

CITY OF LANGFORD
MINUTES OF THE MEETING OF COUNCIL

Monday, June 21st, 2021 @ 5:30 p.m.

Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference

PRESENT

Mayor Young, D. Blackwell, L. Seaton, N. Stewart, L. Szpak, and R. Wade.

By Telephone: Councillor M. Sahlstrom.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Corporate Services, B. Hutchins; Director of Engineering, M. Mahovich; Deputy Director of Planning and Subdivision, L. Stohmann; Director of Finance, M. Dillabaugh; Fire Chief, C. Aubrey, Manager of Legislative Services, M. Watmough; Manager of Parks, Y. Nielsen; Manager of IT, K. Dube; and IT Support Specialist, C. Lowe, Human Resources Advisor, C. Klein; and guests Lt. Dan Darche and Captain Brad Cambrey.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:31 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the agenda with the addition of item 10(I) Appointment to Administration and Finance Committee.

CARRIED.

3. PRESENTATIONS

a) Mayor Young

**RE: Provincial Long-Service Medal Presented to Captain Brad Cambrey for 35-Years
Of Fire Service**

Mayor Young along with Fire Chief Aubrey and Lieutenant Darche and presented Captain Brad Cambrey with the provincial Long-Service medal and thanked him for his 35 years of fire service.

b) Darren Kiedyk, Chief Administrative Officer

RE: Westhills Land Licensing Agreement /Jordie Lunn Bike Park Update

Darren Kiedyk, Chief Administrative Officer provided an update on park space in Langford, which included the Jordie Lunn Bike Park and an announcement that it will officially be open to the public tomorrow, June 22, 2021, at 10:00 a.m. As well as announcing that the city has entered into a license of occupation with Westhills Land Development Corporation to secure approximately 110 acres of forested land for phase 2 of the bike park. The land will be used for gravity and downhill mountain biking, rock climbing, and hiking, with a significant portion land eventually being turned over to the city as parkland. We hope to have the trails and facilities open in the fall of 2021.

4. PUBLIC HEARINGS

a) BYLAW NO. 1944

**“Langford Zoning Bylaw, Amendment No. 608, (Zoning Bylaw 300 Definitions),
Bylaw No. 1944, 2021”**

Director of Corporate Services, B. Hutchins advised the public of the procedure for participating in the public hearing by phone or the Zoom app.

The Mayor opened the Public Hearing for Bylaw No. 1944 at 5:53 pm.

Deputy Director of Planning Leah Stohmann advised that Bylaw No. 1944 proposes to amend Zoning Bylaw No. 300 by updating the definitions for Apartment, Dwelling Unit, Medical Clinic, and Unlicensed Vehicle.

This is being proposed in order to allow for increased usability, education, and enforcement.

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.

Notifications and advertisements have been placed as required by the Local Government Act.

The Mayor called a first time for presentations.

No presentations.

Mayor Young called a second time for presentations.

No presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1944 closed at 5:54 p.m.

b) BYLAW NO. 1957

“Langford Zoning Bylaw, Amendment No. 617, (2104 Longspur Dr), Bylaw No. 1957, 2021”

The Mayor opened the Public Hearing for Bylaw No. 1957 at 5:54 pm, and read a statement to inform those present of the public hearing procedure.

Deputy Director of Planning Leah Stohmann advised that The City of Langford has applied to amend the CD9 (Baker View Heights) Zone in order to allow the construction of a one-family dwelling with a secondary suite on the property located at 2104 Longspur Dr.

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 Neighbourhood designation.

Notifications and advertisements have been placed as required by the Local Government Act.

The Mayor called a first time for presentations.

No presentation

Mayor Young called a second time for presentations.

V. Vaillancourt, 2100 Longspur Dr. - Clarification that documents have been received. When would response be expected? Concern with regard to the proposal to rezone CD9 again. Concern about Council not having information available to make a decision.

Councillor Szpak responded to the written questions sent in by the caller.

Leah Stohmann addressed caller about geotechnical report and blasting.

Mayor Young addressed the caller about their concerns.

