

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, February 1<sup>st</sup>, 2010 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

---

**PRESENT**

Acting Mayor L. Seaton, Councillors: D. Blackwell, W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

Administrator, Jim Bowden, Treasurer, Steve Ternent, Deputy Clerk, L. Kaercher, City Engineer, John Manson and Planners, Leah Stohmann and Leanne Blackwell.

**ABSENT**

Mayor S. Young and Councillor M. Sahlstrom.

**1. CALL TO ORDER**

The Acting Mayor called the meeting to order at 7:00 p.m.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council approve the Agenda as amended: ADD: Agenda items 10(c) Bylaw No. 1262 and 10(d) Bylaw No. 1263 for adoption.

CARRIED.

**3. PUBLIC HEARINGS**

**a) Bylaw No. 1256 (File No. 3900-1256)**

**"Langford Zoning Bylaw, Amendment No. 272, (3350 Happy Valley Road), 2008".**

The Acting Mayor opened the Public Hearing for Bylaw No. 1256 at 7:01 p.m.

Acting Mayor Seaton 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. Acting Mayor Seaton 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 the Public Hearing was to hear from the public regarding Bylaw No. 1256 which, if adopted, would amend the zoning designation of 3350 Happy Valley Road from GR2 (Greenbelt Residential 2) to RM7A (Medium Density Apartment A ) and RS1 (Small Lot Residential 1). This is proposed in order to permit the development of approximately 16 multi-family dwelling units, of which 14 units may have a flex-unit.

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

In support of the rezoning, the applicant has agreed to:

- Provide \$4,800 per unit plus \$20,018.56 total toward the General Amenity Reserve Fund;
- Provide \$2,500 per unit toward the City Park Reserve Fund;
- Provide \$1500 per unit toward the ALR Acquisition Fund;
- Provide \$500 per unit toward the Affordable Housing Reserve Fund;
- Contribute cash in an amount equal to 10% of the assessed value of the land after rezoning, toward the General Amenity Reserve Fund;
- Connect the property to municipal water and sewer; and
- Register a covenant to establish that the applicant:
  - a) Provide the City with 277.3 m<sup>2</sup> (2,985 ft<sup>2</sup>) of the property along Happy Valley Road; and
  - b) Provide a 1.2 meter wide pathway to provide public access to the Galloping Goose trail and install signage directing the public to the trail;

This proposal is consistent with the Official Community Plan 'Neighbourhood' designation as well as the 'Urban Residential' designation in the South Langford Neighbourhood Plan, allowing a maximum density of one unit per 200 m<sup>2</sup>. Notifications and advertisements have been placed as required by Council policy.

The Acting Mayor called a first time for presentations.

Acting Mayor Seaton called a second time for presentations.

The Acting Mayor called a third and final time for presentation, there being none, the Acting Mayor officially declared the Public Hearing for Bylaw No. 1256 closed at 7:03 p.m.

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

##### **a) Minutes of the Regular Meeting of Council – January 18<sup>th</sup> , 2010**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR SIFERT

That Council approve the Minutes of the Regular Meeting of Council on January 18<sup>th</sup> , 2010.

CARRIED.

#### **5. PUBLIC PARTICIPATION**

Ms. Iona Longmore of 958 Flatman addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Joanne McMurdo of 960 Flatman addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Lesley Morrison of 938 Thrush addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Barb Harris of 3416 Turnstone addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Mr. Alan Morrison of 938 Thrush addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Carrie Burke of 3404 Turnstone addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Mr. Scott Robertson of 935 Klahanie addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Marion Sanderson of 3422 Turnstone addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Ms. Tracy Balloch of 935 Thrush addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

Mr. Alexander Grant of 3410 Turnstone addressed Council with respect to Agenda item 7(c) Application to rezone 936 Flatman Avenue.

## **6. DEVELOPMENT VARIANCE PERMIT**

- 1. Development Variance Permit Application 09-16 – 2567 Jeanine Application to vary the exterior side yard setback along a common property access route from 4.5 metres (15 feet) to 1.5 metres (5 feet) to allow for a wider building envelope on a proposed lot at 2567 Jeanine Drive (File No. DVP-09-16)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council issue Development Variance Permit No. DVP-09-16 for the City of Langford to Alan Jess of Selah Developments Inc. on behalf of Shawn and Paula van Donkersgoed to vary the exterior side yard setback along a common property access route to allow for a wider building envelope on Proposed Lot 1 on the parent property of 2567 Jeanine Drive subject to the following variance:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix DVP-09-16A).

2. Variance

The following regulations of Zoning Bylaw No. 300 are varied under Section 922 of the Local Government Act:

- a) That Section 6.21.06(1)(c) is varied by reducing the distance that a building or structure may be located from the exterior side lot line from the required 4.5 m (15 ft) to 1.5 m (5 ft).

