

**CITY OF LANGFORD  
TEMPORARY USE PERMIT**

**TUP21-0003 – Commercial and Tourism based uses on leased land along Station Avenue**

That Temporary Use Permit No. TUP21-0003 be issued by the Council of the City of Langford to the City of Langford to allow for Commercial and Tourism based uses on leased land along Station Avenue subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in substantial accordance with the site plan attached (Appendix A) to the Planning, Zoning and Affordable Housing report dated the 12<sup>th</sup> of July 2021.

**2. Conditions**

The following requirements are imposed under Section 493 of the *Local Government Act*:

a) That the following uses be allowed:

- a) Artist or craftsperson studio;
- b) Cultural facility;
- c) Licensed Premise;
- d) Office;
- e) Parking facility;
- f) Public Assembly and Entertainment uses;
- g) Recreation facility, outdoor;
- h) Restaurant;
- i) Retail Store;
- j) Tourist information centre;
- k) Transportation terminal; and
- l) Food trucks.

b) That the requirement of a Form and Character Development Permit be waived provided that the site is developed in substantial accordance with the renderings attached as Appendix A.

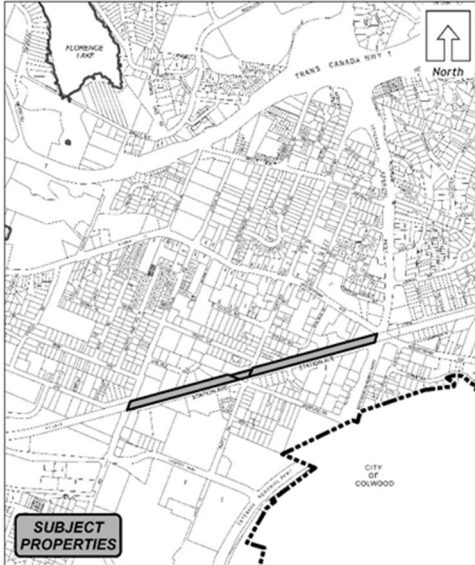
**3. Expiry**

This temporary use permit shall expire three (3) years after the date of issuance.

# Notice of Intent

City Hall Council Chambers  
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address.  
Information on how to participate in this meeting is listed below.



**MEETING DATE:**

**6 May 2024**

**STARTING AT:**

**7:00PM**

**How to Connect:**

Teleconference # 1-855-703-8985 (Canada Toll Free)  
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device  
Meeting ID #897 0956 7061

**File No:**

TUP21-0003

**Location:**

Island Corridor Foundation property on Station Avenue, as shown shaded on the attached map

**Purpose:**

To extend the current Temporary Use Permit for a further three-year period to allow for commercial and tourism-based uses on land leased along Station Avenue between Jacklin Road and Veterans Memorial Parkway.

Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

## IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

**Read the Report:**

[Langford.ca/city-hall/public-notice](https://langford.ca/city-hall/public-notice) or contact City Hall to make an appointment to view the report in person (8:30am-4:30pm Monday to Friday, excluding holidays).

**Ask Questions or  
Submit Questions:**

**Email:** [planning@langford.ca](mailto:planning@langford.ca)  
**Mail:** City of Langford

«File»  
«Recipients» «Current»  
«MailingAddress»  
«City» «PostalCode»

You must include your name and civic address. Submissions must be received by noon on the Tuesday prior to the council meeting to be included in the agenda. Correspondence received after that date will be circulated to Council the day of the meeting and uploaded to the website as an “Addendum Package” the day after the meeting.

**Speak at the Meeting:**

Participate by phone or via Zoom app, or in person—see the website for more information.

**Watch the Meeting:**

View in the Zoom app, or watch the recording at [Langford.ca](https://langford.ca)

**Personal Information:**

All submissions will be published, including your name and address. For more information on this collection and disclosure, go to [Langford.ca/privacy](https://langford.ca/privacy).

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City of Langford



Linnea Koopmans of Victoria pins Cassidy Procter of Shidokai Judo Club, Mill Bay. 2024-04-21 (New Staff/Thomas Eley)



Rowan Barry of Nanaimo pinned Elisabeth Atchison from Victoria to the mat in the U10 portion of the Tristan Alexander Memorial Open. (New Staff/Thomas Eley)

# Judo competitions teach children life skills such as courage and bravery

From A8

Grant said that judo competitions teach children life skills such as bravery and courage, who took a break from Judo but returned to the sport when he turned 30 years old after visiting a friend's club and seeing them train. "I just completely fell in love with it again," said Grant.

