

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, August 14th, 2017 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor S. Young, Councillors: M. Sahlstrom, L. Seaton, W. Sifert, and L. Szpak.

ATTENDING

Chief Administrative Officer, D. Kiedyk, Deputy Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovich, Director of Planning, M. Baldwin and Executive Assistant, A. Boyd (recorder).

ABSENT

Councillors: D. Blackwell, R. Wade
Director of Corporate Services, B. Hutchins

1. CALL TO ORDER

The Chair called the meeting to order at 5:31 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1710

"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1710 at 5:31 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 Trevor Doyle, has applied on behalf of Becher Bay Log Booming Ltd to amend the zoning of 2839 Jacklin Road and 866, 864 and 862 Orono Avenue from the MU1 (Mixed Use Residential Commercial 1) zone to the MU2 (Mixed use Residential Commercial 2) zone.

The applicant has applied to rezone the properties in order to permit the construction of two 6 storey apartment buildings that will have a total of 123 residential units, which are being proposed as rental accommodations.

No setback variances are being proposed and the design of the buildings complies with the form and character guidelines set out in Langford’s Design Guidelines. Council has requested that this design be secured within a Section 219 covenant registered on the title.

Access to the building’s two level underground parkade will be from Orono Avenue, the applicant will be constructing a left hand turn lane onto Orono Avenue turning left onto Jacklin Road, as well as a left hand turn lane that turns into the property. The applicant is providing the required number of parking stalls, in accordance with the Zoning Bylaw which is one stall per unit and ten visitor parking stalls.

As a condition of rezoning, the applicant will be responsible for the installation of frontage improvements including landscaping and additional street lighting along Jacklin Road. Landscaping, sidewalks, street lighting and a bike lane will be installed along Orono Avenue.

The applicant underwent public engagement regarding the application to rezone the subject property.

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

In support of these/this application, the applicant has agreed to provide the following:

1. \$1525 per unit towards the General Amenity Reserve Fund and \$610 per unit towards the Affordable Housing Reserve Fund as a bonus for increasing the permitted density through a zoning amendment.
2. A frontage design drawing that identifies all required road dedications, and a left hand turn lane on Orono Avenue into the subject site and a left hand turn lane on Orono Avenue onto Jacklin Road.
3. A Section 219 covenant, that agrees to the following:
 - That the applicant agrees to provide full frontage improvements to which will include left turn lanes on Orono Avenue to Jacklin Road and a left turn lane on Orono Avenue to the subject site;
 - That any necessary underground or above ground servicing upgrades, extensions, or other required servicing requirements be fulfilled at the applicant’s expense;

- That prior to the issuance of a building permit, the applicant provides a stormwater management plan and that the applicant will incur all costs relating to infrastructure upgrades including offsite works, required to manage the subject property's drainage concern, as a condition for rezoning the land;
- That the applicant agrees to submit a construction parking management plan, prior to building permit issuance;
- That the applicant agrees to construct the building in substantial conformance with Appendices "A" to "C";
- That applicant agrees to register, on title, a reciprocal agreement between the two properties that grants each property access to, waste and recycling facilities, bicycle stalls and all storage and building maintenance rooms.

This proposal is consistent with the Official Community Plan City Centre designation.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1710 closed at 5:34 p.m.

b) BYLAW NO. 1680

"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1680 at 5:35 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 Matthew McKay of DB Services of Victoria Inc. has applied on behalf of Lloyd Sutton, Anne Tamboline, Kristen Bjarnason and David Sanderson to amend the Zoning designation of 767, 769 and 771 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed-Use Residential Commercial).

This is being proposed in order to allow for the development of a six-storey multiple residential building

with approximately 64 dwelling units.

