

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, October 2<sup>nd</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, L. Seaton, W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

Chief Administrative Officer, D. Kiedyk, Deputy Director of Finance, A. Kryklywyj, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin, Director of Corporate Services, B. Hutchins.

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda as presented.

CARRIED.

**3. PUBLIC HEARINGS**

**a) BYLAW NOS. 1730 and 1724**

**"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".**  
**"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".**

The Mayor opened the Public Hearing for Bylaw No. 1730 and 1724 at 5:30 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 Keycorp Developments Ltd. has applied on behalf of Verity Construction Ltd. to amend the Official Community Plan from NEIGHBOURHOOD to CITY CENTRE for the property at 976 Dunford Avenue and to rezone the subject property from the RM2 (Attached Housing) Zone to the MU2 (Mixed Use Residential Commercial) Zone

This is being proposed in order to allow for the construction of a 5 story apartment building, consisting of approximately 24 dwelling units. Parking for the development is proposed within two floors of underground parking, at a ratio of one stall per dwelling unit.

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

\$2562 per unit towards the General Amenity Reserve Fund and \$610 towards the Affordable Housing Reserve Fund, collected as a bonus for increasing the density on the property.

The applicant will also be required to provide frontage improvements, including the installation of sidewalks and boulevard trees.

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 speakers.

No speakers approached the podium.

Mayor Young called a second time for speakers.

No speakers approached the podium.

The Mayor called a third and final time for speakers, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1730 and 1724 closed at 5:31 p.m.

**b) BYLAW NO. 1738**

**"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".**

The Mayor opened the Public Hearing for Bylaw No. 1738 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 the purpose of Bylaw No. 1738 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by changing the designation of the areas that are the subject of Bylaw No. 1738 to the City Centre, Business or Light Industrial and Mixed Use Employment Centre designations.

Advertisements have been placed as required by Council policy.

The Mayor called a first time for speakers.

Resident on Rita Road addressed Council asking what benefit this change will get us now.

Mayor Young spoke to change in the core being important to Langford to grow and densify over the next 20 years.

Resident on Rita Road addressed Council asking about whether taxes will rise.

Mayor Young confirmed that taxes would not rise as a result in this change.

Resident addressed Council asking how high a building can go.

Mayor Young clarified that this is just a mapping change and that changes in building height would still need to go through the rezoning proper process and also spoke to the importance of affordability.

Resident asked what would happen when a neighbour wants to sell. What is the process?

Mayor Young provided clarification to the neighbourhood process.

Resident asked about Council pushing things through, but residents not having a say? Resident is concerned about growth without needed amenities.

Councillor Blackwell spoke to the fact that Council hasn't seen the 12 story development that residents in the audience are referring to.

Matthew Baldwin said it will come to the committee in October.

Resident asked for clarification on height on parcel in question.

Mayor Young clarified that it is not before Council.

Councillor Blackwell provided further clarification on OCP and rezoning processes and explanation of the core.

Mayor Young clarified that's why the OCP exists and what it means and does not mean for development.

Resident on Sunderland Road addressed Council stating that not selling property doesn't actually stop development.

Mayor Young provided further clarification that this change is for information only and there are lots of steps in the process for any development.

Resident on Sunderland Road addressed Council with concerns about a 12 story building in the area and that council is not doing enough to support housing and create affordability. Resident is concerned with additional 200 plus units and 300 plus cars, especially on a cul-de-sac. Resident is also concerned about increased traffic and house prices getting saturated in development.

Resident on Sunderland Road asked about a 12 story building.

Resident on Deville Road addressed Council with concerns about the 12 story building proposal as it will open the flood gates. Resident is concerned that the Mayor said to fight it out amongst themselves.

Mayor Young provided further clarification on the process.

Resident on Deville Road addressed Council with concerns about the high rise, the negative effect on the community and on social well-being. Resident is concerned about visual aesthetics, won't be able to connect with neighbours, will reduce chance encounters, create a finite world, promote isolation, inflates prices of adjacent land and is concerned over shadows created from the building.

Resident on Knotty Pine Road addressed Council with concerns about traffic and increased number of people.

Resident on Arncote Road stated that the area is already condensed, and asked Council to please drive around and see how hard it is and think about what is sustainable. Super tall buildings are not family friendly, they need townhomes.

Mayor Young provided clarification on expanding the core and mentioned that no one is forcing you to sell. If you do sell, they still have to come forward with an application.

Resident on Arncote Road Is concerned about lack of notification by the developer.

