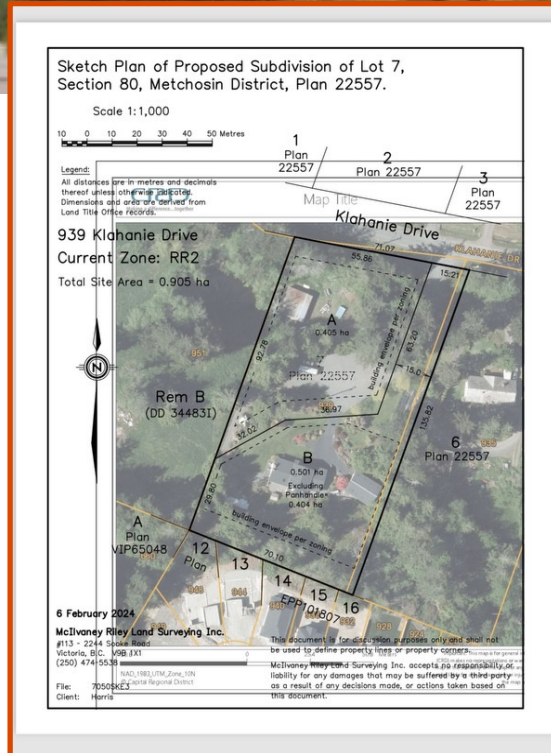




Where it all Happens



# 939 Klahanie Drive Rezoning Amendment Z23-0028

Presentation to the  
Sustainable Development  
Advisory Committee

9 September 2024

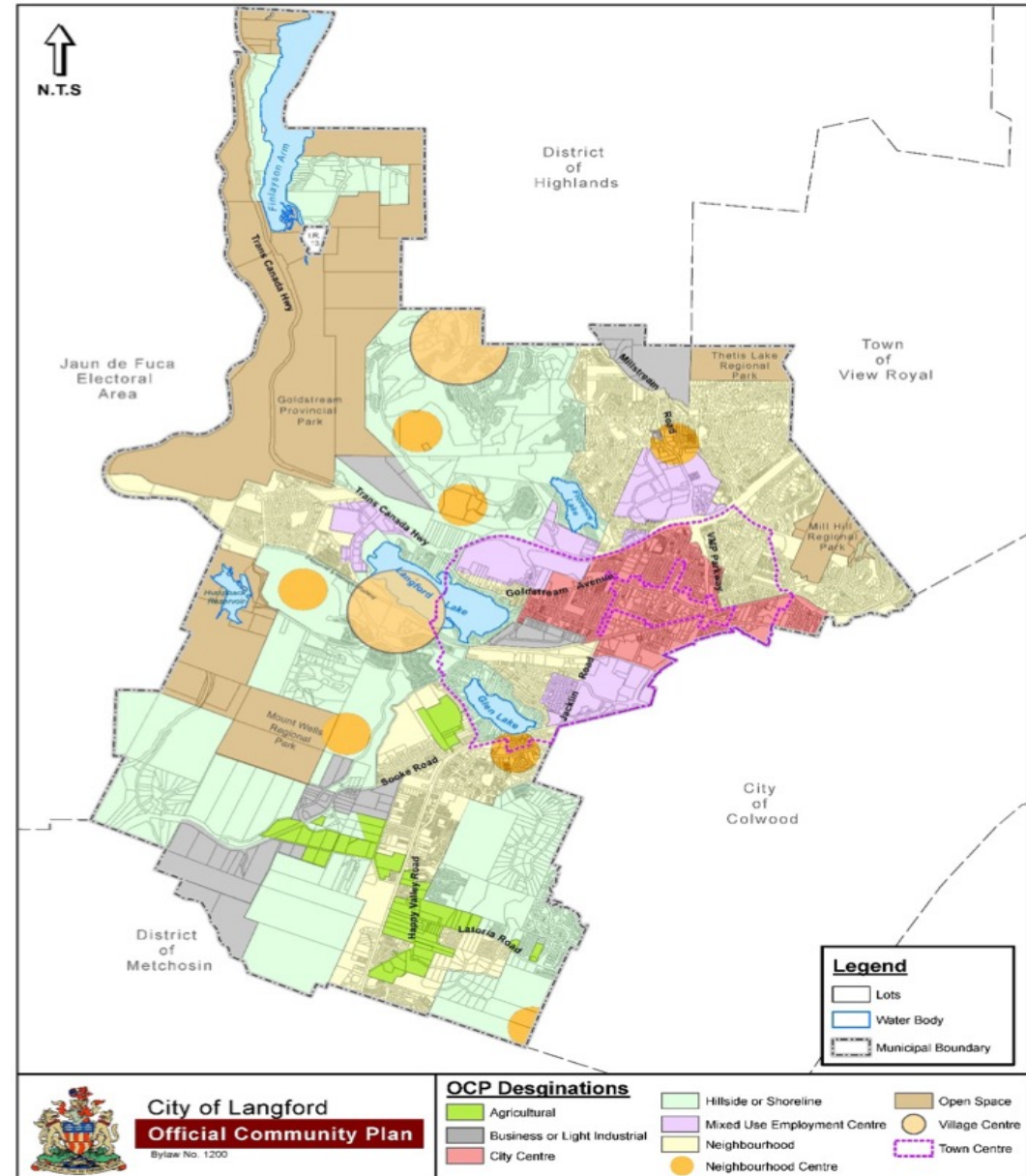
Jesse Harris & Cindy Harris,  
Owners

# We Comply with the OCP

- We are in a designated neighborhood
- Growth is based on needs of the neighborhood