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

In support of this application, the applicant has agreed to provide:

- a. Contributions to the Affordable Housing and General Amenity Reserve Funds as an amenity for increased density;
- b. A road dedication plan prior to Public Hearing;
- c. Road dedication prior to Bylaw Adoption; and
- d. A Section 219 Covenant, registered prior to Bylaw Adoption, that agrees to provide a traffic and public safety plan, a construction parking plan, frontage improvements to Bylaw No. 1000 standards, and another Covenant for stormwater maintenance to be registered prior to Occupancy Permit.

This proposal is consistent with the Official Community Plan City Centre designation.

The applicant has submitted the required road dedication plan, and staff have prepared a Road Dedication Bylaw for Council's consideration.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1680 closed at 5:36 p.m.

c) BYLAW NO. 1682

"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1682 at 5:37 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 Matthew McKay of DB Services of Victoria Inc. has applied to amend the Zoning designation of 2845, 2847 and 2850 Bryn Maur Road and a portion of 737 Goldstream Avenue from the R1 (One-Family Residential) and C8 (Community Town Centre Pedestrian) Zones to the MU2 (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow for the development of a six storey multiple residential building with approximately 93 dwelling units.

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

In support of this application, the applicant has agreed to provide:

- a. Contributions to the Affordable Housing and General Amenity Reserve Funds as an amenity for increased density;
- b. Plans for road dedication and land exchange, and a plan demonstrating pedestrian connectivity from the Rail Trail to the Goldstream Station development, prior to Public Hearing; and
- c. A Section 219 Covenant, registered prior to Bylaw Adoption, that agrees to provide a traffic and public safety plan, a construction parking plan, frontage improvements to Bylaw No. 1000 standards, another Covenant for stormwater maintenance to be registered prior to Occupancy Permit, and wayfinding signage at the trail junction.

This proposal is consistent with the Official Community Plan City Centre designation.

The applicant has provided plans that demonstrate pedestrian connectivity to the satisfaction of the City Engineer, and full detailed frontage design drawings will be required prior to the issuance of a Building Permit. The applicant has also submitted road dedication and land exchange plans, and staff have prepared a Road Dedication Bylaw for Council’s consideration.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1682 closed at 5:38 p.m.

d) BYLAW NO. 1719

"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1719 at 5:39 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 Mark Johnson has applied on behalf of David and Eva Zander to amend the zoning of 2148 Millstream Road and a portion of 2150 Millstream Road from the R2A (One and Two Family Residential A) zone and the RR4 (Rural Residential 4) zone to the RT1 (Residential Townhouse 1) zone. This is being proposed in order to allow for the development of townhomes on the properties.

In 2014 Council adopted Bylaw 1468 to amend the zoning for 2150 Millstream Road from RR4 to R2A in order to permit the development of a single family homes on the property.

The subject application is to rezone the westerly portion of 2150 Millstream Road and 2148 Millstream Road from RR4 and R2A to the RT1 zone in order to permit the construction of 47 townhomes on the properties.

The applicant is proposing to have three of the townhouse units and one of single family lot access their properties directly from Millstream Road. The remainder of the units will have access off of Kingbird Drive and Longspur Drive. The applicant is proposing an extension of these two roads to the northern boundary of the property at 2148 Millstream Road which Council has asked be secured through a statutory right of way registered on title.

As a condition of the initial application to rezone 2150 Millstream Road a Section 219 covenant was registered that required the applicant to preserve a portion of the area as a natural non-disturbance area and public access trail. There are no plans to alter the trail and non-disturbance area through this application to rezone.

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

As a bonus for increased density on the subject parcel, the applicant has agreed to provide the following contributions per dwelling unit:

\$3660 per unit towards the General Amenity Reserve Fund
\$610 per unit towards the Affordable Housing Reserve Fund

In support of this application:

The applicant has agreed to register a Statutory Right of Way in order to extend Kingbird Drive and Longspur Drive to the northern boundary of the subject property.