Mayor Young provided further clarification on the notification process.

Resident on Deville Road Is concerned about parking with the new development.

Resident asked what do we do if we want the development stopped?

Mayor Young said he brought this forward because he wanted to hear the dialogue. He then spoke further about the process.

Resident All informed and it's clear that we don't want a 12 story building.

Resident on Costin Avenue Will this mean change to taxes?

Mayor Young said no, the change will not increase taxes.

Resident on Costin Avenue asked about sewers.

Director of Engineering Mahovlich said there is no plan for sewers at this time, but they are close with the Bray and Carlow Road sewer line.

Resident on Costin Avenue With Coast Environmental and Alpine, so close to the core, I am concerned about the smell.

Mayor Young said that staff are working on Coast Environmental about the smell and clarified it's the only

septic dumping place in Langford at the moment.

Resident on Dunford Avenue asked if expanded City core will help taxes?

Mayor Young responded that yes, increased density will help lower taxes. The Mayor instructed staff to draft a policy that includes a transition zone for building height.

Resident on Rita Road asked about the public hearing process.

Resident on Kiwi Road asked if the City is looking at traffic, parking and family make-up.

Mayor Young provided an explanation that a variety of home options allows people to stay.

Councillor Blackwell Yes, the city takes into account studies (e.g. Traffic and parking) and that yes, Council considers them.

Resident on Kiwi Road asked who is managing the overall big picture?

Mayor Young spoke to the review of traffic studies and the need for density to bring bus service. To solve the traffic problem by bringing jobs and incentive to Langford.

Resident Asked why Langford tailors things to luxury rentals?

Mayor Young We partner with M'kola/Pacifica to provide affordable housing.

Mayor Young called a second time for presentations.

None presented.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1738 closed at 7:12 p.m.

#### 4. ADOPTION OF MINUTES

##### a) Minutes of the Meeting of Council – September 18<sup>th</sup>, 2017

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the minutes of the Regular Meeting of Council held on September 18<sup>th</sup>, 2017.

CARRIED.

#### 5. PUBLIC PARTICIPATION

None.

**6. DEVELOPMENT VARIANCE PERMIT**

**a) DVP17-0009 – 3296 Jacklin Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

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. Variances**

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

- a) To increase the maximum permitted height of the 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) To increase the maximum permitted height of a principal building from 8.5 m (28 ft) to 9.53 m (31.3 feet) for the proposed one-family dwelling on Site 2B;
- c) To reduce 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) To reduce 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;
- e) To reduce 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;
- f) To reduce the minimum required rear yard setback from 7.5 m (25 ft) to 4.5 m (15 ft) for proposed Townhouse Building 1 on Site 1; and
- g) To reduce the minimum required front yard setback from 4.5 m (15 ft) to 3.0 m (10 ft) for the proposed one-family dwelling on Site 2A.

**2. Conditions**

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

- a) That the site shall be developed in accordance with the site plan, floor plans, elevation plans and revised landscaping plans attached to the report; and
- b) That the applicant delineate the drip line of all trees located on abutting properties near the rear property line and ensure that development does not disturb the root systems of these trees.

CARRIED.

**b) DVP17-0019 – 2824 Knotty Pine Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0019 be issued by the Council for the City of Langford to Rohan Rupf on behalf of McCormick Meadows Ltd. to vary the building setbacks to the interior side and front property lines and the off street parking space length in order to permit the construction of an 8 unit townhouse development at 2282 and 2824 Knotty Pine Road 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 6.36A.06(1) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from 5.57 m, in accordance with Z16-0018, to 3.4 m;
- b) That Section 6.36A.06(2) of Zoning Bylaw No. 300 be varied to reduce the interior side lot line setback from 2 m, in accordance with Z16-0018, to 1.2 m; and
- c) That Table 4.01.02 of the Zoning Bylaw No.300 be varied to reduce the required length of an off street parking space from 5.5 m to 4.6 m;

**3. 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 this report as Appendix A; and
- b) That the applicant submits a revised Frontage Improvement Plan, to the standards of the Subdivision and Servicing Bylaw No. 1000 and the Director of Engineering, prior to the issuance of this Development Variance Permit.

CARRIED.

**c) DVP17-0020 – 2207 Millstream Road**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0020 be issued by the Council for the City of Langford to Josh Bisnett on behalf of Westshore Alliance Church to allow for one additional freestanding sign at 2207 Millstream Rd 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 Sign Bylaw No. 1250 are varied under Section 330 of the *Local Government Act*:

- a) That Section 11(a)(i) of Sign Bylaw No. 1250 be varied from one permitted freestanding sign per highway frontage to two freestanding signs per highway frontage.

