

**CITY OF LANGFORD**  
**MINUTES OF THE SPECIAL MEETING OF COUNCIL**  
**Thursday, June 8<sup>th</sup>, 2017 @ 5:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

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

**ATTENDING**

Chief Administrative Officer, J. Bowden, Director of Finance, S. Ternent, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins.

**ABSENT**

Councillor L. Seaton Staff: Deputy Chief Administrative Officer, D. Kiedyk, Incoming Director of Finance, M. Dillabaugh and Executive Assistant, Allison Boyd.

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda with the addition of Bylaw No. 1716 to amend the Official Community Plan at 3130 Jacklin (as item P) and to remove 6 a) 1).

CARRIED.

**3. PUBLIC HEARINGS**

- a) **BYLAW NO. 1699**  
**"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".**

The Mayor opened the Public Hearing for Bylaw No. 1699 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 Fred Besel has applied to amend the text of the R2 (One- and Two-Family Residential) Zone for the property located at 3039 Glen Lake Road.

This is being proposed in order to allow a secondary suite in an accessory building.

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 Hillside or Shoreline designation.

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

The Mayor called a first time for presentations.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1699 closed at 5:31 p.m.

**b) BYLAW NO. 1670  
"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd),  
2017".**

The Mayor opened the Public Hearing for Bylaw No. 1670 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 Mr. Richard Irwin has applied on behalf of 89 Chicken Ranch Ltd to amend the zoning of 3370, 3344 Luxton Road and 2869 Sooke Road from the from RR2 (Rural Residential 2) Zone to Business Park 2A – Sooke Road West (BP2A) Zone.

This is being proposed in order to permit commercial, institutional and industrial uses. Uses that centre on servicing and storing vehicles and the extraction and processing of rock for sale will not be permitted on the parcel.

The future development of this parcel includes closing the road at Luxton Road where it joins Sooke Road, and extending Marwood Avenue though the applicant's parcel to Sooke Road. The land provided with the closure of Luxton Road at Sooke Road can be considered a land swap for the land taken to accommodate the extension of Marwood Avenue.

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

The applicant has provided a Traffic Study which has been approved by the Director of Engineering.

Recommendations included:

- Realign Marwood Avenue through the site and create a new intersection at Sooke Road
- Signalize the new intersection of Sooke Road/Marwood Avenue, ensure a westbound left turn is provided along with separate northbound left and right turn lanes
- Remove the existing intersection at Luxton Road/Sooke Road
- Provide a 2.5 m paved shoulder along Sooke Road Frontage
- Provide bicycle lanes and sidewalks along the Marwood Avenue road extension

The Traffic Study did not deem any of the proposed uses to be inappropriate for the site in regards to the amount of traffic generated.

In support of these/this application, the applicant has agreed to provide a Section 219 covenant, registered in priority of all other charges on title that agree to the following:

- a. That the applicant will implement recommendations within the Traffic Study prior to subdivision or the issuance of a building permit, whichever is first;
- b. That, as a condition of building permit, frontage improvements be provided to the Subdivision and Servicing Bylaw No.1000 standards, to the satisfaction of the Director of Engineering;
- c. That any uses permitted in the BP2A Zone or proposed by this rezoning application that are deemed inappropriate from a traffic management perspective by the Traffic Study be prohibited on the subject properties, if applicable.

This proposal is consistent with the Official Community Plan Business and Light Industrial designation.

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

The Mayor called a first time for presentations.

Wendy Robbs, residing at 3442 Luxton Road, addressed Council with support for the development, but would like to see Luxton Road looked after.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1670 closed at 5:35 p.m.

**c) BYLAW NOs. 1694 & 1703**

**"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017" and  
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".**

The Mayor opened the Public Hearing for Bylaw No. 1694 and 1703 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 Seamus Brennan of Keycorp Consulting Ltd. has applied on behalf of Donna Hesketh and Peggy and Charles Price to amend the zoning of 3690 and 3694 Happy Valley Road from the RR2 (Rural Residential 2) to RS4 (Residential Small Lot 4) Zone.

This application proposes the rezoning of approximately 12.32 acres to permit for the development of 125 single-family and townhouse units. Three existing homes on the parcels will remain.

This development will serve as the residential access point to the Centre Mountain development and Happy Valley Road.

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. A Traffic Study and Road Dedication Plan, approved by the Director of Engineering, prior to Bylaw Adoption;
2. That the owner agrees to provide, as a bonus for increased density, the following contributions per lot, prior to subdivision approval:
  - a. \$3690 per one family lot towards the General Amenity Reserve Fund;
  - b. \$3660 per townhouse unit towards the General Amenity Reserve Fund;
  - c. \$660 per one family unit towards the Affordable Housing Reserve Fund;
  - d. \$610 per townhouse unit towards the Affordable Housing Reserve Fund;
3. 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:
  - a. That the applicant will complete full frontage improvements and road dedication to the satisfaction of the Director of Engineering prior to subdivision approval;
  - b. That the applicant will install a signalized intersection at Happy Valley Road to the satisfaction of the Director of Engineering as is recommended by the approved Traffic Study
  - c. That the applicant will provide a storm water management plan and complete any required improvements or upgrades to infrastructure to the satisfaction of the Director of Engineering, prior to subdivision approval;
  - d. That the applicant will incur all costs relating to infrastructure upgrades, including off site works, required to manage the subject property's drainage concern, as a condition of rezoning the lands.