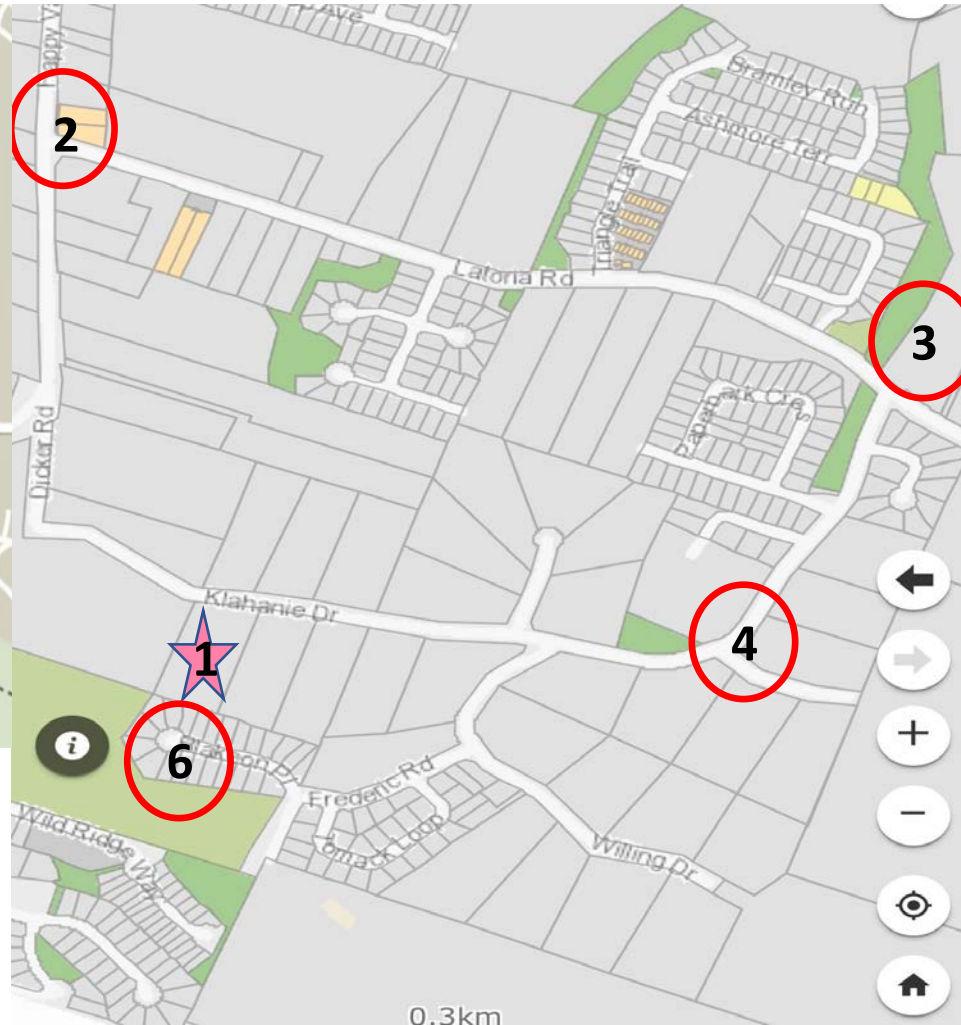
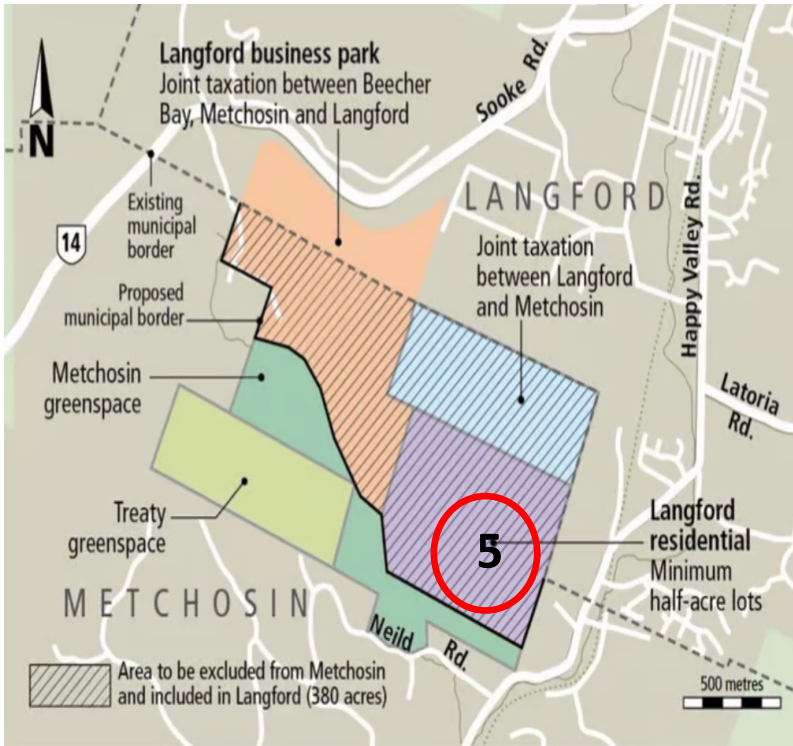
**Map 2: City of Langford – Growth Management & Land Use Strategy**  
(Replaced by Bylaw 1674, 1738, 1697, 1784, 1852, 1873, 1887)

Map 2: City of Langford - Growth Management & Land Use Strategy





# Proximity to Other Developments in OCP



- 1- 939 Klahanie Drive
- 2- Commercial development, 750m from our home
- 3- New elementary school, 900m from our home
- 4- Formwell development, 58 townhouses, 500m from our home
- 5- New business park and residential development, min 0.5 acre lots, 1 km from our home
- 6 - Willing Park / Blakeon Development, 0m from our home

# 939 Klahanie Dr. – Why it's Worth the Ask for Your Support!

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Sustainable  
LIVING is  
Happening  
HERE!