The applicant has also agreed to register A Section 219 covenant that agrees to the following:

- That the applicant will construct full frontage improvements as per Bylaw No. 1000 prior to subdivision approval or building permit issuance, whichever is first;
- That the applicant will submit a stormwater management plan prior to subdivision approval or building permit issuance, whichever is first;
- That the applicant will submit a construction parking management plan, prior to building permit issuance;
- That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and
- That the applicant submit FUS calculations to the satisfaction of prior to subdivision approval or building permit issuance, whichever is first.

This proposal is consistent with the Official Community Plan Neighbourhood designation.

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

The Mayor called a first time for presentations.

No presentations came forward.

Mayor Young called a second time for presentations.

No presentations came forward.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1719 closed at 5:41 p.m.

e) BYLAW NO. 1720

"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1720 at 5:42 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 Richard Irwin has applied on behalf of the Estate of Frederick Chidlow to amend the zoning of 3343, 3347, and 3359 Luxton Road from the RR2 (Rural Residential 2) Zone to the RS2 (Residential Small Lot 2) and RM2A (Attached Housing) Zones.

This is being proposed in order to allow for the development of a future subdivision of six (6) new single-family residential lots along Piper Road and the development of 72 townhomes on the remainder of the lands.

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

In support of this application, the applicant has agreed to provide the following:

For each single-family lot:

1. \$3,960 towards the General Amenity Fund;
2. \$660 towards the Affordable Housing Fund;

For each townhouse unit:

1. \$3,660 towards the General Amenity Fund;
2. \$610 towards the Affordable Housing Fund;

Additionally, the applicant has agreed to provide to following:

1. A storm water management plan that demonstrates onsite detention;
2. A park plan for the open space being dedicated to the City along Piper Road;
3. More than the required street parking along Piper Road.

This proposal is consistent with the Official Community Plan 'Neighbourhood' designation.

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

The Mayor called a first time for presentations.

1. Resident at 3442 Luxton Road: Would like to see traffic calming, sidewalks and parking on Luxton Road to have a safe walking area along Luxton Road. She noted that there would be more kids attending the local school, crossing Happy Valley Road, and it should be a safe walk for them.

It was noted that the condition for rezoning the property is that the developer is required to put in sidewalks.

Mayor Young noted, as development occurs, the City ensures that the developer pays for the sidewalks in front of that rezoned property, and if there are fill-ins for sidewalk connections required, that is when the City will pay. The City tries to get the developers to pay for the sidewalk infrastructure as their project develops.

Mayor Young called a second time for presentations.

2. Luxton Road Resident: Would like traffic reduced to 30km/hr.

The Mayor invited the residents of the area to try driving Luxton Road at 30km/hr. and see how it works.

It was noted that a study was done in Langford, and the majority of folks driving within your area(s), approximately 70%, are within the area, and policing yourselves sometimes works best.

Director of Engineering, M. Mahovlich noted that the standard city road speed limit regulation is 50km/hr. unless otherwise noted.

3. Resident at 3389 Piper Road.

- a) Questioned the future of Luxton Road, as she had heard it was going to be one way.

Director of Engineering, M. Mahovlich, noted that there are no plans at this time for Luxton Road to be one way. She ensured that residents coming down Luxton Road towards Sooke Road, will be able to use West Shore Parkway turning left on to Sooke Road, at a controlled intersection.

- b) Noted that there will be a significant amount of extra traffic flow, and children are in the area. Can you show plans of how it will become?

The Mayor welcomed the public to view the plans submitted at City Hall.

4. Resident at 3317 Piper Road: Had a number of questions regard, congestion, traffic, safety of the children, parking, trees, and location of the park.

Director of Planning, M. Baldwin, noted that the park would be increased to 8700 sq. ft., and that it would be the extension of the existing Piper Road, and new homes. At this time the developer has not submitted what the amenities will be in the park.

The Mayor welcomed the public to come and see the map and layout of the area at City Hall.

The Mayor called a third and final time for presentation, there being no further presentations, the Mayor officially declared the Public Hearing for Bylaw No. 1720 closed at 6:01 p.m.

f) BYLAW NO. 1725

"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".