"It became an opportunity to get fit and to have a good time with my family."

According to Grant, there are about 500

judo practitioners on the island, and it is a tiny but passionate community.

Jolley added he had around 21 students at the Tristan Alexander Memorial Open and was coaching his students from the sidelines, offering advice where he could. He recalls his time training Alexander and how much of a gentle giant he was around other students and would always take time to help others.

"He would always light up the room when he entered it."

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May 26 ridetolive.ca



City of Langford

## Notice of Intention to Consider Issuance of a Temporary Use Permit

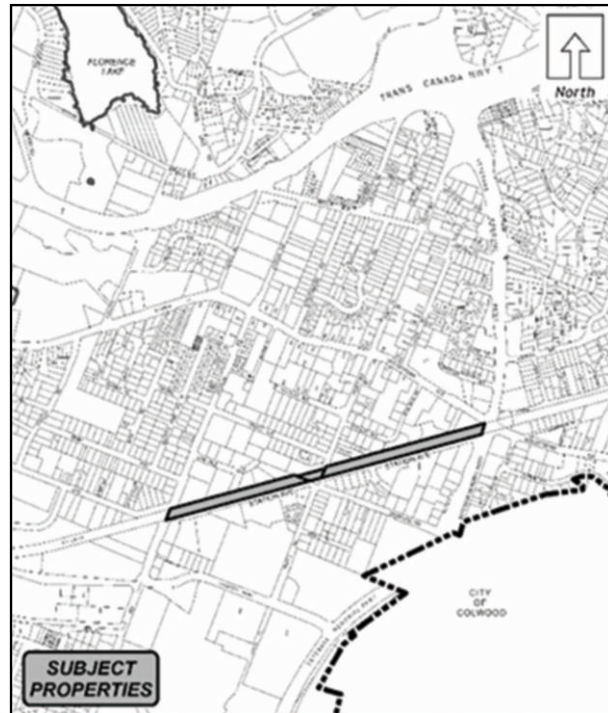
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 6 May 2024, at 7 pm. This meeting is being held electronically and with in-person attendance.

File Temporary Use Permit No. TUP21-0003

Purpose The purpose of the proposed Temporary Use Permit is to extend the current Temporary Use Permit for a further three-year period to allow for commercial and tourism-based uses to continue on land leased along Station Avenue between Jacklin Road and Veterans Memorial Parkway.

Applicant City of Langford

Location Island Corridor Foundation property on Station Avenue, as shown shaded on the map below.



The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date to be included in the agenda. Correspondence received after that date will be circulated to the Council the day of the meeting and uploaded to the website as an "Addendum Package" the day after the meeting. You may also speak at the Council Meeting during the Public Participation Section of the meeting.

PLEASE NOTE: Information about how to connect to this meeting electronically is indicated in the table below:

<p>Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply) Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device</p>
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The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: Council & Committee Meetings - City of Langford no later than the Friday before the meeting. Correspondence may be submitted by emailing [planning@langford.ca](mailto:planning@langford.ca) or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478-7882.

Marie Watmough  
Corporate Officer

# Marine plankton could act as alert in mass extinction event: UVic researcher

A University of Victoria micropaleontologist found that marine plankton may act as an early alert system before a mass extinction occurs.

With help from collaborators at the University of Bristol and Harvard, Andy Fraass' newest paper in the Nature journal shows that after an analysis of fossil records showed that plankton community structures change before a mass extinction event.

"One of the major findings of the paper was

how communities respond to climate events in the past depends on the previous climate," Fraass said in a news release. "That means that we need to spend a lot more effort understanding recent communities, prior to industrialization. We need to work out what community structure looked like before human-caused climate change, and what has happened since, to do a better job at predicting what will happen in the future."