CARRIED.

## **7. COMMITTEE RESOLUTIONS**

- a) Planning, Zoning & Affordable Housing Committee – January 11<sup>th</sup>, 2010**
  - 1. Walfred and Happy Valley Road Conceptual Plans (File No. 5260-20)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council approve the conceptual plans for Walfred Road and Happy Valley Road for road right of ways.

CARRIED.

**b) Transportation & Public Works Committee – January 12<sup>th</sup>, 2010**

**1. Conceptual Design of Walfred/Happy Valley Road (File No. 5400-20 Walfred & Happy Valley Roads)**

MOVED BY: COUNCILLOR SIFERT

SECONDED: COUNCILLOR SZPAK

That Council approve in principle the conceptual plans for Walfred Road and Happy Valley Road on the condition that staff works with the community to further refine the concept, particularly in the upper Walfred Road area.

CARRIED.

**c) Planning, Zoning & Affordable Housing Committee – January 25<sup>th</sup>, 2010**

**1. Application to rezone 936 Flatman Avenue (McCormick Meadows) from AG1 (Agriculture 1) to a new Comprehensive Development zone to allow for the development of approximately 501 residential units (File No. Z-09-24)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to prepare a bylaw to amend the zoning of the subject property from AG1 (Agriculture 1) to a new CD (Comprehensive Development) zone in order to accommodate the development of the property as shown on the plan presented by the applicant, subject to the following terms and conditions:

- a) That as a bonus for increased density on the subject property, the applicant agrees to provide the following contributions at the time of subdivision of single family lots and prior to building permit for townhouse and apartment units:
  - i) \$4,800 per unit plus \$4.96 per m<sup>2</sup> of lot area toward the General Amenity Reserve Fund;
  - ii) \$2,500 per unit toward the City Park Reserve Fund;
  - iii) \$1,500 per unit toward the ALR Acquisition Fund;
  - iv) \$500 per unit toward the Affordable Housing Reserve Fund; and
  - v) Ten single-family affordable houses or a variety of affordable housing of similar value;
  - vi) Transfer the 4.92 ha (12.16 ac) property located at 940 Latoria Road to the City;
- b) That Council direct staff to amend the South Langford Neighbourhood Plan designation of the subject property from Suburban to Comprehensive Development;
- c) That Council direct staff to further review the Traffic Impact Study, prior to first reading, to determine the costs associated with the recommended off-site improvements;
- d) That the applicant revise the stormwater management plan that was submitted and that this plan be reviewed and approved by staff, prior to public hearing, to the satisfaction of the City Engineer;
- e) That a revised lot layout be submitted, in accordance with the Edge Planning Guidelines of the ALC, prior to public hearing;
- f) That the applicant provide a nuisance easement in favour of the South Vancouver Island Rangers gun range, prior to bylaw adoption;
- g) That the applicant provide a nuisance easement in favour of Agriculture, prior to bylaw adoption;
- h) That the applicant provide, prior to bylaw adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following:

1. That as a condition of building permit, frontage improvements be provided to Subdivision and Servicing Bylaw No. 500 standards, to the satisfaction of the City Engineer;
2. That the property will be developed according to the recommendations outlined in the Wildland Urban Interface Fire Hazard Assessment Report, dated November 7<sup>th</sup>, 2009 by Strathcona Forestry Consulting;
3. That the property will be developed according to the recommendations outlined in the Environmental Impact Assessment Report, dated November, 2009 by ENKON Environmental Ltd.;
4. That the property will be developed according to the recommendations outlined in the stormwater management plan, as noted in item d) above, and to the satisfaction of the City Engineer;
5. That the applicant enter into a Development Servicing Agreement to complete the off-site road improvements recommended in the Traffic Study, prior to the issuance of any Building Permit;
6. That the applicant construct a 2 metre wide trail with a 1 metre wide maintenance strip on either side, with a maximum slope of 10% without a handrail and 15% with a handrail, with any grade changes between the adjacent property lines and the trail surface retained by a retaining wall, with 4 ft high black chain link fencing on the side of the trail adjacent to homes and additional fencing where the trail is adjacent to steep slopes or other hazards as deemed as such by the City and that all trails be topped with 100 mm thickness of 'Pathway mix' or approved equal;
7. That prior to issuance of a development permit, the applicant submit a tree retention plan, by an arborist, that addresses and provides recommendations to mitigate the effects of development on that portion of the property that is proposed to be dedicated as open space or for trail purposes;
8. That prior to any subdivision of the lands, the applicant will ensure that emergency access to the existing driveway on 940 Latoria is established to the satisfaction of the Fire Chief and that a statutory right-of-way that permits emergency road access through the subject property to the driveway on 940 Latoria Road is registered on title of the subject property;
9. That the applicant install privacy fences along lot lines adjacent to neighbours where appropriate;
- j) That Council direct staff to work with the applicant to finalize an alternative affordable housing amenity proposal, prior to first reading; and
- k) That staff work with the applicant to explore opportunities for horses to be permitted to access the perimeter trail.

CARRIED.

**d) Protective Services Committee – January 26<sup>th</sup>, 2010**

**1. Fire Safety Report – November & December, 2009 (File No. 0640-30)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the Fire Safety Report for November and December, 2009.

CARRIED.

**2. RCMP Monthly Report – December 2009 (File No. 0640-30)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the RCMP Monthly Report for December, 2009.

CARRIED.

**3. CRD Specialized Domestic Violence Unit (File No. 7400-01)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the report from RCMP Inspector Fisher with respect to CRD Specialized Domestic Violence Unit.

CARRIED.

**4. Amendment to the Ticket Information Authorization Bylaw No. 34, 1993 to enable more effective use of the ticketing system for graffiti vandalism, air-gun discharges and obstruction of City employees (File No. 3900-1265)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council direct staff to amend the Municipal Ticketing Authorization Bylaw by adding a new Schedule 1 (Designated Bylaws); Schedule 3 (Unsightly Premises); Schedule 7 (Firearms and Bow Use Bylaw); and Schedule 22 (Officers and Peace Officers Bylaw).

CARRIED.

**5. School District No. 62 (Sooke) Re: Community Liaison Officer (File No. 0400-70 xr 1850-20)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the letter of January 13, 2010 from Chairperson, Board of Education, School District No. 62 (Sooke) and direct staff to provide funding in the amount of \$4,000.00 to sustain the Community Liaison Officer position for the 2010-11 school year.

CARRIED.

**6. Pacific Centre Family Services Association Re: Community Outreach Prevention and Education Program Quarterly Report October to December, 2009 (File No. 0470-01)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council receive the Pacific Centre Family Services Association Community Outreach Prevention and Education Program Quarterly Report from October to December, 2009.

CARRIED.

**8. CORRESPONDENCE**

**a) Ms. Cindy Moyer, Moyer Creative Group  
Re: Climate Action West Shore (File No. 5280-01)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR WADE

That Council send a letter of support with respect to Climate Action West Shore to Ms. Cindy Moyer of Moyer Creative Group.

CARRIED.

**b) JE Anderson**  
**Re: Letter of Appreciation (File No. 0220-20)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR BLACKWELL

That Council receive with thanks the letter of appreciation dated January 20<sup>th</sup>, 2010 from Mr. D. Carrier of J.E. Anderson and Associates with respect to good local governance.

CARRIED.

**c) Gillian Petrini, Westshore Community Literacy Plan Coordinator**  
**Re: Community Literacy Action Plan (File No. 0360-01)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council appoint Councillor Lillian Szpak as Langford representative to the Community Literacy Action Plan committee.

CARRIED.

**d) Peter Willing Premier Entertainment**  
**Re: Music in the Park Proposal (File No. 8100-20M)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council retain Mr. Peter Willing of Peter Willing Premier Entertainment to provide Music in the Park at Veterans Memorial Park beginning July 4<sup>th</sup> to August 29<sup>th</sup>, 2010 for \$10,000 as outlined in his proposal dated January 26<sup>th</sup>, 2010.

CARRIED.

**9. BYLAWS**

**a) BYLAW NO. 1000 (File No. 3900-1000)**  
**“Langford Subdivision and Development Servicing Bylaw No. 1000, 2009”.**  
**(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1000 First Reading.

CARRIED.

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1000 Second Reading.

CARRIED.

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1000 Third Reading.

CARRIED.

**b) Bylaw No. 1256 (File No. 3900-1256)  
"Langford Zoning Bylaw, Amendment No. 272, (3350 Happy Valley Road), 2008".  
(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1256 Second Reading.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1256 Third Reading.

CARRIED.

**c) Bylaw No. 1262 (File No. 3900-1262)  
"Langford Zoning Bylaw, Amendment No. 277, (Comprehensive Development 14 –  
Englewood Hazelwood [CD14]), 2009".  
(ADOPTION)**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1262.

CARRIED.

**d) Bylaw No. 1263 (File No. 3900-1263)  
"City of Langford Housing Agreement (Englewood-Hazelwood) Bylaw No. 1263,  
2009".**

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1263.

CARRIED.

**10. ADJOURNMENT**

The Mayor adjourned the meeting at 7:34 p.m.

---

MAYOR

---

CERTIFIED CORRECT  
Clerk-Administrator