# What We Have Done

- Fixed/revived mature trees
- Planted new trees, shrubs, pollinators
- Registered apiary – “Harris Hands Farm”
- Revived and Sustained habitats for wildlife
- Food sustainability and biodiversity



 **Apiculture**  
**Ministry of Agriculture and Food**

Mailing Address: 1767 Angus Campbell Road  
Abbotsford BC V3G 2M3

Telephone: 1-877-877-2474  
Facsimile: (604) 556-3015

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**CERTIFICATE OF APIARY REGISTRATION**

Beekeeper's ID Number: 61665

Client: **Jesse and Cindy Harris** Phone Number: **(250) 885-7477**  
Company:

Address: **939 Klahanie Dr** Email Address: **jesse.s.harris@gmail.com**  
**LANGFORD, BC**  
**V9B 3X2**

---

APIARY REGISTRATION #	APIARY LOCATION	CITY/TOWN
61665-100 2024/05/17	939 Klahanie Dr	LANGFORD

---

Total number of colonies currently registered: 3

In case the information listed above does not reflect your current beekeeping status, please notify the Apiculture Office and update your registration.

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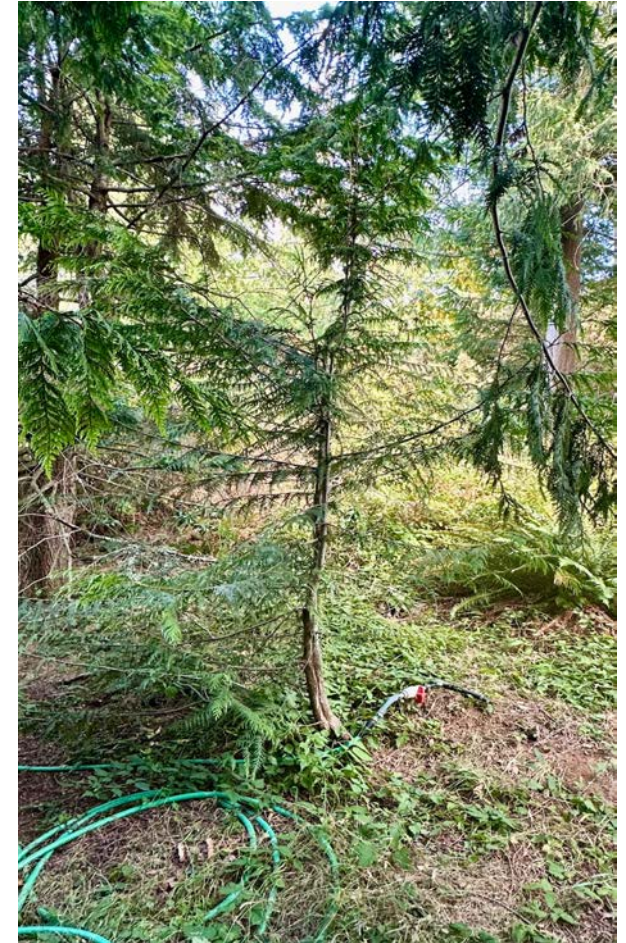
I HEREBY CERTIFY THE ABOVE-DECKED LOCATION(S) TO BE DULY REGISTERED UNDER THE BEE ACT, CHAPTER 27, R.S. 1979

DATED AT: **ABBOTSFORD** **2024-05-17** **Paul van Westendorp,**  
**Provincial Apiculturist**



# Promoting and Sustaining Biodiversity - Tree Revival, Retention and Replacement Plan – In PROCESS!

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# Staff Recommendation: Neighbourhood Consultation for Rezoning from RR2 to RR5, with a Density of One (1).

## Neighbourhood Petition

We are bringing forward an application to the City Council to request a Variance to the neighborhood building plan for 939 Klahanie Drive. We would like to build a second family home on our existing property to support our family. This addition will contribute to minimal density increase. We are going to look at rezoning to RR5 from RR2. RR5 is rural lots of 1 acre.

In order to preserve the character of our rural neighborhood while accommodating our family's needs, we kindly request your support for our proposal.

Sincerely,  
The Harris Family  
250-885-7477

Name	Address	Signature
Anda Kavan Pringle	8609 Dickes Rd	
LAURENT & HOLY ST. CYR	951 KLAHANIE DR	
Rhonda Hawthorn	942 Klahanie DR	
Vasile & Amanda Dumitru	936 Klahanie Dr	
GRAHAM TERLSON	931 KLAHANIE	
HUGH DALZELL	932 KLAHANIE DR	
DON ROSBERG AND FLENDIA	925 KLAHANIE DR.	

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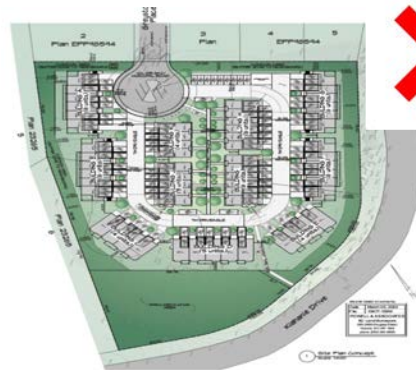
Sincerely,  
The Harris Family  
250-885-7477

Name	Address	Signature
Steven Haring	812 Starshill Pl.	
David Burg & Tom	818 Starshill	

# Feedback from our Neighbours: Rezoning from RR2 to RR5, with a Density of One (1)

- Astoundingly, our neighbours all want the same things:

- ✗ NO major density, - aka no multiplexes, NO TOWNHOUSES.
- ✗ NO clear cutting of our beautiful urban forest neighbourhood like what is happening on Klahanie at Gwendolynn Drive, on both sides of the road, 500m from our property.
- ✗ No pressure on Agricultural Land Reserve.