CARRIED.

## 7. COMMITTEE RESOLUTIONS

### a) Planning, Zoning and Affordable Housing Committee – September 25<sup>th</sup>, 2017

1. **Application to Rezone 681 Rockingham Road from R2 to RS1 to allow a three lot subdivision with homes larger than 200m<sup>2</sup>**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 681 Rockingham Road from R2 to RS1, subject to the following terms and conditions:

- a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per new lot created above and beyond 2 lots, prior to subdivision approval:
  - i. \$2,772 towards the General Amenity Reserve Fund;
  - ii. \$660 towards the Affordable Housing Reserve Fund;
- b) 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 prior to subdivision approval, the applicant provides full frontage improvements to the standards of the Subdivision and Development Servicing Bylaw No. 1000 standards, and to the Director of Engineering. This will include but is not limited to removing the rock in the centre of the existing cul de sac, creating a parking bowtie, and installing a street light;
  - ii. That a Stormwater Management Plan shall be provided and all required measures recommended shall be implemented by the owner as a condition of Subdivision approval, to the satisfaction of the Director of Engineering;
  - iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.

AND

2. Direct staff to proceed with amending the text of the RS1 zone to allow the size of the principle use buildings to exceed a gross floor area of 200m<sup>2</sup>.

CARRIED.

**2. Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m<sup>2</sup> per side at 721 Station Avenue.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 721 Station Avenue:
  - i. That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m<sup>2</sup> per road frontage to a maximum height of 7m with a maximum sign area of 8m<sup>2</sup> per road frontage.

CARRIED.

**3. Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands to Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road from *Agricultural Strategy Lands to Hillside or Shoreline*;
2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:
  - a) That the applicant agrees to provide, as a **bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:
    - i. \$6,000 towards the General Amenity Reserve Fund; and
    - ii. \$1,000 towards the Affordable Housing Reserve Fund.
  - b) That the applicant agrees to provide, as a **bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:
    - i. \$3,660 towards the General Amenity Reserve Fund; and
    - ii. \$610 towards the Affordable Housing Reserve Fund.
  - c) That the applicant agrees to provide, as a **condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

- i. \$136,000 towards the General Amenity Reserve Fund.
      - d) 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 a 2.0m wide road dedication be provided along Latoria Road;
        - ii. That a 15m wide road dedication be provided for the proposed new road;
        - iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
        - iv. That all municipal works and third party utility services are installed within municipal road dedication;
        - v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
        - vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
        - vii. That a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
        - viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.
3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:
  - a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m<sup>2</sup> or greater and in accordance with Section 3.08."
  - b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) if the owner of the land proposed to be subdivided:
    - a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."
4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:
  - a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"
  - b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)
    - a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."
  - c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner
  - d) provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.
6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:
  - a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
  - b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
  - c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
  - d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

CARRIED.

**4. Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) Zone subject to the following terms and conditions:
  - a) That the owner agrees to provide **as a bonus for increased density**, the following contributions per new unit created, prior to subdivision approval or building permit issuance, whichever is first:
    - i. \$1525 towards the General Amenity Reserve Fund;
    - ii. \$610 towards the Affordable Housing Reserve Fund;
  - b) That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of additional commercial space added, prior to building permit issuance:
    - i. \$10.75 per m<sup>2</sup> of gross floor area towards the General Amenity Reserve Fund.
  - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that in consideration of any new development being constructed on site that the applicant agrees to the following:

- i. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Construction Parking Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
  - ii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provide a Stormwater Management Plan, to the standards of the Subdivision and Servicing Bylaw, No.1000 and to the satisfaction of the Director of Engineering;
  - iii. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant will implement the recommendations within a storm water management plan as well as assumes responsibility for all costs, on site and off site, required to manage the subject property's drainage concerns;
  - iv. That, prior to subdivision approval or building permit issuance, whichever is first, the applicant provides full frontage improvements and road dedication, if required, to the standards of the Subdivision and Development Servicing Bylaw No. 1000, and to the satisfaction of the Director of Engineering;
  - v. That prior to subdivision approval or building permit issuance, whichever is first, the applicant may be required to undergo upgrades and extensions to infrastructure, in order to utilize municipal services, all to the standards of the Subdivision and Servicing Bylaw No.1000 and the Director of Engineering; and
  - vi. That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the applicant.
- d) That prior to **Bylaw Adoption** the applicant provide written acknowledgement from the City of Langford Fire Chief that the building is safe for tenant and/or owner occupation.