J. Gintaut, 1331 Ravens View Dr. asking for Council to have concerns addressed. Asking for a response from the Council.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1957 closed at 6:12 p.m.

c) BYLAW NO. 1983

“Langford Zoning Bylaw, Amendment No. 627, (1028 Lomalinda Dr), Bylaw No. 1983, 2021”

The Mayor opened the Public Hearing for Bylaw No. 1983 at 6:12 pm, and read a statement to inform those present of the public hearing procedure.

Deputy Director of Planning Leah Stohmann advised that Dave Smith of McElhanney Consulting Ltd. has applied on behalf of Becky McLeod to amend the zoning of a portion of 1028 Lomalinda Drive from the Cluster Housing (CH2) Zone to the Neighbourhood Institutional (P1A) zone.

This is being proposed in order to allow for the subdivision of the property into two lots, and to allow a standalone daycare with up to 76 children on the lot to be rezoned to P1A.

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:

1. That the applicant agrees to provide, prior to Bylaw Adoption, a Section 219 covenant that agrees to the following:
 - i. That full frontage improvements, and a storm water management plan be provided to the satisfaction of the Director of Engineer prior to subdivision approval.
2. That the applicant also agrees to provide, or bonds for, a 1.8 m decorative solid wood fence along all lot lines containing a one-family or two-family dwelling, prior to subdivision approval.

This proposal is consistent with the Official Community Plan “Neighbourhood” designation

Notifications and advertisements have been placed as required by the Local Government Act.

The Mayor called a first time for presentations.

D. Smith, Applicant - Available for questions.

Mayor Young called a second time for presentations.

No presentations.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1983 closed at 6:15 p.m.

d) BYLAW NO. 1987
“Langford Official Community Plan Bylaw, Amendment No. 44, (City Centre Designation Amendment), Bylaw No. 1987, 2021”

The Mayor opened the Public Hearing for Bylaw No. 1987 at 6:15 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Bylaw No. 1987 proposes to amend Official Community Plan Bylaw No. 1200 by amending the OCP designation of two Neighbourhoods from the City Centre designation to the Neighbourhood designation and the Mixed-use Employment Centre designation,

respectively, as specified in the bylaw.

This is proposed in order to better reflect the characteristics of these neighborhoods.

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

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

The Mayor called a first time for presentations.

No presentations.

Mayor Young called a second time for presentations.

L. Locken, Marlisa Pl. - Council should designate the area to neighborhood. Concerned about commercial buildings in area. With a concern about traffic.

Leah Stohmann Deputy Director of Planning and Subdivision: responded that there is no commercial zoning allowed.

C Harder, Goldstream Ave - Great area for density. Housing shortage is being addressed. Any proposal should have some improvement of intersections. Solutions for congestion of traffic to implement a fee to developers to encourage bikes and pedestrian use.

Mayor Young: addressed the caller that developers must improve sidewalks.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1987 closed at 6:22 p.m.

5. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Special Meeting of Council – May 10, 2021

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council approve the minutes of the special meeting of Council held on May 10, 2021.

CARRIED.

6. OTHER BOARD AND COMMISSION MINUTES

**a) Minutes of the West Shore Parks and Recreation Board of Directors Meeting–
April 8, 2021**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SEATON

That Council receive the minutes of the West Shore Parks and Recreation Board of Directors Meetings held on April 8, 2021.

CARRIED.

7. PUBLIC PARTICIPATION

Rachel Sansom, White Pine Terrace – On Behalf of the WSDA we would like to congratulate Mayor, Council, and staff on a challenging year for citizens. Congratulations on all the awards presented to the City of Langford in the past year.

David Marsh, Iron Clad Developments, Manitoba - re item 9a. Here to answer any questions.

Councillor Stewart asked the developer about the reduction of landscaping.

David Marsh responded there was a challenge in meeting zoning bylaws of the CC1 zone. As well as meeting parking regulations. They would be triggering a variance issue. After discussing with City Hall staff, a landscape setback instead of changing parking requirements was a better solution.

Mayor Young asked the developer whether they had varied the distance between the building to the edge of the property line?

David Marsh responded that no changes in the distance were made.

L. Locken Marlisa Pl. - Development proposal of Millstream should be postponed until the rezoning of city centre is completed.

