

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, March 18<sup>th</sup>, 2019 @ 5:15 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Acting Mayor D. Blackwell, Councillors: M. Sahlstrom, L. Szpak, and N. Stewart.

**ATTENDING**

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Corporate Services, B. Hutchins; Director of Planning, M. Baldwin; and Director of Engineering, M. Mahovlich.

**ABSENT**

Mayor Young and Councillors L. Seaton and R. Wade.

**Council called the meeting to order on the 2<sup>nd</sup> floor, 877 Goldstream Avenue, and moved upstairs to Council Chambers on the 3<sup>rd</sup> floor following the in camera portion of the meeting.**

**1. CALL TO ORDER**

Acting Mayor Blackwell called the meeting to order at 5:15 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR STEWART  
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda as presented.

CARRIED.

**3. IN-CAMERA RESOLUTION**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR STEWART

- 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 information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act* under Section 90 (1) (j) of the *Community Charter*.

- b) That Council continue the meeting in closed session.

CARRIED.

**Acting Mayor Blackwell resumed the regular Council meeting at 5:30 pm.**

**4. PUBLIC HEARINGS**

**a) BYLAW NO. 1814**

**"Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".**

The Acting Mayor opened the Public Hearing for Bylaw No. 1814 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Charles Guzauskas has applied to amend the zoning of 3238 Lodmell Road from the One- and Two-Family (R2) Zone to the Residential Small Lot 3 (RS3) Zone.

This is being proposed in order to allow for the development of four small strata lots that share a common access route.

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 per one-family lot created:

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

The applicant also agrees to register a covenant prior to Bylaw Adoption, which agrees to the following:

1. That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;
2. That the applicant install a solid 1.2m solid high fence along the north property line with an additional 0.3m of lattice on top;
3. That a minimum of two parking spaces be provided along the front of the subject property;
4. That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';
5. That the applicant provide 5% cash in lieu of park of the post rezoning value of the land; and
6. That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.

Additionally, Council authorizes the Director of Planning to issue the following variances with the required Development Permit for 3238 Lodmell Road:

1. That the minimum front yard setback to an attached garage be reduced to 3.0m (10 ft);

2. That the rear yard setback be reduced to 4.5m (15 ft); and
3. That the 2 off-street parking spaces be reduced to 0 in exchange for the construction of at least 2 on-street parking spaces along the frontage of this site.

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

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

The Acting Mayor called a first time for presentations.

None presented.

Acting Mayor Blackwell called a second time for presentations.

None presented.

Acting Mayor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1814 closed at 5:33 p.m.

**b) BYLAW NO. 1832**  
**"Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".**

The Acting Mayor opened the Public Hearing for Bylaw No. 1832 at 5:54 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Duncan Magee has applied on behalf of 644297 BC Ltd to amend the C3, District Commercial, Zone.

This is being proposed in order to allow one sheet metal fabrication business to continue operating at the property located at 1016 McCallum Road.

The sheet metal fabrication use was approved at this location by Council under a Temporary Use Permit, and included Conditions that:

- Prohibited unenclosed storage associated with the industrial use on the property; and
- That industrial use activities, deemed to be nuisances, are not detectable beyond the limits of the unit.

These conditions were omitted in the resolution for Bylaw No.1832, however Council may wish to have them included as they were recommended within the staff report.

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 Acting Mayor called a first time for presentations.

Duncan McGee asked Council to allow for storage outside.

Matthew Baldwin, Director of Planning said that parking issues are of concern.

A resident asked about other conditions of the C3 zone.

Acting Mayor Blackwell called a second time for presentations.

None presented.

Acting Mayor Blackwell called a third and final time for speakers. There being none, she declared the Public Hearing for Bylaw No. 1832 closed at 5:38 p.m.

**5. ADOPTION OF COUNCIL MINUTES**

**a) Minutes of the Regular Meeting of Council – March 4<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Regular Meeting of Council held on March 4<sup>th</sup>, 2019.

CARRIED.