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.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1694 and 1703 closed at 5:38 p.m.

**d) BYLAW NO. 1695**  
**“Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017”.**

The Mayor opened the Public Hearing for Bylaw No. 1695 at 5:38 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 Terry Mogensen has applied to amend the zoning designation of the property at 3296 Jacklin Road from the RR5 (Rural Residential 5) Zone to the RM7A (Medium Density Apartment A) and RS2 (Small Lot Residential 2) Zones to allow for the construction of 10 townhouse units and two one-family dwellings.

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:

- \$6,000 per single family equivalent (SFE) dwelling unit towards the General Amenity Reserve Fund;
- \$1,000 per SFE dwelling unit towards the Affordable Housing Reserve Fund;
- A Section 219 Covenant, registered on Title prior to Bylaw Adoption, which secures the following conditions:
  - That all frontage improvements, to the satisfaction of the Director of Engineering, will be constructed prior to subdivision approval or Building Permit issuance, whichever occurs first;
  - That any on- or off-site improvements required by the stormwater management plan be implemented prior to subdivision or the issuance of a Building Permit, whichever occurs first, to the satisfaction of the Director of Engineering;
  - That advisory notes be written to provide future owners with the understanding that the South Vancouver Island Rangers gun range is located approximately 1.8 km (1.1 miles) from the subject site and may generate a noise nuisance;
  - That a construction parking management plan, to the satisfaction of the Director of Engineering, be provided prior to the commencement of any works on the site; and
  - That the proposed one-family dwellings be designed and constructed in accordance with the plans presented at Public Hearing; and
- That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the

satisfaction of the Director of Engineering.

In addition to these requirements, Council also directed that the applicant should provide the following prior to Public Hearing:

- A stormwater management plan to the satisfaction of the Director of Engineering; and
- Revised elevation plans for the proposed one-family dwellings fronting on Walfred Road, to the satisfaction of the Director of Planning.

The stormwater management plan has been submitted and was approved by the Director of Engineering on May 17, 2017. The revised elevation plans have also been submitted and approved by the Director of Planning.

The rezoning proposal is consistent with the Official Community Plan designation. Notifications and advertisements have been placed as required by Council policy.

A number of variances are required to facilitate the development of this site as proposed, and these will be addressed in a Development Variance Permit to be issued following adoption of this rezoning.

The Mayor called a first time for presentations.

Lynne Olsen of 2663 Ernhill Rd addressed Council with concern over the extension of the road through parkland and also asked about the creek.

Council clarified road is through private property.

Michelle Mahovich noted that a portion of the creek would be divided as part of the stormwater management plan.

Shaun Butler of 2647 Ernhill addressed Council with concerns about the redirection of the creek and if it will impact his property. He is also concerned about additional runoff from clearing of the land and visual appeal.

Mayor Young called a second time for presentations.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1695 closed at 5:49 p.m.

#### **4. ADOPTION OF MINUTES**

##### **a) Minutes of the Regular Meeting of Council – May 15<sup>th</sup>, 2017**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council approve the minutes of the Regular Meeting of Council held on May 15<sup>th</sup>, 2017.

CARRIED.

**5. PUBLIC PARTICIPATION**

A resident on Preston Way raised a number of concerns regarding the Spencer Road Closure, including that the sale was to a single company, if the road is a road, who will get the road, what will remain as road.

Another resident on Preston Way raised concerns about trucks turning around on Preston Way and pulling into driveways. Can he build a bigger development with extra parking?

A third resident on Preston Way raised concerns about kids smoking marijuana on Preston Way.

**6. COMMITTEE RESOLUTIONS**

**a) Planning, Zoning and Affordable Housing – May 29<sup>th</sup>**

**2. Application for Development Variance Permit to allow for a height of 9.47m at 2213 Navigators Rise.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2213 Navigators Rise:

- a) That Section 6.95.08(1) of Zoning Bylaw No. 300 be varied from 9m to 9.47m.

CARRIED.

