

**CITY OF LANGFORD
TEMPORARY USE PERMIT**

TUP26-0001 – 2899 Sooke Lake Road

That Temporary Use Permit No. TUP26-0001 be issued by the Council for the City of Langford to Pawsitive Pet Emporium to permit pet grooming services at 2899 Sooke Lake Road, subject to the following terms and conditions:

1. Conditions

The following conditions are imposed pursuant to section 493 of the *Local Government Act*:

- a) That the Temporary Use Permit be issued for a period of three years from time of issuance;
and
- b) That the operator of the business obtains a Business Licence from the City of Langford.

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:

April 20, 2026

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:

TUP26-0001

Location:

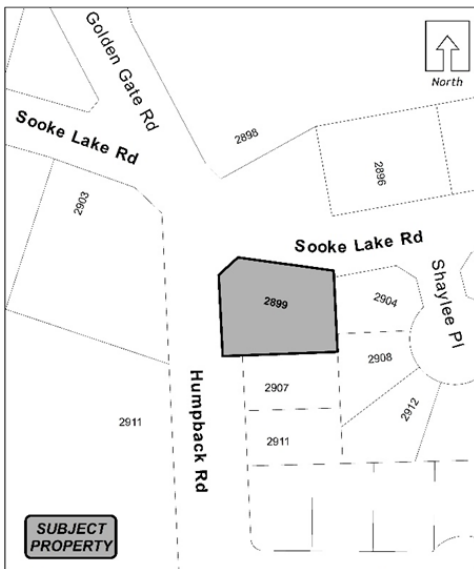
2899 Sooke Lake Road, as shown shaded on the map

Zoning:

District Commercial(C3)

Purpose:

Application for a Temporary Use Permit to Allow a Dog Grooming Business



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:

The report will be available here [Langford.ca/city-hall/public-notices](https://www.langford.ca/city-hall/public-notices) once the agenda is posted to the website the Friday before the meeting.

**Ask Questions or
Submit Questions:**

Email: planning@langford.ca

Mail: City of Langford

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting:

You may speak during the “Public Participation” section of the meeting. Participation is 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://www.langford.ca).

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Notice of Intention to Consider Issuance of a Temporary Use Permit

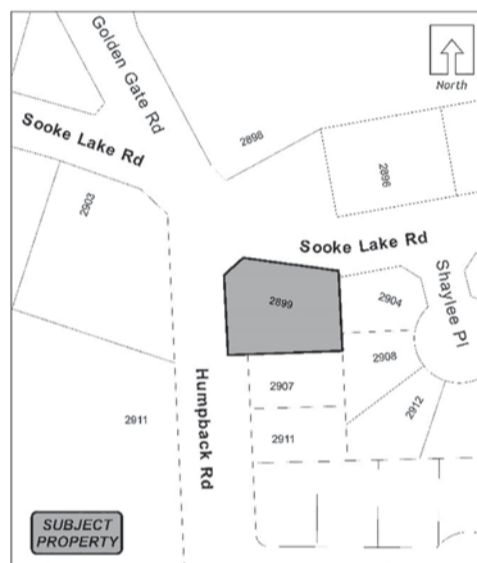
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for April 20, 2026, at 7 pm. This meeting is being held electronically and with in-person attendance.

File Temporary Use Permit No. TUP26-0001
Applicant Pawsitive Pet Emporium
Location 2899 Sooke Lake Road
Purpose To allow a dog grooming business

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 Marie Watmough
 Corporate Officer



Tzari Baines, a senior at Royal Bay Secondary School, won the U19 Junior Boys division at the JPT B.C. Open with rounds of 68-68-68. (Photo courtesy of Junior Players Tour/Tzari Baines)

Colwood teen captures back-to-back golf titles to open senior season

Tony Trozzo

Three rounds, three identical scores and a second straight win days later — Tzari Baines is rolling to start his 2026 season.

The Royal Bay Secondary senior captured the Junior Players Tour (JPT) B.C. Open in Vancouver from March 24-26, then followed it up with a win at the Rocky Mountain Junior Tour (RMJT) Washington National Showcase on March 28 and 29.