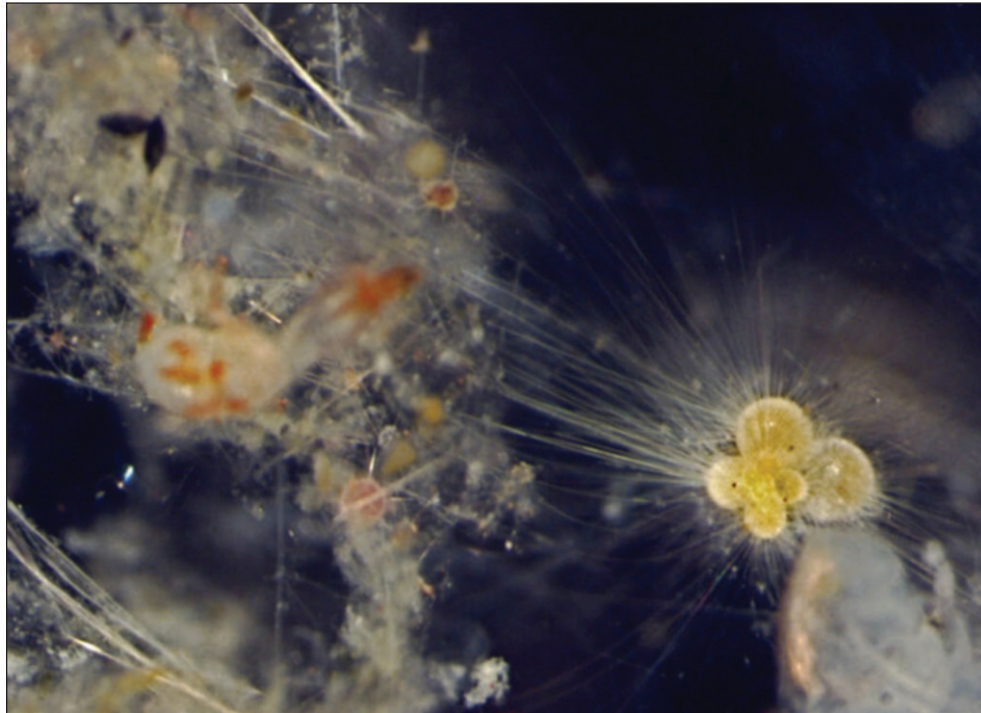
According to the release, the fossil record is the most complete and extensive archive of biological changes available to science and by applying advanced computational analyses to the archive, researchers were able to detail the global community structure of the oceans dating back millions of years.

A key finding of the study was that during the "early eocene climatic optimum," a geological era with sustained high global temperatures equivalent to today's worst case global warming

scenarios, marine plankton communities moved to higher latitudes and only the most specialized plankton remained near the equator, suggesting that the tropical temperatures prevented higher amounts of biodiversity.

"Considering that three billion people live in the tropics, the lack of biodiversity at higher temperatures is not great news," paper co-leader Adam Woodhouse said in the release.

Next, the team plans to apply similar research methods to other marine plankton groups.



A University of Victoria researcher found that plankton behavior changes before a mass extinction event, which could give insights to how climate change effects the ecosystem. (University of Victoria)



City of Langford

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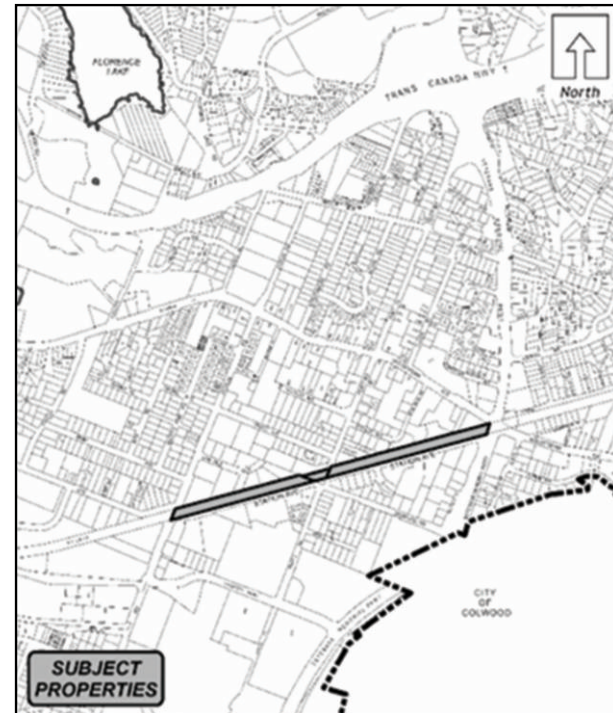
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Marie Watmough  
Corporate Officer



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