**3. Application for Development Variance Permit to reduce the allowable building setbacks for three single family lots and one 5 unit townhouse block as well as to remove the requirement for a two point turn around required for a fire fighting vehicle at 890 Bear Mountain Pkwy.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 890 Bear Mountain Parkway:

- a) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 5.3 m for the principal dwelling on Lot 5;
- b) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 4.6 m for the principal dwelling on Lot 4;

- c) That Section 6.109.05(2)(d) of Zoning Bylaw No. 300 be varied to reduce the minimum rear lot line setback from 6.0 m to 3.8 m for the principal dwelling on Lot 3;
- d) That Section 6.109.05(3)(a) of Zoning Bylaw No. 300 be varied to reduce the minimum front lot line setback from 4.5 m and 5.5 m for an attached garage to 0 m for the townhouse dwellings units in Block A;
- e) That Schedule 4 of the Subdivision and Development Servicing Bylaw No. 1000 and Section 5.3.1(1)(k) of the Building Bylaw be varied to remove the requirement for a two point turnaround to for a 9.5 m long fire fighting vehicle;

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;
- ii) That the front lot line setback for Lots 1-20 be increased from 1m as authorized via DVP16-0013 to 2m;
- iii) That the applicant implements the following conditions prior to the issuance of a Building Permit:
  - i. All townhouse units that would access the upper road shall be addressed from the upper road;
  - ii. All townhouse units would require sprinklers;
  - iii. Fire hydrants shall be installed along the upper road with spacing as per Bylaw No. 1000; and
  - iv. The upper road be referred to and named as a road.

CARRIED.

**4. Application for Development Variance Permit to vary the parking requirement from 38 spaces to 31 spaces at 2614 Sooke Road.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with consideration of the following variances for 2614 Sooke Road:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to 31 parking spaces subject to the applicant entering into a formal written agreement with the neighbouring church property with respect to overflow parking.

CARRIED.

**7. REPORTS**



- a) **Approval of 2016 Statement of Financial Information**  
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

That Council approve the 2016 Statement of Financial Information as presented.

CARRIED.

8. **BYLAWS**

- a) **BYLAW NO. 1670**  
"Langford Zoning Bylaw, Amendment No. 469, (3344 & 3370 Luxton Rd and 2869 Sooke Rd), 2017".  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1670 Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1684**  
"Langford Zoning Bylaw, Amendment No. 479, (Omnibus No. 45 – Care Facilities), 2017".  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1684.

CARRIED.

- c) **BYLAW NO. 1690**  
"Langford Zoning Bylaw, Amendment No. 481, (1319 & 1323 Ravensview Dr), 2017".  
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1690 First Reading.

CARRIED.

- d) **BYLAW NO. 1691**  
"Langford Zoning Bylaw, Amendment No. 482, (903 Tayberry Terrace), 2017".  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1691.

CARRIED.

- e) **BYLAW NO. 1693**  
**"City of Langford Development Procedures, Amendment Bylaw No. 17, 2017".**  
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1693.

CARRIED.

- f) **BYLAW NO. 1694**  
**"Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".**  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1694 Second and Third Reading.

CARRIED.

- g) **BYLAW NO. 1695**  
**"Langford Zoning Bylaw, Amendment No. 485, (3296 Jacklin Rd), 2017".**  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1695 Second and Third Reading.

CARRIED.

- h) **BYLAW NO. 1699**  
**"Langford Zoning Bylaw, Amendment No. 488, (3039 Glen Lake Rd), 2017".**  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1699 Second and Third Reading.

CARRIED.

- i) **BYLAW NO. 1703**  
"Langford Zoning Bylaw, Amendment No. 490, (3690 Happy Valley Rd), 2017".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1703 Second and Third Reading.

CARRIED.

- j) **BYLAW NO. 1704**  
"Road Closure Bylaw No. 1704 (Spencer Road), 2017".  
(ADOPTION)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1704.

CARRIED.

- k) **BYLAW NO. 1705**  
"Langford Zoning Bylaw, Amendment No. 491, (656 Frederick Rd and 765 Willing Dr),  
2017".  
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1705 First Reading.

CARRIED.

- l) **BYLAW NO. 1706**  
"Langford Building Bylaw No.1160, Amendment No 9, 2017".  
(ADOPTION)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1706.

CARRIED.

- m) **BYLAW NO. 1707**  
"Subdivision and Development Servicing Bylaw, Amendment No. 16 (Fee Schedule),  
Bylaw No. 1707".  
(ADOPTION)

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1707.

CARRIED.

- n) **BYLAW NO. 1708**  
**"City of Langford Fees and Charges, Amendment No. 11, Bylaw No. 1708, 2016".**  
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1708.

CARRIED.

- o) **BYLAW NO. 1709**  
**"Road Closure Bylaw No. 1709 (Salem Road), 2017".**  
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1709 First, Second and Third Reading.

CARRIED.

- p) **BYLAW NO. 1800**  
**"City of Langford Soil Removal and Deposit Bylaw, 2017, No. 1800".**  
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1800 First, Second and Third Reading.

CARRIED.

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

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1716 First, Second and Third Reading.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council rescind second and third reading for Bylaw No. 1716.

CARRIED.

**9. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SIFERT

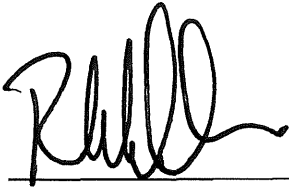
SECONDED: COUNCILLOR WADE

- 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 land disposition under Section 90 (1) (e) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

**10. ADJOURNMENT**

The Chair adjourned the meeting at 6:09 pm.



PRESIDING COUNCIL MEMBER:  
**ROGER WADE**  
**ACTING MAYOR**



CERTIFIED CORRECT  
Corporate Officer