L. Alder, Parkdale Creek Gardens – Question due to Item 8. Volume of traffic is a concern. Excited about the new parks. But that will be an increase in traffic. Is there another route available?

Michelle Mahovlich advised that a connector road is being developed.

Mayor Young addressed future options of roadways.

J. Gintaut, Ravensview Dr - Process question concerning Items 8 (b)(2) will there be a public hearing. Item 8(a)(6) Wanting a sign for local traffic.

Michelle Mahovlich responded to concerns about signage, truck traffic sign posted. Difficult to monitor local traffic.

Leah Stohmann responded that truck traffic bylaws are in place. They are being monitored on Sooke Rd.

P. Levesque, Alouette Dr - Appreciate that council recognise traffic issues on Alouette. Install stop signs possibly? What prevents the city from installing speed bumps? Problem will grow.

Mayor Young advised that staff are looking at options for signage. Speed bumps have been a last option due to Emergency vehicles. A report on speed bumps is being addressed. Staff will look into having residents volunteer to have speed bumps in place.

J. De Corde, Carlow Rd - DVP20-0015 surprise is at max 6 floors, there is still an issue with parking. Concern about the lack of greenspace. If there is not enough parking for height of building, why don't they lower the building?

Mayor Young advised that staff will address the parking on the street and look into extra parking in the area.

C. Harder, Goldstream Ave – Alouette Street support for call for stop signs. In favor of delineators. Look into speed humps.

S. Boiven, Rita Rd – Question about Bylaw 1956. Concern about the height of the building previously agreed upon.

Leah Stohmann advised that the height of buildings will be as proposed.

L. Plomp, Whimfield Terr – For proposal on Bray and Jacklin Rd. * Concern about the heights on building changed from minutes at Planning Committee meeting. Concern about other buildings not being built after land is cleared.

*Councillor Wade left the meeting at 7:02 p.m. due to a conflict – personal relationship

Councillor Wade returned to the meeting at 7:04 p.m.

B. Armstrong, Rodney Rd - Congratulations to Chief Aubrey. Jordie Lunn bike park, will there be an emergency phone available? DVP20-0015, Concern about height of building. Concern about the setbacks on to her property. Parking in front of her house.

T. Peirce, Dornier Rd - Agrees with previous caller about stop signs and traffic delineators.

D. Charbonneau, Klahanie Dr – Asked a question regarding Z21-0010 and was asked to call into office.

8. COMMITTEE RESOLUTIONS

a) Transportation and Public Works Committee – June 8, 2021

1. Minutes of the Transportation and Public Works Committee Meeting – June 8, 2021

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Transportation and Public Works Committee held on June 8, 2021.

CARRIED.

2. Crosswalk Request for Dunford Avenue

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to install a crosswalk at the intersection of Dunford Avenue and Henry Eng Place, complete with: pedestrian crossing signs; 'zebra'-style pavement markings, and; curb letdowns on each side, at an approx. cost of \$28,000 and to be funded through the Traffic Signs operating budget for signs and pavement markings and Small Road Improvements operating budget for the curb and sidewalk adjustments.

CARRIED.

3. Streetlight Review of Glen Lake Road from Sooke Road to City Centre Park

Mayor Young left the meeting at 7:13

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council:

1. Direct staff to order new BC Hydro streetlights at the following locations: 3183 Glen Lake Road; 3127 Glen Lake Road; across from 3108 Glen Lake Road, and; 3044 Glen Lake Road, and at an approximate cost of \$10,000 plus an additional \$76 per month, to be funded through the Engineering Departments' annual BC Hydro streetlight budget.

CARRIED.

4. 3D Crosswalks for Peatt Road

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council:

1. To install the 3D crosswalk at the 2700 block of Peatt Road as a trial and funded through our Neighbourhood Improvement budget and bring the results back to Council within a year of the installation.

CARRIED.

5. Nicklaus Drive Traffic Concerns

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council:

1. Direct staff to install vertical delineators along the Nicklaus Drive gore area at an approximate cost of \$7,500 and to be funded through the Engineering Department's annual Small Road Improvements budget; AND
2. Direct staff to research the use of speed reduction devices and bring forward to Council a policy that would warrant their implementation in Langford.

