

# Public Hearing Binder

digital version

**PURPOSE:** To amend the zone to delete regulations regarding large single family dwellings and permit a minimum of two attached dwellings in the specified area of Royal Bay.

Within the binder, please find a copy of:

1. Notice of Development
2. Staff Report to Council (Aug. 30, 2021)
3. Staff Report to Committee of the Whole (July 5, 2021)
4. Staff presentation to CoTW (July 5, 2021)
5. Proposed Bylaw
6. Council Resolution
7. Notice of Public Hearing
8. Public Input

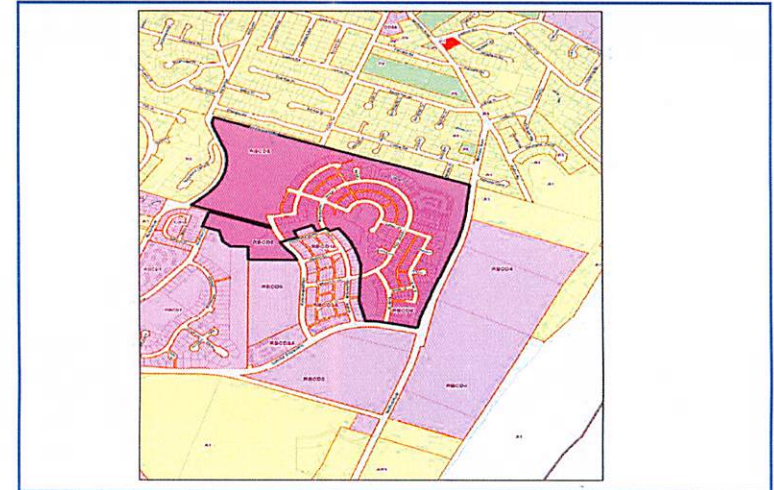
Minutes and videos of Council and Committee of the Whole meetings are publicly available, and can be accessed through the following link:

- [City of Colwood - Meeting Type List \(civicweb.net\)](#)

# DEVELOPMENT APPLICATION

## RBCD5 Zone Amendment

**PROPOSAL:** Amend RBCD5 Zone regarding 'Large One Family'; 'Two Family' and 'Attached Dwelling' for undeveloped lands



**LEARN  
MORE**

**APPLICANT:** Meadows Development LP

*This information is based on the initial application and is subject to change. Please contact the Planning Department for instream updates.*

For more information, public meeting dates or to provide input:  
City of Colwood Development Services  
3300 Wishart Road  
250-294-8153  
[colwood.ca/planning](http://colwood.ca/planning)





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**To:** Regular Meeting of Council  
**Date:** August 30, 2021  
**From:** Dennis Carlson, Planner  
**RE:** RBCD5 Zone Amendment – Two Family Dwelling  
**File:** RZ-21-003

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## BACKGROUND

At its meeting of July 6, Committee of the Whole expressed concern regarding the potential impact of deleting the limit on the number of two-family dwellings on a lot. Committee requested staff provide clarification regarding sites where excluding the limit on the number of two family dwellings would be appropriate.

The applicant has subsequently withdrawn their request to amend the regulations regarding Two Family Dwellings in the RBCD5 Zone. Accordingly, the zoning amendment bylaw is included on Council's August 30 agenda for consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading.

Respectfully submitted,

  
for: Dennis Carlson  
Planner



Brent Molnar, ASCT  
Director of Engineering & Development Services

  
Robert Earl  
Chief Administrative Officer

**Attachments:**  
APPENDIX 1: Bylaw No. 1893



**CITY OF COLWOOD  
BYLAW NO. 1893**

**A BYLAW TO AMEND BYLAW NO. 151 BEING THE “COLWOOD LAND USE BYLAW, 1989”**

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

1. Citation

This bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 183 (RBCD5 Zone - Royal Bay), Bylaw No. 1893, 2021”.

2. Bylaw No. 151, the “Colwood Land Use Bylaw, 1989” is amended as follows:

a) Replace Section 10.5. 5.1 Regulation Table with the following:

<b>Regulation</b>	<b>Medium one-family dwelling</b>	<b>Compact one-family dwelling</b>	<b>Two family dwelling</b>	<b>Attached housing</b>	<b>Park</b>
<b>Principal dwellings per lot</b>	1	1	2	n/a	n/a
<b>Minimum Lot Area</b>	368 m <sup>2</sup>	278 m <sup>2</sup>	371 m <sup>2</sup>	512 m <sup>2</sup>	n/a
<b>Minimum Lot Width</b>	10.97 m	9.15 m	12.2 m	16.8 m	n/a
<b>Maximum Lot Coverage</b>	50%	50%	50%	50%	n/a
<b>Maximum Building Height:</b>					
<b>Principal buildings</b>	9.5 m	9.5 m	9.5 m	12.5 m	10.0 m
<b>Accessory dwelling units</b>	7.0 m	7.0 m	7.0 m	7.0 m	n/a
<b>Other accessory buildings</b>	4.5 m	4.5 m	4.5 m	4.5 m	10.0 m
<b>Minimum Building Setbacks:</b>					
<b>Front</b>	3.0 m	3.0 m	3.0 m	3.0 m	7.5 m
<b>Side</b>	1.2 m	1.2 m	1.2 m	1.2 m	6.0 m
<b>Rear-principal buildings</b>	6.0 m	6.0 m	6.0 m	6.0 m	10.0 m
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<b>Maximum floor area-accessory buildings</b>	60 m <sup>2</sup>	60 m <sup>2</sup>	60 m <sup>2</sup>	37 m <sup>2</sup>	n/a

Notwithstanding the definition of “Attached Housing” in Section 1.2 where Attached Housing is proposed means a building (or buildings) divided into not less than two dwelling units with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.

**READ A FIRST TIME** on this the 30<sup>th</sup> day of August, 2021

**READ A SECOND TIME** on this the 30<sup>th</sup> day of August, 2021

**PUBLIC HEARING** held on this the day of , 2021

**READ A THIRD TIME** on this the day of , 2021

**ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD** on this the day of , 2021

\_\_\_\_\_  
MAYOR

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



## City of Colwood STAFF REPORT

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To: Committee of the Whole  
Date: July 5, 2021  
From: Dennis Carlsen, Planner  
RE: RBCD5 Zone – Latoria North  
File: Zoning Amendment Application RZ 21-003

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### RECOMMENDATION

THAT Committee of the Whole recommend to Council

THAT the appropriate amendments to the *Royal Bay CD5 (RBCD5) Zone* be prepared to include the following:

- a. Delete the development regulations regarding 'Large one family dwelling'; AND
  - b. Delete the maximum number of principal dwellings per lot for 'Two family dwelling'; AND
  - c. Include a definition of attached dwelling in the RBCD5 Zone to permit a minimum of two dwelling units in a building.
- 

### 1. SUMMARY

Gablecraft is entering into the final stages of development within lands described as Latoria North. The approved subdivisions are approaching the cap of 110 lots permitted in RBCD5 with a lot area of less than 368 m<sup>2</sup>. In addition, the creation of larger lots is proving to be challenging for the developer due to the minimum lot width requirement.

Gablecraft is requesting greater flexibility in the development of the remaining lands for lots greater than 368 m<sup>2</sup> (Appendix 1) and accordingly, is requesting the following:

- a. Delete the development regulations regarding 'Large one family dwelling'. This will permit remaining lots to be created based on 'Medium One Family' standards (lots greater than 368 m<sup>2</sup>) in the RBCD5 Zone.
- b. Delete the maximum number of principal dwellings per lot for 'Two family dwelling'. This is in order to facilitate developments consisting of multiple duplexes on a lot. Council adopted a similar amendment in September 2020 regarding the property at 255/265 Caspian Drive.