**6. PUBLIC PARTICIPATION**

None presented.

**7. COMMITTEE RESOLUTIONS**

**a) Transportation and Public Committee – March 12<sup>th</sup>, 2019**

**1. Minutes of the Transportation and Public Works Committee – March 12<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SAHLSTROM

That the Transportation and Public Works Committee recommend to Council:

That Council:

Receive the minutes of the Transportation and Public Works Committee meeting held on March 12<sup>th</sup>, 2019.

CARRIED.

## 2. As and When Traffic Consulting Contract

MOVED BY: COUNCILLOR STEWART  
SECONDED: COUNCILLOR SZPAK

That the Transportation and Public Works Committee recommend to Council:  
That Council:

Authorize Director of Engineering, Michelle Mahovlich, to enter into an *As and When* contract to a maximum of \$40,000/annum with WATT Consulting for traffic engineering services for 2019 and 2020 funded through the Engineering Departments *Engineering for Future Capital Works* budget.

CARRIED.

## 3. Crosswalk Installation on Happy Valley Road at Walfred Road

MOVED BY: COUNCILLOR STEWART  
SECONDED: COUNCILLOR SZPAK

That the Transportation and Public Works Committee recommend to Council:  
That Council:

Install a marked and signed crosswalk with pedestrian-controlled flashers at a cost of \$27,000 and pursue funding with ICBC, with the City portion being applied to the Small Road Improvements budget.

CARRIED.

## 8. TEMPORARY USE PERMIT

### a) TUP19-0001 - #101 – 693 Hoffman Avenue

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR STEWART

That Council:

#### 1. Whereas:

- A. The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
- B. On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;

- C. The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
- D. The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
- E. The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
- F. The City received and reviewed over 30 proposals in response to the Request For Proposals, and identified Clarity Cannabis BC Ltd.'s proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
- G. Clarity Cannabis BC Ltd. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products.

**Now therefore be it resolved that Council issue Temporary Use Permit TUP19-0001 to Clarity Cannabis BC Ltd. for it to operate a Cannabis Retail Store at #101 – 693 Hoffman Avenue subject to the terms and conditions in the Temporary Use Permit as presented.**

CARRIED.

**9. REPORTS**

- a) **Westhills Lakefront Crown Land Application**
  - **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council:

- 1. Endorse the Crown Land Tenure Application to establish a public amenity area within the City's property located at 4000 Leigh Rd and abutting area of Langford Lake as shown on the plan attached to this report as Appendix A.

CARRIED.

**10. BYLAWS**

- a) **BYLAW NO. 1814**  
**"Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), 2019".**  
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1814 Second and Third Readings.

CARRIED.

- b) BYLAW NO. 1817**  
"Subdivision and Development Servicing Bylaw, Amendment No. 18 (Omnibus Amendments), Bylaw No. 1817".  
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1817 First, Second and Third Readings.

CARRIED.

- c) BYLAW NO. 1831**  
"Development Cost Charge Bylaw No. 1700, 2017 Amendment No. 2, 2019".  
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1831.

CARRIED.

- d) BYLAW NO. 1832**  
"Langford Zoning Bylaw, Amendment No. 558, (1016 McCallum Rd), 2019".  
(SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR STEWART

That Council give Bylaw No. 1832 Second and Third Readings.

CARRIED.

- e) BYLAW NO. 1835**  
"Sewer Connection Financial Assistance Amendment Bylaw No. 1835, 2019".  
(ADOPTION)

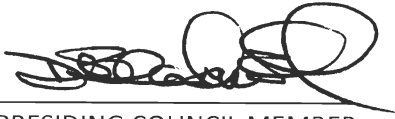
MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR STEWART

That Council adopt Bylaw No. 1835.

CARRIED.

11. ADJOURNMENT

Acting Mayor Blackwell adjourned the meeting at 5:44 pm.



PRESIDING COUNCIL MEMBER:

**DENISE BLACKWELL  
ACTING MAYOR**



CERTIFIED CORRECT  
Corporate Officer