



City of Langford

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Staff Report to Council

Date: May 1, 2017
Department: Planning
Subject: Centre Mountain – Request for a Variance to Bylaw No. 1000 to allow for Existing Residential Dwellings from Lands to be Rezoned Business Park/Industrial.

Commentary

Seven (7) lots within the proposed zoning for Centre Mountain will be split between business park/industrial and residential or agricultural zoning (these lots occur along Sooke Road). The applicant requests that Council vary the relevant sections of Subdivision and Development Servicing Bylaw No. 1000 with respect to frontage improvements and connection to the municipal sewer system to allow the those portions of the lands that are not being rezoned to be subdivided from the business park/industrial zoned portion of the lot. Of the seven lots, four have residential dwellings on them at the present time.

Financial Implications

Varying the requirement for municipal services to the existing three dwellings will slow the connection of these homes to the yet-to-be-provided sewer system, however not varying Bylaw No. 1000 as proposed will slow the development of the entire Centre Mountain business/industrial park. The land within the ALR is unlikely to develop, and would still be required to connect to sewers if development were to occur there. The three lots with existing homes would still be required to connect to sewers if sewers are available and the homes are replaced, or if the septic systems fail.

Frontage improvements along this portion of Sooke Road are likely to be required by the Ministry of Transportation as part of off-site road improvements required prior to the development of the BP8 Business Park.

Legal Implications

None.

Options

That Council:

1. Direct staff to prepare notices to vary Subdivision and Development Servicing Bylaw No. 1000 with respect to subdivision without frontage improvements or connection to the municipal sewer system for properties in the proposed new BP8 (Business Park 8) – Centre Mountain Zone;

OR

2. Take no action at this time with respect to variances for lands within the proposed BP8 zone;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Braden Hutchins, Director of Corporate Services

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