



## Memo

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**Date:** February 13, 2015    **From:** Robert Woodland

**Subject:** Hearing - 315 Langford Street – Process Overview

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A report is on the Planning & Land Use Committee (PLUC) Agenda for February 19, 2015 regarding this property. At issue is whether a "cottage" built on the property (in addition to a legal duplex) is a legal non-conforming use of the lands.

The City and the property owner will be presenting evidence in support of their respective positions; namely:

- The property owner contends that the cottage is a legal non-conforming use.
- The City believes that there is insufficient evidence to support the owner's contention.

The case file was opened in March 2011 in response to a public complaint about an illegal suite in the backyard of 315 Langford St. The PLUC has twice considered this matter, once in May 2012 and again in May 2013. At the second meeting, the PLUC instructed staff to investigate the owner's contention that the cottage has "legal non-conforming" status.

The decision before the PLUC on February 19, 2015 is simply to determine, based on the evidence presented, whether the cottage is a legal non-conforming use of the lands. If the PLUC determines the cottage is not a legal non-conforming use then a motion to place a Notice on Title under Section 57 of the Community Charter would be in order. If a majority of PLUC members believe the cottage is a legal non-conforming use, then that motion should be defeated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Woodland", written over a horizontal line.

Robert Woodland  
Director, Legislative & Regulatory Services