The Mayor opened the Public Hearing for Bylaw No. 1725 at 6:02 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 Duncan Magee of Spencer Heights Inc. has applied on behalf of Jacktree Developments Ltd. to amend the Zoning designation of the recently closed portions of Spencer Road and Preston Way from CT1 (Tourist Commercial – Motel) to MU1A (Mixed Use Residential Commercial A) and amend the text of the MU1A Zone for the closed portions of Spencer Road and Preston Way and the properties at 2741, 2749, 2751, 2753, 2757, and 2761 Spence Road and 996 Preston Way.

This is being proposed in order to allow for the development of a multiple residential building with approximately 128 dwelling units and a minimum site coverage of 20%.

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 the Official Community Plan City Centre designation.

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

The Mayor called a first time for presentations.

1. Resident at 2780 Spencer Road: Was concerned with parking, and wondered if there were any plans to widen the road, or add sidewalks.

Director of Engineer, M. Mahovlich, noted that the site lines can be investigated and more signage up for parking accessibility.

Mayor Young called a second time for presentations.

2. Residents at 994 Preston Way: Questioned if there would be a turnaround at the end of Preston Way, as they are the last house and people would be using their driveway to turnaround.

Director of Planning, Matthew Baldwin, advised that there will be new parking in the area, on Preston Way at the end, there will be at turnaround area, and no parking signs erected in the turnaround area.

Mayor Young noted that the property lines are on the edge of Spencer Road, so it does not give the City much, if any, working room. The City is working with the neighborhood to try and find a way that works for the owners, to acquire property on one side of the street, but it will take some time. Staff will work with developers to fix the road as the development happens.

Council directed staff to look at the area for parking and a sidewalk on Spencer Road and parking on Preston Way.

3. Resident at 976 Preston Way: Asked if there will be enough parking for the building, and will the trees be saved in the turnaround?

It was noted that 1 spot for parking per unit, and parking for visitors. It was requested of the Director of Planning to do his best to save the trees.

4. Resident at 2780 Spencer Road.
 - a) Questioned if Spencer Road would open to the highway again.

The Mayor noted that the City worked hard with the Ministry to close Spencer Road and re-route traffic to the Leigh Road interchange. Spencer Road will not open to the highway.

- b) Questioned if Preston Way would remain closed.

The Mayor noted that Preston Way will be closed to through traffic, but a gate will be at the end for emergency access.

- c) Questioned if the plan made sense, to increase density, causing more traffic in the area, with young people walking to school.

It was noted, that only a few years ago Spencer Road was a through road to Highway No. 1 and traffic was at a standstill, and backed up on to Goldstream Avenue. The City has worked with the Ministry to make it a dead-end with no through traffic. The current and future traffic going down Spencer Road will be residents and visitors. The City will look at the parking in and around that area, and consider a trail connection. The City will need the land on the mobile home side to make a sidewalk and parking, and the City is working with the owners in the area. The City needs to work with the owners of the old septic field to fill that part in. The City will work with property owners and developers to make Spencer Road safer.

d) In front of the trailer park, there was a barn. Is this part of the development?

Mayor Young noted that it is not part of the development.

Jim Hartshorne, developer, noted that he purchased in 2005 and it was rezoned in 2012. Initially, zoned for multi-use zoning which included a daycare, which was removed. Now, being a 128 rental unit, which is a reduction of density use.

The Mayor called a third and final time for presentation, there being no further presentations, the Mayor officially declared the Public Hearing for Bylaw No. 1725 closed at 6:28 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Special Meeting of Council – July 17th, 2017

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Regular Meeting of Council held on July 17th, 2017.

CARRIED.

5. PUBLIC PARTICIPATION

1. Resident at 2641 Urnhill Drive: Development Variance Permit 17009-3296 Jacklin Road. Asked why are there maximum heights and minimum setbacks?

