

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, October 3rd, 2016 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young, Councillors: D. Blackwell, M Sahlstrom, L. Seaton (Chair), W. Sifert, L. Szpak and R. Wade.

ATTENDING

CAO J. Bowden, Administrative Assistant, J. Coneybeer, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

1. CALL TO ORDER

The Chair called the meeting to order at 5:35 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council Approve the Agenda as Presented.

CARRIED.

3. PUBLIC HEARINGS

a) Bylaw No. 1531

"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".

The Acting Mayor opened the Public Hearing for Bylaw No. 1531 at 5:35 p.m.

Acting Mayor Seaton advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. A/Mayor Seaton advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that the City of Langford is proposing to make various omnibus amendments to the City of Langford's Zoning Bylaw No. 300. These amendments include:

- generally increasing the maximum height permitted for apartment buildings from four storeys to six storeys;
- changing the ground floor parking requirements in the C8 (Community Town Centre Pedestrian) zone;
- adding "apartment" as a permitted use on two properties in the Business and Technology 1 (BT1) zone;
- rectifying certain legal non-conforming uses;
- adjusting the boundary of the CH4 (Cluster Housing 4) zone to include lands that are straddling the zoning boundary; and
- allowing shipping containers as a permitted accessory use to mini-storage

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act. This proposal is consistent with Official Community Plan Designations. Advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1531 closed at 5:36 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – September 19th, 2016

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council approve the Minutes of the Regular Meeting of Council held on September 19th, 2016.

CARRIED.

5. PUBLIC PARTICIPATION

There was no public participation.

6. **DEVELOPMENT VARIANCE PERMIT**

a) **DVP16-0013 – 890 Bear Mountain Parkway and 2309 Echo Valley Drive**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council issue Development Variance Permit No. DVP16-0013 for the City of Langford to Ron Coutre on behalf of Eagle Ridge Development Corp and Cora Venture Corp to vary the minimum required front, rear, and exterior side setbacks, the minimum lot area for one-family lots, and to allow a permanent two-point turnaround in lieu of a cul-de-sac at 890 Bear Mountain Parkway and to vary the minimum required rear and exterior side setbacks at 890 Bear Mountain Pkwy and 2309 Echo Valley Dr subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variances

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) With regards to 890 Bear Mountain Parkway:

- I. That Section 6.109.05(1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 5.5m to 1.0m for Lot 2;
- II. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 1.0m for Lots 3-19;
- III. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 3m for the principal dwelling for Lot 1;
- IV. That Section 6.109.05(2)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5m for the principal dwelling and 5.5m for the garage to 2m for Lot 20;
- V. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.0m for Lot 19;
- VI. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 20;
- VII. That Section 6.109.05(2)(c) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.0m for Lot 1;
- VIII. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 1.5 m for Lot 1;
- IX. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 4.8m for Lot 3;
- X. That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 5.5m for Lot 4;

- XI. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 3;
 - XII. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 260 m² for Lot 4;
 - XIII. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 270 m² for Lot 5;
 - XIV. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 279 m² for Lot 6;
 - XV. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 289 m² for Lot 7;
 - XVI. Section 6.109.02 (1)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum lot area from 300 m² to 299 m² for Lot 8;
 - XVII. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to nil for Lots 21-28;
 - XVIII. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 2.1m for the principal dwelling for Lot 29;
 - XIX. That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow a permanent two-point turnaround in lieu of a cul-de-sac;
 - b) With regards to 2309 Echo Valley Dr:
 - I. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum exterior side lot line setback from 3.0m for the principal dwelling and 5.5m for the garage to 1.5m;
 - II. That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0m to 3.0m;
3. Conditions
- The following requirements are imposed under Section 498 of the *Local Government Act*:
- a) That the applicant install “No Parking” signage in the two-point turnaround;
 - b) That a 6m setback be provided from the intersection point of the front lot line and rear lot line of Lot 1;
 - c) That the exterior side lot line variance provided to Lot 1 does not impede vehicular sight lines, as determined by the Director of Engineering.

CARRIED.

8. REPORTS

- a) Langford Triathlon Request for Long-term Agreement**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Grant permission for the Westshore Triathlon to host the Langford Triathlon on Sunday, July 9, 2017 between 6:00am and 12:00pm and with the condition all Bylaw 33 requirements are met; and
2. Contribute \$2,500 to sponsor participant race medals from the community funding budget for a period of three years to July 2019; and
3. Approve the Langford Triathlon Memorandum of Understanding.

CARRIED.

5:40 pm – Mayor Young arrived at the meeting.

- b) Bylaw No. 1659, Amendment No. 5 to Speed Limit Bylaw 1175, 2008**
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council:

1. Remove Leigh Road (South of Dunford) from the 30 km/hr zone in the current Speed Limit Bylaw; and
2. Replace the current reference of 30 km/hr on Leigh Road to become Leigh Place in the Speed Limit Bylaw; and
3. Give Bylaw 1659 first three readings.

CARRIED.

- c) Letter to Residents Re: 2019 Mandatory Sewer Hook Up**
- **Staff Report (Engineering)**

MOVED BY: COUNCILOR SZPAK
SECONDED: COUNCILOR SIFERT

That Council direct staff to draft a letter to all residents in the sewer service area advising of mandatory hookup date for sewer is not later than December 31, 2019.

CARRIED.

9. **CORRESPONDENCE**

a) **Capital Regional District (CRD)**

Re: 2016 Regional Growth Strategy (RGS) Bylaw 4017 Public Hearing

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILOR SZPAK

That Council receive the letter dated September 15th, 2016 from Barbara Desjardins, Chair, CRD Board with respect to the 2016 Regional Growth Strategy Bylaw 4017 Public Hearing date of Wednesday, October 19, 2016.

CARRIED.

b) **Scouts Canada**

Re: 2016 Apple Day Fund-Raising Drive

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council receive the letter from Chris Fletcher, Area Commissioner, Scouts Canada and authorize the 2016 Scout Apple Day Fundraiser taking place in the community on Saturday, October 1st, 2016.

CARRIED.

c) **Rugby Canada**

Re: Letter of Appreciation - Canada Women's Sevens Rugby Team

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council receive the letter of appreciation dated September 12, 2016 from Rugby Canada with respect to the City of Langford's ongoing support of Rugby Canada's Sevens program.

CARRIED.

d) Association of Vancouver Island and Coastal Communities
Re: Island Corridor Foundation Financial and Governance Review Report

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

1. That Council support the recommendations in the report dated September 2nd, 2016 prepared by Kelly Daniels of aKd Resource and call on other municipalities and Regional Districts to do likewise with a request that the Island Corridor Foundation board implement them; AND
2. That Council forward a resolution to AVICC requesting that a new governance model be established to oversee the operation of the Island Corridor Foundation that better represents the interest of local tax payers living along the rail corridor.

CARRIED.

10. BYLAWS

- a) BYLAW NO. 1531**
"Langford Zoning Bylaw, Amendment No. 409, (Omnibus No. 39 – Various Amendments), 2016".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1531 Second and Third Reading.

CARRIED.

- b) BYLAW NO. 1648**
"Langford Zoning Bylaw, Amendment No. 460, (1067, 1099, 1124 & 1164 Braeburn Ave; 3439 Ambrosia Cres), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council Adopt Bylaw No. 1648.

CARRIED.

- c) **BYLAW NO. 1653**
"City of Langford Permissive Tax Exemption Bylaw No. 1653, 2016."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1653.

CARRIED.

- d) **BYLAW NO. 1659**
"Langford Speed Limit Bylaw, Amendment No. 5, Bylaw No. 1659, 2016."
(FIRST, SECOND and THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1659 First, Second and Third Reading.

CARRIED.

- e) **BYLAW NO. 1660**
"Langford Zoning Bylaw, Amendment No. 464, (2822 & 2824 Knotty Pine Rd), 2016"
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1660 First Reading.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 5:55 pm.



PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
City Manager