At University Golf Club, Baines put together the steadiest performances in the field. The 17-year-old fired rounds of 68-68-68 to win the 54-hole event by one stroke in the Junior Boys U19 Division.

He finished one shot ahead of fellow Vancouver Island golfers Hunter Auramenko of Campbell River and Royal Bay teammate Ewan Baldwin, both who finished in a tie for second.

“I was really happy with that week. My hard work is really starting to pay off,” Baines told the Goldstream News Gazette. “Before I teed off in the final round, I felt like I was going to win.”

Baines leaned on consistency throughout the tournament, recording eight birdies and 39 pars while limiting mistakes to six bogeys and one double-bogey.

The result came after he made late adjustments in the days leading into the event.

“I was kind of in a weird place with my irons,” he said. “But I went to the range the two nights before and started figuring it out. My irons ended up being the thing that really helped me win.”

He carried that momentum across the border just days later.

Competing at Washington National Golf Club, Baines posted rounds of 73-73 to finish +2, and tied atop a 46-player field. He then claimed the title in a playoff, making birdie on the first extra hole, a par five, to defeat Tacoma’s Thatcher Hazel.

“I’m pretty happy with how it started,” he said. “Hopefully I can continue winning and maybe get some lower scores.”

Baines, who trains with Victoria-based instructor Christof Appel at The Golf Performance Project, has been playing golf for just under six years, but the sport did not immediately click.

“I was going to the range a little bit with my dad when I was younger, but I didn’t really like golf,” he said. “I always just chased gophers while he hit balls. Then I joined a summer camp when I was 11, and that’s when I really liked it.”

Now a member at Bear Mountain Golf Club, Baines credits the course’s challenging greens with helping shape his development, particularly when it comes to reading putts and managing rounds.

“I want to clean up some things with my putting,” he said. “If I can get that to where I want it to be, my golf game would be really solid.”

Tzari was not the only family member competing at the two events. His younger sister Zaya, a Grade 10 student, also took part, finishing fifth in the U19 Junior Girls division at the JPT B.C. Open with rounds of 77-72-72, before placing in a tie for sixth in Washington with scores of 82-82.

Both Tzari and Zaya will look towards their High School golf season, with Royal Bay, which begins on April 22 at Olympic View Golf Course in the annual Victoria Police Golf Tournament.

24/7

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Langford's Pioneer Pauly strikes online pay dirt with Sooke River claim

Ben Fenlon

Paul Larouche is certainly no flash in the gold pan.

Standing knee-deep in Sooke River with his wetsuit on, he regards the spot as not only his happy place, but his workplace too.

From a curious Langford teenager who found his first piece of gold in Sooke River to the present day, Larouche has never let go of that first rush.

With grit, determination and a keen eye, Larouche has turned his self-diagnosed 'gold fever' into a successful career as a modern-day prospector, sharing his journey with folks online under the persona of Pioneer Pauly.

When Sooke News Mirror first spoke to him in 2020, Larouche had 215,000 YouTube subscribers. Today, that number has climbed to nearly a million, with over 310 million views across 336 videos.

Add TikTok, Facebook and Instagram to the mix, and Larouche's total following now tops over three million.

These days, he gets recognized far beyond Vancouver Island – from Sooke to California and as far as down under in Australia and New Zealand. The sightings are especially common when he's out and about in his Pioneer Pauly-branded SUV.

"It's great meeting people, making friends along the way," says Larouche. "It's like everywhere's sort of home now."

Larouche even hints at a possible TV show in the works. "Or a movie one day," he says hopefully. "Something where I get to share the adventure with a higher production value."

But Larouche takes his success all in his stride.

While he earns a living sharing his pioneering exploits, Larouche insists it's never been about fame and fortune. Growing up living with depression and anxiety, the outdoors and the search for hidden treasure became both an escape and a way to cope.

That need and sense of purpose has never left him.

Today, Larouche says he still

faces "a lot of demons," including PTSD and panic attacks. Living also with ADHD, being out in the wilds focused on the hunt, helps quiet the noise, he explains, offering both a mental reset and the steady dopamine boost he struggles to find elsewhere.

"It just doesn't feel like I'm working," he says. "When I'm out here, it feels like I'm living again. Time stands still, you're not thinking of anything else, it's just you in the moment and it's just priceless."

