



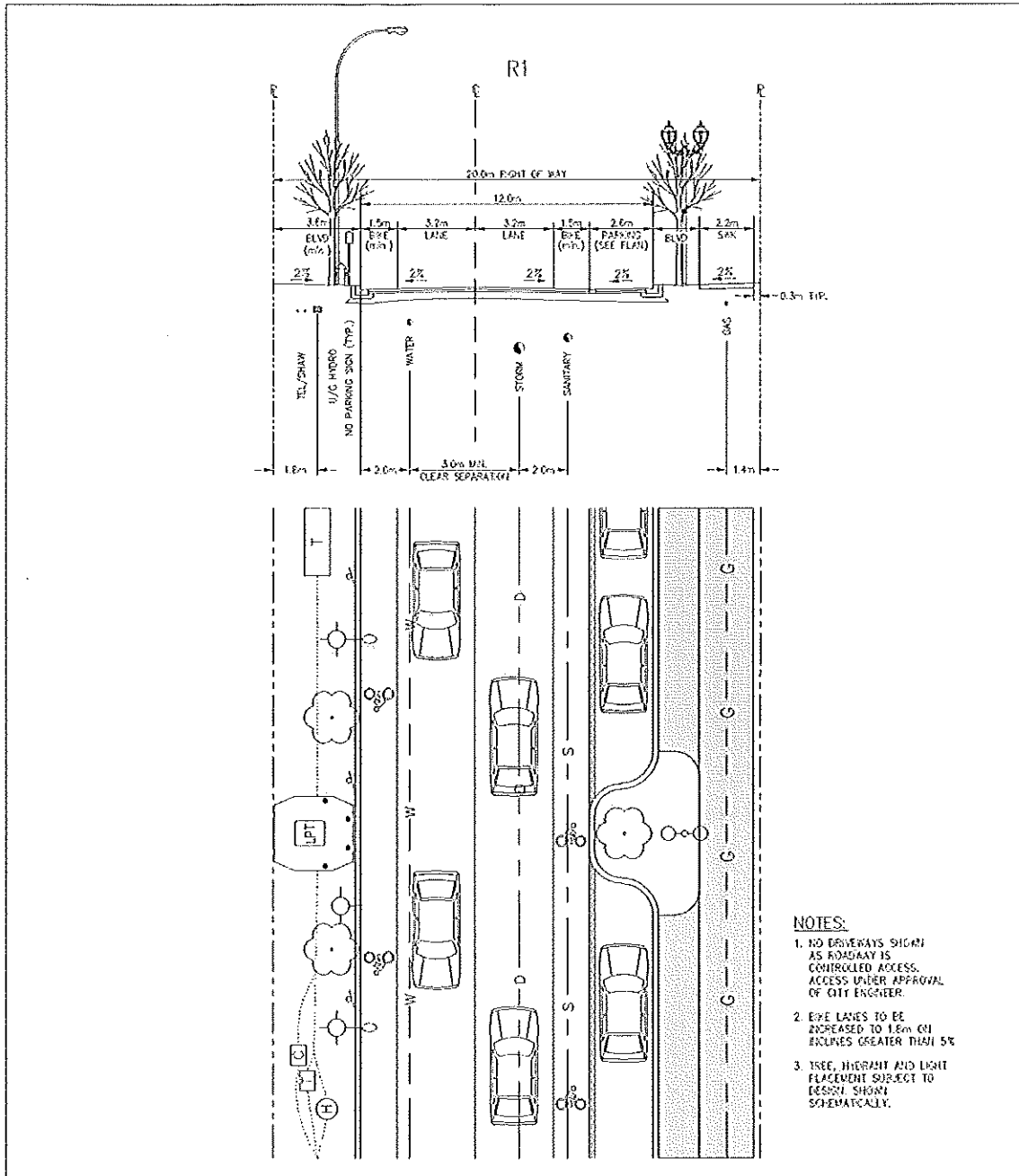
MEMORANDUM


TO: ADVISORY PLANNING COMMISSION
FROM: JAMES VAN HEMERT, CONSULTING TOWN PLANNER
SUBJECT: UPDATING SUBDIVISION, WORKS AND SERVICES BYLAW
DATE: 9/20/2021

The Town was not successful in obtaining a grant to review and update the Subdivision bylaw. Accordingly, I am repeating a previous memo to the APC regarding some work we will do together in house.

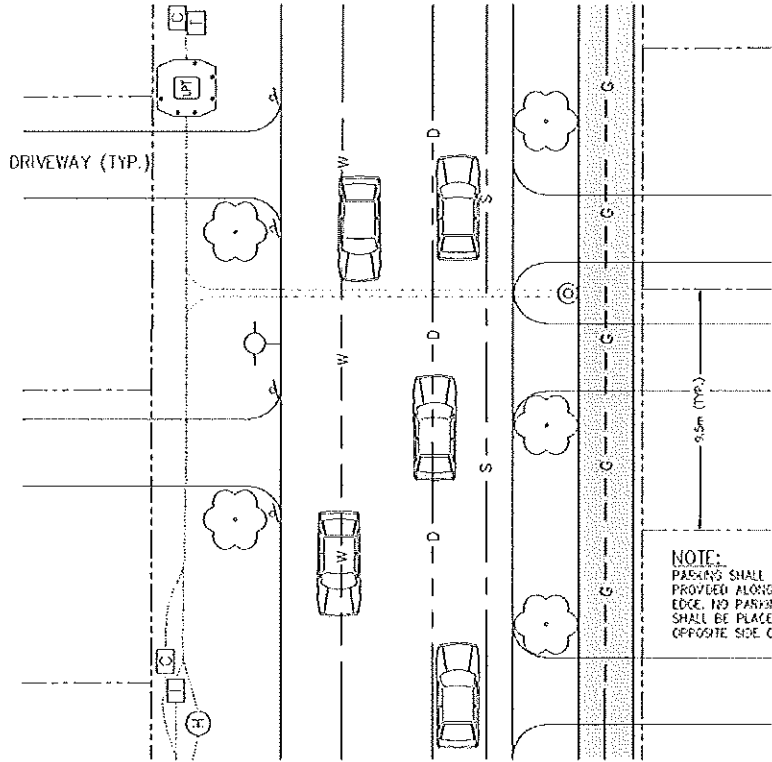
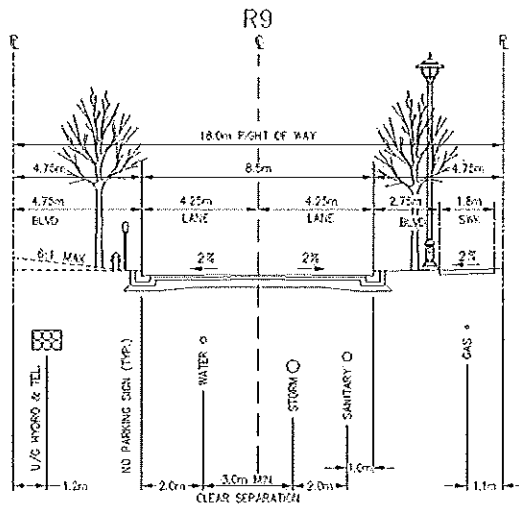
The bylaw needs attention again for the following reasons:

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.



<p>URBAN COLLECTOR 2 LANES + PARKING, 20m ROW</p>	 <p>CITY OF LANGFORD ENGINEERING DEPARTMENT</p>		DWG No.
	<p>DATE: 01-Dec-10</p> <p>SCALE: NTS</p>	<p>DRAWN: TWB</p> <p>APPROVED:</p>	<p>R1</p>

Last Revised: Jan 7, 2011



NOTE:
 PARKING SHALL BE PROVIDED ALONG 1 ROAD EDGE. NO PARKING SIGNS SHALL BE PLACED ON OPPOSITE SIDE OF PARKING.

**URBAN LOCAL
 2 LANES, 18m ROW**



**CITY OF LANGFORD
 ENGINEERING DEPARTMENT**

DATE: 15-Sept-09	DRAWN:	DWG No.
SCALE: NTS	APPROVED:	R9

Last Revised: Oct 27, 200