Mayor Young noted maximum heights and minimum setbacks are planning tool guides.

Resident noted that reducing 20ft to 4ft, we will have 4-10 ft. is unfair to the existing development that has been there for 35 years, also noting that traffic issues are already a problem. Resident quoted the Goldstream Gazette of August 11, 2017 Development Permit stirs Up in Colwood, "we are not turning in to Langford, too big too high, too fast".

2. Resident at 2621 Urnhil Drive: Resident is concerned with the amount of volume on roads, and variance setback to the rear of his yard, from 20ft to 4ft.

Director of Planning, M. Baldwin, advised that the rear yard, west side, is 3296 Jacklin and in the OCP it is 1.5 meters setback. Within this project, the interior side is the variance, not the back line.

Mayor Young requested staff to work with the applicant of the variance, to keep as much treed privacy, and invited the public to come speak to staff in the Planning Department.

3. Resident at 2641 Urnhill Drive: Resident noted her home is kitty-corner to the development and objected to the variance.
4. Resident at 915 Northville: Resident asked if there were any more parks in development or planning for North Langford, noting that he drives his kids to the more desirable ones in Langford.

Mayor Young noted that Westhills Development put their own park infrastructure in, as part of their development and set the bar high. The City is working with School District #62 for the future of North Langford's new school, which will include a park.

Councillor Szpak noted that there is a plan to upgrade Goldie Park, at the end of Goldie Road, and are currently looking for funding.

Councillor Seaton noted that the City gave funding for an upgrade for the top field at Lakewood Elementary, and there is a conceptual drawing on Players Drive for a park.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP17-0009 - 3296 Jacklin Rd

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Development Variance Permit No. DVP17-0009 be issued by the Council for the City of Langford to Terry Mogensen on behalf of Doug and Krista Nachtigal and Terry Mogensen for the property located at 3296 Jacklin Rd subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with:

- a) The site plan attached to and forming part of this Permit (Appendix A);
- b) The floor plans attached to and forming part of this Permit (Appendix B); and
- c) The elevation plans attached to and forming part of this Permit (Appendix C).

2. Variances

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

- a) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted

height of a principal building from 8.5 m (28 ft) to 9.58 m (31.4 ft) for the proposed one-family dwelling on Site 2A;

- b) Section 6.25.05(2) of Zoning Bylaw No. 300 is varied by increasing the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed onefamily dwelling on Site 2B;
- c) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing the minimum required exterior side yard setback from 5.5 m (18 ft) to 3.05 m (10 ft) for the proposed one-family dwelling on Site 2B;
- d) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing the minimum required rear yard setback from 6.0 m (20 ft) to 4.7 m (15.5 ft) for the proposed one-family dwelling on Site 2B; and
- e) Section 6.25.06(1) of Zoning Bylaw No. 300 is varied by reducing the minimum required rear yard setback from 6.0 m (20 ft) to 1.22 m (4 ft) for the proposed one-family dwelling on Site 2A.

That staff look at the variances and work with the applicant to save some trees and situate the house in a reasonable location and that staff work with the residents that came forward in today's meeting.

CARRIED.

b) DVP17-0014 - 1488 Pebble PI

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Development Variance Permit No. DVP17-0014 be issued by the Council for the City of Langford to Ryan Hoyt of Ryan Hoyt-Designs Inc. on behalf of Rachelle McGregor to allow the construction of a single-family dwelling with a covered roof over the rear yard patio at 1488 Pebble Place 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) That Section 6.95A.07(1)(b) of Zoning Bylaw No. 300 be varied by reducing the rear lot line setback from the required 6m (19.7 ft) to 3.15 (10.3 ft).

3. Conditions

That the applicant obtain approval from Strathcona Forestry Consulting with respect to the forest fire interface implications, in particular the nature of proposed patio structure and materials to be used and that all mitigation measure recommended be implemented prior to the issuance of a building permit.

