

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, May 1st, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Incoming Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins, Manager of Parks and Recreation, M. Leskiw and Executive Assistant, Allison Boyd.

ABSENT

Staff: Chief Administrative Officer, J. Bowden

1. CALL TO ORDER

The Chair called the meeting to order at 5:32 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the Centre Mountain report added as item 7d.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NOS 1674 & 1675

"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017" and "Langford Zoning Bylaw, Amendment No. 471 (Centre Mountain Properties), 2017"

The Mayor opened the Public Hearing for Bylaw No. 1674 and 1675 at 5:33 p.m.

Mayor Young 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. Mayor Young 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 Seamus Brennan of Keycorp Consulting Ltd. has applied on behalf of Oakcrest Park Estates Ltd., Raymond Mew, Gilbert Chew, Wai Yuen, Ronald Kenneth Westwood, Mew Properties, 429176 BC Ltd., Roberta Hilda Young and Ridley Bros Development Co. Ltd. to amend the Official Community Plan designation of the commonly referred 'Centre Mountain Properties' to Business or Light Industrial and Hillside or Shoreline and to amend the zoning of the commonly referred 'Centre Mountain Properties' to the BP8 (Business Park 8), RR4 (Rural Residential 4) and CH5 (Cluster Housing 5) Zones.

This is being proposed to permit the rezoning of these lands for Business Park and residential uses and to bring lands formerly within the District of Metchosin under City of Langford zoning.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

The City is also proposing to amend the City of Langford Official Community Plan to include those lands recently added to the City of Langford from the District of Metchosin and to update various maps within the OCP accordingly. The rezoning proposal is consistent with the Official Community Plan Business or Light Industrial and Hillside or Shoreline designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentations.

A Metchosin Resident approached Council with concern regarding traffic access off of Happy Valley Road.

Mayor Young asked staff to consider traffic issues.

A citizen residing at 3031 Sooke Road addressed Council in regards to the neighbouring business park and would like to see a green space retained.

A citizen residing on Summer Breeze Lane addressed Council requesting a buffer between his property and the new area, and asked for a road access to be through the industrial park instead of off of Happy Valley Road.

Matthew Baldwin stated there is a covenant requiring a steep buffer and it is already separated by a Municipal Park.

The Mayor officially declared the Public Hearing for Bylaw No. 1674 and 1675 closed at 5:47 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – April 18th, 2017

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on April 18th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

None.

6. COMMITTEE RESOLUTIONS

a) Parks, Recreation, Culture and Beautification Committee – April 27, 2017

1. West Shore Arts Council – Lantern Walk

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SAHLSTROM

That Council:

- i. Allow the Westhills Park Parking lot to be closed for the exclusive use of the WSAC on the day of the Lantern Walk. WSAC is asked to consult with Westhills if a temporary parking location is available for the public and, if a location is found, WSAC is asked to post signage at the entrance of the parking lot directing the public to the alternate site.
- ii. Bringing up to 4 portable toilets into the parking lot;
- iii. Allow stake lighting along the gravel trail within Westhills Park; this is contingent upon the Parks department review and approval. Alternates may be suggested;
- iv. Zap-strap lighting to the park fence along the Westshore Parkway;
- v. Place tents in Westhills Park, however, they may not be staked – only anchor weighted.
- vi. Allow placements of a variety of lanterns using LED lights along the route on city boulevards and trails;
- vii. Permit a variety of artists and dancers along the route that does not impede or unduly distract vehicular traffic; and
- viii. Allow the boulder to be decorated in lights that honour Canada's 150 celebration.

CARRIED.

2. Vimy Foundation Initiative – Vimy Oaks

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SAHLSTROM

That Council approve the placement of a Vimy Oak Tree in Veterans Memorial Park.

CARRIED.

7. REPORTS

- a) Approval of Contract for Turf Replacement**
- **Staff Report (Parks Department)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council Award the contract for Westhills Stadium turf replacement to Field Turf for the sum of \$745, 235.90 (GST included).

CARRIED.

- b) Relatives on Committee of Council**
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council approve POL-0157-ADMIN that Family Members on Committees of Council Policy with 'relative' being defined as an immediate family member.