CARRIED.

6. Alouette Drive Traffic Calming

Mayor Young returned to the meeting at 7:15.

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council:

1. Direct staff to install vertical delineators along the centerline of Alouette Drive at the following three locations:
 - a. Between Parkdale Creek Gardens and the pedestrian crosswalk at Dornier Road;
 - b. Approaching Sikorsky Road from Dornier Road along the Alouette Drive frontage of 1197 Sikorsky Road;
 - c. Approaching Langford Lake Road, north of the last driveway that is located at 2950 Alouette Drive; AND
2. Direct staff to install a 3-way Stop-controlled intersection on Alouette Drive at Sikorsky Road.

CARRIED.

b) Planning, Zoning and Affordable Housing Committee – June 14, 2021

1. Minutes of the Planning, Zoning and Affordable Housing Committee Meeting – June 14, 2021.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning Zoning and Affordable Housing Committee held on June 14, 2021.

CARRIED.

2. Application to amend the zoning of the properties located at 2627 and 2631 Millstream Road from the R2 (One- and Two-Family Residential) Zone to the RM9 (Medium Density Apartment), Zone to allow for approximately 113 apartment Units

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Direct Staff to draft a Bylaw to amend the zoning of the properties located at 2627 and 2631 Millstream Road from the R2 (One- and Two-Family Residential) Zone to the RM9 (Medium Density Apartment) Zone, subject to the following:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$610 towards the Affordable Housing Fund;
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - iii. (i) and (ii) are subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy;
 - iv. That the total amount of contribution, after reductions, to the General Amenity Reserve Fund may be reduced by the estimated cost of installing additional sidewalk in front of the properties located at 2635 Millstream Road and 2623 Millstream Road;
 - b) That the developer provides, **prior to Public Hearing**, to the satisfaction of the Director of Engineering:
 - i. A technical stormwater management memo that verifies storm water can be adequately managed on-site for the proposed development;
 - ii. A frontage drawing to confirm if road dedication is required to complete all required frontage improvements; and
 - iii. The estimated cost for installing sidewalk within the frontages of 2635 and 2623 Millstream Road, approximately 37 m of additional sidewalk;
 - c) That, **prior to Bylaw Adoption**, the developer:
 - i. Registers, if necessary, a road dedication plan required in accordance with frontage drawings to the satisfaction of the Director of Engineering;
 - ii. Provides a Section 219 covenant registered in priority of all other charges on title that agrees to the following:

1. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior the issuance of a building permit:
 - a. Full frontage improvements, including the installation of sidewalks along the frontage of the properties and along the frontage of 2635 and 2623 Millstream Rd; and
 - b. A storm water management plan;
2. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
3. That a construction parking management plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
4. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each resident unit;
5. That the developer consolidates the properties prior to the issuance of a development permit;
6. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300, and that parking is not separated from individual units nor provided in exchange for compensation separate than that of the residential unit; and
 - a. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and
 - b. Energized outlets shall be labelled for the use of electric vehicle charging;
 - c. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - d. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.

CARRIED.

3. **Bylaw No. 1985 and 1986 – Application to rezone 3553 and 3559 Happy Valley Road from Agricultural (AG1) to Neighbourhood Commercial (C1), including adding additional uses to the C1 Zone, and to amend of the Official Community Plan designation of the subject properties from Agricultural to Neighbourhood Centre**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw 1985 to amend the Official Community Plan designation of the properties located at 3553 and 3559 Happy Valley from Agricultural to Neighbourhood Centre;
2. Proceed with consideration of Bylaw 1986 to amend the zoning designation of the properties located at 3553 and 3559 Happy Valley from Agricultural 1 (AG1) to Neighbourhood Commercial (C1), subject to the following terms and conditions:
 - a. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development; and
 - ii. A frontage drawing demonstrating road dedication required to accommodate frontage improvements and confirming driveway accesses to adjoining public roads;
 - b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Planning:
 - i. Detailed renderings in accordance with the City of Langford's Design Guidelines and related Development Permit Areas.
 - c. That the applicant provides, prior to **Bylaw Adoption**, the following:
 - i. A subdivision plan that consolidates the two subject properties and includes required road dedication, to the satisfaction of the Director of Engineering;
 - ii. An SRW, registered in priority of all other financial charges on title, in favour of the City of Langford on the northwest corner at the intersection to allow a stormwater culvert to be installed;
 - iii. A Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 1. That the following will be provided to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering prior to issuance of a Building Permit or subdivision approval, whichever is first:
 - a. General frontage improvements including but not limited to;
 - i. A landscape plan indicating all separated boulevards shall require soil and sod, with irrigation from a dedicated water meter.
 - b. A storm water management plan; and
 - c. a construction parking management plan.

