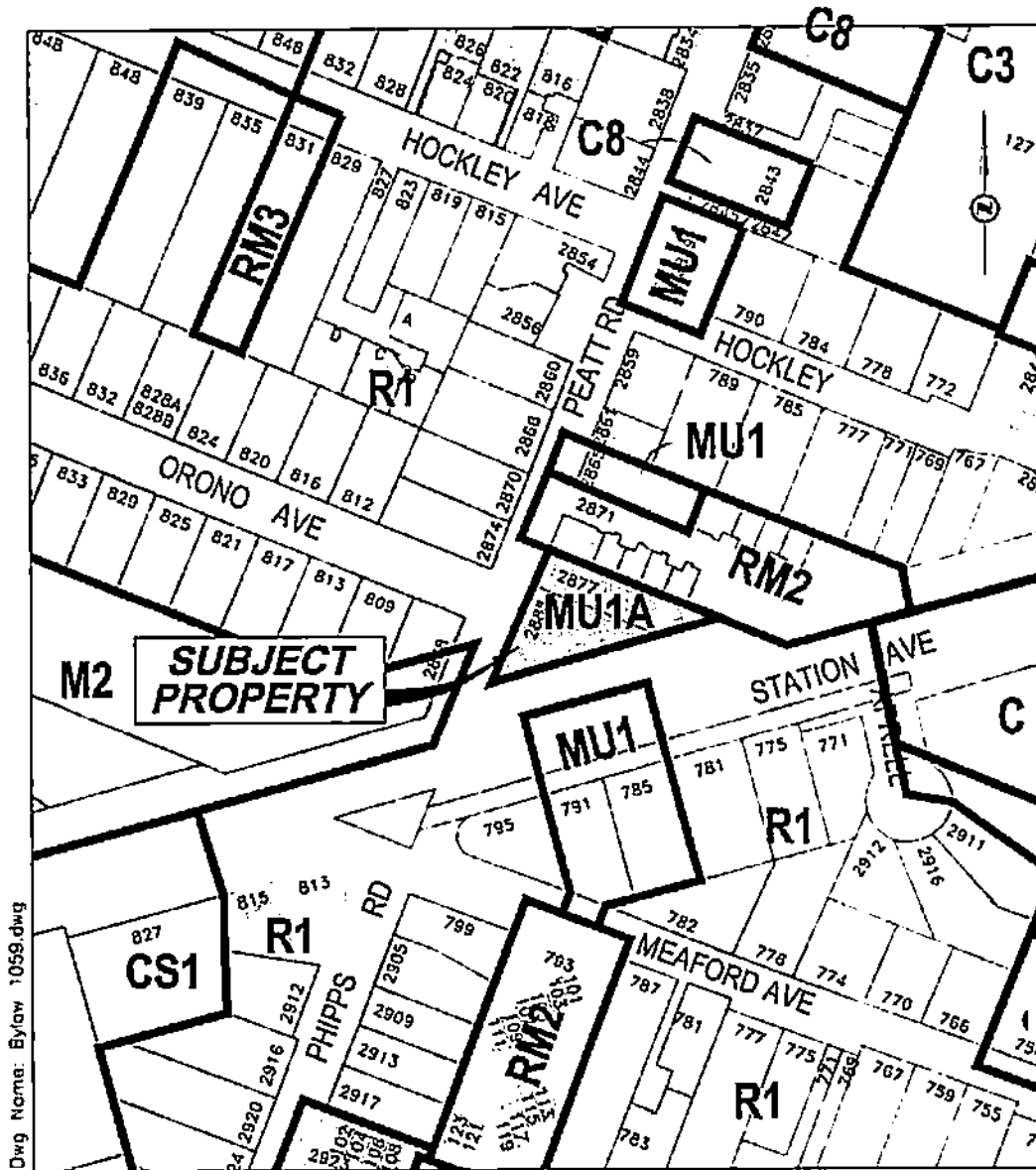
ADOPTED this day of, 2008.

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MAYOR

---

CLERK-ADMINISTRATOR



Dwg Name: Bylaw 1059.dwg

LEGAL DESCRIPTION: Lot 3, Section 72, Esquimalt District, Plan 6823 and that Part of Lot 2, Section 72, Esquimalt District, Plan 6823 Lying to the South of a Boundary Parallel to and Perpendicular Distant 45 Feet from the Southerly Boundary

I HEREBY CERTIFY THIS TO BE A TRUE COPY  
 OF PLAN No. 1 AS DESCRIBED  
 IN SECTION \_\_\_ OF BYLAW No. 1059

\_\_\_\_\_ MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_ CLERK – ADMINISTRATOR

**CITY OF LANGFORD**  
**BYLAW NO. 1156, 2008**

**A bylaw to establish the Spencer Road Interchange Local Area Service**

---

**WHEREAS**

A. The City of Langford has received a petition from the owners of land in Langford requesting that the City establish a local area service for the provision of a highway interchange on the Trans-Canada Highway at Bear Mountain Parkway, together with associated and consequential highway improvements.