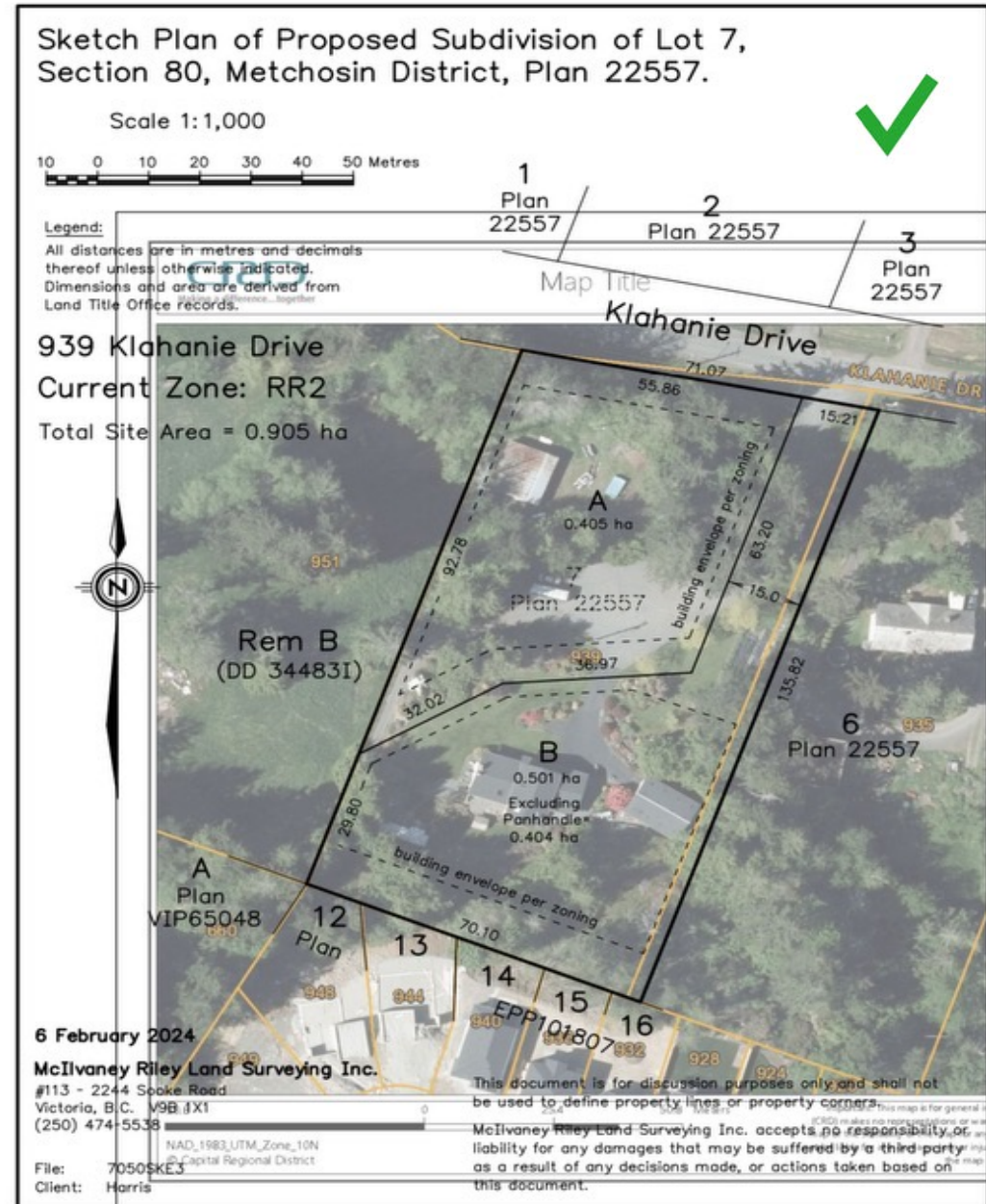
# Feedback from our Neighbours: Rezoning from RR2 to RR5, with a Density of One (1)

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- Astoundingly, our neighbours support our development of ONE more home:
  - ✓ They loved the idea. They understand that some development is necessary and even unavoidable, it is happening all around us, particularly with a **new school 900m from our property.**
  - ✓ From their collective perspectives, this development proposal of ONE additional house makes sense for our neighbourhood, it helps set a new precedent.
  - ✓ Non-disruptive to our urban forest, and neighbourhood feel. Maintains and expands natural habitats.
  - ✓ Unnoticeable change, no additional pressure on infrastructure, our new home would not even be visible from Klahanie Drive.
  - ✓ Like our Agricultural Land Reserve neighbours, we too want to PRESERVE!