AND

3. Proceed with consideration of Bylaw 1986 to amend the text within the C1 Zone for the properties located at 3553 and 3559 Happy Valley to include the following additional permitted uses:

- a. Daycare with a maximum of 50 children;
- b. Liquor Store;
- c. Veterinary practice;
- d. Library;
- e. Fitness Centre;

AND

4. Authorize the Director of Planning to issue to following variances at the time of Development Permit:

- i. Section 3.26.02(6) of Bylaw 300 is varied to allow a daycare to be located within 3 m of a single-family residential lot;
- ii. Section 6.40.07(2) of Bylaw 300 is varied to reduce the interior side lot line setback from the required 6 m to 3 m;
- iii. Section 6.40.07(3) of Bylaw 300 is varied to reduce the exterior side lot line setback from the required 7.5 m to 7 m
- iv. Section 6.40.07(4) of Bylaw 300 is varied to reduce the rear lot line setback from the required 10 m to 6.5 m.

CARRIED.

4. Bylaw No. 1982 - Application to Rezone 887 Klahanie Drive from RR7 (Rural Residential 7) to R2 (One- and Two-Family Residential) to Allow an 11 lot Subdivision

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Proceed with consideration of Bylaw No. 1982 to amend the zoning designation of the property located at 887 Klahanie Drive from the RR7 (Rural Residential 7) to R2 (One- and Two-Family Residential) subject to the following conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per lot prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:

- i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first:
 - i. Full frontage improvements; and
 - ii. A storm water management plan;
- ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
- iii. That a non-disturbance covenant be registered over 25% of the land to be protected as open space prior to subdivision approval, to the satisfaction of the Approving Officer;
- iv. That a replanting plan for the disturbed open space be provided at the time of development permit, to the satisfaction of the Director of Planning;
- v. That the site is in proximity to agricultural areas and the South Vancouver Island Rangers gun range, and that these may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances.
- vi. That lands to the south of 887 Klahanie Drive have the legal ability to access the first portion of the strata road being proposed on this development site in order to provide access for future developments to the south.

Opposed: Councillor Stewart
Councillor Sahlstrom

CARRIED.

5. Application for Development Variance Permit to allow a two-point turn in lieu of a cul-de-sac at the proposed townhouse site at 3296 Jacklin Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 3296 Jacklin Rd with the following variance:
 - a) That Schedule 4 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow for a permanent two-point turnaround in lieu of a cul-de-sac.

Opposed: Councillor Sahlstrom

CARRIED.

6. Application for Development Variance Permit to allow for the front lot line setback reduction at 517 Langvista Drive

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 517 Langvista Dr with the following variance:
 - a) That Section 6.22.07(1)(a) of Zoning Bylaw No. 300 be varied from 5.5m to 2.35m;

Subject to the following terms and conditions:

- i. That prior to subdivision approval, a 219 Covenant prohibiting secondary suites and home occupations that require additional onsite parking is registered on the title of proposed Strata Lot A; and
- ii. That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

7. Application for Development Variance Permit to reduce the interior and exterior side lot line setbacks for proposed Lots 1 and 4 at 2566 and 2572 Wentwich Road

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit:
 - a) That Section 6.22.07(1)(c) of Zoning Bylaw No. 300 be varied to allow an exterior side lot line setback of 1.5 m for Proposed Lots 1 and 4.
 - b) That Section 6.22.07(1)(d) of Zoning Bylaw No. 300 be varied to allow an interior side lot line setback of 1.0 m for Proposed Lot 4.

