



MEMORANDUM

TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: UPDATING BYLAWS: 1) SUBDIVISION, WORKS AND SERVICES BYLAW, 2) SIGN BYLAW
DATE: 3/23/2021

SUBDIVISION, WORKS AND SERVICES BYLAW

In 2016 the Advisory Planning Commission assisted in updating the Subdivision, Works and Services Bylaw. The review process was clarified, 'works' was expanded to include any development irrespective of a subdivision process, a rainwater management section was added, and street standards were amended.

The bylaw needs attention again for the following reasons:

1. Adjust lot width and depth standards to mesh with the updated Zoning Bylaw
2. Review street standards, including the addition of descriptive profiles. For example, street profiles should identify placement of sidewalks, street trees, parking bays, and prohibit use of open ditches for drainage in urban neighbourhood. Accompanying this memo examples of street profiles prepared by the City of Langford's Engineering Department. I selected these based on their potential utility for the Town and they include:
 - a. Collector with 20 m right of way, 2 traffic lanes, 2 bike lanes, and one side parking;
 - b. Collector with 23 m right of way, 2 traffic lanes, 2 bike lanes, and one side parking;
 - c. Local with 18 m right of way and 2 traffic lanes; and
 - d. Local with 15 m right of way, 2 traffic lanes and one side parking.
3. General overview and update based on 'best practices' and any changes in Provincial legislation.

You may view the Bylaw on the town's website. Curl up by the fire and have a good read.

SIGN BYLAW

In 2014 the Advisory Planning commission led the process of rewriting and modernizing the sign regulations. We added many images to enhance understanding and provide clarity to users. Today we need to refresh the bylaw, notably with respect to how it applies to residential land uses. It is available online for your review.