CARRIED.

c) TUP17-0003 - 2945 Jacklin Rd

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Temporary Use Permit No. TUP17-0003 be issued by the Council for the City of Langford to Jody Dick of Auto Canada Hometown Motors on behalf of BCIMC Realty Corporation to allow for a vehicle showroom at 2945 Jacklin Road subject to the following terms and conditions:

1. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) Fire extinguisher be upgraded to a 10lb ABC once vehicles stored indoors;
- b) All motor vehicle tanks containing fuel or which have ever contained fuel shall have a locking gas cap;
- c) Fuel tank levels shall not exceed $\frac{1}{4}$ full;
- d) All motor vehicles shall have the battery terminals disconnected;
- e) Vehicles shall not be permitted to run while inside, except when travelling in and out of the building.

2. Expiry

This Temporary Use Permit for an automobile showroom for 2945 Jacklin Road for a period of 36 months from date of issuance with no option for renewal.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – July 24th, 2017

1. Application to Amend the Text of the One-Family Residential (R1) Zone to allow a Secondary Suite in an Accessory Building at 2874 Leigh Road

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Direct staff to prepare a bylaw to amend the zoning of the property located at 2874 Leigh Road by adding "Secondary suite in an accessory building, on the land legally described as Lot A, Section 79, Esquimalt District, Plan VIP72861" to the list of permitted uses in Section 6.21.01, subject to the following terms and conditions:
 - a) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 Covenant registered in priority of all other charges on title, that agrees to the following:
 - i. That all frontage improvements, to the satisfaction of the Director of Engineering, be constructed, or that cash-in-lieu of sidewalks, in an amount to be determined by the Director of Engineering be paid to the City, prior to Building Permit issuance.
2. Amend Section 3.18.01 of Zoning Bylaw No. 300 to include the following:

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Principal Building, except those features noted separately below	All Lots	From Exterior Side Lot Line	Exterior Side Lot Line abutting a Highway less than 4.5 m (14.8) wide	Principal Building may be located a minimum of 2.0 m (6.6 ft) from the Exterior Side Lot Line

3. Direct staff to proceed with consideration of a variance to reduce the minimum setback from the exterior side lot line from 2.0 m (6.6 ft) to 1.5 m (5 ft) for the proposed one-family dwelling at 2874 Leigh Road through a Development Variance Permit application to be submitted by the applicant;
4. That the Director of Planning ensure that both structures are complimentary, but not necessarily of the same form and character;

CARRIED.

2. Application to Amend the Text of the Service Commercial (CS1) Zone to allow a Funeral Parlour on the property at 934 Goldstream Avenue

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council:

1. Give First Reading to Bylaw No. 1726 to amend the text of the Service Commercial (CS1) Zone by:

- a) Adding “funeral parlour on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)” as a permitted use in Section 6.45.01 of Zoning Bylaw No. 300, and
- b) Adding “(b) Despite Subsection (a), within 3 m (10 ft) of the front lot line on land legally described as Lot 7, Section 5, Esquimalt District, Plan 3495, Except Parts in Parcel B (DD 118427-I) and Parcel C (DD 118428-I) of Lots 6 and 7 of Said Plan (934 Goldstream Avenue)” to Section 6.45.08 of Zoning Bylaw No. 300, all subject to the following terms and conditions:

- a) That the applicant provides, **prior to Public Hearing**:

- i. A road dedication plan to the satisfaction of the Director of Engineering; and
 - ii. A plan illustrating the layout of parking on the subject site in accordance with the requirements of Part 4 of Zoning Bylaw No. 300;

- b) That the applicant registers, **prior to Bylaw Adoption**, a Section 219 covenant, in priority of all other charges on title, that agrees to the following:

- i. That the applicant will construct full frontage improvements, as per Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering prior to Building Permit or Business License issuance, whichever occurs first;
 - ii. That the applicant will connect to municipal sanitary sewer services prior to Building Permit or Business License issuance, whichever occurs first; and
 - iii. That the applicant will remove the existing chain link and barbed wire fence surrounding the subject site prior to Building Permit or Business License issuance, whichever occurs first;

That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering.