B. The Corporate Officer of the City of Langford has certified the sufficiency and validity of the petition.

C. The City of Langford wishes to establish a local area service for the purposes set out above.

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

**Citation**

1. This bylaw may be cited as "Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008."

**Definition**

2. In this bylaw
  - (a) "Local Service Area" means the area comprised of the parcels described on Schedule A as shown on the plan attached as Schedules B, and
  - (b) "Spencer Road Interchange Local Area Service" means all work or other activity undertaken or provided by or on behalf of the City of Langford to complete the project described in Schedule C.

**Establishment of Local Area Service**

3. The Spencer Road Interchange Local Area Service is hereby established as a local area service under section 211 of the *Community Charter* for the benefit of all parcels in the Local Service Area.

**Methods of Cost Recovery**

4. The cost of the Spencer Road Interchange Local Area Service will be borne or recovered as follows:
  - (a) \$2,447,225 in development cost charges held by the City shall be allocated to the cost of the service;

“Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008.”

- (b) \$4,000,000 in funds granted to the City by the province of British Columbia shall be allocated to the cost of the service; and
- (c) the amount by which the cost of the service exceeds \$6,447,225 shall be recovered by parcel taxes imposed on the taxable area of the parcels in the Local Service Area.

5. Spencer Road Interchange Local Area Service Establishment Bylaw No. 1147, 2008 is hereby repealed.

READ A FIRST TIME this 4<sup>th</sup> day of February, 2008

READ A SECOND TIME this 4<sup>th</sup> day of February, 2008

READ A THIRD TIME this 4<sup>th</sup> day of February, 2008

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

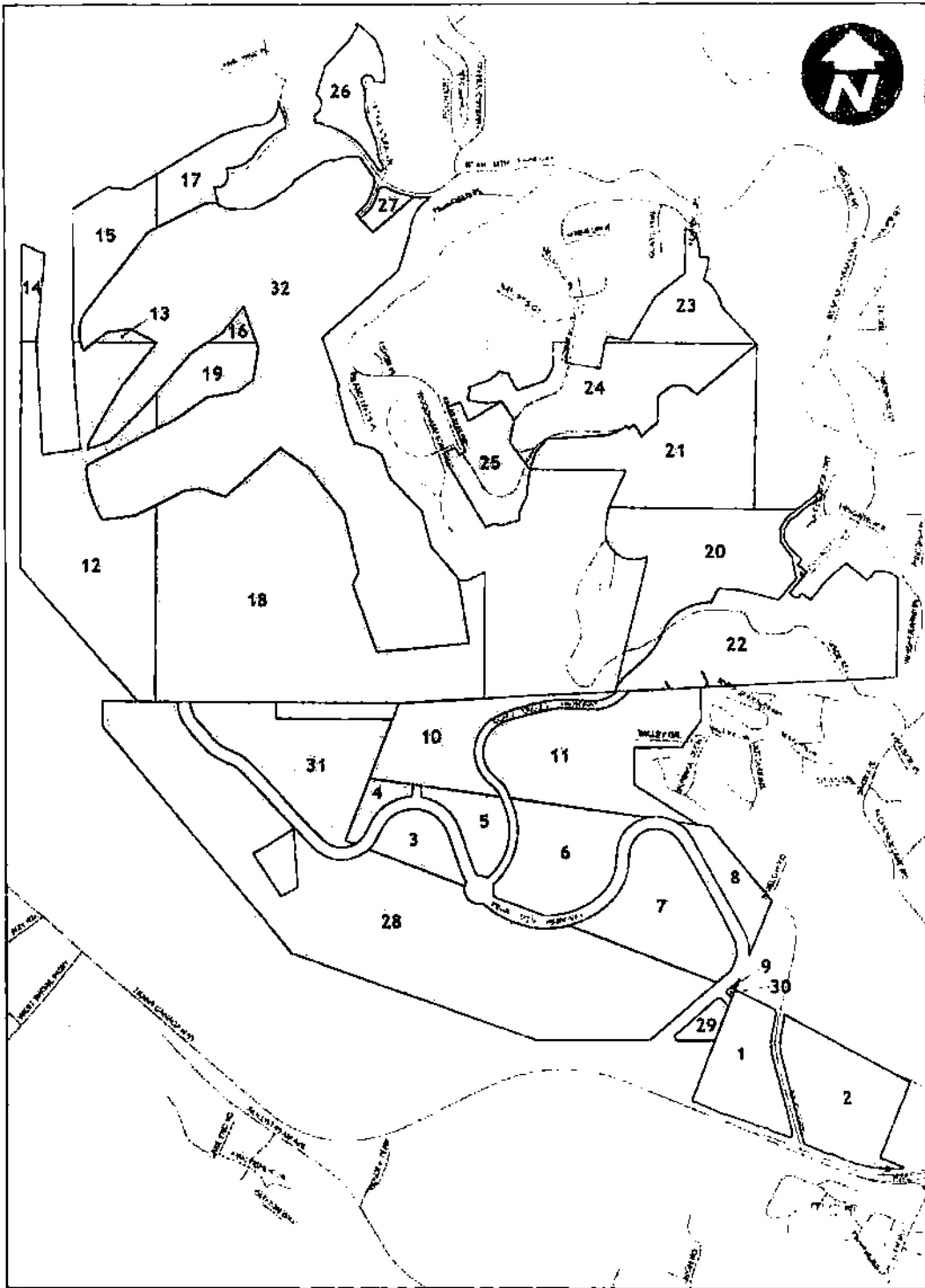
**SCHEDULE A**

<b>Area(s) on Map</b>	<b>Property Identifier (P.I.D.)</b>	<b>Legal Description</b>
1, 2	004-333-136	THAT PART OF SECTION 99, ESQUIMALT DISTRICT, LYING TO THE NORTH OF THE SOUTHERLY BOUNDARY OF PLAN 990 RW, EXCEPT THOSE PARTS IN PLANS 3406, VIP62432 AND VIP67859.
3, 4, 5, 6, 7, 8, 9	004-718-712	LOT 1, SECTION 114, ESQUIMALT DISTRICT, PLAN 13026, EXCEPT PART IN PLAN 16608 AND VIP81992
10,11	009-088-491	LOT A, SECTION 114, ESQUIMALT DISTRICT, PLAN 45167 EXCEPT PART IN PLAN 46942 AND VIP82403
12	009-853-081	SECTION 84, HIGHLAND DISTRICT EXCEPT THAT PART IN PLANS VIP72556 AND VIP75509
13, 14, 15	009-853-103	SECTION 81, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP72556 AND VIP75509
16, 17	009-858-636	SECTION 82, HIGHLAND DISTRICT EXCEPT PART IN PLANS VIP75509, VIP76197, VIP76364, VIP76365, VIP76988, VIP77878, VIP80330 AND VIP81135
18, 19	009-858-652	SECTION 83, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483 AND VIP82960
20	026-228-203	LOT 2 SECTION 1 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP78400, EXCEPT PART IN PLAN VIP80713
21	026-228-211	LOT 3 SECTIONS 1 AND 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP78400 EXCEPT PART IN PLAN VIP80330, VIP82483 AND VIP82960
22	026-632-209	LOT A SECTIONS 1 AND 2 RANGE 4W HIGHLAND DISTRICT PLAN VIP80713 EXCEPT PART IN PLAN VIP83430

**SCHEDULE A (Cont'd)**

<b>Area(s) on Map</b>	<b>Property Identifier (P.I.D.)</b>	<b>Legal Description</b>
23	026-886-472	LOT A SECTION 3 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP82127 EXCEPT THAT PART IN PLAN VIP83700
24	027-055-680	LOT A SECTION 2 RANGE 4 WEST AND SECTION 83 HIGHLAND DISTRICT PLAN VIP82960
25	026-952-076	LOT A SECTIONS 1 AND 2 RANGE 4 WEST AND SECTION 83 HIGHLAND DISTRICT PLAN VIP82483
26	025-838-563	LOT 2 SECTION 82 HIGHLAND DISTRICT PLAN VIP76365
27	026-867-494	LOT A SECTION 82 HIGHLAND DISTRICT PLAN VIP81958
28, 29, 30, 31	027-214-842	LOT A SECTION 28 GOLDSTREAM DISTRICT AND SECTION 115 ESQUIMALT DISTRICT PLAN VIP83753
32	025-695-126	LOT 2 SECTIONS 81, 82, 83, AND 84 HIGHLAND DISTRICT PLAN VIP75509 EXCEPT PARTS IN PLANS VIP76365, VIP78873, VIP81135, VIP81958 AND VIP82040