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

Councillor Wade left the meeting due to a conflict regarding 3540 Myles Mansell Road.

8. Bylaw No. 1984 - Application to Rezone 3540 Myles Mansell Road from CD13 (Comprehensive Development 13 – South Walfred) Zone to R2 (One- and Two Family Residential) Zone to Allow a for a four-lot subdivision with three strata lots and one fee simple lot

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Proceed with consideration of Bylaw No. 1984 to amend the zoning designation of 3540 Myles Mansell Road from the CD13 (Comprehensive Development – South Walfred) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following conditions:
 - a) That the applicant provides, the following contributions per lot prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Fund.
 - b) That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
 - c) That **prior to Public Hearing**, the applicant provides a replanting plan from a registered professional biologist, to the satisfaction of the Director of Planning;
 - d) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior subdivision approval or the issuance of a building permit, whichever is first:
 - i. A storm water management plan;
 - ii. A replanting plan
 - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
 - iii. That the applicant pay cash-in-lieu to the City in the amount of \$1,100 for each required boulevard tree that cannot be accommodated.

Opposed: Councillor Stewart

CARRIED.

Councillor Wade returned to the meeting.

9. Application for Development Variance Permit to allow a 1.82 m (6.0 ft) high fence and two gates to be constructed on a lot line abutting a Highway at 2904 Leigh Road

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SEATON

That Council:

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2904 Leigh Rd:
 - a) That Section 3.21.03(3) of Zoning Bylaw No. 300 be varied from the requirement of a maximum 1.2m (3.9 ft) high, wrought iron, picket or similar style fence providing less than complete visual screening to allow a 1.82m (6.0 ft) high solid board fence;

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

9. NOTICES OF INTENT

a) DVP20-0015 - 1020 Costin Ave, 2836, 2842, 2848, 2854 Carlow Rd

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP20-0015 be issued by the Council for the City of Langford to Ironclad Developments Inc. to reduce the minimum width of a landscaping strip between surface parking and an interior side lot line at the properties located at 1020 Costin Ave, 2836, 2842, 2848, 2854 Carlow Rd subject to the following terms and conditions:

1. Variances

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

- a) Section 6.57.07(3) and that it be varied to reduce the landscaping strip along an interior side lot line from the required 3 m to between 1.7m and 0.7 m.

2. Conditions

The following requirements are imposed under Section 498 of the *Local Government Act*:

- a. That the site is developed in accordance with the plan attached to the staff report as Appendix A.

DEFEATED.

Councillor Blackwell stepped out of the meeting.

10. REPORTS

- a) Intermunicipal Sanitary Sewer Agreement with the City of Colwood to service 2860 Veterans Memorial Parkway.**
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. Authorize staff to enter into a intermunicipal sanitary sewer agreement with the City Colwood to service 2860 Veterans Memorial Parkway, PID 001-152-190, Lot 1, Plan VIP31525, Section 73, Land District 21, Except Plan VIP72565.

CARRIED.

- b) Renewal of Parks, Boulevards & Trails Maintenance Contract with VCMMC**
- **Staff Report (Parks)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Renew the Parks, Boulevard and Trail Maintenance Contract with VCMMC until June 30, 2026, with the option of a five-year renewal, and that Council authorize Mayor and Corporate Officer to execute the agreement.

CARRIED.

- c) 940 Reunion Avenue**
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Approve the easement agreement and authorize the Mayor and CAO to execute the Form C on the terms as attached.

CARRIED.

d) 2654 Selwyn Road Encroachment Agreement
- Staff report (Administration)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR STEWART

That Council:

1. Approve the Encroachment Agreement substantially in the form attached, subject to minor amendments that do not affect the substantive terms of the agreement and authorize the Mayor and CAO to execute the Encroachment Agreement.

CARRIED.

Councillor Blackwell returned to the meeting.

e) Renaming of 2800 Block of Millstream Road
- Staff Report (Fire)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council:

1. Direct staff to proceed with renaming the 2800 Blk of Millstream Road to Station Avenue, using the same process used for the naming of all new roads.