CARRIED.

**Councillor Wade left the meeting due to conflict.**

## **8. REPORTS**

- a) **Application for Development Variance Permit to allow a reduced lot width and interior side yard setbacks at 2174 Bellamy Road in order to permit the development of a single-family lot and a duplex lot.**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council:

1. Direct staff to proceed with consideration of the following variances for 2174 Bellamy Road:
  - a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16m(52.5 ft) to 13.5m (44 ft);
  - b) That Section 6.21.06(4) of Zoning Bylaw No. 300 be varied from 3m (10 ft) to 1.5m (5 ft);

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 applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

CARRIED.

**Councillor Wade returned to the meeting.**

**Mayor Young and Councillor Seaton left the room for this item due to conflict.**

- b) Request for Years 2018-2027 Permissive Tax Exemptions – CCPR Park Residence GP Ltd.  
(Cherish Seniors Facility)  
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council proceed to give Tax Exemption Bylaw No. 1743, 2017 the first three readings.

CARRIED.

**Mayor Young and Councillor Seaton returned to the meeting.**

- c) 2017 Tax Sale  
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM  
SECONDED: COUNCILLOR SIFERT

That Council receive the 2017 Tax Sale Report.

CARRIED.

## **9. CORRESPONDENCE**

- a) Royal Canadian Legion Prince Edward Branch #091  
Re: Tent for the 2017 Remembrance Day Ceremony**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SZPAK

That Council grant The Royal Canadian Legion Prince Edward Branch #091 the use of the City's tent for their 2017 Remembrance Day Ceremony.

CARRIED.

**10. BYLAWS**

**a) BYLAW NO. 1710**

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

**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1710.

CARRIED.

**b) BYLAW NO. 1718**

**"City of Langford Permissive Tax Exemption Bylaw No. 1718, 2017."**

**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SAHLSTOM

That Council give Bylaw No. 1718 First, Second and Third Readings.

CARRIED.

**Mayor Young and Councillor Blackwell left the room due to conflict.**

**c) BYLAW NO. 1721**

**"Langford Zoning Bylaw, Amendment No. 495, (732 Meaford Ave), 2017".**

**(ADOPTION)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1721.

CARRIED.

**Mayor Young returned to the meeting.**

**d) BYLAW NO. 1730**

**"Langford Official Community Plan Bylaw, Amendment No. 25, (976 Dunford Ave), 2017".**

**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1730 Second and Third Reading.

CARRIED.

- e) **BYLAW NO. 1724**  
"Langford Zoning Bylaw, Amendment No. 498, (976 Dunford Ave), 2017".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1724 Second and Third Reading.

CARRIED.

Councillor Blackwell returned to the meeting.

- f) **BYLAW NO. 1738**  
"Langford Official Community Plan Bylaw, Amendment No. 27, (Omnibus Amendment to Map 2 – Growth Management & Land Use) Strategy), 2017".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1738 Second and Third Reading and that staff draft a transition/step-down policy on building height as part of Avi Friedman's visioning work.

CARRIED.

- g) **BYLAW NO. 1739**  
"Langford Zoning Bylaw, Amendment No. 505, (694 Goldstream Ave and 688 Granderson Rd), 2017".  
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1739 First Reading.

CARRIED.

Mayor Young and Councillor Seaton left the room due to conflict.

- h) **BYLAW NO. 1743**  
"City of Langford Tax Exemption Seniors' Supportive Living Housing Bylaw No. 1743, 2017."  
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1743 First, Second and Third Reading.

CARRIED.

Mayor Young and Councillor Seaton returned to the meeting.

- i) **BYLAW NO. 1744**  
"Langford Zoning Bylaw, Amendment No. 510, (1177 Goldstream Ave), 2017".  
(FIRST READING)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1744 First Reading.

CARRIED.

**11. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

- 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 negotiations between the municipality and the provincial government, as per Section 90 (2) (b) of the Community Charter.

AND

- b) That Council waive the requirement for public notice of the In-Camera meeting pursuant to section 127 of the *Community Charter*;
- c) That Council continues the meeting in closed session.

CARRIED.

**12. ADJOURNMENT**

The Chair adjourned the meeting at 7:30 pm.

  
\_\_\_\_\_  
PRESIDING COUNCIL MEMBER:

  
\_\_\_\_\_  
CERTIFIED CORRECT  
Corporate Officer