# The Ask: RR2 to RR5 with Septic

- ✓ No Clear Cutting
- ✓ No townhouses
- ✓ Maintains biodiversity
- ✓ Supports Agricultural Land Reserve Viability and Preservation
- ✓ Supports growth that makes sense





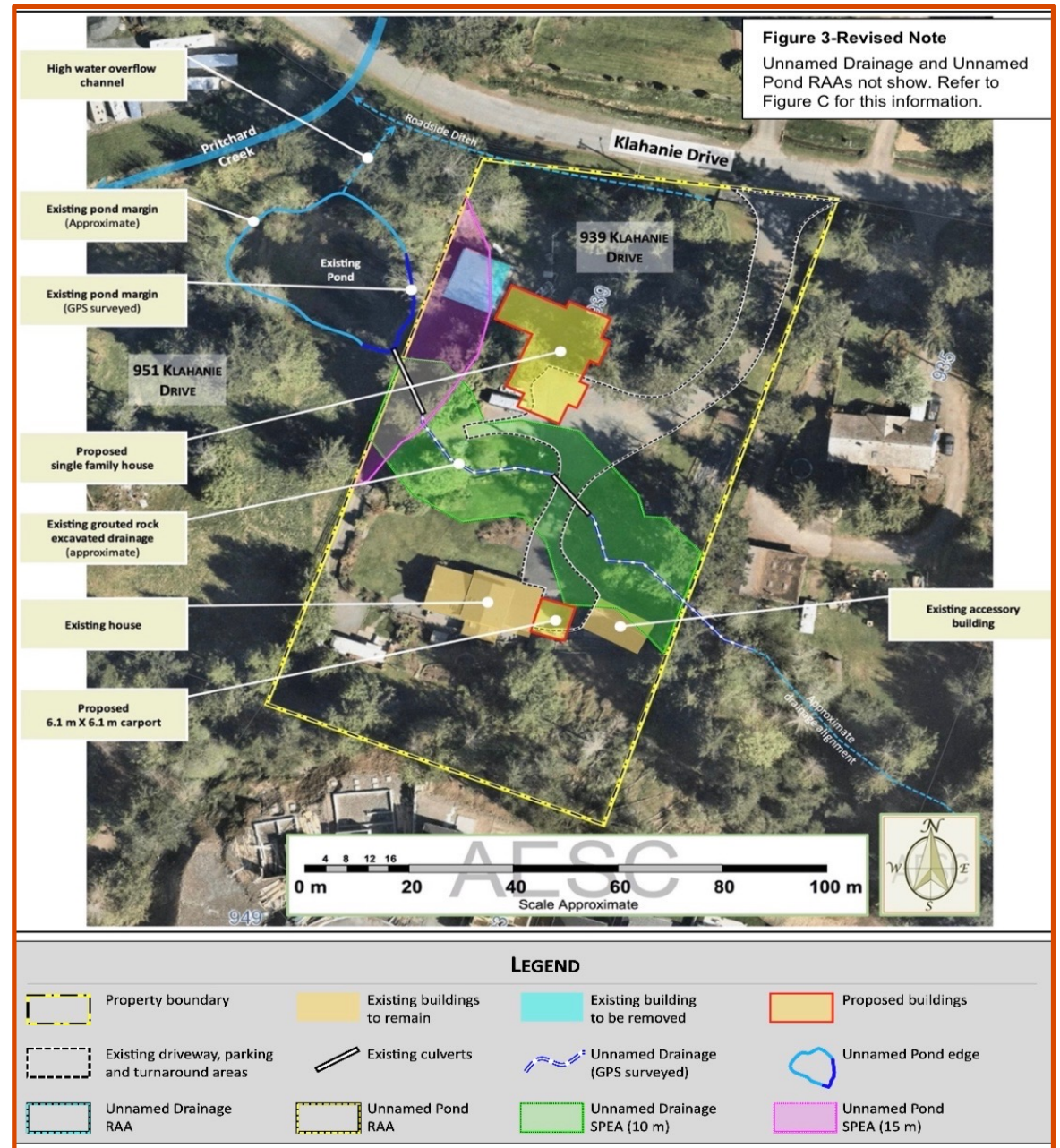
# Here's the View of 939 Klahanie Drive

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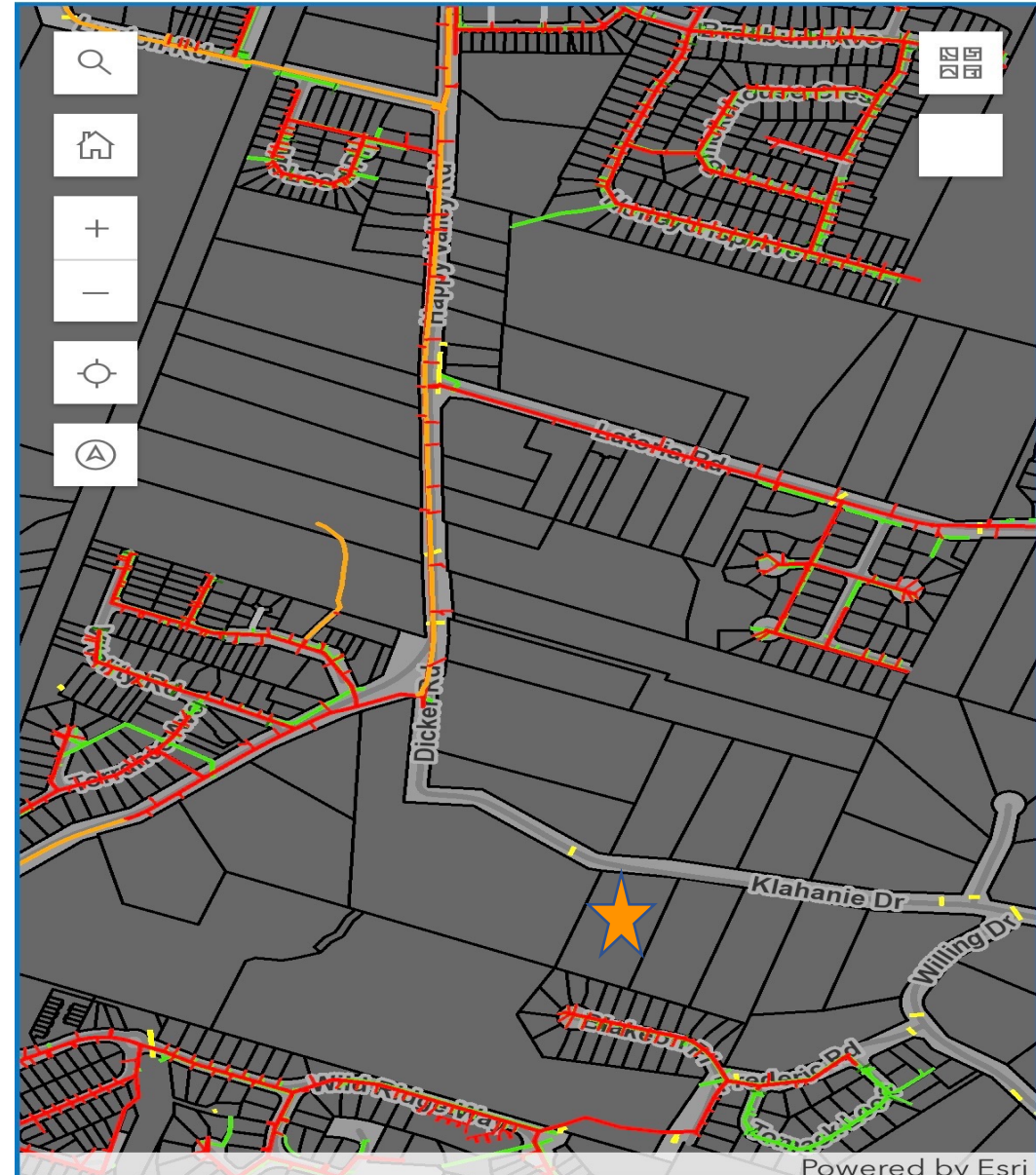
# Here's the New Home, Density +1