His openness about those struggles – and how his adventures support his mental health – has struck a chord with viewers.

"I like sharing the fact that like I'm not perfect," Larouche says. "People say you've got to be healthy to get out or be in the right mood, but the truth is you just have to get out, and that stuff comes from that."

Parents have also told him that his videos have encouraged their children to get outside and learn new skills.

"I'm proud of the people that



Paul Larouche stands in Sooke River with a handful of gold he has previously found. (Ben Fenlon/Goldstream Gazette)

I've inspired to get outdoors," he says.

With the price of gold surging to record highs in January, following a bumper 2025, Larouche is aware folks may be tempted to try their luck at panning.

It's one of the reasons he purchased the mineral rights to a stretch of Sooke River running through Sooke Potholes Regional Park.

Ownership means curious newcomers can give it a go without worrying about 'claim-jumping'.

"That's really the only reason why I have this one, so that the public can use it," says Larouche. "Because who's to say that if someone else had it, they'd let people on it, right?"

"Just by me having it, it makes me feel better that there's a place where people can go. It's kind of where I first learned too, so that makes sense to me."

But for those dreaming of striking it rich, Larouche offers a reality check: it's far from easy money.

Using methods such as panning, sniping and metal detecting, he'll often dedicate 40 hours working a single stretch of the river.

"You've got to check the high benches, the low benches, the bedrock, upstream, downstream," he says.

Even after hours combing through every nook and cranny of the riverbed, you may still come away empty-handed.

"But it doesn't mean there's nothing there, you just don't have enough data," says Larouche. "So it's a lot of hard work."

As for the value of his gold haul collected over the years, Larouche is coy. Most of what he finds are placer nuggets, which Larouche says are more valuable than fine gold, and would likely fetch a premium price from dealers.

But with enough money rolling in from YouTube ad revenue, Larouche keeps every piece he uncovers.

"People always ask me for the value of it, and it's hard for me to do that because it's more sentimental," he says. "Even if I got double for what it's worth, it wouldn't be worth it to me, because then the money just sits there and it's meaningless essentially."

Instead, Larouche prefers to use his finds to relive experiences or create content. In one recent video, he leans into ASMR (autonomous sensory meridian response) handling \$96,844 of gold nuggets.

"I could make jewelry with it, maybe I'll do that one day," he ponders. "But for now, I just like to play with it."

For more Pioneer Pauly content, visit: www.youtube.com/@PioneerPauly.



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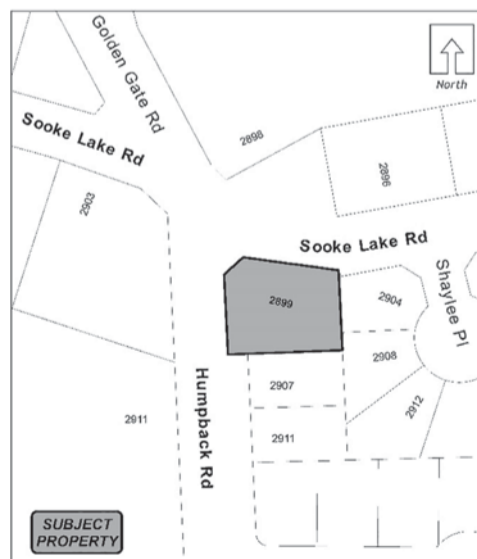
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Marie Watmough
 Corporate Officer



NOTICE OF 2026 BUDGET MEETINGS

Tuesday, February 10 at 7pm
 Committee of the Whole

Thursday, February 19 at 7pm
 Committee of the Whole

Monday, February 23 at 7pm
 Committee of the Whole*
 Meeting Focused on Public Input

Tuesday, March 17 at 7pm
 Committee of the Whole*

Tuesday, April 7 at 7pm
 Regular Council Meeting*

Monday, April 20 at 7pm
 Regular Council Meeting*

Monday, May 4 at 7pm
 Regular Council Meeting*

*These meetings will include public participation.

Langford City Hall - 877 Goldstream Ave 2nd Floor, Langford, BC



Learn more:
Langford.ca/Budget