

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, March 20<sup>th</sup>, 2017 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

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

**ATTENDING**

Chief Administrative Officer, J. Bowden, Deputy Chief Administrative Officer, D. Kiedyk, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins and Executive Assistant, Allison Boyd.

**ABSENT**

Mayor S. Young.

**1. CALL TO ORDER**

The Chair called the meeting to order at 5:30 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

**3. ADOPTION OF MINUTES**

**a) Minutes of the Regular Meeting of Council – March 6<sup>th</sup>, 2017**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on March 6<sup>th</sup>, 2017.

CARRIED.

4. **PRESENTATION**

a) **Expression of Appreciation**

**Re: To Lisa Burrows for the Donation of a Quilt Square to the City in Celebration of the Capital Regional District's 50<sup>th</sup> Anniversary**

Councillors Denise Blackwell and Lanny Seaton received the quilt square donated to the City in celebration of the Capital Regional District's 50<sup>th</sup> anniversary and thanked Lisa Burrows for representing Langford.

5. **PUBLIC PARTICIPATION**

None.

6. **DEVELOPMENT VARIANCE PERMIT**

a) **DVP17-0001 – 881 Klahanie Dr**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Development Variance Permit No. DVP17-0001 be issued by the Council for the City of Langford to Aaron Flaig of Pacific East Developments Limited has applied on behalf of Base Pacific Developments Ltd for a development variance permit to reduce the building setback regulations for Lot 12 on the property at 881 Klahanie Drive 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) That Section 3.18.01 of Zoning Bylaw No. 300 be varied by increasing the projection limits of a deck on a lot 380 m<sup>2</sup> or larger from 1 m to 2 m, as shown on Appendix A (attached);
- b) That Section 6.17.06(2) of Zoning Bylaw No. 300 be varied from the required 3 m to 2 m for the distance a building or structure may be located to an interior side property line; and
- c) That Section 6.17.06(3) of Zoning Bylaw No. 300 be varied from the required 4 m to 3 m for the distance a building or structure may be located to an exterior side property line.

CARRIED.

b) **DVP17-0002 – 2000 Hannington Rd**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Development Variance Permit No. DVP17-0002 be issued by the Council for the City of Langford to Devin Marlowe of Ecoasis Development LLP on behalf of BM Highlander Development Ltd for the property located at 2000 Hannington 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) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking for a 209-unit apartment from the required 366 spaces to 289 spaces.

**2. Conditions**

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

- a) That a minimum of 18 spaces are allocated for the exclusive use of visitors to the subject apartment building;

CARRIED.

**7. REPORTS**

- a) **Application for a Variance of the Rear Building Setback Regulations to Permit an Existing Single Family Dwelling and a Rear Deck at 2267 Nicklaus Drive (DVP17-0003)**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SIFERT

That Council direct staff to proceed with consideration of the following variances for 2267 Nicklaus Drive:

- a) That Section 6.95.09(b) of Zoning Bylaw No. 300 be varied from 6 m to 5.60 m.

CARRIED.

- b) **Capital District Regional Growth Strategy Acceptance and Non-Acceptance of Bylaw 4017**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive this report for information.

CARRIED.

- c) **Greater Victoria Public Library 2017 Final Budget**  
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council approve the Greater Victoria Public Library 2017 Operating Budget.

CARRIED.

- d) **Application for Development Variance Permit to Allow a Development with a Septic Tank and a Water Holding Tank at 2023 Millstream Road (DVP17-0004)**  
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council direct staff to proceed with consideration of the following variances for 2023 Millstream Road:

- a) That Section 6.1.1.1 of the Subdivision and Development Servicing Bylaw No. 1000 be varied to allow the proposed development to be serviced by septic and water holding tanks instead of connecting to the existing municipal services;

Subject to the following terms and conditions:

- i) That the site is developed in accordance with the site plan attached to this report as Appendix A; and
- ii) That the applicant, **prior to issuance of the Development Variance Permit**, registers a covenant under Section 219 of the *Local Government Act* that agrees that no building, structures, or uses which generate sanitary sewage flows will be located on the leased portion of the subject site after October 31, 2019.

CARRIED.

- e) **Approving Officer Appointments**  
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve Deputy Director of Planning Leah Stohmann to be appointed as Approving Officer effective March 20<sup>th</sup>, 2017, and that Land Development Technicians' Daryl Minifie, James Oliver and Robert Dykstra remain as Deputy Approving Officers.

CARRIED.

- f) **Revenue Anticipation Borrowing Bylaw – Bylaw No. 1683**  
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council give three readings to “Revenue Anticipation Borrowing Bylaw No. 1683, 2017”.

CARRIED.

- g) **Closure and Disposition of a Portion of McCallum Road**  
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council give McCallum Road Closure Bylaw No. 1671, 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> readings.

CARRIED.

**8. BYLAWS**

- a) **BYLAW NO. 1671**  
**“Road Closure Bylaw No. 1671, 2017”.**  
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1671 First, Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1679**  
**“Langford Zoning Bylaw, Amendment No. 475, (592 Phelps Ave), 2017”.**  
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1679 First Reading.

CARRIED.

- c) **BYLAW NO. 1681**  
**"Langford Zoning Bylaw, Amendment No. 477, (2762 and 2768 Claude Rd), 2017".**  
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1681 First Reading.

CARRIED.

- d) **BYLAW NO. 1683**  
**"Revenue Anticipation Borrowing Bylaw No. 1683, 2017".**  
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1683 First, Second and Third Reading.

CARRIED.

- e) **BYLAW NO. 1685**  
**"Langford Zoning Bylaw, Amendment No. 480, (Omnibus No. 46 – Various**  
**Amendments to General Regulations), 2017".**  
**(FIRST READING)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1685 First Reading.

CARRIED.

**9. IN CAMERA RESOLUTION**

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 property matters and road improvements under Section 90 (1) (e) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

10. ADJOURNMENT

The Chair adjourned the meeting at 5:41 pm.



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PRESIDING COUNCIL MEMBER



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CERTIFIED CORRECT  
Corporate Officer