**SCHEDULE B**


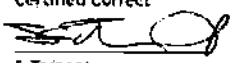



**Legend**

- Local Service Area
- Existing Parcels

**SPENCER ROAD INTERCHANGE  
LOCAL SERVICE AREA**

December 18, 2007

  
 Certified Correct  
  
 S. Tement  
 Treasurer City Of Langford



# A. 04.11.02.01 - Master Development Plan, December 18, 2007  
# Map Legend - Source: Development Plan, Master Development Plan

## SCHEDULE C

### The project includes:

1. A four lane structure over the TCH with two lanes northbound, one lane southbound, as well as northbound and southbound left turn bays;
2. A ramp to accommodate Bear Mountain Parkway ("BMP") southbound and Leigh Road northbound to TCH eastbound traffic;
3. A ramp to accommodate TCH westbound to BMP northbound and Leigh Road southbound traffic;
4. A ramp to accommodate BMP southbound and Leigh Road northbound to TCH westbound traffic;
5. Modifications to the Spencer Road / TCH westbound intersection to provide for right in movements only;
6. Modifications to the Spencer Road / TCH eastbound intersection to provide for right out movements only;
7. Removal of the existing traffic signal at Spencer Road and provision of a median barrier to prevent left turns;
8. Closure of the Savory Road access to the TCH;
9. A pedestrian fence to prohibit pedestrian traffic across the TCH in the vicinity of Spencer Road;
10. A five lane road connection between the north intersection for TCH the westbound ramps and BMP north of the planned Brock Road extension with three lanes northbound and two lanes southbound;
11. A three lane road connection between the south intersection for TCH eastbound on-ramp and Goldstream Avenue along the existing Leigh Road;
12. An offset "T" intersection with traffic signals at Leigh Road and Goldstream Avenue, or other equivalent intersection design;;
13. Improvements to Goldstream Avenue between Leigh Road and Spencer Road;
14. A two lane road connecting Spencer Road to BMP (Brock Road Extension) with a connection to Savory Road;
15. Local cycling and pedestrian network Improvements between Spencer Road interchange and Millstream interchange;
16. All engineering, inspection, security, legal and administration costs, and environmental studies and other related work necessary to complete the project; and
17. An allowance for interest charges that may accrue on borrowed funds during construction.
18. All land acquisitions required to facilitate the project.

# CITY OF LANGFORD

## BYLAW NO. 1148, 2008

### A BYLAW TO AUTHORIZE BORROWING FOR THE SPENCER ROAD INTERCHANGE LOCAL AREA

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#### WHEREAS

A. The City of Langford has adopted the Spencer Road Interchange Local Area Service Establishment Bylaw No. 1156, 2008 to authorize the construction of a highway interchange on the Trans-Canada Highway at Bear Mountain Parkway, together with associated and consequential highway improvements;

B. The Spencer Road Interchange Local Area Service was initiated by a petition of the owners in the area of the proposed interchange; and

C. The petition proposes that the City borrow up to \$25 million for the local area service.

NOW THEREFORE the City of Langford, in open meeting assembled, enacts as follows:

#### Citation

1. This bylaw may be cited as Spencer Road Interchange Loan Authorization Bylaw No. 1148, 2008.

#### Authorization to Borrow

2. The City of Langford is hereby authorized to borrow up to \$25,000,000 for the purpose of providing a highway interchange and associated and consequential highway improvements on the Trans-Canada Highway at Bear Mountain Parkway

#### Allocation of Amount Borrowed

3. The entire amount referred to in section 2 is allocated to the purpose described in that section.

#### Maximum Term for Debentures

4. The maximum term for which debentures may be issued is 25 years.

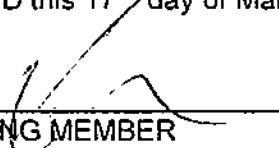
READ A FIRST TIME this 27<sup>th</sup> day of December, 2007

READ A SECOND TIME this 27<sup>th</sup> day of December, 2007.

READ A THIRD TIME this 4<sup>th</sup> day of February, 2008.

APPROVAL of the Inspector of Municipalities obtained this 13<sup>th</sup> day of March, 2008

ADOPTED this 17<sup>th</sup> day of March, 2008

  
\_\_\_\_\_  
PRESIDING MEMBER

  
\_\_\_\_\_  
CORPORATE OFFICER





# Statutory Approval

Under the provisions of section 179

of the Community Charter


I hereby approve Bylaw No. 1148

of the City of Langford,

a copy of which is attached hereto.

Dated this 13th day

of March, 2008

  
\_\_\_\_\_

Deputy Inspector of Municipalities



April 7<sup>th</sup>, 2008

### **In-Camera Resolution**

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personnel and New Service under section 90 (c) and (k) of the Community Charter;
- b) That Council continues the meeting in closed session.