# Sewer is All Around Us!

- Where it is now:
  - “East” Klahanie Drive
  - Willing Park / Wild Ridge Way
  - Happy Valley
  - Latoria
  - Blakeon
- Why aren't we already connected?



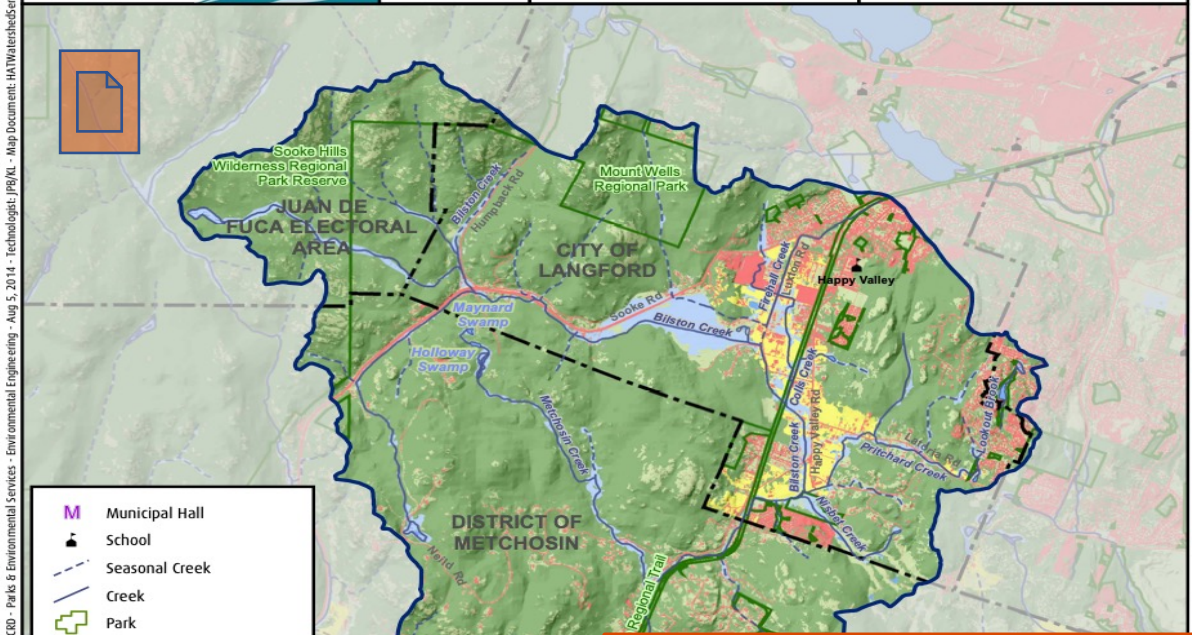
# Article 8, Extension of Sewer System – Priority Work Complete

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- 8.1 – 8.4 Sewer Capital Plan – WES and City of Langford have an Agreement, a “public private partnership” to bring Sewer to residents. WES has an obligation to maintain a 5 year master plan and work with the City to confirm where they would like to bring Sewer, including definition, plan and completion of “Priority Work” and “Other Sewers”.
- 8.4 – Designation of Works – WES has confirmed that all Priority Work (priority sewers) have now been completed and that **WES is now working on “Other Sewers”** per contract / public private partnership agreement.
  - WES has confirmed that extension of Sewer to complete Klahanie Drive is **not** a part of the 5-10 year capital plan.
- Part 2 – Other Sewers – “Sewers for roads fronting lakes, creeks or similar bodies of water are to take priority over all other sewers.”
  - Since Priority Work is complete, and Klahanie Dr completion is not in the 5 -10 year plan, it can be inferred that the City and WES have agreed that Bilston Creek and Pritchard Creek will be unimpacted by growth, despite new residential, commercial development, and a new school.
  - It can also be inferred that **Septic has no impact** on these creeks, as residents on Klahanie Drive already have Septic systems, and will continue to have Septic for at least 10+ years.







