

Trina Cruikshank

From: [REDACTED]
Sent: April 19, 2021 11:53 AM
To: Langford Planning General Mailbox
Subject: re: tonight's public hearing for 757 and 765 Latoria Road

Good morning.

In regards to the public hearing on tonight's agenda for 757 and 765 Latoria Road, I noted on page 122 of the public hearing agenda that:

Portions of the properties reside in the Riparian, Steep Slopes, Areas of Potential Habitat and Biodiversity, and High Interface Fire Hazard Development Permit Areas. Reports prepared by registered professionals and a Development Permit will be required prior to alteration of the land on the properties. The Riparian area extends along the front of both properties from a stream that runs along the other side of Latoria Road. The Riparian area is shown below in green (Figure 2.)

As well, page 123 of the same agenda shows the riparian area referred to. I am not well versed in the guidelines for riparian areas, but does this mean that the trees and vegetation along Latoria Road for these two properties are required to be preserved due to the designation of a riparian zone? I appreciate any information that you can share as I understand that this is not something that can be asked at tonight's public hearing and I don't believe this was included in the original report to the Planning committee.

Sincerely,

[REDACTED]

From: [Matthew Baldwin](#)
To: [Suzette Chapman](#)
Cc: [Julia Buckingham](#)
Subject: FW: public hearing for 757 and 765 Latoria Road
Date: April 16, 2021 10:58:08 AM
Attachments: [IMG_2150.JPG](#)
[IMG_2145.JPG](#)

When are we going to Public Hearing with this one?

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision

250.474.6919

From: Julie Coneybeer <jconeybeer@langford.ca>
Sent: Friday, April 16, 2021 10:53 AM
To: Matthew Baldwin <mbaldwin@langford.ca>
Cc: Langford Planning General Mailbox <planning@langford.ca>
Subject: FW: public hearing for 757 and 765 Latoria Road

Julie Coneybeer

Executive Assistant

250.478.7882 x4204

From: [REDACTED]
Sent: April 16, 2021 10:11 AM
To: Mayor Young <mayor@langford.ca>; Matt Sahlstrom <msahlstrom@langford.ca>; Denise Blackwell <dblackwell@langford.ca>; Norma Stewart <nstewart@langford.ca>; Lillian Szpak <lszpak@langford.ca>; Lanny Seaton <lseaton@langford.ca>; Roger Wade <rwade@langford.ca>
Subject: Re: public hearing for 757 and 765 Latoria Road

Dear Mayor and Councillors:

In addition to our earlier letter regarding our objections to the proposed development plan for 757 and 765 Latoria Road, we wish to attach two photographs to illustrate part of what grounds our concerns.

The first photograph shows the height of one of the properties, 765. What it doesn't illustrate is that the hill behind the house goes up even further. We have no indication from the proposal as to how much blasting will be involved to take this to the level that is contemplated, but it is not difficult to see that the blasting will be extensive and will greatly impede the quiet enjoyment of our property for months, if not years, to come.

The second photograph shows the trees and vegetation along Latoria Road in front of 757. In the previous proposal in 2014, preserving that greenspace was one of Council's objectives. What

assurances do we have that it will continue to be preserved, and if not, what rationale is Council providing for that objective no longer being an important consideration?

The OCP, which the City quotes often to explain its policies surrounding development, describes Hillside or Shoreline neighbourhoods as having “parks, open spaces and green corridors...integrated throughout the area... Site and topographic responsive pocket parks, enhanced viewpoints...children’s play areas, including ‘tot lots’ and outdoor exercise areas are strongly encouraged...” The development proposed for these two lots, like so many others along Latoria, does nothing to address that need and is not in keeping with the objectives of the OCP in that respect.

We are asking you to not only listen to what residents are asking you but then act on those requests as well.

Sincerely,

[REDACTED]
[REDACTED]

Langford, BC