CARRIED.

- c) Application for a variance to the onsite parking regulations on one lot for a lot creation with an existing dwelling, and a variance to reduce the rear yard setback on two lots for the subdivision at 2840 Sooke Lake Road.**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council: direct staff to proceed with consideration of the following variances for 2840 Sooke Lake Road:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied from two (2) spaces per dwelling unit to zero (0) spaces per dwelling unit for proposed lot 1, subject to the following condition:
- I. An easement being registered on proposed lot 2 that permits the additional two (2) parking space from lot 1 onto this lot

- b) That Section 6.21.06(a) of Zoning Bylaw No. 300 be varied from 6.0m to 3.0m for the rear lot line of proposed lots 2 and 3, subject to the applicant registering, prior to issuance, a Sec. 219 covenant registered in priority over all other charges on title that includes the following:
- I. That the City's standard interface fire hazard requirements for homes within the Interface Fire Hazard Development Permit Area will be met, as a condition of building permit;
 - II. That the applicant will construct a non-combustible fence of at least 1.2m in height along the rear property boundaries;
 - III. That the applicant accepts personally all liability stemming from works undertaken in Goldstream Park to date and that this liability is not transferred to future property owners;
- d) **Centre Mountain – Request for a Variance Bylaw No. 1000 to allow for Existing Residential Dwellings from Lands to be Rezoned Business Park/Industrial.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare notices to vary Subdivision and Development Servicing Bylaw No. 1000 with respect to subdivision without frontage improvements or connection to the municipal sewer system for properties in the proposed new BP8 (Business Park 8) – Centre Mountain Zone;

CARRIED.

8. CORRESPONDENCE

- a) **Capital Regional District**
Re: Bylaw No. 4166, Traffic Safety Commission Establishment Bylaw No. 1, 1990,
Amendment Bylaw No. 4, 2017 (for the Constable Sarah Beckett Memorial Scholarship)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give consent to the adoption of CRD Bylaw No. 4166, Traffic Safety Commission Establishment Bylaw No. 1, 1990, Amendment Bylaw No. 4, 2017 (for the Constable Sarah Beckett Memorial Scholarship).

CARRIED.

9. BYLAWS

- a) **BYLAW NO. 1674**
"Langford Official Community Plan Bylaw, Amendment No. 22, (Centre Mountain Properties), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1674 Second and Third Reading.

CARRIED.

b) BYLAW NO. 1675
"Langford Zoning Bylaw, Amendment No. 471, (Centre Mountain Properties), 2017"
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1675 Second and Third Reading.

CARRIED.

c) BYLAW NO. 1685
"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various Amendments to General Regulations), 2017"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1685.

CARRIED.

d) BYLAW NO. 1687
"City of Langford 2017-2021 Financial Plan Bylaw No. 1687, 2017"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1687.

CARRIED.

e) BYLAW NO. 1688
"City of Langford Tax Rates Bylaw No. 1688, 2017"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1688.

CARRIED.

f) BYLAW NO. 1689
"Development Cost Charge Reserve Fund Expenditure Bylaw No. 1689, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1689.

CARRIED.

e) BYLAW NO. 1695 "Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1695 First Reading.

CARRIED.

f) BYLAW NO. 1699
"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1699 First Reading.

CARRIED.

g) BYLAW NO. 1700
"City of Langford Development Cost Charge Bylaw No. 1700, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1700.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding information about potential litigation and the potential provision of the a new service under Section 90 (1) (g) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

11. RISE AND REPORT

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That the following resolutions from the In-Camera meeting of Council be publically reported:

That Council direct staff to:

1. Apply to the Strategic Priorities Fund in the category of Cultural, Tourism, Sport and Recreation for City Centre Park Stadium Seating Improvements;

AND

2. Apply to the Strategic Priorities Fund in the category of Wastewater for the Salem Road Sewer Extension Project.

12. ADJOURNMENT

The Chair adjourned the meeting at 7:50 pm.



PRESIDING COUNCIL MEMBER:



CERTIFIED CORRECT
Corporate Officer