- 2. Require that the minimum number of parking spaces for the proposed use of 934 Goldstream Avenue, as required in Part 4 of Zoning Bylaw No. 300, be provided on the subject site.

CARRIED.

8. **REPORTS**

- a) **Bylaw 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills Geothermal)**
 - **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SAHLSTROM

That Council give first three readings to Bylaw No. 1503, Amendments to Multi Utility Bylaw No. 1291 (Westhills, Geothermal).

CARRIED.

b) Belmont Secondary Funding Request for Dry Grad
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR SIFERT

That Council approve the \$10,000 funding to Belmont High School for the 2017 Dry Grad.

CARRIED.

c) Noise Bylaw – Construction Site Preparation
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SEATON

That Council:

1. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that construction site preparation and its related noise on residential zones is not permitted on Saturdays, Sundays and Statutory Holidays; **AND/OR**
2. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that construction site preparation and its related noise is not permitted anywhere in the City of Langford on Sundays and Statutory Holidays; **AND/OR**
3. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) so that work hours for construction site preparation and its related noise on residential zones are limited to 8:00 am until 4:30 pm on any weekday (or as directed by Council); **AND/OR**
4. Direct staff to bring forward an amendment to the Noise Suppression Bylaw (Bylaw 961) to increase the maximum fine for an infraction up to \$10,000.00 (or as directed by Council);
5. Direct staff to bring forward an amendment to the Ticket Information Authorization Bylaw (Bylaw 34) for a blasting infraction fine to \$1,000.00 (or as directed by Council).

CARRIED.

d) ALR17-0001 – 940 and 960 Latoria Rd.
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SAHLSTROM

That Council:

1. Recommend to the Agricultural Land Commission that 4.5 ha (11 acres) of property at 940 and 960 Latoria Rd. be removed from the Agricultural Land Reserve, subject to the development of the properties as a school site, the retention of 1.6 ha (4 acres) of the property as ALR and the inclusion of approximately 4.5 ha (11 acres) of land that the School District owns on Latoria Road into the ALR; and
2. Direct staff to prepare bylaws to amend the official community plan and zoning designations of the subject properties to permit the development of a school site, if approved for ALR Exclusion by the Agricultural Land Commission, and to concurrently hold a public hearing with regards to the release of the Option to Purchase a portion of 960 Latoria Rd. and the Right of First Refusal to purchase 940 Latoria Rd.

CARRIED.

e) **Quarterly Report**
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

That Council receive the Quarterly Report as presented.

CARRIED.

f) **Council to Consider Rescinding 2nd and 3rd Readings of Bylaw No. 1692, - Application to Rezone 3130 Jacklin Road from the R2 (One and Two Family Residential) to the RM7A (Medium Density Apartment A) Zone and Bylaw 1716 to amend the OCP designation from Neighbourhood to Mixed Use Employment**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SIFERT

That Council rescind second and third readings of Bylaw 1692 and 1716 and direct staff to provide public notice that Council intends to waive the Public Hearing requirement for Bylaw No. 1692.

CARRIED.

g) **Bylaw No. 1723 – Application to Rezone Walfred Road from R2 to RS3 to allow for a 5 Lot Small Lot Subdivision**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR. SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Require the owner to provide, *as a bonus for increased density, the following contributions, prior to subdivision approval:*
 - b) \$3960 per new lot created towards the General Amenity Reserve Fund;

- c) \$660 per new lot created towards the Affordable Housing Reserve Fund;

AND

2. Give first reading to Bylaw No. 1723.

CARRIED.