- c. Amend the definition of attached dwelling in the RBCD5 Zone to permit a minimum of two dwelling units in a building. Current definition of attached dwelling in Land Use Bylaw limits number of attached dwellings to three within a building

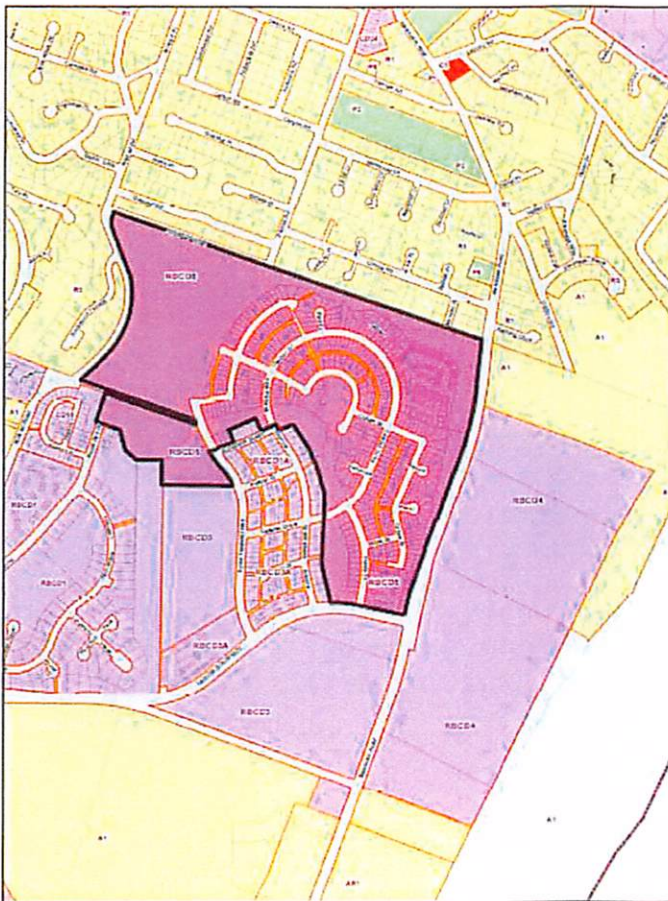
Staff are of the opinion that the requested amendments to the *Land Use Bylaw* are consistent with the objectives and policies as it relates to the Royal Bay Plan.

## 2. BACKGROUND

### 2.1. Site context

The current RBCD5 zone applies to the majority of the lands within Latoria North as shown on Map 1.

Map 1- RBCD5 Zone



Approximately 75% of the lands have been subdivided under the current RBCD5 zone standards. The remaining lands yet to be subdivided are shown coloured on Map 2. The areas shown in orange are





### Compact one-family

Lots with an area of less than 368 m<sup>2</sup> are considered 'Compact one family dwelling' and are limited in the RBCD5 Zone to a maximum of 110 lots. Gablecraft has confirmed that currently 106 lots have been created under these regulations.

### Two Family

The RBCD5 Zone also limits the number of Two-family dwellings on a lot to a maximum of two. This development regulation did not contemplate a development format with multiple strata duplexes located on a parcel. A similar application was submitted in 2020 for the property at 255/265 Caspian Drive. This was regarding an application to develop a lot for eight rancher style duplexes. In September 2020 Council amended the zoning for the subject property to delete the limit on the number of duplexes.

### Attached housing

The Land Use Bylaw currently defines attached housing as "a building (or buildings) divided into not less than three dwelling units with each dwelling unit having direct access to the outside at grade". Gablecraft is requesting that this definition be amended for the RBCD5 Zone to permit not less than two dwelling units in a building. This would provide greater flexibility in the site planning where attached housing is contemplated.

Table 1 - RBCD5 Regulations

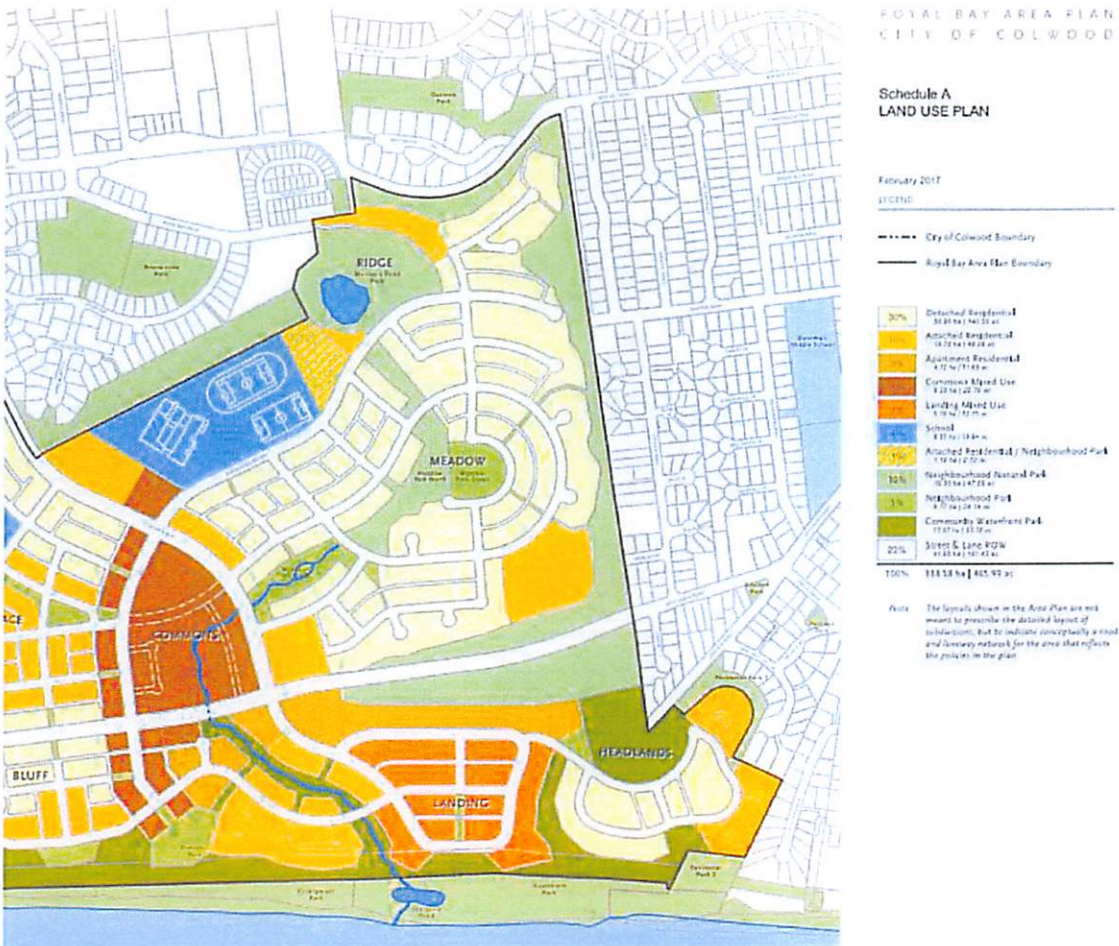
	Large one-family dwelling	Medium one-family dwelling	Compact one-family dwelling	Two-family dwelling	Attached housing	Park
Principal dwellings per lot	1	1	1	2	n/a	n/a
Minimum lot area	550 m <sup>2</sup>	368 m <sup>2</sup>	278 m <sup>2</sup>	371 m <sup>2</sup>	512 m <sup>2</sup>	n/a
Minimum lot width	16.5 m	10.97 m	9.15 m	12.2 m	16.8 m	n/a
Maximum lot coverage	40%	50%	50%	50%	50%	n/a
Maximum building height:						
Principal buildings	9.5 m	9.5 m	9.5 m	9.5 m	12.5 m	10.0 m
Accessory dwelling units	7.0 m	7.0 m	7.0 m	7.0 m	7.0 m	n/a
Other accessory buildings	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	10.0 m
Minimum building setbacks:						
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Side	1.5 m	1.2 m	1.2 m	1.2 m	1.2 m	6.0 m
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Rear – accessory buildings	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	10.0 m
Maximum floor area of accessory buildings	60 m <sup>2</sup>	60 m <sup>2</sup>	60 m <sup>2</sup>	60 m <sup>2</sup>	37 m <sup>2</sup>	n/a

### 3.2. Royal Bay Plan

The Royal Bay Plan contained in the *Official Community Plan* designates the majority of the lands in Latoria North as 'Detached Residential', with specific areas designated as 'Attached Residential' as shown on Map 3. Detached residential is described as "offering a mix of single family lot sizes – compact, standard and traditional – as well as two-family residential units, the detached residential designation provides for ground-oriented houses within a livable, pedestrian scaled neighbourhood setting."

The policy contained in Section 4.2.2.f of the Royal Bay Plan allows up to 20% flexibility for the Detached Residential Designation to include Attached Residential units along transportation corridors such as arterial or collector roads, within 400m of parks, commercial uses or schools, or where rear lanes are utilized.

Map 3 - Royal Bay Plan



#### 4. CONCLUSIONS

The proposed amendments to the RBCD5 Zone would permit greater flexibility regarding the creation of lots while maintaining the limit of 110 small lots contained in the RBCD5 Zone.

The proposed amendments would remain consistent with the policies in the Royal Bay Plan including Section 4.2.2.d *"Encourage compact housing forms, including Compact Single Family Homes and Attached forms, as a means to reduce construction materials and energy use"*.

#### Development Process – Next Steps

Should Council advance the application:

1. Council consideration of bylaws for 1st & 2nd reading
2. Hold public hearing
3. Council consideration of bylaws for third reading and adoption

#### 5. OPTIONS

In regard to rezoning application RZ 21-003 Committee of the Whole may:

1. Recommend to Council that the appropriate amendments to the *Land Use Bylaw* be prepared to include the following:
  - a. Delete the development regulations regarding 'Large one family dwelling'; **AND**
  - b. Delete the maximum number of principal dwellings per lot for 'Two family dwelling'; **AND**
  - c. Include a definition of attached dwelling in the RBCD5 Zone to permit a minimum of two dwelling units in a building; **OR**
2. Recommend to Council that application be deferred for further information; **OR**
3. Recommend to Council that the application be denied.

#### 6. COMMUNICATION

A development notification sign has been posted on the subject property as per Council Policy.

The City will mail notice to owners and occupants of properties within a 75m radius of the subject property prior public hearing, as well as place notice of public hearing advertisements within the two consecutive issues of the Goldstream Gazette.



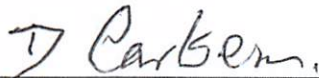
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## 7. FINANCIAL CONSIDERATION

Staff do not anticipate that the proposed development will translate to additional costs to the City.

Respectfully submitted,

Reviewed By:



Dennis Carlsen  
Planner



Brent Molnar, ASCT  
Director of Engineering and Development Services

### ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation.



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Robert Earl  
Chief Administrative Officer

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### Attachments:

APPENDIX 1: Letter from Gablecraft dated June 16, 2021.

# GABLEcraft HOMES

June 16, 2021

Brent Molnar,  
Director of Engineering and Development Services  
City of Colwood

## Administrative Changes Rezoning Application for Royal Bay RBCD5 Zone

Please find attached the rezoning application to rezone those portions of “Sector 4” and “Sector 7” of the RBCD5 zone that are forthcoming in 2021 and 2022. This rezoning is not intended to apply to parcels already created by subdivision at the date of this letter.

Requested Amendment #1: Permit Attached Dwelling Uses to Contain buildings with as few as 2-dwellings, instead of the current minimum of 3 dwellings

The RBCD5 zoning bylaw broadly permits “Attached Housing” as a use within the RBCD5 zone area. The City of Colwood Official Community Plan (OCP) designates the Royal Bay RBCD5 residential areas as “Neighbourhood” and provides policy support for both detached residential and attached residential. The OCP Neighbourhood Land Use Designations are provided on Page 49, as Policy 7.2.20 (with the writer underlining and bolding the text):

### Policy 7.2.20

- a. Single-detached residential
- b. Secondary suites and coach houses (shown on opposite page), limited to lots of sufficient size and width to accommodate off-street parking without compromising onsite landscaping, boulevards, street trees, and the overall visual aesthetics of streetscapes.
- c. **Ground-oriented multi-unit residential, including duplexes and townhouses**
- d. Live/work and home occupations
- e. Institutional
- f. Limited commercial and mixed-use, on a case-by-case basis during rezoning

While OCP and RBCD5 zoning bylaw permit attached housing, and the OCP policy clearly indicates both duplexes and townhouses, the issue requiring amendment is that the much older City of Colwood Consolidated Land Use Bylaw definitions section, defines Attached Housing (with the writer underlining and bolding the text) as:

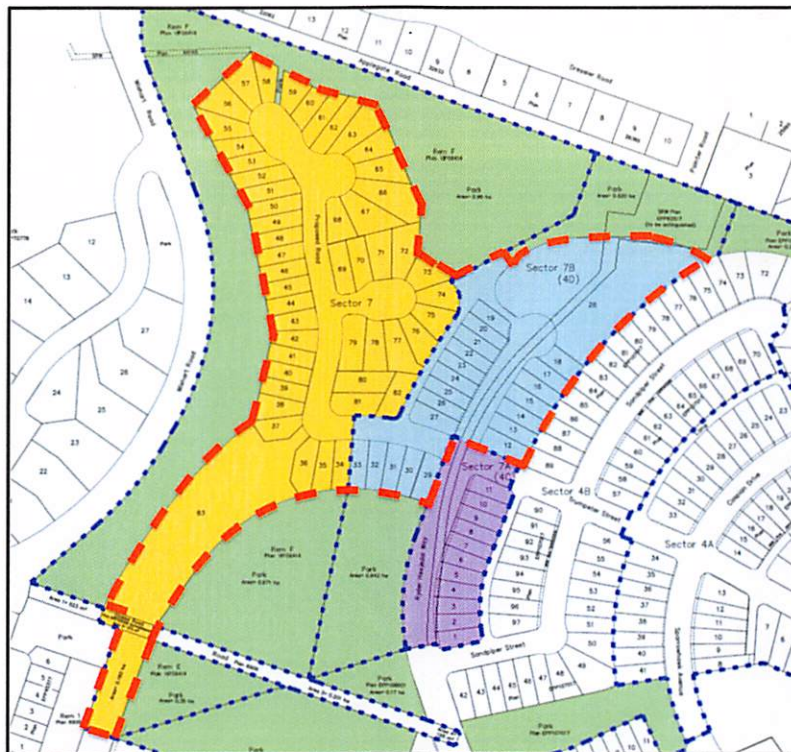
### **“Attached Housing”**

means a building (or buildings) **divided into not less than three dwelling units** with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.

The RBCD5 zone should be amended to amend the definition of “Attached Housing” as it applies the as-yet undeveloped portions of the RBCD5 zone area, being the area of “Sector 4”, and “Sector 7” in the Meadow Neighbourhood shown on the plan below.

The proposal is to update the RBCD5 bylaw to add a definition of “Attached Housing” which applies only to a new map area to be inserted into the RBCD5 bylaw. The bylaw could be amended to state:

**“Attached Housing”** as it applies to Map X within the RBCD5 zone only, means a building (or buildings) **divided into not less than two dwelling units** with each dwelling unit having direct access to the outside at grade.



Map X: Example of a new zone map to define the area that the modified definition applies to

This approach would not have any impact on existing residential homes in the RBCD5 area as it would not amend the zone for any existing occupied dwellings. The effect of the change would simply allow pods of two townhome units, rather than the minimum 3 pods of townhome units that the current Consolidated Land Use bylaw requires. There is no obvious downside to this change, as there is no known perceived objection to having a townhome development that includes a mix of buildings ranging from 2 – as many as 6 dwellings in one building, or even a development containing only duplex pods such as the Villas on Caspian.



Planning also advises they would need to amend the maximum number of duplexes per lot to address another zoning definition conflict, though its to resolve the same issue.

Requested Amendment #2: Amend RBCD5 zoning bylaw to Permit Lots Greater than 550m2 to have a frontage width and setbacks consistent with the Medium One Family Lot.

The intent for the remaining residential phase of Royal Bay is to limit the number of smaller lots in the final phase of the Meadow Neighbourhood. These homes are surrounded by mature forest, and many have good ocean and mountain views. Gablecraft feels that this is a more appropriate condition for this area than either Compact or only Medium One Family lots. The issue is that due to an unforeseen consequence of the way the single family residential lots are defined in the RBCD5 bylaw, larger lots become impractical to achieve. For example, Lot 57 is permitted, but lot 56 is not since the backyard is slightly larger. The same applies to Lot 65 and 66 with its larger backyard.

This seems counter intuitive, when many would consider having a larger backyard to be a generally acceptable condition. Under the current bylaw, Gablecraft's only alternative would be to shrink the lot sizes through a combination of shifting lot lines, and/or to "gerrymander" the lots to shift lot areas from one lot to adjacent lots, creating unusual lot symmetry.

Further complicating the urban design, is that by virtue of having a larger backyard, and pushing the lot size over 550m2, the front and sideyard setbacks increase, forcing homes on these lots to be pushed backward, away from the street. These homes would not match the streetscape of otherwise identical lots.

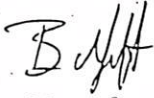
The simplest way to amend the bylaw would be to delete the "Large One-Family Dwelling". This would have the affect of enabling the attached plan of subdivision and its 6 lots that are currently non-compliant.

There is no change to the "small lot cap" of 110 lots in the Meadows neighbourhood. The lots in Sector 7 are larger then previous phases which is what is causing this issue to arise.



I trust that this letter and the accompanying information is adequate to move this application forward to Committee and Council consideration of an amending zoning bylaw.

Sincerely,

A handwritten signature in black ink, appearing to read "B Mycroft".

Ben Mycroft  
Director of Development

**GABLE**craft **HOMES**



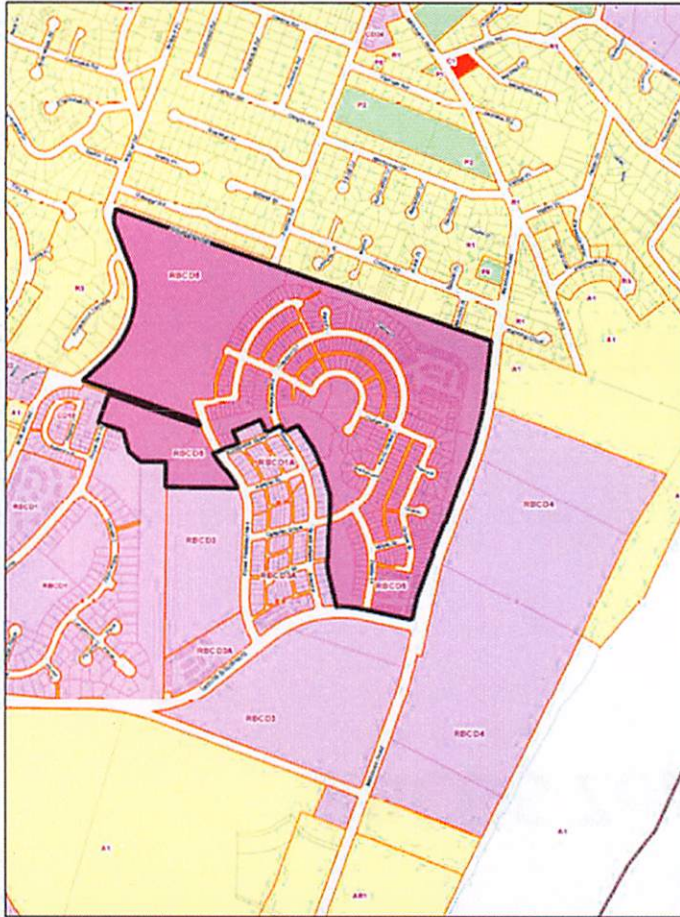
# RBCD5 Zone– Latoria North

Committee of the Whole

July 5, 2021



# RBCD5 Zone



- Applies to majority of Latoria North
- RBCD5 limits small lot (<368 m<sup>2</sup>) to 110 lots
- Two family dwelling limits two dwellings on a lot
- Attached housing definition- Minimum of three dwellings in a building



# Proposal

	Large one-family dwelling	Medium one-family dwelling	Compact one-family dwelling	Two-family dwelling	Attached housing	Park
Principal dwellings per lot	1	1	1	2	n/a	n/a
Minimum lot area	550 m <sup>2</sup>	368 m <sup>2</sup>	278 m <sup>2</sup>	371 m <sup>2</sup>	512 m <sup>2</sup>	n/a
Minimum lot width	16.5 m	10.97 m	9.15 m	12.2 m	16.8 m	n/a
Maximum lot coverage	40%	50%	50%	50%	50%	n/a
Maximum building height:						
Principal buildings	9.5 m	9.5 m	9.5 m	9.5 m	12.5 m	10.0 m
Accessory dwelling units	7.0 m	7.0 m	7.0 m	7.0 m	7.0 m	n/a
Other accessory buildings	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	10.0 m
Minimum building setbacks:						
Front	4.5 m	3.0 m	3.0 m	3.0 m	3.0 m	7.5 m
Side	1.5 m	1.2 m	1.2 m	1.2 m	1.2 m	6.0 m
Rear – principal buildings	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	10.0 m
Rear – accessory buildings	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m	10.0 m
Maximum floor area of accessory buildings	60 m <sup>2</sup>	60 m <sup>2</sup>	60 m <sup>2</sup>	60 m <sup>2</sup>	37 m <sup>2</sup>	n/a

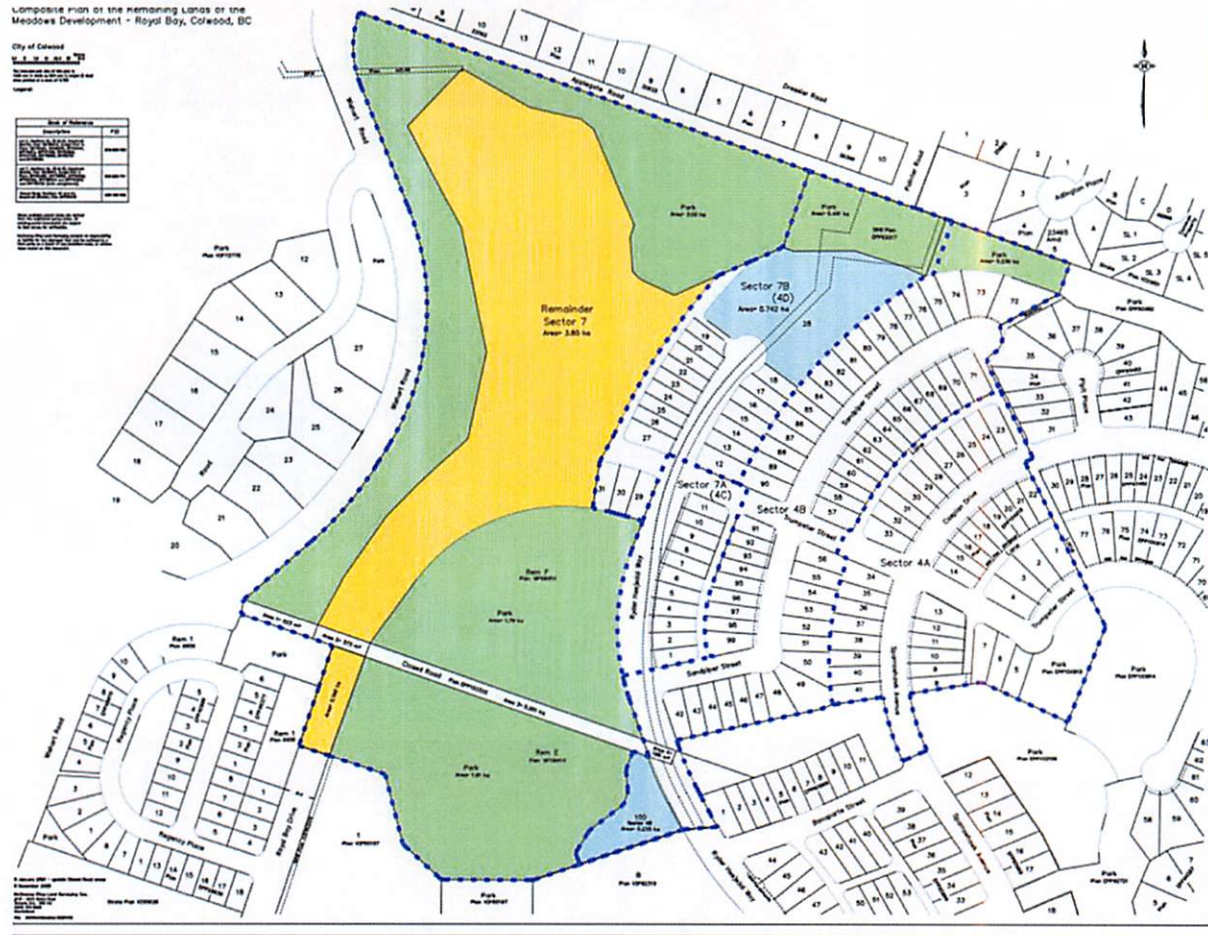
- Delete Large one family dwelling regulations
- Delete limit on number of Two family dwellings
- Permit minimum of two attached dwellings in a building



# RBCD5 Zone Amendments

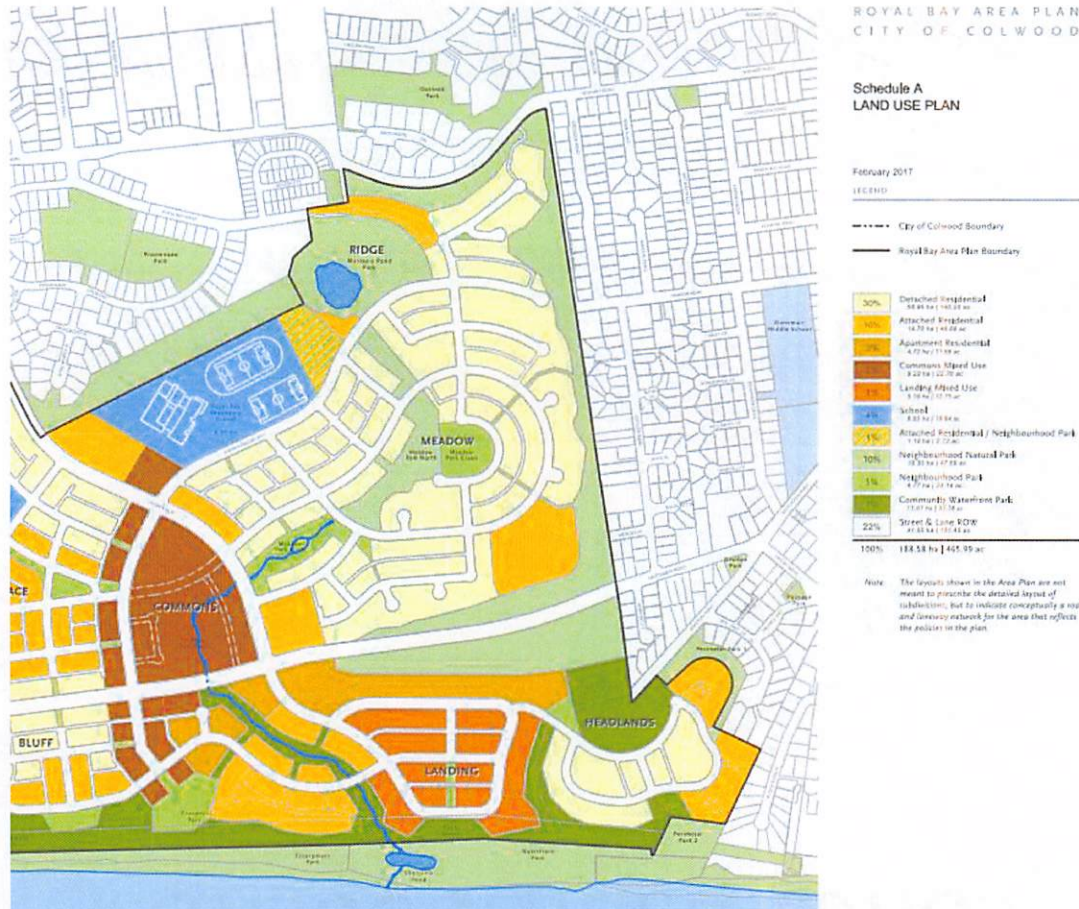
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# Unsubdivided Lands





# Royal Bay Plan





# Staff Recommendation

**THAT** Committee of the Whole recommend to Council

THAT the appropriate amendments to the *Royal Bay CD5 (RBCD5) Zone* be prepared to include the following:

- a. Delete the development regulations regarding 'Large one family dwelling'; **AND**
- b. Delete the maximum number of principal dwellings per lot for 'Two family dwelling'; **AND**
- a. Include a definition of attached dwelling in the RBCD5 Zone to permit a minimum of two dwelling units in a building.



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Notwithstanding the definition of “Attached Housing” in Section 1.2 where Attached Housing is proposed means a building (or buildings) divided into not less than two dwelling units with each dwelling unit having direct access to the outside at grade; specifically excludes a building used for Hotel or Motel.

**READ A FIRST TIME** on this the 30<sup>th</sup> day of August, 2021

**READ A SECOND TIME** on this the 30<sup>th</sup> day of August, 2021

**PUBLIC HEARING** held on this the day of , 2021

**READ A THIRD TIME** on this the day of , 2021

**ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD** on this the day of , 2021

\_\_\_\_\_  
MAYOR

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



**MOVED BY: COUNCILLOR PARKINSON**

THAT the Committee of the Whole recommend to Council,

THAT a Development Variance Permit be authorized for issuance, which would have the effect of:

Relaxing Section 2.1.20 of the Colwood Land Use Bylaw (No. 151) to increase the maximum height of retaining walls from 1.2m to 2.5m on the property located at Lot B, Section 67, Esquimalt District, Plan VIP22075 (PID 003-307-549).

**CARRIED**

**OPPOSED: COUNCILLOR DAY**

**5.4. Dennis Carlsen, Planner**

**RZ 21-003 Royal Bay RBCD5 Text Amendment (Section 7)**

*Brent Molnar, Director of Development Services and Engineering, presented the rezoning amendments for Royal Bay CD5 Zone.*

*Committee discussion ensued regarding the lot number caps, sizes and configuration, and potential on-street parking issues.*

**MOVED BY: COUNCILLOR PARKINSON**

THAT Committee of the Whole recommend to Council,

THAT the appropriate amendments to the *Royal Bay CD5 (RBCD5) Zone* be prepared to include the following:

- a) Delete the development regulations regarding 'Large one family dwelling';
- b) Include a definition of attached dwelling in the RBCD5 Zone to permit a minimum of two dwelling units in a building.

**CARRIED**

*Committee requested staff provide clarification regarding sites where excluding the limit on the number of two family dwellings would be appropriate.*

**6.12. Dennis Carlsen, Planner  
RBCD Zone Amendment - Two Family Dwelling**

*Dennis Carlen, Planner, provided an outline of the RBCD Zone amendments in "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 183 (RBCD5 Zone - Royal Bay), Bylaw No. 1893, 2021".*

**7. BYLAWS**

**7.1. Bylaw No. 1892 - Land Use Bylaw Amendment CD28 Zone (Area 5) - 1st and 2nd Reading  
Dennis Carlsen, Planner - CD28 Zone (Area 5) - Latoria South Rescind Amendment No. 182 (Latoria South), Bylaw No. 1892, 2021**

MOVED BY: COUNCILLOR LOGAN  
SECONDED: COUNCILLOR JANTZEN

R2021-275 THAT 1st and 2nd Reading of Bylaw 1892, cited as "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 182 CD28 Zone (Area 5), Bylaw No. 1892, 2021", be rescinded.

CARRIED

MOVED BY: COUNCILLOR LOGAN  
SECONDED: COUNCILLOR JANTZEN

R2021-276 THAT Bylaw No. 1892, cited as "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 182 CD28 Zone (Area 5), Bylaw No. 1892, 2021", be given 1st and 2nd Reading as amended.

CARRIED

**7.2. Bylaw No. 1893 - Land Use Bylaw Amendment (RBCD5 Zone - Royal Bay) - 1st and 2nd Reading**

MOVED BY: COUNCILLOR BAXTER  
SECONDED: COUNCILLOR LOGAN

R2021-277 THAT Bylaw No. 1893, cited as "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 183 (RBCD5 Zone - Royal Bay), Bylaw No. 1893, 2021", be given 1st and 2nd Reading.

CARRIED



# PUBLIC HEARING NOTICE

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 183  
RBCD5 Zone-Royal Bay, Bylaw No. 1893, 2021

**DATE:** Monday, September 13, 2021

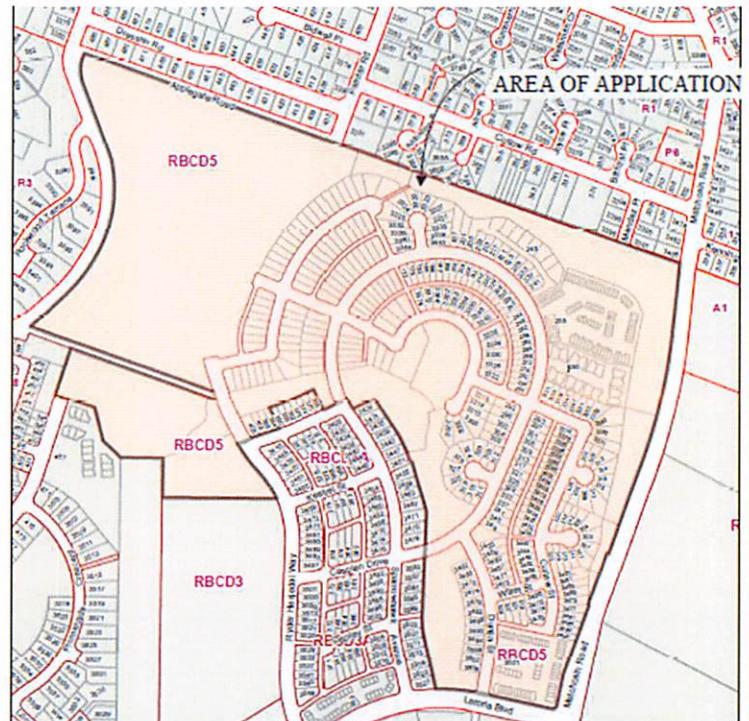
**TIME:** 5:30 pm

**PLACE:** Electronically at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings)

**PURPOSE:** To amend the zone to delete regulations regarding large single family dwellings and permit a minimum of two attached dwellings in the specified area of Royal Bay.

This bylaw only applies to the land legally described as: Lot F Plan VIP58414 Section 16 Land District 21 Except Plan EPP60969 & SEC 38 & 55, & EXC PL EPP75606, EPP90188, EPP92721, EPP93482 & EPP100914.

Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/publicnotices](http://www.colwood.ca/publicnotices) or in person at Colwood City Hall between August 30, 2021 and September 13, 2021. City Hall is open Monday to Friday between 8:30am and 4:30 pm.



## We want to hear from you!

### WRITE TO US

- Email [publichearing@colwood.ca](mailto:publichearing@colwood.ca)
- Mail City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1
- Drop off in the drop box at the main entrance to Colwood City Hall

Deadline: Written submissions must be received prior to noon on September 13, 2021. Correspondence received after the deadline will not be considered by Council.

### SPEAK TO COUNCIL

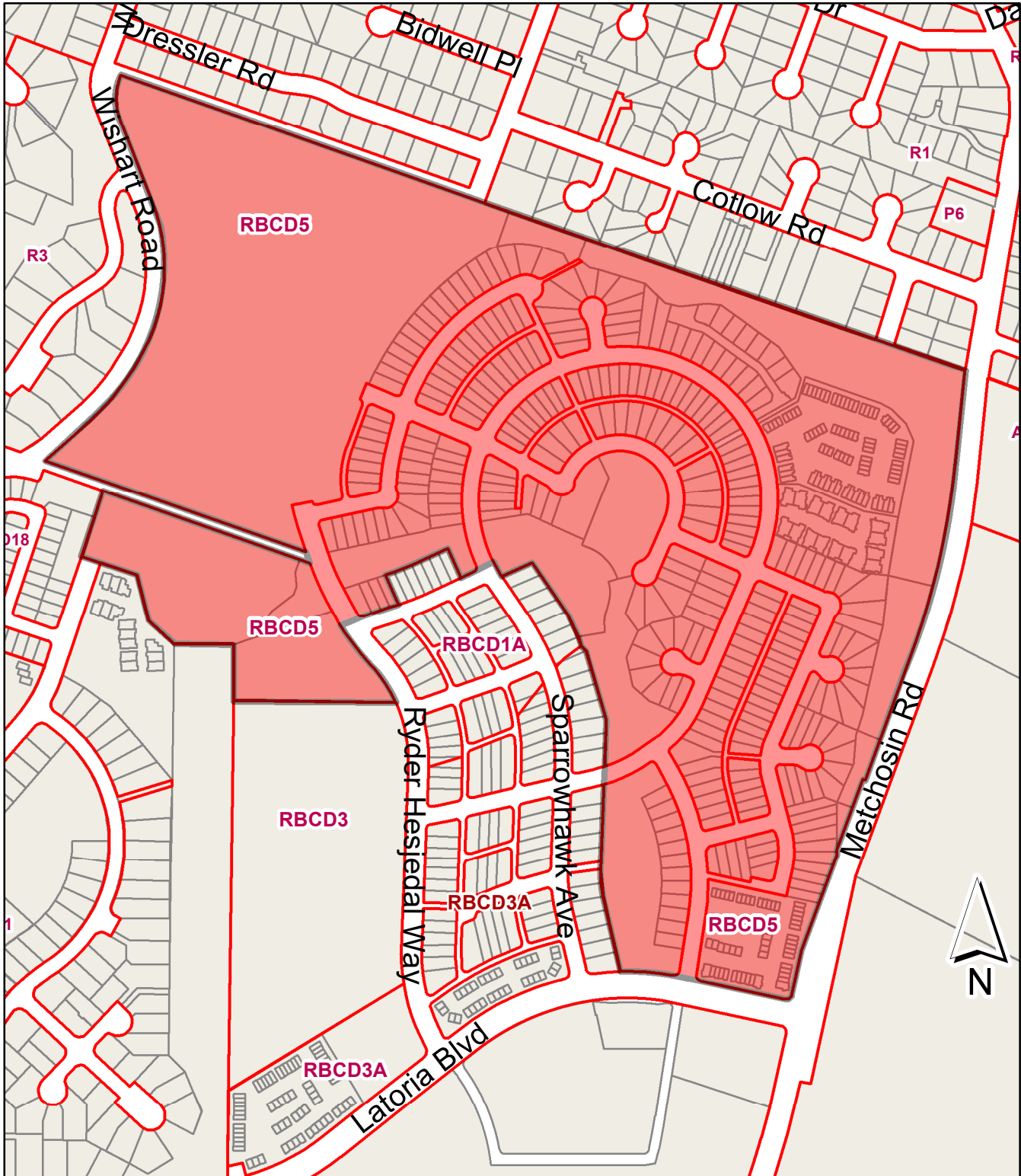
Speak at the Public Hearing by calling 1-855-703-8985 using Meeting ID: 836 5424 2516 and Passcode: 851451. Instructions for speaking live via phone at the electronic hearing is available on the agenda at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings).

