

**CITY OF LANGFORD**  
**MINUTES OF THE SPECIAL MEETING OF COUNCIL**  
**Monday, August 19<sup>th</sup>, 2019 @ 4:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Mayor Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, L. Szpak, N. Stewart and R. Wade.

**ATTENDING**

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Deputy Director of Engineering, G. Henshall; and Manager of Legislative Services, A. Proton.

**1. CALL TO ORDER**

Mayor called the meeting to order at 4:02 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

That Council approve the agenda as presented.

CARRIED.

**3. ADOPTION OF COUNCIL MINUTES**

**a) Minutes of the Regular Meeting of Council – July 15<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR STEWART

That Council approve the minutes of the Regular Meeting of Council held on July 15<sup>th</sup>, 2019.

CARRIED.

**4. PUBLIC PARTICIPATION**

The following residents approached Mayor and Council in regards to the proposed Temporary Use Permit (TUP) at 3680 Trans-Canada Highway.

Resident on Aspen Road is concerned with the uses listed on the TUP. Resident enquired about whether the property would be fenced, liability to property owners if there are trespassers, and whether the rural nature of the neighbourhood will be preserved.

Resident on Trans-Canada Highway expressed concern with the following potential issues: camping, fire safety, sewage disposal, security, liability, ice on access road, noise, and the difficulty of preventing trespassers.

Resident north of the property is concerned that a homeless camp may end up on the property. Resident enquired about a possible boundary/barrier between the properties, potential uses, what time activities will be scheduled, fire safety, keeping users away from whales, and sewage issues.

Mayor Young addressed residents stating that there should be limited impact on residents. The main intent is to provide day access to water activities for people who do not have waterfront property. There will be no camping in the TUP except for employees for overnight accommodation.

Resident on Trans-Canada Highway is concerned about the potential to have a hotel, restaurant, bar, camping or bike rentals on the property. Resident enquired how the City will prevent trespassing on neighbouring properties.

Representative of Goldstream Boathouse and Marina is concerned that waterfront access will affect the property/business and compete with the marina.

Mayor Young responded that the proposed programs are for students.

Legal Counsel for the Goldstream Boathouse and Marina enquired whether the City's Zoning Bylaw allows there to be a TUP on the property.

Resident on Camsusa Road requested details about camping, and how the City will stop people from having fires.

Mayor Young stated that people using the property will have the same fire restrictions as residents.

Resident on the Trans-Canada Highway has concerns about screening on the waterfront and about noise , but notes that the programs proposed so far seem to have reasonable hours. Resident enquired about the possibility of installing a gate to prevent people from driving or parking on residential properties.

Mayor Young advised that the pull-out is owned by the Province. The City will work with residents to mitigate security concerns.

Resident on Trans-Canada Highway is concerned about the potential uses in the TUP, the possibility of unauthorized youth parties, fire safety, and the preservation of peace and quiet.

Councillor Seaton stated that when security patrols are done properly, they can prevent unauthorized use. Resident on Goldstream Avenue appreciates the efforts Council is making to provide amenities and recreation in Langford. He likes the TUP approach and believes Council is addressing all concerns.

Resident on Trans-Canada Highway addressed Council for a second time, stating that it is very difficult to prevent trespassers and fight fires in the area.

Mayor Young stated that there will be no camping except for overnight accommodations for employees and that staff will work with residents to mitigate security concerns.

**5. COMMITTEE RESOLUTIONS**

**a) Parks, Recreation, Culture and Beautification Committee – July 4<sup>th</sup>, 2019**

**1. Minutes of the Parks, Recreation, Culture and Beautification Committee  
– July 4<sup>th</sup>, 2019**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on July 4<sup>th</sup>, 2019.

CARRIED.

**6. REPORTS**

**a) Strata Title Conversion of the Existing Apartment at 733 Goldstream Avenue  
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR SAHLSTROM

That Council endorse the strata-title conversion of the apartment building at 733 Goldstream Avenue; and

Require that either all the reduced City fees are paid back or that a no-separate sale covenant is registered on title for the remaining time of the original agreed upon 10-years of rental units; and

Require a covenant be registered that states individual stalls will be assigned to each tenant's unit as per the parking requirements of the zoning bylaw.

CARRIED.

**b) TUP19-0007 – 3680 Trans-Canada Highway  
- Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

THAT Council issue TUP 19-0007 to the City of Langford for a period of 3 years, with the following amendments: remove "campsite" and "hotel" as permitted uses, and add "overnight accommodation for employees" as a permitted use;

AND THAT Council direct staff to work with residents to assess and install the following security measures, if appropriate, at 3680 Trans-Canada Highway: a security gate at the top of the private residential driveway, an area for cars to turn around prior to entering a residential driveway, and fencing along areas with easy pedestrian access to other properties.

CARRIED.

**c) Pacifica License Agreement for 3680 Trans-Canada Highway**  
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

That Council authorize the Mayor and Chief Administrative Officer to execute the non-exclusive license agreement with Pacifica Paddle Sports.

CARRIED.

**d) Recreation, Park, Trail and Open Space Review**  
- **Staff Report (Parks and Recreation)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

That Council direct staff to proceed with the Park Land Comprehensive Review RFP process before reviewing the current Park DCC rates.

CARRIED.

**e) License to Occupy – Café Patio at 102-2778 Peatt Road**  
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR WADE

That Council authorize the Director of Corporate Services to register and have executed a License to Occupy Agreement with V2 Designs Ltd for the construction of a patio at 102-2778 Peatt Road that will extend into the road right of way. This Agreement will either terminate after a term of two years or in the event there is a change of ownership of the business licence, whichever is first, that will include a security for the City, in an amount equal to the costs to remediate the City property, all subject to the applicant receiving approval from the Director of Planning for the proposed patio design.

CARRIED.

f) **Temporary Road Closure for Sarah Beckett Memorial Park Opening**  
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

That Council direct staff to enable a full road closure of Glen Lake Road in both directions from Jenkins Avenue to the Belmont High School parking lot driveway on Glen Lake Road on Saturday August 24, 2019 from 12:00pm to 2:30pm for the Sarah Beckett Memorial Park Opening.

CARRIED.

g) **Bylaw No. 1860 – Application to Rezone the Two Unaddressed Properties from RR4 (Rural Residential 4) to CD-12 to Allow for Expansion of the CD-12 Development**  
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON  
SECONDED: COUNCILLOR WADE

That Council give First Reading to Bylaw No. 1860 as drafted to amend the zoning designation of the properties legally described as Lot 4, Section 28, Goldstream District, Plan VIP69106 and Section 115, Esquimalt District, Except That Part in Plan VIP69106, VIP84313, VIP85897, VIP87623, and EPP78517 from RR4 (Rural Residential 4) to CD-12 (Comprehensive Development 12) subject to the following terms and conditions:

- a) That the applicant provide, **prior to Public Hearing**, a Traffic Impact Study to the satisfaction of the Director of Engineering, which may include recommended road works that would then be required to be completed.
- b) That the applicant provides, **prior to Bylaw Adoption**, the registration of an amended Master Development Agreement on the Seacliff Properties Ltd. and Southpoint Partners Ltd. lands currently within the CD12 zone, as per the following:
  - i. The maximum number of dwelling units that may be constructed on lands currently owned by Seacliff Properties Ltd. shall be 1,600.
  - ii. The maximum number of dwelling units that may be constructed on lands currently owned by Southpoint Partners Ltd. shall be 850.
  - iii. Replace Schedule A1 with the revised Open Space Plan attached as Appendix A to this report.
  - iv. Any requirements of the Traffic Impact Assessment Study.
- c) That the applicant provides, **prior to Bylaw Adoption**, the registration of the revised Master Development Agreement, registered in priority of all other charges on title, on the subject properties.

Replace Section 6.101.04(8) of Bylaw 300 with, '*Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600.*'

Replace Schedule X of Bylaw 300 with the plan attached to this report as Schedule B.

CARRIED.

**7. BYLAWS**

- a) **BYLAW NO. 1860**  
"Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".  
(FIRST READING)

MOVED BY: COUNCILLOR WADE  
SECONDED: COUNCILLOR BLACKWELL

That Council give first reading to Bylaw No. 1860.

CARRIED.

**8. IN CAMERA RESOLUTION**

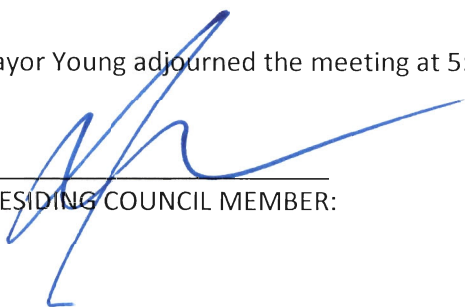
MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR SAHLSTROM


- 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 the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; under Section 90 (2) (b) of the Community Charter.
- b) That Council continue the meeting in closed session.

CARRIED.

**9. ADJOURNMENT**

Mayor Young adjourned the meeting at 5:35 pm.

  
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PRESIDING COUNCIL MEMBER:

  
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CERTIFIED CORRECT  
Corporate Officer