**Legend**

- Municipal Hall
- School
- Seasonal Creek
- Creek
- Park
- Watershed\*

Total Watershed Area: 3129 ha

\* Boundaries are approximate and affected by stormdrain networks

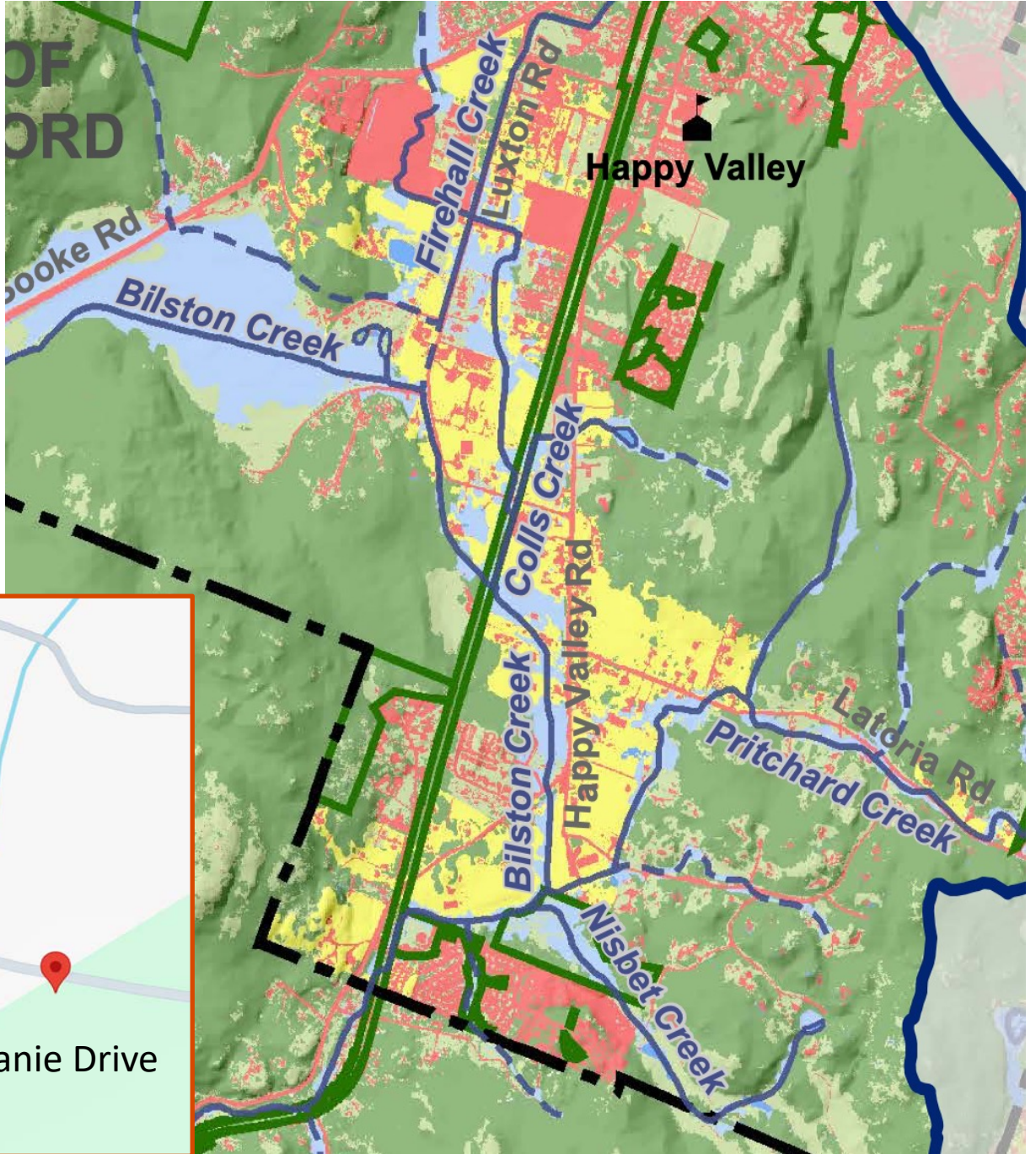
**Land Cover (2011)**

- Unclassified
- Lake, Pond
- Riparian Area, Seasonal Wetland
- Grass, Shrub, Bare Ground, Exposed Rock
- Tree Cover
- Building, Road, Parking Lot (Impervious Surface)
- Agricultural Field

**Land Cover Distribution (%)**

0.2	0.2	0.2	12.6	69.5	6.8	6.3	4.6
-----	-----	-----	------	------	-----	-----	-----

Habitat Acquisition Trust (HAT) 2011 Land Cover Mapping. The data set covers the CRD (excluding the Gulf Islands). Data is available for 1986, 2005 and 2011. Percentages may not add up to 100 due to rounding.





# SEWER is 10+yrs out, not yet in Sewer Capital Plan – Confirmed.

From: **Catherine Laurie** <[Catherine.Laurie@corix.com](mailto:Catherine.Laurie@corix.com)>  
Date: Thu, Oct 19, 2023 at 9:14AM  
Subject: RE: Klahanie Drive - Neighbourhood Sewer Estimated Timeline  
To: Jesse Harris <[jesse.s.harris@gmail.com](mailto:jesse.s.harris@gmail.com)>

Hello Jesse,

Unfortunately, the west side of Klahanie to Dickers is not in our 5-10 year capital plan at the moment but please check back.