### NEED MORE INFORMATION?

Visit [www.colwood.ca/PublicHearing](http://www.colwood.ca/PublicHearing) or contact Colwood Development Services by calling 250-294-8153 or emailing [publichearing@colwood.ca](mailto:publichearing@colwood.ca).

Marcy Lalande, CMC  
Interim Corporate Officer  
250-478-5999





 AREA OF APPLICATION

### Bylaw 1893 - RBCD5 Zone Amendment SUBJECT PROPERTY



**PUBLIC HEARING NOTICE**

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 185  
(Cannabis Retail, 1905 Sooke Road), Bylaw No. 1898, 2021

**DATE:** Monday, September 13, 2021  
**TIME:** 5:30 pm  
**PLACE:** Electronically at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings)

**PURPOSE:** To amend the current Colwood Land Use Bylaw No. 151, 1989 to enable a cannabis retail store at Unit 2, 1905 Sooke Road.

This bylaw only applies to the land legally described as: Lot A, Section 2, Eastbrook District, Plan V-926479. Except Plan 53272 and VPS8515; PID: 000-782-022.

Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/development](http://www.colwood.ca/development) or in person at Colwood City Hall between August 30, 2021 and September 13, 2021. City Hall is open Monday to Friday between 8:30am and 4:30 pm.



**We want to hear from you!**

**WRITE TO US**

- Email [publichearing@colwood.ca](mailto:publichearing@colwood.ca)
- Mail: City of Colwood, 3500 Wilbert Road, Colwood, BC V9C 1R1
- Drop off in the drop box at the main entrance to Colwood City Hall

**Deadline:** Written submissions must be received prior to noon on September 13, 2021. Correspondence received after the deadline will not be considered by Council.

**SPEAK TO COUNCIL**

Speak at the Public Hearing by calling 1-855-703-8885 using Meeting ID: 806-5424-2526 and Passcode: 851451. Instructions for speaking live via phone at the electronic hearing is available on the agenda at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings).

**NEED MORE INFORMATION?**

Visit [www.colwood.ca/publichearing](http://www.colwood.ca/publichearing) or contact Colwood Development Services by calling 250-294-8153 or emailing [publichearing@colwood.ca](mailto:publichearing@colwood.ca).

Marcy Labadie, CMC  
Waters Corporate Officer  
250-478-5999



[www.colwood.ca/PublicHearing](http://www.colwood.ca/PublicHearing)



A new COVID-19 testing facility scheduled to open at Victoria International Airport (YYJ) on Aug. 30 promises to improve air travel safety and convenience, but not without a price tag as same-day results cost \$375. (Black Press Media file photo)

# COVID-19 testing site to open at Victoria International Airport

Same-day-test results cost \$375 (plus taxes)

Wolfgang Depner  
Wes Self

A new COVID-19 testing facility scheduled to open at Victoria International Airport (YYJ) on Aug. 30 promises to improve air travel safety and convenience, but not without a price tag as same-day results cost as much as \$375.

Geoff Dickson, president and chief executive officer of the Victoria Airport Authority (VAA), said health and safety have been priorities since the start of the pandemic and the authority has been working with Alberta-based Connecticut to establish an accredited PCR testing facility over the last several months.

"We think that testing will be here for the foreseeable future and the addition of asymptomatic COVID-19 testing at the airport is one additional measure to support safe air travel, our local community and our award-winning safety and hygiene measures," said Dickson in a release.

Connectus Global supplies Health Canada with approved SARS-CoV-2 (COVID-19) PCR testing for both national and international trav-

el along with jobsite and event access, according to the release. Qualified and professional staff with a mandate to provide customers with same-day, 24-hour or 48-hour results operate the facilities.

Would-be customers can book online or simply drop into the clinic. Same-day results cost \$375 each, 24-hour results cost \$250 each and 48-hour results cost \$175 (plus taxes).

According to the release, individuals will receive a digital health passport through their handheld device, which they can then display to officials offering confirmation of their test results, allowing them to get to their next flight or the next stage of the screening process.

Mike Anderson, chief executive officer of Connecticut, said the goal of the initiative is to give the public a quick and convenient testing solution for both international and domestic travel while remaining compliant to the testing and quarantine guidelines that have been put in place by various authorities.

"We're working quickly to have the location open for (Aug. 30)," said Anderson. "As we come together worldwide to provide solutions for travel and other entry processes, the main goal is to help keep people safe, healthy, and eventually, back to their normal daily lives."

[wolfgang.depner@connectusglobal.com](mailto:wolfgang.depner@connectusglobal.com)

**PUBLIC HEARING NOTICE**

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 183  
RBCDS Zone-Royal Bay, Bylaw No. 1893, 2021

**DATE:** Monday, September 13, 2021  
**TIME:** 5:30 pm  
**PLACE:** Electronically at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings)

**PURPOSE:** To amend the zone to delete regulations regarding single family dwellings and permit a minimum of two attached dwellings in the specified area of Royal Bay.

This bylaw only applies to the land legally described as: Lot F Plan VPS8614 Sect on 15 Local District 21 (Range Plan 9962983 & SEC. 38 & 55, & EXC. 19, 69975606, 69950186, 69952721, 69998682 & 699210934.

Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/development](http://www.colwood.ca/development) or in person at Colwood City Hall between August 30, 2021 and September 13, 2021. City Hall is open Monday to Friday between 8:30am and 4:30 pm.



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Marcy Labadie, CMC  
Waters Corporate Officer



[www.colwood.ca/PublicHearing](http://www.colwood.ca/PublicHearing)

## Oak Bay's Local

# Patios! Patios! Patios!

2540 Windsor Rd. Victoria, V8S 5H3 | 778-440-2540 | [Windsorcafevictoria.ca](http://Windsorcafevictoria.ca)



**ATTENTION: Craft Fair, Artisan Market and Event Organizers**

On Thursday October 7th, 2021 the Greater Victoria Community Newspapers, Victoria News, Goldstream Gazette, Saanich News, Oak Bay News, and the Peninsula News Review will be publishing their Craft Fair and Event Guide. This guide will appear in print and land on over 85,000 doorsteps, online as an e-edition and be pushed through their social media channels throughout Greater Victoria.

With over 100,000 followers in Greater Victoria **AMPLIFY YOUR VOICE!** Your ad can be published in this must-see guide for only \$179.00 for a listing, logo and up to 30 lines. Display ads available upon request.

**TO PLACE YOUR AD**  
Email [pdloering@vicnews.com](mailto:pdloering@vicnews.com)  
Call 250-480-3242

## Four-building business centre for Happy Valley would include daycare

Mark Bessie  
Reporter

Langford could soon have a major four-building business centre, including a mix of commercial units, restaurant space, liquor and grocery shops and a daycare centre.

Proprietor Karan Colaneri has filed an application with the City of Langford to build a 21,000 square-foot complex, consisting of four buildings, at the corner of Happy Valley and Lakeria roads.

If approved, the buildings likely would house a liquor store, butcher, grocery, pharmacy post office, veterinary clinic, library, daycare, and fitness centre, and there would be room for restaurants, according to a filing to the city.

Colaneri is asking Langford city council to rezone a 6.75-acre parcel of land from agricultural to commercial status.

The site currently houses two single-family homes, at 3531 and 3539 Happy Valley Rd., which would be removed as part of the development project.

While the complex layout is a work in progress, the applicant is proposing four buildings totalling 20,900 square feet, including a restaurant and a multi-level daycare centre, which would accommodate 30 children at a time, according to a city staff report.

Under current bylaw regulations, only 30 children are permitted in a daycare centre at any given time. The proposal also would need council approval to house a liquor store, veterinary clinic, library and fitness centre.

Colaneri is proposing to build a neighbourhood centre to enhance the existing agricultural character of the surrounding area and space for people to gather. The overall function and design of the centre will be evaluated later in the process, the plan said.

No on-street parking is permitted on the Happy Valley or Lakeria frontages of the development site, which is served by three BC Transit stops located within 300 metres.

**WING'S RESTAURANT**  
**TAKE OUT**  
Combination Dinners for 1 to 3  
Soothe and Deluxe Dishes  
Licensed Premises  
Open 11 am - 10 pm daily  
90 Gorge Rd. West 250-385-5564

**PUBLIC HEARING NOTICE**

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 2021  
(Combinable Initial, 2022 Second Round), Bylaw No. 2021, 2022

DATE and TIME:	Monday, September 13, 2021, 5:30 pm
PLACE:	Electronically at <a href="http://www.colwood.ca/Meetings">www.colwood.ca/Meetings</a>

**PURPOSE:** To amend the current Colwood Land Use Bylaw No. 151, 1989 to enable a cannabis retail store at Unit 3, 1885 Sooke Road.

This bylaw only applies to the land legally described as: Lot A, Section 1, Capital District, Plan V192475 Exempt Plan S1177 and V192475, PID: 002-702-022.

Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/publichearings](http://www.colwood.ca/publichearings) or in person at Colwood City Hall between August 30, 2021 and September 13, 2021. City Hall is open Monday to Friday between 8:30am and 4:30 pm.

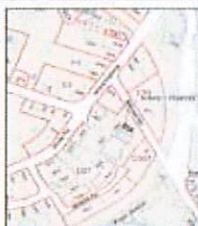
**We want to hear from you!**

**WRITE TO US**

- Email [publichearings@colwood.ca](mailto:publichearings@colwood.ca)
- Mail City of Colwood, 1300 Wistart Road, Colwood, BC V9C 1R1
- Drop off in the drop box at the main entrance to Colwood City Hall

**Deadline:** Written submissions must be received prior to noon on September 13, 2021. Correspondence received after the deadline will not be considered by Council.

Murray Lalonde, CMC  
Executive Corporate Officer  
250-478-5999



**SPEAK TO COUNCIL**

Speak at the Public Hearing:

Call toll-free 1-855-703-8995  
Meeting ID: 836 5414 2567 / Password: 851451

Instructions for speaking live via phone at the electronic hearing is available on the agenda at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings).

**NEED MORE INFORMATION?**

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**PUBLIC HEARING NOTICE**

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 2021  
R18035 Zone-Royal Bay, Bylaw No. 2021, 2021

DATE and TIME:	Monday, September 13, 2021, 5:30 pm
PLACE:	Electronically at <a href="http://www.colwood.ca/Meetings">www.colwood.ca/Meetings</a>

**PURPOSE:** To amend the zone to delete regulations regarding large single-family dwellings and permit a minimum of two attached dwellings in the specified area of Royal Bay.

This bylaw only applies to the land legally described as: Lot F Plan V1958414 Section 10 Land District 21 Exempt Plan EPP62809 & SEC 38 & 55, & ENC P1 EPP75406, EPP61058, EPP92721, EPP61482 & EPP100914.

Copies of the proposed bylaw and related materials can be viewed at [www.colwood.ca/publichearings](http://www.colwood.ca/publichearings) or at Colwood City Hall between August 30, 2021 and September 13, 2021 in person. City Hall is open Monday to Friday between 8:30am and 4:30 pm.

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Murray Lalonde, CMC  
Executive Corporate Officer  
250-478-5999



**SPEAK TO COUNCIL**

Speak at the Public Hearing:

Call toll-free 1-855-703-8995  
Meeting ID: 836 5414 2567  
Password: 851451

Instructions for speaking live via phone at the electronic hearing is available on the agenda at [www.colwood.ca/Meetings](http://www.colwood.ca/Meetings).

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**Pat Taylor**

---

**From:** Janet Lloyd [REDACTED]  
**Sent:** Tuesday, August 31, 2021 11:38 AM  
**To:** Public Hearing  
**Subject:** COLWOOD LAND USE BBLAW NO. 151, 1989, AMENDMENT NO. 183

[EXTERNAL EMAIL] Use Caution!

I do not mind if Lot F is amended to 2 attached dwellings. If large single family homes are not allowed, then an amendment to the other seems reasonable. It may allow 2 first time home-buyers a nugget of a chance of buying a home.

All the best.

Janet Lloyd @ [REDACTED] Dressler Road.

Pat Taylor

---

**From:** Ka Gra [REDACTED]  
**Sent:** Tuesday, August 31, 2021 6:36 PM  
**To:** Public Hearing  
**Subject:** Colwood land use bylaw no. 151, 1989, amendment 183 RBCD5 zone Royal bay, bylaw no. 1893, 2021

[EXTERNAL EMAIL] Use Caution!

The vote is on amending regulations instead of one large single family dwelling, to allow a MINIMUM of two attached dwellings. What's the MAXIMUM? Five? Thirty? Fifty? With this wording, I vote No.

COMMENTS RECEIVED AFTER THE  
AGENDA  
WAS PUBLISHED AND UP TO 12 NOON  
ON  
MONDAY SEPTEMBER 13, 2021



**Pat Taylor**

---

**From:** Blake Roney [mailto:blakeroney19@gmail.com] >  
**Sent:** Monday, September 13, 2021 10:28 AM  
**To:** Public Hearing  
**Subject:** Rezoning Bylaw No. 1893 - No Thanks

[EXTERNAL EMAIL] Use Caution!

Hello,

This response is in regards to Bylaw No. 1893 - RBCD5 Zone Amendment. As with most other "rezoning proposals", I am VERY OPPOSED to the rezoning. As with most rezoning proposals, it is taking away from the community we have chosen to live in. We left the downtown areas to get away from condo buildings and related buildings, that is part of what this community special.

I have been disappointed already with condos being put in next to the Royal Bay High School AND a proposal to have a second building in the same lot (COMPLETELY GOING AGAINST WHAT THIS COMMUNITY IS ALL ABOUT).

I really hope these proposals to rezone can come to an end around here, because so far it seems like everyone being opposed to them doesn't have any impact on the rezoning process anyways.

Please do not amend the bylaw.

Thanks,  
Blake