9. BYLAWS

- a) **BYLAW NO. 1503**
Multi Utility Bylaw No. 1291, 2010, Amendment No. 1, 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1503 First, Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1580**
"Langford Zoning Bylaw, Amendment No. 433, (2326 and 2350 Millstream Rd), 2016".
(ADOPTION)

MOVED BY: COUNCILLOR SALSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1580.

CARRIED.

- c) **BYLAW NO. 1680**
"Langford Zoning Bylaw, Amendment No. 476, (767, 769 & 771 Hockley Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1680 Second and Third Reading.

CARRIED.

- d) **BYLAW NO. 1682**
"Langford Zoning Bylaw, Amendment No. 478, (2845, 2847 & 2850 Bryn Maur Rd and a portion of 737 Goldstream Ave), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1682 Second and Third Reading.

CARRIED.

- e) **BYLAW NO. 1686**
"Road Closure Bylaw No. 1686 (Bryn Maur Road), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1686 First, Second and Third Reading.

CARRIED.

- f) **BYLAW NO. 1716**
"Langford Official Community Plan Bylaw, Amendment No. 24, (3130 Jacklin Rd), 2017".
(RESCIND SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council rescind Second and Third Reading of Bylaw No. 1716.

CARRIED.

- g) **BYLAW NO. 1692**
"Langford Zoning Bylaw, Amendment No. 483, (3130 Jacklin Rd), 2017".
(RESCIND SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council rescind Second and Third Reading of Bylaw No. 1692.

CARRIED.

- h) **BYLAW NO. 1710**
"Langford Zoning Bylaw, Amendment No. 492, (862, 864 & 866 Orono Ave; 2839 Jacklin Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1710 Second and Third Reading.

CARRIED.

- i) **BYLAW NO. 1713**
"Road Closure Bylaw No. 1713 (Unnamed Roads), 2017".
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1713.

CARRIED.

- j) **BYLAW NO. 1714**
"Juan de Fuca Recreation Centre (West Shore Parks & Recreation Society) Fees and
Charges Bylaw 2004, Amendment No. 13, Bylaw No. 1714, 2017."
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1714.

CARRIED.

- k) **BYLAW NO. 1719**
"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLORSIFERT

That Council give Bylaw No. 1719 Second and Third Reading.

CARRIED.

- l) **BYLAW NO. 1720**
"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1720 Second and Third Reading.

CARRIED.

- m) BYLAW NO. 1723**
"Langford Zoning Bylaw, Amendment No. 497, (967 Walfred Rd), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1723 First Reading.

CARRIED.

- n) BYLAW NO. 1725**
"Langford Zoning Bylaw, Amendment No. 499, (Omnibus No. 48 –Text Amendment to MU1A Zone), 2017".
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1725 Second and Third Reading.

CARRIED.

- o) BYLAW NO. 1726**
"Langford Zoning Bylaw, Amendment No. 500, (934 Goldstream Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1726 First Reading.

CARRIED.

- p) BYLAW NO. 1727**
"Langford Zoning Bylaw, Amendment No. 501, (1300 Glenshire Dr), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1727 First Reading.

CARRIED.

- q) BYLAW NO. 1729**
"Road Closure Bylaw No. 1729 (Hockley, 769), 2017".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1729 First, Second and Third Reading.

CARRIED.

- r) **BYLAW NO. 1734**
"Langford Noise Suppression Bylaw Amendment No. 5, 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1734 First Reading.

CARRIED.

- s) **BYLAW NO. 1735**
"District of Langford Ticket Information Authorization Bylaw Amendment No. 15, 2017".
(FRIST READING)

MOVED BY: COUNCILLOR. SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1735 First Reading.

CARRIED.

Mayor Young exited from the meeting at 7:01 p.m.

- t) **BYLAW NO. 1721**
"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1721 First Reading.

CARRIED.

Mayor Young entered the meeting at 7:02 p.m.

11. ADJOURNMENT

The Chair adjourned the meeting at 7:03 p.m.



PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer