

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, May 3rd , 2010 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

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

ATTENDING

Administrator, Jim Bowden, Deputy Clerk, L. Kaercher, City Engineer, John Manson and City Planner, Matthew Baldwin and Planner, Leanne Blackwood, and Accountant, Audrey Kryklywyj.

ABSENT

Councillor R. Wade.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council approve the Agenda as presented.

CARRIED.

3. PUBLIC HEARING

a) BYLAW NO. 1280 (File No. 3900-1280)

"Langford Official Community Plan Bylaw; Amendment No. 3 (Community Energy and Emissions Reduction Strategy), 2010".

The Mayor opened the Public Hearing for Bylaw No. 1280 at 7:00 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 the Public Hearing was to hear from the public regarding Bylaw No. 1280 which, if adopted, amend the Official Community Plan with respect to adding greenhouse gas emissions and energy use reduction targets, policies and actions in accordance with the regulations outlined in Bill 27 The Local Government (Green Communities) Statutes Amendment Act enacted by the Province of British Columbia.

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

Bylaw No. 1280 amends the OCP by:

1. Adding to "Section 2.0 Our Sustainability Goals" 10-, 20-, and 30-year greenhouse gas emissions and energy use reduction targets in order to reduce greenhouse gas emissions and energy use, both at the community-wide level and an operational level 33% below 2007 levels by 2050 and per-capita emissions by 1 tonne of equivalent carbon dioxide per capita per year; and
2. Adding a range of policies and actions to achieve the greenhouse gas and energy use reduction targets.

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

The Mayor called a first time for presentation.

Mr. Ian McKenzie of 1139 Lippincott Road addressed Council in support of Bylaw No. 1280.

Mayor Young called a second time for presentations.

Mr. Ron Raynor of 2649 Savory Road addressed Council in support of Bylaw No. 1280.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1280 closed at 7:02 p.m.

4. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – April 19th, 2010

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SEATON

That Council approve the Minutes of the Regular Meeting of Council held on April 19th, 2010.

CARRIED.

5. PUBLIC PARTICIPATION

Mr. Bob Milne of 644 Goldstream Avenue addressed Council and requested written notification of Council Agenda items pertaining to development in his area.

6. DEVELOPMENT VARIANCE PERMIT

a) DVP-09-19 – Kettle Creek Lake

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR BLACKWELL

That Council issue Development Variance Permit No. DVP-09-19 to Rachael Sansom of Turner Lane Development Corporation on behalf of Emerald Lake Homes to vary the minimum interior side, rear yard, and exterior side lot line setbacks to allow accessory buildings on 57 lots in the Kettle Creek Subdivision within Goldstream Meadows subject to the following variances and conditions:

1. Appendices

The site shall be developed in accordance with the site plan attached (Appendix DVP-09-19A).

2. Variances

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

- a) That Section 3.05.02(6) be varied by reducing the minimum interior side and rear lot line setback from the required 1m (3.3ft) to 0m; and
- b) That Section 3.05.02(6) be varied by reducing the minimum exterior lot line setback from the required 6m (19.7ft) to 2m (6.6ft).

3. Conditions

Subject to the following conditions:

- a) That accessory buildings are placed in rear or interior side yards only, and not closer to the front lot line than the front façade of the principal building;
- b) That accessory buildings do not exceed a size of 9.29 m² (100 ft²);
- c) That accessory buildings do not exceed a height of 2.4m (8ft);
- d) That, where constructed adjacent to a building on a separate property, the accessory building is setback from the property line or constructed with a fire resistant framed wall in accordance with the *BC Building Code*; and
- e) That the variances issued are inclusive of any projecting features, such as rooflines and eaves.

CARRIED.

b) DVP-10-06 – 2649 Florence Lake Road

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council issue Development Variance Permit No. DVP-10-06 to Kent Sheldrake on behalf of Martin Road Joint Venture to vary the minimum lot width, minimum front lot line setback, and minimum interior side lot line setback to permit a 14-lot residential subdivision at 2649 Florence Lake Road subject to the following variances and conditions:

1. Appendices

The site shall be developed in accordance with the site plan attached (Appendix DVP-10-06A).

2. Variances

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

- a) That Section 6.21.02(3) be varied by reducing the minimum lot width from the required 16 m (52.5 ft) to:
 - (i) 15m (49.2ft) for proposed Lot 2;
 - (ii) 14m (45.9ft) for proposed Lots 3, 4;
 - (iii) 13m (42.7ft) for proposed Lots 1, 9-14;
 - (iv) 12m (39.4ft) for proposed Lots 5, 7, 8; and

(v) 11m (36ft) for proposed Lot 6.

- b) That Section 6.21.06(1)(a) be varied by reducing the minimum front lot line setback requirement from 6 m (19.7 ft) to 4.5 (14.8 ft) for the principal building and to 5.8m (19ft) for that portion of a building comprising a garage for proposed Lots 1-10 and 14-15; and
- c) That Section 6.21.06(1)(b) be varied by reducing the minimum interior side lot line setback requirement from 1.5 m (4.9 ft) to 1.2 m (3.9 ft).

3. Conditions

Subject to:

- a) That the rear lot line setbacks exceed the minimum distance required by the R2 (One- and Two-Family Residential) zone, as shown on the site plan attached.

CARRIED.

7. COMMITTEE RESOLUTIONS

a) **Protective Services Committee – April 27th, 2010**

1. **RCMP Monthly Report – February & March 2010 (File No. 0640-30)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the RCMP Monthly Policing Report for February & March 2010.

CARRIED.

2. **Fire Department Monthly Report – January, February & March 2010 (File No. 0640-30)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the Fire Department Monthly Report for January, February and March 2010 as outlined in the staff report dated April 27th, 2010.

CARRIED.

3. **2009 Langford Fire Rescue Annual Report (File No. 0645-20/Fire)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council receive the 2009 Langford Fire Rescue Annual Report.

CARRIED.

8. BYLAWS

- a) **BYLAW NO. 1280 (File No. 3900-1280)**
“Langford Official Community Plan Bylaw; Amendment No. 3 (Community Energy and Emissions Reduction Strategy), 2010”.
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1280 Second and Third Reading.

CARRIED.

- b) **BYLAW NO. 1283 (File No. 3900-1283)**
“City of Langford Housing Agreement (959A Walfred Road) Bylaw No. 1283, 2010”.
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1283.

CARRIED.

- c) **BYLAW NO. 1284 (File No. 3900-1284)**
“Tax Rate Bylaw, 2010”
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1284.

CARRIED.

9. 'IN CAMERA' RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

- 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 Personnel, Property, Bylaw Enforcement and Contract under section 90 (1) (a) (e) (f) & (k) of the Community Charter.
- b) That Council continues the meeting in closed session.

CARRIED.

10. ADJOURNMENT

The Mayor adjourned the meeting at 7:06 p.m.

MAYOR

CERTIFIED CORRECT
Clerk-Administrator