

Minutes of the Langford Lakes and Area Protection Society Meeting
Sewing Room, Spencer Middle School
Thursday, June 7, 2007

- Attendees (33):
 - **Florence Lake** (10): Doug Rowe (Chair), Ron Rayner, Kristina Vanlierop, Reg Vanlierop, Raymond Minkensky, Michael McCormick, Joan Knowles, Larry Armstrong, Terry Cunningham, Jean Strachan,
 - **Glen Lake** (5): Pam Fraser, Ian Fraser, Ian McKenzie, Zayla McNulty, Wyatt McNulty.
 - **Langford Lake** (16): Rob Hare (Secretary), Ann Nelms, Steve Auchinachie, Bob de Gamage, Olwyn de Gamage, Jan Hare, Kent Deans, Rob Wilkinson, Bradley Fenn, Samuel Jess, Michelle Jess, Bill Benbow, George Mortimore, Dave Craig, Rosa Guyton, Susan Loney
- **Guests** (2): Matthew Baldwin (Langford City Planner, past 10 years in planning department for Langford), Les Bjola (Bear Mountain and Langford Meadows developer)

The meeting was called to order at 19:00 by Doug Rowe.

1. Minutes of last (recorded) meeting, April 25, 2007 were neither read nor adopted.
2. Business arising was not dealt with as the whole meeting was dedicated to Q&A with Matthew Baldwin.
3. New business
 - a. Presentation (Q&A) from Matthew Baldwin, Langford City Planner.
 - i. Update on Westhills pub. Part of the trail master plan on the linear park (now owned by Langford), although part is still owned by Westhills where the pub may be located. 38-41% of the Westhills development will likely be parkland (mixed land types).
 - ii. Boat launch pollution (Langford Lake). The misuse of the launch is monitored, but it is not always possible to catch offenders.
 - iii. Park at Shelby Place – deterioration.
 - iv. Path between Glen and Langford Lakes – disposition of lands. Path may be relocated to integrate with the trail master plan.
 - v. Buffer between Glen Lake and Westhills – what trees will be left? The view of the lake is nice now, but in future will it all be houses? No specifics were provided.
 - vi. Donated lands from Goldstream Meadows (Bjola) development? A plan indicating the areas of green space was circulated.
 - vii. How much of a development is required for parkland? Normally 25% is requested by Council. LEED certification demands more. Matthew described how parkland and amenity land is acquired by Langford as part of the application and approval process. Sometimes land is acquired by Langford as fee simple lots, such that land use can change if future needs require it. It may start as a park, but the land use may subsequently change – ultimate flexibility for Langford.
 - viii. June 23-24 (Saturday - Langford, Sunday - Colwood) – Future’s forum. See announcement that came with your tax notice. Current Langford OCP

(1996) has not had a wholesale update. Will be updated with a consistent vision shared with Colwood. Parks master plan will be part of it.

- ix. Explanation of riparian area. Provincial act (Streamside Protection Act) and regulations require an area adjacent to water bodies that is beneficial to the water body – currently 43 metres (about 150 feet) de facto standard. Langford zoning bylaw prohibits construction within 30 metres (about 100 feet). Registered Professional Biologist (RPBio) (environmental inspector) makes the decision about how much land is needed to benefit the water body – the SPEA (Streamside Protected Environmental Area). Need a development permit to build within 43 metres. Need a variance permit to build within 30 metres.
- x. Explanation of how to get a variance permit. Goes through planning and zoning committee. There are no guidelines given. There is also a board of variance that hears minor variance applications and hardship (e.g. not enough land to build without it) variance applications. Westhills is not considered minor. They will be required to go through the development variance permit application process.
- xi. Viewpoints (spectacular) owned by Provincial Capital Commission are likely to remain protected. Access, via trails, will be part of Bear Mountain and other developments.
- xii. Designated truck routes – are designated by council based on the recommendations from the city engineer (John Manson currently)
- xiii. Concrete plant proposal. Council is hesitant to change existing zoning – grandfathering – legal, non-conforming. Council cannot legally prohibit an activity on land that is currently zoned for that activity, although they can prohibit expansion of the activity if they are not permitted to expand. Decisions regarding this issue are in the hands of the bylaw enforcement officer (Lorne Fletcher).
- xiv. Florence Lake boardwalk is in disrepair. Contracts for trails were for design, build and maintain. Engineering department looks after the maintenance contracts, although they are falling behind in awarding these contracts.
- xv. Planning and Engineering departments are being restructured, due to increase in municipal staff. Council has hired a parks manager (professional landscape architect), who will start soon (possible future LLAPS speaker?).
- xvi. Completion of sidewalk trail on Leigh Road? Land other side of the berm has become a dumping ground. Such issues should be reported via the bylaw enforcement hotline.
- xvii. Sewers – sanitary and storm. Sanitary sewers will be the saviour of Langford's lakes. Storm water runoff – from lawns and fertilizer – is a bigger concern, although Langford has a storm water management (SWM) plan for all of Langford to treat storm water prior to release into the lakes watershed. Level 1 monitoring is a good first step to track changes to the character of the lake. The SWM plan is being updated to deal with

possible future events such as the past winter – flooding. Westhills and Skirt Mountain developments will have detailed SWM plans.

- xviii. City Centre Park. The ponds will be of a suitable size to meet the needs for holding runoff water.
 - xix. Hull's field development was rezoned about a year ago in order to meet market demands better. It will now be all business park and no multi-family housing.
 - b. Newsletter distribution. A few people did not receive a hard-copy on Glen and Florence Lakes. Names were taken by Ann Nelms to see if additional volunteers would help deliver to these areas.
4. Next Meeting – Wednesday July 11, 2007, 7-8 p.m. in the Community Room, Island Saving Credit Union, Jacklin Road,
 - a. Guest speaker: Lorne Fletcher, Langford Bylaw enforcement officer.
 5. The meeting was adjourned at 21:00.

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