CARRIED.

f) CRD Arts and Culture Support Service
- Staff Report (Administration)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council:

1. That Council direct staff to send a letter to the CRD advising that the City of Langford does not wish to become a participant in the CRD Arts & Culture Support Service.

CARRIED.

g) Proposed CRD Regional Performing Arts Service
- Staff Report (Administration)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council:

1. That Council direct staff to write a letter to the CRD advising that the city may be willing to support the establishment of a new performing arts service if it is structured in such a way that all local government owned facilities, both existing and new, would be included in the service and provided that the facilities remained under the ownership and control of the municipality in which it was located.

CARRIED.

h) CRD Bylaw 4426
- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council:

1. That Council consent to the CRD adopting Bylaw No. 4426, "Emergency Communication Dispatch Service Establishment Bylaw No. 1, 2012, Amendment Bylaw No.1, 2021" to remove City of Langford as a participant of the service.

CARRIED.

i) Support for National 3-Digit Suicide and Crisis Line Initiative
- Staff Report (Administration)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council:

1. Whereas the covid-19 pandemic has had a significant impact on the mental health of Canadians; and
2. Whereas persons in crisis need quick and easy access to crisis intervention services; and
3. Whereas Parliament has unanimously passed legislation to provide a 3-digit number to access these services from anywhere in Canada; and
4. Whereas the United States is intending to initiate a similar service using the same 3-digit number thereby creating access to these services from anywhere in North America;
5. Therefore, Council directs staff to send a letter to the local Member of Parliament, local Member of the Legislative Assembly, the Federal Minister of Health, the Canadian Radio and Television Commission and local area municipalities to express the City of Langford's support of this initiative.

CARRIED.

j) 2020 Annual Report
- Staff Report (Administration)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council receive the 2020 annual report as information.

CARRIED.

k) Statement of Financial Information
- Staff Report (Finance)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR STEWART

That Council approve the 2020 Statement of Financial Information as presented.

CARRIED.

l) Appointment to Administration and Finance Committee
- Staff Report (Finance)

MOVED BY: COUNCILLOR STEWART
SECONDED: COUNCILLOR BLACKWELL

That Council appoint Councillor Szpak to the Administration and Finance Committee for the remainder of the term ending December 2022.

CARRIED.

11. BYLAWS

a) BYLAW NO. 1886 (Background Report Attached)
“Langford Zoning Bylaw, Amendment No. 594, (918 and 924 Jenkins Ave), Bylaw No. 1886, 2021”
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLORSZPAK

That Council adopt Bylaw No. 1886.

CARRIED.

b) BYLAW NO. 1912 (Background Report Attached)
“Langford Zoning Bylaw, Amendment No. 592, (925, 929 Bray Ave), Bylaw No. 1912, 2021”

(RESCIND FIRST READING AND GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council rescind first reading of Bylaw No. 1912 and give Bylaw No. 1912 new first reading.

CARRIED.

c) BYLAW NO. 1956

**“Langford Zoning Bylaw, Amendment No. 616, (905, 909, 913, 917, 921 Bray Avenue, and 2884, 2886 Jacklin Road), Bylaw No. 1956, 2021”
(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1956 first reading.

CARRIED.

d) BYLAW NO. 1940 (Background Report Attached)

**“Langford Official Community Plan Bylaw, Amendment No. 40, (790 Latoria Rd), Bylaw No. 1940, 2021”
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1940.

CARRIED.

BYLAW NO. 1941

**“Langford Zoning Bylaw, Amendment No. 606, (790 & 794 Latoria Rd), Bylaw No. 1941, 2021”
(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1941.

CARRIED.

e) BYLAW NO. 1944

**“Langford Zoning Bylaw, Amendment No. 608, (Zoning Bylaw 300 Definitions),
Bylaw No. 1944, 2021”**

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1944 second and third readings.

CARRIED.

f) BYLAW NO. 1957

**“Langford Zoning Bylaw, Amendment No. 617, (2104 Longspur Dr), Bylaw No. 1957,
2021”**

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1957 second and third readings.

CARRIED.

g) BYLAW NO. 1961 (Background Report Attached)

**“Langford Zoning Bylaw, Amendment No. 619, (780 & 830 McCallum Rd, 2371 City
Gate Boulevard), Bylaw No. 1961, 2021”**

(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1961.