Thank you.

Regards,

**Catherine Laurie, A ScT**

Manager, Technical Services

Corix/ West Shore Environmental Services  
LP

C 236.969.0457 | P 250.478.2187

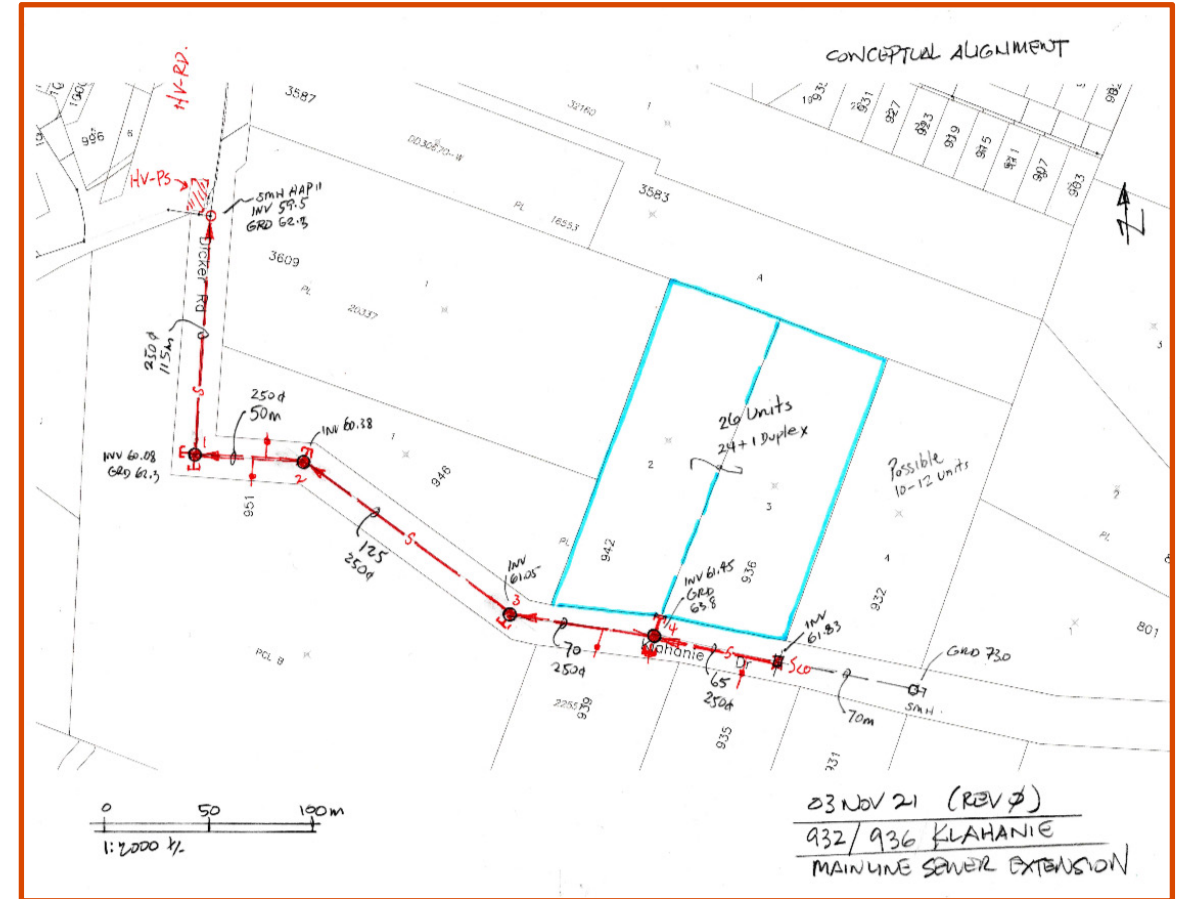
**CORIX** | West Shore  
Environmental Services

- After reviewing the Sewer Utility Agreement, receiving WES confirmation of no sewer for 10+ yrs, and review of Bylaws, as owners we asked the City of Langford Staff how best to move forward to develop one additional home on our ~2.25 acre property with Septic and connect to Sewer when it becomes available.



# Proposals, Sewer and Costs

- Numerous requests from developers.
- Previous proposals outlined the cost of sewer as ~\$2.5M (Dickers to 936 Klahanie, 2021).
- The cost of sewer demands high density development.
- Rejected due to the pressure on the Agricultural Land Reserve.



# Agreement from Owners to Bylaw 1000 – Schedule 6

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- Sewage Collection and Disposal

- ✓ We are willing to pay our Sewer connection fees NOW instead of later when sewer connection is available.
- ✓ Willing to abide by other variations/amendments.

Reference:

6.1.2 a) The owner grants to the City a covenant under s.219 of the *Land Title Act* that requires the owner to connect the building to the municipal sanitary sewer system within 6 months of a sewer main being installed in a highway or City statutory right of way abutting the parcel on which the building is located.



# Previous Bylaw Amendments

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- Examples of other areas where Septic was supported for new single family home development:
  - Jenkins Avenue
- 2010-2019: Corridor of 6 brand new homes, on subdivided lots, all on SEPTIC
  - 1080, 1082 – 2019
  - 1076, 1078 – 2013
  - 1084, 1086 – 2011
  - 1062, 1066, 1068 – 2010
  - All granted permission to use septic while waiting for the Capital Plan to complete the sewer connection between mid-Jenkins Avenue and Glen Lake Road

# Jenkins Ave...14+ years of SEPTIC

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# The Ask: Amendment to the Bylaw

- **Amendment to the Sewer Bylaw to allow septic for the additional single-family home at 939 Klahanie Drive.**