CARRIED.

h) BYLAW NO. 1964

“City of Langford Fees and Charges, Amendment No. 14, Bylaw No. 1964, 2021”.

(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1964.

CARRIED.

- i) BYLAW NO. 1965 (Background Report Attached)**
"City of Langford Development Procedures, Amendment Bylaw No. 22, 2021, Bylaw No. 1965".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1965 first, second and third readings.

CARRIED.

- j) BYLAW NO. 1966**
"Langford Building Bylaw No. 1160, Amendment No. 14, 2021, Bylaw No. 1966".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1966 first, second and third readings.

CARRIED.

- k) BYLAW NO. 1967**
"Subdivision and Development Servicing Bylaw, Amendment No. 22, 2021 (Fee Schedule), Bylaw No. 1967".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1967 first, second and third readings.

CARRIED.

Councillor Wade left the meeting due to a conflict.

- l) BYLAW NO. 1969**
"Langford Zoning Bylaw, Amendment No. 621, (890 Walfred Rd), Bylaw No. 1969, 2021"
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1969 first reading.

Opposed: Councillor Stewart

CARRIED.

m) BYLAW NO. 1970 (Background Report Attached)

**Langford Zoning Bylaw, Amendment No. 622, (757 and 765 Latoria Rd), Bylaw No. 1970, 2021
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLORSZPAK

That Council adopt Bylaw No. 1970.

CARRIED.

n) BYLAW NO. 1880

**"Officers Bylaw No. 1880, 2021".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1880.

CARRIED.

o) BYLAW NO. 1980 (Background Report Attached)

**"Bylaw Notice Enforcement Bylaw No. 1980, 2021"
(RESOLUTION AND FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

1. Give first, second and third readings to the Bylaw Notice Enforcement Bylaw No. 1980, 2021; AND
2. Approve the attached Screening Officer Policy; AND
3. Direct staff to bring forward an amendment to the Municipal Ticket Information Bylaw No. 34, 1993, to update the fine amounts to align with the Bylaw Notice Enforcement Bylaw No. 1980, 2021.

CARRIED.

p) BYLAW NO. 1982

Langford Zoning Bylaw, Amendment No. 626, (887 Klahanie Dr), Bylaw No. 1982, 2021

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1982 first reading as amended.

Opposed: Councillor Stewart

CARRIED.

q) BYLAW NO. 1983

Langford Zoning Bylaw, Amendment No. 627, (1028 Lomalinda Dr), Bylaw No. 1983, 2021

(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1983 second and third readings.

CARRIED.

r) BYLAW NO. 1984

Langford Zoning Bylaw, Amendment No. 628, (3540 Myles Mansell Rd), Bylaw No. 1984, 2021

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1984 first reading.

CARRIED.

Councillor Wade returned to the meeting.

s) BYLAW NO. 1985

Langford Official Community Plan Bylaw, Amendment No. 43, (3553 and 3559 Happy Valley Rd), Bylaw No. 1985, 2021

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1985 first reading.

CARRIED.

t) BYLAW NO. 1986

**Langford Zoning Bylaw, Amendment No. 629, (3553 and 3559 Happy Valley Rd),
Bylaw No. 1986, 2021
(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1986 first reading.

CARRIED.

u) BYLAW NO. 1987

**Langford Official Community Plan Bylaw, Amendment No. 44, (City Centre Designation
Amendment), Bylaw No. 1987, 2021
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR

SECONDED: COUNCILLOR

That Council give Bylaw No. 1987 second and third readings.

CARRIED.

v) BYLAW NO. 1988 (Background Report Attached)

**"Road Closure Bylaw No. 1988 (2848 and 2852 Millstream Road), 2021".
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1988.

CARRIED.

12. IN-CAMERA RESOLUTION

THAT Council close the meeting to the public pursuant to section 90 (1) c, e, k, and i of the *Community Charter* to consider:

- labour relations or other employee relations;
- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

- 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 labour relations or other employee relations; the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; under Section 90 (1) (c) (e) (k) and (i) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

13. ADJOURNMENT

Mayor Young adjourned the meeting at 9:40 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer