



Council Agenda

Tuesday, February 18, 2025, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 897 0956 7061

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 897 0956 7061

To Participate: During the public participation period, press **Star (*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press *6 to unmute the phone from your side as well.

We may experience a delay in opening the meeting due to technical difficulties. In the event that the meeting does not start as scheduled please be patient and stay on the line, we will get started as quickly as possible.

Public Dial-In Details are also posted at [Council & Committee Meetings - City of Langford](#)

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City of Langford

Council Minutes

January 13, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT: Mayor S. Goodmanson
Councillor K. Guiry
Councillor C. Harder
Councillor M. Morley
Councillor L. Szpak
Councillor M. Wagner
Councillor K. Yacucha

ATTENDING: D. Kiedyk, Chief Administrative Officer
B. Hutchins, Deputy Chief Administrative Officer
M. Watmough, Director of Legislative & Protective Services
L. Stohmann, Director of Community Planning & Climate Change
M. Dillabaugh, Director of Finance
K. Balzer, Director of Engineering and Public Works
C. Aubrey, Fire Chief
Y. Nielsen, Director of Parks, Recreation and Facilities
D. Petrie, Senior Manager of Business Development and Events
M. Miles, Manager of Legislative Services
B. Agland, System Administrator
L. Zetaruk, Analyst
B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:04 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Harder read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

Mayor Goodmanson read a statement regarding meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council approve the agenda as amended by adding an additional Public Participation specifically for City of Langford Park Dedication Bylaw No. 2218, 2025, as item #6 and that the remainder of the agenda be renumbered accordingly.

Motion CARRIED.

5. PRESENTATIONS

5.1 Woodlands Park

Mayor Goodmanson read a statement regarding the purchase of Woodlands Park.

A short video was presented to Council.

James Ridge, Woodlands Park Tenant Liaison, presented an update to Council.

6. PUBLIC PARTICIPATION - City of Langford Park Dedication Bylaw No. 2218, 2025

L. Foxall, Langford Resident - The speaker supports parks in Langford. The speaker expressed concern regarding the process.

P. Hamilton, Langford Resident - The speaker requested the park be accessible.

N. Johal, Langford Resident - The speaker ~~does support the bylaw~~ **stated they are not against any park purchases. The speaker expressed concern regarding the process.**

B. Jollymore, Langford Resident - The speaker expressed concern regarding the process.

W. Bowers, Langford Resident - The speaker expressed concern regarding transparency.

S. Plank, Langford Resident - The speaker expressed support for the bylaw.

C. Foxall, Langford Resident - The speaker expressed concern regarding transparency.

N. Johal, Langford Resident - The speaker expressed concern regarding future costs.

D. Aylott, Langford Resident - The speaker expressed concern regarding a possible conflict of interest. The speaker expressed concern about future costs.

R. McClure, Langford Resident - The speaker expressed support for the bylaw.

B. Elizabeth, Langford Resident - The speaker expressed gratitude for the due diligence of the staff involved with the bylaw.

S. Rossander, Langford Resident - The speaker expressed concern regarding the financials. The speaker expressed concern regarding transparency.

S. Sifert, Langford Resident - The speaker expressed concern regarding transparency.

A. Allen, Langford Resident - The speaker supports the bylaw.

Council at 7:54 pm motioned to extend the Public Participation - City of Langford Park Dedication Bylaw No. 2218, 2025 portion of the meeting. Please see the vote below.

C. Brody, Langford Resident - The speaker expressed concerns and solutions for future remediation.

T. Sunshine, Langford Resident - The speaker expressed support for the bylaw. The speaker expressed concern for the resident's relocation.

B. Armstrong, Langford Resident - The speaker expressed support for the bylaw. The speaker expressed concern about the timeline.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council extend the Public Participation - City of Langford Park Dedication Bylaw No. 2218, 2025 for all first-time speakers.

Motion CARRIED.

7. PUBLIC PARTICIPATION

F. Johnson, Langford Resident - re: Item 9.1 - The speaker expressed support for the bylaw.

R. McClure, Langford Resident - re: Item 9.2 - The speaker expressed support for the Greater Victoria Public Library 2025 budget and five-year financial plan.

S. Rossander, Langford Resident - re: Item 9.3 - The speaker stated there is a surplus for the West Shore Parks and Recreation Society budget.

M. Fleming, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the lack of a Traffic Impact Assessment.

L. Foxall, Langford Resident - re: Item 9.1 - The speaker expressed support for the bylaw.

8. CONSENT AGENDA

Minutes of the Special Council Meeting - December 16, 2024 12:30 pm (ADOPT)

Minutes of the Special Council Meeting - December 16, 2024 7:00 pm (ADOPT)

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

- Minutes of the Special Council Meeting - December 16, 2024 12:30 pm (ADOPT)
- Minutes of the Special Council Meeting - December 16, 2024 7:00 pm (ADOPT)

Motion CARRIED.

9. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

10. REPORTS**10.1 Bylaw No. 2217 - Application for a Text Amendment to Allow for a School**

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council:

1. Direct staff to give notice that Council will consider First, Second and Third Reading of Bylaw No. 2217 to amend the text of the BP9 zone to add 'School' as a permitted use for the property located at 691 Kodiak Way subject to the following terms and conditions:
 - a. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. A storm water management plan; and
 2. A mitigation plan.
 - ii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN.

Motion CARRIED.**10.2 Greater Victoria Public Library (GVPL) 2025 Budget and Five-Year Financial Plan**

MOVED BY: MORLEY

SECONDED: SZPAK

THAT Council approve the Greater Victoria Public Library 2025 Operating Budget and Five-Year Financial Plan as presented.

Motion CARRIED.**10.3 West Shore Parks and Recreation Society (WSPRS) 2025 Budget**

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council approve the 2025 West Shore Parks and Recreation Society budget and requisition request.

Motion CARRIED.

10.4 NG-911 Agreement Between Langford and CRD

MOVED BY: WAGNER
SECONDED: MORLEY

THAT Council approve the Bilateral Agreement as attached with such minor amendments as may be necessary and authorize Mayor and CAO or Corporate Officer to execute the Agreement on the City's behalf.

Motion CARRIED.

10.5 Accessibility Plan Adoption

MOVED BY: WAGNER
SECONDED: HARDER

THAT Council approve the City of Langford Accessibility Plan in collaboration with the Capital West Accessibility Advisory Committee.

Motion CARRIED.

11. BYLAWS

11.1 BYLAW NO. 2180 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 725 (3321 Luxton Road), Bylaw No. 2180, 2024". (ADOPTION)

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Council adopt Langford Zoning Bylaw, Amendment No. 725 (3321 Luxton Road), Bylaw No. 2180, 2024.

Motion CARRIED.

11.2 BYLAW NO. 2191 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 730 (946 Isabell Avenue), Bylaw No. 2191, 2024". (ADOPTION)

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Council adopt Langford Zoning Bylaw, Amendment No. 730 (946 Isabell Avenue), Bylaw No. 2191, 2024

Motion CARRIED.11.3 BYLAW NO. 2199 (Background report attached)

Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024". (ADOPTION)

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Council adopt Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024.

Motion CARRIED.11.4 BYLAW NO. 2218 (Background report attached)

"City of Langford Park Dedication Bylaw No. 2218, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: SZPAK
SECONDED: WAGNER

THAT Council give first, second and third readings to City of Langford Park Dedication Bylaw No. 2218, 2025.

Motion CARRIED.**12. IN CAMERA RESOLUTION**

MOVED BY: SZPAK
SECONDED: GUIRY

THAT Council close the meeting to the public pursuant to section 90 (1) (c) and (i) of the *Community Charter* to consider:

- labour relations or other employee relations;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion CARRIED.

Council proceeded to closed session at 9:00 pm

Council returned to open session at 10:11 pm

13. RISE AND REPORT

THAT Council advise that a member of the public has been banned from in person attendance at Council meetings for a three-month period.

14. ADJOURNMENT

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 10:11 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Council Minutes

February 3, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT: Mayor S. Goodmanson
Councillor K. Guiry
Councillor C. Harder
Councillor M. Morley
Councillor L. Szpak - Remote
Councillor M. Wagner
Councillor K. Yacucha

ATTENDING: B. Hutchins, Deputy Chief Administrative Officer
M. Watmough, Director of Legislative & Protective Services
M. Baldwin, Director of Development Services
L. Stohmann, Director of Community Planning & Climate Change - Remote
M. Dillabaugh, Director of Finance - Remote
K. Balzer, Director of Engineering and Public Works
Y. Nielsen, Director of Parks, Recreation and Facilities - Remote
K. Dube, Senior Manager of Information Technology and GIS
D. Petrie, Senior Manager of Business Development and Events - Remote
C. Aubrey, Fire Chief - Remote
N. Johnston, Legislative Services Administrative Coordinator - Remote

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:03 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Yacucha read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: HARDER
SECONDED: YACUCHA

THAT Council approve the February 3, 2025, Regular Meeting Agenda with the following amendments and renumber the agenda accordingly:

- Defer 8.2.1, 2025 Funding Requests to February 18, 2025

- Add as Item 5 – Presentation from the Mayor Re – Proposed Tariffs from the United States
- Add a new Section 14 titled "New Business" Resolution from Council with regard to Proposed Tariffs.

Motion CARRIED.

5. PRESENTATIONS

5.1 Presentation from Mayor Goodmanson - Proposed Tariffs from the United States

Mayor Goodmanson presented a speech regarding the proposed tariffs from the United States of America.

6. PUBLIC PARTICIPATION

Mayor Goodmanson opened public participation at 7:09 pm.

C. More, Langford Resident - Item 10.1 - Speaker expressed support for climate action related Strategic Plan initiatives and fiscal responsibility. Speaker expressed an interest in Council joining a class action lawsuit regarding the oil and gas industry. Item 11.2 - Speaker expressed support for the resolution as written.

R. Elliott - Item 11.2 - Speaker expressed support for the resolution as written noting a need for additional measures to protect our coastal and marine areas. Speaker expressed support for the provincial Coastal Marine Strategy framework.

A. Elgert, Vancouver Resident - Item 11.2 - Speaker expressed support for the resolution as written. Speaker expressed a need for additional coastal protections and measures to combat habitat loss and additional support and research for climate change impacts on shorelines. Speaker expressed support for the provincial Coastal Marine Strategy framework.

Mayor Goodmanson noted the online attendance of Councillor Szpak, and that he regretted to inform those in attendance at the onset of the meeting.

M. Pike, Oak Bay Resident - Item 8.1.1 - Speaker identified themselves as the proponent for Development Variance Permit (DVP24-0006 3003 Irwin Road) and could answer questions from Council if required.

W. Bowers, Langford Resident - Item 11.2 - Speaker expressed support for the resolution as written. Item 11.1 - Speaker encouraged Council to attract more doctors to the region. 10.1 - Speaker noted a need to delay spending due to economic uncertainty. Item 6 - Speaker expressed concern with the content of the minutes of the January 13, 2025 meeting.

N. Johal, Langford Resident - Item 6 - Speaker expressed concern with the content of the minutes of the meeting held January 13, 2025.

S. Sifert, Langford Resident - Item 11.2 - Speaker expressed an interest in bringing forward a park naming bylaw.

M. Wignall, Langford Resident - Item 11.1 - Speaker expressed support for the intent of the resolution as written but expressed concern regarding the municipality's scope. Item 11.2 -

Speaker expressed support for the resolution as presenting noting a need for cleaner marine areas.

Mayor Goodmanson closed public participation at 7:31 pm.

7. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

- Minutes of the West Shore Parks & Recreation Board of Directors Meeting - November 14, 2024 (RECEIVE)
- Minutes of the West Shore Parks & Recreation Board of Directors Meeting - December 12, 2024 (RECEIVE)
- Minutes of the Council Meeting - January 13, 2025 (ADOPT)
- Minutes of the Special Council Meeting - January 20, 2025 (ADOPT)
- Minutes of the Special Sustainable Development Advisory Committee Meeting - January 21, 2025 (RECEIVE)
- Minutes of the Special Council Meeting - January 27, 2025 (ADOPT)
- Minutes of the Community Advisory Committee Meeting - January 28, 2025 (RECEIVE)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

9. COMMITTEE RESOLUTIONS

9.1 Special Sustainable Development Advisory Committee Meeting Resolutions - January 21, 2025

9.1.1 Development Variance Permit - 3003 Irwin Rd - DVP24-0006

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for 3003 Irwin Road:

- a. That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking from the required 1.75 parking stalls per unit to 1.15 parking stalls per unit, subject to the following conditions:
 - i. That a minimum of 0.1 parking stalls per unit is assigned to visitors;
 - ii. That a minimum of 1.5 bike stalls per unit are provided;
 - iii. That of the bike stalls provided, a minimum of 10 non-standard bicycle stalls per building are provided that are sized to accommodate the parking of larger options like cargo-bikes, e-bikes and mobility scooters;

- iv. That at least 50% of all secure bicycle parking spaces have access to a 110v charging outlet;
- v. That common bike tools, a bike wash station, and repair stand are provided; and
- vi. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit.

Motion CARRIED.

OPPOSED: Mayor Goodmanson, Councillor Yacucha, Councillor Morley.

9.2 Community Advisory Committee Meeting Resolutions - January 28, 2025

9.2.1 2025 Funding Requests

Deferred to the February 18, 2025 Regular Meeting of Council.

10. NOTICES OF INTENT

10.1 TUP24-0005 - 997 and 999 Goldstream Ave

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Temporary Use Permit No. TUP24-0005 be issued by the Council for the City of Langford to Almosthome Childcare on behalf of June and Darrell Kolodziejak to allow a daycare for up to twenty four (24) children on the property legally described as Lot 2, Section 5, Esquimalt District, Plan 26285, PID no. 002-742-349 (997 and 999 Goldstream Avenue), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. **Expiry**

That the Temporary Use Permit is issued for a period of three (3) years and will expire on 3 February 2028.

Motion CARRIED.

10.2 DVP24-0005 - 2787 Lakeshore Pl

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Development Variance Permit No. DVP24-0005 be issued by the Council for the City of Langford to Steven Smith of SC Smith Building by varying Subdivision and Development Servicing Bylaw No. 1000 to eliminate the requirement for works and services on the frontage of Lake End Road of the property legally described as Lot C, Section 116, Esquimalt District, Plan VIP89359, PID No. 028- 807-871 (2787 Lakeshore Place), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Conditions

That the applicant provide two (2) additional street trees in accordance with Bylaw No. 1000 to the satisfaction of the Director of Parks, Recreation, and Facilities.

Motion CARRIED.

10.3 DVP24-0007 - 837 Hockley Ave

MOVED BY: GUIRY
SECONDED: YACUCHA

THAT Development Variance Permit No. DVP24-0007 be issued by the Council for the City of Langford to Jason Maximick of Verity Construction Ltd on behalf of 1326656 BC Ltd by reducing the number of off-site parking stalls from 150 parking stalls to 120 parking stalls and to reduce the front lot line from 2m to 1.06m on the property legally described as Lot A, Section 5, Esquimalt District, Plan EPP121108, PID No. 031-802-281 (837 Hockley Avenue), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Variances

a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking from the required 150 spaces to 120 spaces, subject to the following conditions:

i. Require 1.5 bike parking spots per unit of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be plumbed for electric bike charging to the satisfaction of the Director of Development Services.

b) That Section 6.57.07(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 2.0 m to 1.06 m for the first two floors of the building, as shown to the Sustainable Development Advisory Committee on November 12, 2024, subject to the following conditions:

i. That the owner, prior to the issuance of a Building Permit, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:

1. That the landscaping from the rear of the sidewalk, inclusive of the trees on the boulevard, be maintained by the property owner, to the satisfaction of the Director of Parks, Recreation, and Facilities.

Motion CARRIED.

10.4 DVP24-0008 - 797 Revilo Pl

MOVED BY: GUIRY
SECONDED: HARDER

That Development Variance Permit No. DVP24-0008 be issued by the Council for the City of Langford to Alan Lowe of Alan Lowe Architect Inc. by reducing the number of off-

street parking stalls from the required 1.25 per unit to 1.1 per unit on the property legally described as Lot 1, Section 73, Esquimalt District, Plan EPP127677, PID No. 031-935-737 (797 Revilo Place), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Variance

a. That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces required for an apartment in the City Centre from the required 1.25 spaces per dwelling unit to 1.10 vehicle spaces per dwelling unit, of which 0.10 shall be designated for visitor parking.

Subject to the following condition:

i. require 1.5 bike parking spots per unit, of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be plumbed for electric bike charging to the satisfaction of the Director of Development Services.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: SZPAK

THAT the main motion be amended by replacing the words "plumbed for" with "provided with" in section 1ai.

Motion CARRIED.

On the Main Motion:

That Development Variance Permit No. DVP24-0008 be issued by the Council for the City of Langford to Alan Lowe of Alan Lowe Architect Inc. by reducing the number of off-street parking stalls from the required 1.25 per unit to 1.1 per unit on the property legally described as Lot 1, Section 73, Esquimalt District, Plan EPP127677, PID No. 031-935-737 (797 Revilo Place), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Variance

a. That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces required for an apartment in the City Centre from the required 1.25 spaces per dwelling unit to 1.10 vehicle spaces per dwelling unit, of which 0.10 shall be designated for visitor parking.

Subject to the following condition:

i. require 1.5 bike parking spots per unit, of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be provided with electric bike charging to the satisfaction of the Director of Development Services.

Motion CARRIED.**11. REPORTS****11.1 Council Strategic Plan Update**

B. Hutchins, Deputy Chief Administrative Officer provided an overview of the report.

M. Baldwin, Director of Development Services, L. Stohmann, Director of Community Planning and Climate Change, M. Watmough, Director of Legislative and Protective Services, K. Balzer, Director of Engineering and Public Works, and B. Hutchins, Deputy Chief Administrative Officer responded to questions from Council.

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council approve the following recommended updates to the targeted completion dates and funding as noted throughout the 2023-2027 Council Strategic Plan Review Staff Report dated February 3, 2025:

1b: Amend completion to "Q3 2025"

1c: Mark as "Completed"

1d: Amend completion to "Q4 2025" and mark as "Partially Funded"

1e: Amend completion to "Q1 2026" and mark as "Funded"

1g: Mark as "Completed"

1h: Mark as "Completed"

1i: Mark as "Funded"

1j: Amend completion to "Q3 2025"

1k: Mark as "Completed"

1o: Mark as "Completed"

2a: Amend completion to "Q1 2026" and mark as "Funded"

2b: Mark as "Completed" and "Funded"

2d: Amend completion to "Q3 2025"

2e: Amend completion to "Q1 2026"

3a: Amend completion to "Q1 2026"

3c: Amend completion to "Q1 2026"

3f: Amend completion to "Q1 2026"

6a: Mark as "Completed"

6g: Mark as "Completed"

AND

THAT Council split objective 1f in the 2023-2027 Council Strategic Plan as follows:

1fa: Develop a Construction Impact Management Strategy and Early Guidance Document for Implementation (Funded, Q1 2025)

1fb: Draft the 'Good Neighbour' Policy and Priority Bylaws/Amendments for Adoption (Partially Funded, Q2 2026)

AND

THAT Council add the following new objective to the 2023-2027 Council Strategic Plan:

1q: Update the Environmental Development Permit Area Guidelines and Associated Maps (Funded, Q4 2025)

Langford's Environmental Development Permit Area guidelines apply to areas of sensitive ecosystems, riparian areas, and areas of potential habitat and biodiversity. The guidelines inform how new development, land alteration activities, and construction within these designated areas should be done in order to protect, enhance, and mitigate impacts to sensitive and significant natural features. Updated guidelines will incorporate the objectives of the Urban Forest Management Plan as well as address gaps and opportunities in the current guidelines to improve outcomes and incorporate best practices. The associated OCP maps designating where the guidelines apply will be updated to ensure, as much as possible, that they accurately represent the current extent of these features.

AND

THAT Council direct staff to prepare a summary document of these amendments as an Appendix to the 2023-2027 Council Strategic Plan that can be made available to the public.

Motion CARRIED.

12. NOTICE OF MOTION

12.1 Notice of Motion from January 20, 2025

Free Pelvic Floor Physiotherapy Treatments - Councillor Guiry

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council endorse the following resolution:

WHEREAS people who are postpartum may experience pelvic floor dysfunction, including incontinence, pain, and prolapse, as a direct result of pregnancy and childbirth, which significantly impacts quality of life, mental health, long-term physical well-being and creates inequitable financial burdens;

AND WHEREAS the Canadian Physiotherapy Association recognizes pelvic floor physiotherapy as an evidence-based, non-invasive treatment option that improves postpartum recovery; however, the lack of both equitable access to pelvic floor

physiotherapy and education about the benefits contributes to healthcare costs associated with untreated pelvic floor dysfunction, including corrective surgeries, chronic conditions and the expense of personal hygiene products;

THEREFORE BE IT RESOLVED THAT the provincial government work with healthcare professionals, including physiotherapists, obstetricians, midwives and nurse practitioners to ensure postpartum care involves informing patients about and provides patients equitable access to pelvic floor assessments and physiotherapy services, regardless of income or insurance status;

BE IT FURTHER RESOLVED THAT the Province of British Columbia implement a program to provide free pelvic floor physiotherapy treatments as part of the standard postpartum care under the BC Medical Services Plan (MSP).

Motion CARRIED.

12.2 Notice of Motion from January 27, 2025

Legislating the BC Coastal Marine Strategy Resolution - Councillor Wagner

MOVED BY: WAGNER

SECONDED: YACUCHA

THAT Council endorse the following resolution:

WHEREAS in July 2024, following extensive consultation with First Nations and stakeholders, the Government of BC released its first-ever Coastal Marine Strategy, providing a 20-year vision of “a diverse, productive and resilient coastal marine environment that is valued in its own right and that supports the prosperity, health and well-being of coastal communities now and into the future” (p.3);

AND WHEREAS the Coastal Marine Strategy details nine important goals (diverse marine life; abundant wild Pacific Salmon; a clean coast; climate-ready communities; a sustainable coastal economy; vibrant coastal communities; trusting, respectful relationships; a robust tool kit; and integrated and balanced management), but does not have the force of law, and codifying the Strategy into law will support its success and longevity rather than leaving it dependant on the priorities of the government of the day;

THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to enshrine the B.C. Coastal Marine Strategy into law.

Motion CARRIED.

13. CORRESPONDENCE

13.1 2024 Q4 - WSPR Facility Master Plan Progress Report

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council receive the 2024 Q4 - WSPR Facility Master Plan Progress Report for information.

Motion CARRIED.**14. BYLAWS****14.1 BYLAW NO. 2169**

"Langford Zoning Bylaw, Amendment No. 719 (766, 770, 774, 778, 782 Meaford Avenue and 2911, 2912, 2914, 2916 Aprell Place), Bylaw No. 2169, 2024". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council give "Langford Zoning Bylaw, Amendment No. 719 (766, 770, 774, 778, 782 Meaford Avenue and 2911, 2912, 2914, 2916 Aprell Place), Bylaw No. 2169, 2024", first, second and third readings.

Motion CARRIED.

OPPOSED: Councillor Wagner

14.2 BYLAW NO. 2204

"Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council give Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024, first second and third readings.

Motion CARRIED.**14.3 BYLAW NO. 2217**

"Langford Zoning Bylaw, Amendment No. 746 (691 Kodiak Way), Bylaw No. 2217, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council give Langford Zoning Bylaw, Amendment No. 746 (691 Kodiak Way), Bylaw No. 2217, 2025, first, second and third readings.

Motion CARRIED.**15. NEW BUSINESS****15.1 Resolution from Council with Regard to Proposed Tariffs**

MOVED BY: MORLEY
SECONDED: YACUCHA

Council Resolves that in the event the United States imposes unjustified tariffs on Canadian goods exported to the United States, Council directs staff as follows:

To support and collaborate with all levels of government, including the provincial economic task force. And to align our efforts with the countermeasures deemed necessary by the provincial and federal governments.

AND

To follow the procurement practices of the Province where possible to ensure the City's purchases are directed to products made in Canada or other tariff affected countries.

AND

Once the budget is approved, to expedite shovel-ready projects to help maintain economic activity in Langford.

AND

Confer with local Langford businesses who will be affected by future exports to the US to understand the impact on their operations and promote local businesses through targeted awareness campaigns.

Motion CARRIED.

16. IN CAMERA RESOLUTION

MOVED BY: HARDER
SECONDED: MORLEY

THAT Council close the meeting at 9:37pm to the public pursuant to section 90 (1) (e) of the *Community Charter* to consider:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Motion CARRIED.

17. ADJOURNMENT

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council adjourn the meeting at 10:02 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP24-0006 – 3003 Irwin Road

That Development Variance Permit No. DVP24-0006 be issued by Council for the City of Langford to Matthew Pike on behalf of Westhills Land Corporation to reduce the number of off-street parking stalls from 133 parking stalls to 88 parking stalls at 3003 Irwin Road, subject to the following terms and conditions:

1. Variances

The following regulation of Zoning Bylaw No. 300 be varied pursuant to section 498 of the *Local Government Act*:

- a) That Section 4.01.01 be varied to reduce the off-street parking from the required 1.75 parking stalls per unit to 1.15 parking stalls per unit.

2. Conditions

The following requirements are imposed pursuant to section 498 of the *Local Government Act*:

- a) That a minimum of 0.1 parking stalls per unit is assigned to visitors;
- b) That a minimum 05 1.5 bike stalls per unit are provided;
- c) That of the bike stalls provided, a minimum of 10 non-standard bicycle stalls per building are provided that are sized to accommodate the parking of larger options like cargo-bikes, ebikes and mobility scooters;
- d) That at least 50% of all secure bicycle parking spaces have access to a 110v charging outlet;
- e) That common bike tools, a bike wash station, and repair stand are provided; and
- f) That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address. Information on how to participate in this meeting is listed below.

MEETING DATE:

18 February 2025

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP24-0006

Location:

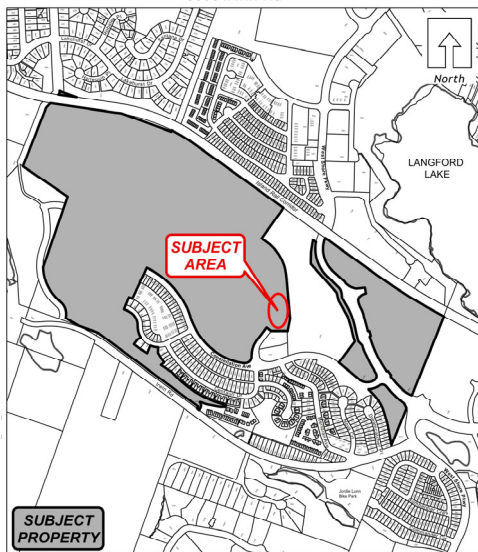
3003 Irwin Road, as shown shaded on the attached map

Zoning:

Comprehensive Development 3— Westhills (CD3)

Purpose:

Development Variance Permit Application to reduce the on-site parking requirements from 1.75 parking spaces per unit to 1.15 parking spaces per unit.



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

The report will be available here Langford.ca/city-hall/public-notices once the agenda is posted to the website the Friday before the meeting.

**Ask Questions or
Submit Questions:**

Email: planning@langford.ca
Mail: City of Langford

«File»

«Recipients» «Current»
«MailingAddress»
«City» «Prov» «PostalCode»

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting:

You may speak during the “Public Participation” section of the meeting. Participation is by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting:

View in the Zoom app, or watch the recording at Langford.ca.

Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford



Staff Report to Council

DATE: Tuesday, February 18, 2025

DEPARTMENT: Planning

SUBJECT: Application for a New Lounge Area Endorsement License for Ryes and Shine Craft Distillery at 103-2323 Millstream Road – License No. 114899

EXECUTIVE SUMMARY:

Ryes and Shine Craft Distillery, owned by operator Kelly Darwin, recently leased the property at 103-2323 Millstream Road and is applying through the Liquor and Cannabis Regulation Branch (LCRB) for a Lounge Area Endorsement, which allows manufacturers to sell liquor for onsite consumption, sell samples without a daily maximum volume per person, and offer entertainment and amplified sound.

Currently, the participation of the local governments in the review of liquor license applications allows municipalities to either opt-out of the review process entirely and leave it to the licensee to post an advertisement in the newspapers and an onsite notification board to notify surrounding neighbors for comment to the LCRB, or opt-in, which includes the process of notifying the public through mail outs or advertisements. If Council wishes to comment on the application, whether positive or negative, the City will be required to opt-in and undertake the notification process.

BACKGROUND:

Since 1987-88, the site has operated as a pub, with a lounge, patios, and a brewery being added over the years. The brewery opened in 2016 and was operated by a separate company known as the Axe and Barrel Brewing Company. This change of business also required a new liquor license application and review by Local Government. The Axe and Barrel closed in 2020. In 2021 a new business opened which operated as The Millstream Beverage Company Ltd. That business also closed, in July of 2024.

Table 1: Site Data

<i>Applicant</i>	Kelly Darwin of Ryes and Shine Craft Distillery
<i>Owner</i>	1145316 BC Ltd.
<i>Civic Address</i>	103-2323 Millstream Road
<i>Legal Description</i>	Lot A (DD S81695), Section 1, Range 3 West, Highland District, Plan 38502, PID No. 008-078-939
<i>Size of Property</i>	3,927m ²
<i>DP Areas</i>	None

<i>Current Zoning</i>	Neighbourhood Mixed Use (C6A)
<i>Current OCP Designation</i>	Neighbourhood Centre

COMMENTARY:

Kelly Darwin, operator of the Ryes and Shine Craft Distillery, has applied to operate a distillery at 103-2323 Millstream Road. The operator has opted to apply for a Lounge Area Endorsement license. Person capacity for the Millstream Beverage Company Ltd. was 35 inside and 45 on the patio for a total of 80. The new operation is requesting an increase in person capacity to 100, with 36 inside and 64 on the patio. This occupancy load has been reviewed by the City's Building Department.

Capacity:

Area	Proposed Capacity
Lounge and Bar Area	36
Outside Patio	64
Total Capacity	100

The hours of operation are proposed to be reduced slightly from the hours utilized by the former business at this location. As shown below, Ryes and Shine intends to open one hour later each day and close at 11pm, including on Fridays and Saturdays. The operator has noted that the hours may be reduced in the off-season when the patio is closed.

Previous Hours of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11 am	11 am	11 am	11 am	11 am	11 am	11 am
Close	11 pm	11 pm	11 pm	11 pm	12:30 am	12:30 am	11 pm

Proposed Hours of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	12 pm	12 pm	12 pm	12 pm	12 pm	12 pm	12 pm
Close	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm

Bylaw Enforcement has stated that this site has historically followed regulation well enough to keep from attracting complaints or attention from the Liquor Inspectors. From a Bylaw Enforcement perspective there is little to indicate that the City should anticipate any problems, especially given that the hours are being reduced.

Should Council decide to opt into the notification process, notifications would be sent by mail to neighbours within 30 meters of the subject property, similar to that of a Development Variance Permit.

If Council decides to opt out of notification and the gathering of public input, the LCRB will direct the licensee to undertake their own notification process, including advertisements in the local newspaper and posting a notification advertisement onsite to complete their own review process.

Given that this application is to continue a similar use, Council may wish to opt out of the notification process for this application. Traditionally, the City has opted out of this process unless an application is perceived to be potentially impactful to the neighbourhood.

Strategic Plan Alignment

The proposed application aligns with Section 3: Economic Development and Section 5: Good Governance of Council's Strategic Plan.

Financial Implications

In this instance, the policing costs should remain the same since this is a continued use that has operated on this site for many years.

If Council decides to opt-in to notifying, the cost of providing mailouts to neighbours within 30 meters of the site would be approximately \$45. As this application is referred to us from the LCRB, there is no application fee, and the City is not able to recover the costs.

If Council decides to opt-out of comment, there would be no cost to the City for this process.

Legal Implications

The authority to issue or amend liquor licenses and endorsements rests solely with the Province. The Liquor and Cannabis Regulation Branch does refer to Council for comment, which may give the perception that the City controls the process. Notwithstanding this perception, the City should not be found liable for the way in which the Province exercises its authority in this realm.

OPTIONS:

Option 1

THAT Council inform the Liquor and Cannabis Regulation Branch that the City of Langford will opt out of conducting notification for a Lounge Area Endorsement for Ryes and Shine Craft Distillery at 103-2323 Millstream Road.

Or Option 2

THAT Council inform the Liquor and Cannabis Regulation Branch that the City of Langford will complete our own notification and provide the findings to the LCRB regarding the application for a Lounge Area Endorsement for Ryes and Shine Craft Distillery at 103 -2323 Millstream Road;

AND

Direct staff to begin the notification process for the surrounding area within 30 meters of the subject property.

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

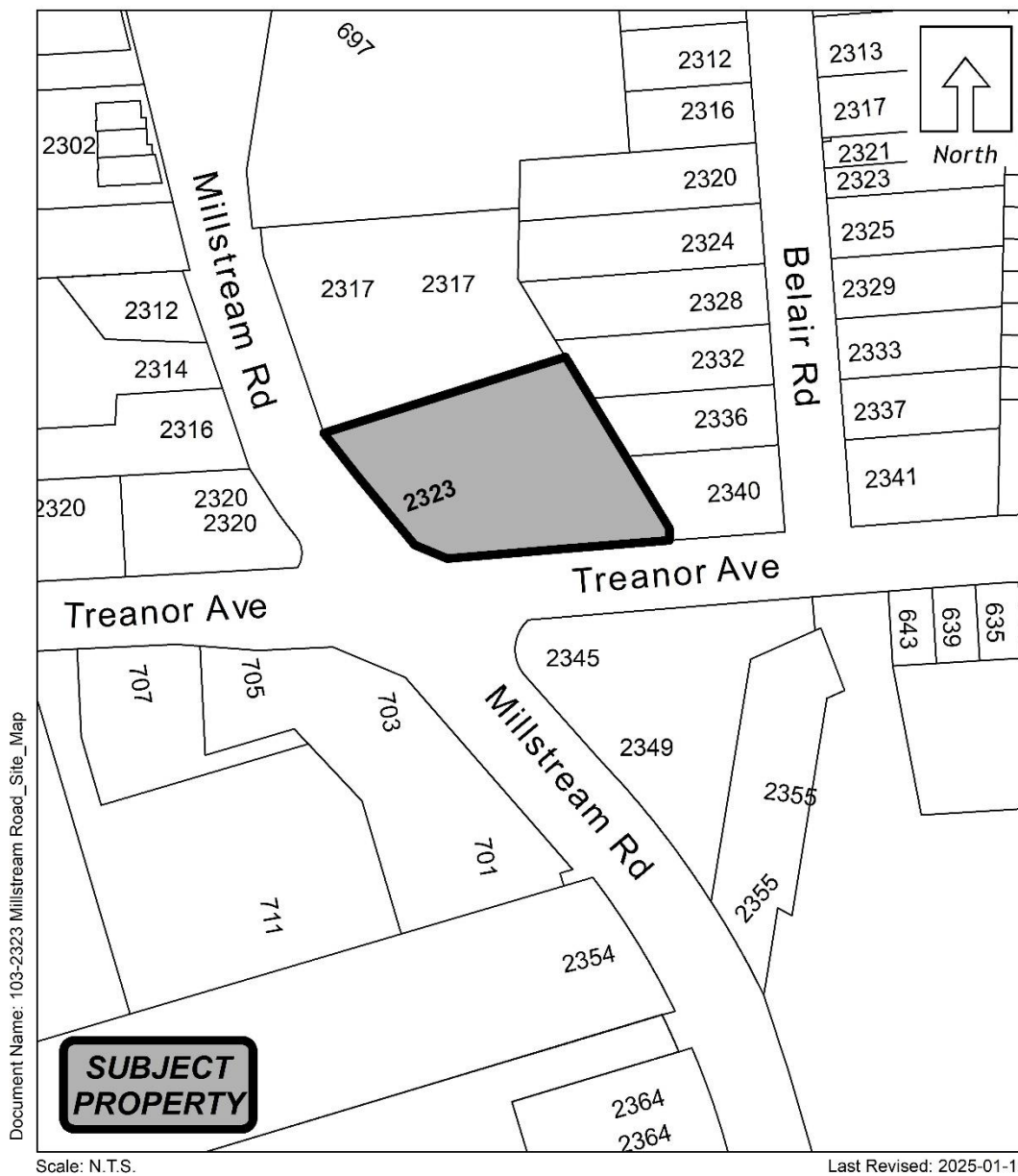
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: none

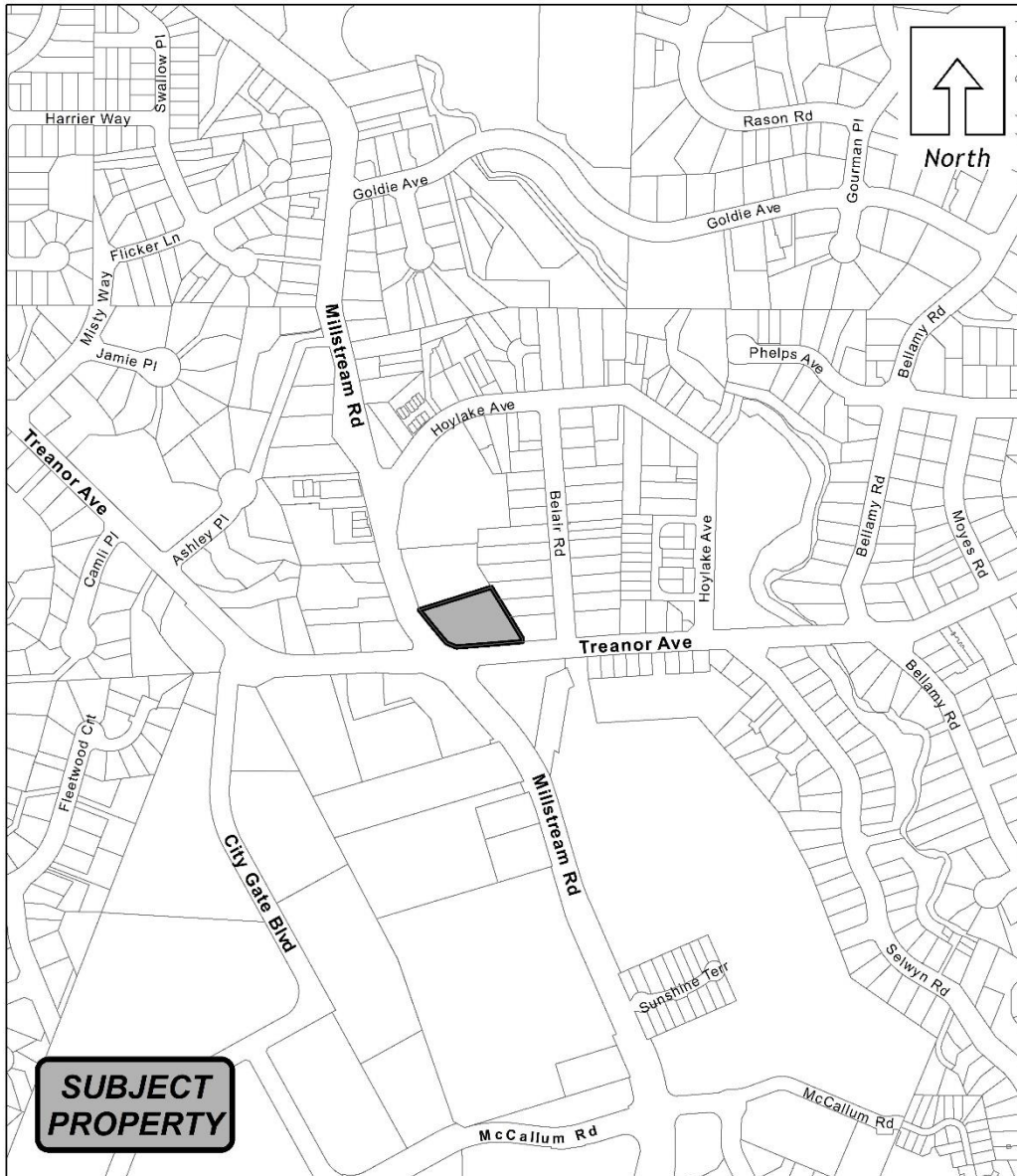
Appendix A - Site Map

103-2323 Millstream Road



Appendix B - Location Map

103-2323 Millstream Road



Document Name: 103-2323 Millstream Road_Location_Map

Scale: N.T.S.

Last Revised: 2025-01-16



Staff Report to Council

DATE: Tuesday, February 18, 2025

DEPARTMENT: Engineering

SUBJECT: Award of Construction Contract for Centre Mountain Work Package 8

EXECUTIVE SUMMARY:

The purpose of this staff report is to seek Council's approval to award the construction contract for Centre Mountain Work Package (WP) 8 to the lowest bidder, Coast Utility Contracting Ltd. at an amount of \$6,552,115.00 plus GST funded via the appropriate LSA fund, as recommended by the City's project consultant. The project was tendered publicly on BC Bid. The tender closed on Friday, January 31, 2025 at 2:00 p.m. A total of eight (8) bids were received. In accordance with the City's Purchasing Policy, all bids were opened and witnessed publicly. There are no known budgetary or compliance issues with the lowest bid and substantial completion is scheduled for December 2025.

For clarification, this contract is separate from the Centre Mountain Residential (CMR) and Centre Mountain Business Park (CMBP) contracts previously awarded by Council. The WP8 tender package focuses on key components of the water system (pump station, reservoir and pressure control station) that are essential to delivering on our collective obligations under the 2017 Reconciliation Agreement. This water system will be owned, operated, and maintained by the Capital Regional District (CRD) and is eligible for Juan de Fuca Water Distribution System (JDFWDS) Development Cost Charge (DCC) credits administered by the City in accordance with the CRD's bylaws and policies.

BACKGROUND:

Centre Mountain – Reconciliation and Boundary Adjustment Agreements

At the February 6, 2017 Regular Council meeting ([see staff report distributed at meeting](#)), Council approved the signing of the Reconciliation and Boundary Adjustment agreements; commonly referred to as the tripartite land swap between Beecher Bay First Nation, the District of Metchosin, and the City of Langford. This historic land swap was the beginning of the Centre Mountain development that will result in economic independence for Beecher Bay First Nation, the preservation of green space for Metchosin, and regionally beneficial services, housing, and jobs.

Centre Mountain Development LAS/LSAs Background

At the February 22, 2022 Regular Council meeting ([see agenda page 554](#)), Council adopted the following three bylaws related to the Centre Mountain development:

1. Centre Mountain Water Service Local Area Service Establishment Bylaw No. 2038, 2022;
2. Centre Mountain Residential Community Roadway Local Area Service Establishment Bylaw No. 2040, 2022; and
3. Centre Mountain Business Park Community Roadway Local Area Service Establishment Bylaw No. 2042, 2022.

At the July 18, 2022 Regular Council meeting ([see agenda page 405](#)), Council adopted the following three bylaws related to the Centre Mountain development:

1. Centre Mountain Water Service Loan Authorization Bylaw No. 2039, 2022;
2. Centre Mountain Residential Community Roadway Loan Authorization Bylaw No. 2041, 2022; and
3. Centre Mountain Business Park Community Roadway Loan Authorization Bylaw No. 2043, 2022.

At the December 5, 2022 Regular Council meeting ([see agenda page 44](#)), Council adopted the following three additional bylaws related to the Centre Mountain development:

1. Centre Mountain Water Service Local Area Service Temporary Borrowing Bylaw No. 2106, 2022;
2. Centre Mountain Residential Community Roadway Local Area Service Temporary Borrowing Bylaw No. 2107, 2022; and
3. Centre Mountain Business Park Community Roadway Local Area Service Temporary Borrowing Bylaw No. 2108, 2022.

For further background information on the Centre Mountain development LAS/LSAs, please see the staff report from February 7, 2022 Regular Council meeting ([see agenda page 226](#)).

Centre Mountain Development Work Packages Background

The Centre Mountain development is divided into Centre Mountain Business Park (CMBP) and Centre Mountain Residential (CMR) with City Works generally phased as follows:

- Agreements/Approvals:
 - With landowners, MOE, MoTI, CRD, Metchosin, WSES, etc.
- Earthworks:
 - Stripping, grading, blasting, scaling, retaining walls, etc.
- Civil:
 - Deep Utilities Installation: storm drain, sanitary sewer, watermain, etc.
 - Shallow Utilities Coordination: BC Hydro, Telus, Shaw, Fortis Gas, etc.
 - Road and Frontage Works: paving, curb/gutter, sidewalk, boulevard, landscaping, irrigation, driveways, streetlights, fence, paint, signage, etc.

For tender and construction purposes, the Centre Mountain development LAS works were divided into nine packages as follows:

- Work Package 1: CMR new roadway (east section) spanning from Happy Valley Road to approximately 350m west.
- Work Package 2: CMR new connector roadway (west section) spanning from WP1 (west limit) to the boundary of the Centre Mountain Business Park.
- Work Package 3: Sooke Road works on existing Highway 14 at the proposed Business Park access (west of the intersection of Sooke Road and West Shore Parkway).
- Work Package 4: CMBP new roadway (east section) spanning from Sooke Road intersection (WP3 limits) south to the boundary of Centre Mountain Residential (WP2 limits).
- Work Package 5: CMBP new roadway (west section) cul-du-sac with emergency access to Woodruff Road spanning from the middle of WP4 west and north towards Sooke Road (no connection to Sooke Road here).
- Work Package 6: CMR new roadway (north section) spanning from the west end of WP2 to the proposed reservoir.
- Work Package 7: Intersection improvements and/or signalization of the two new intersections at Sooke Road (CMBP) and Happy Valley Road (CMR); to be included in WP3 and WP1, respectively.
- Work Package 8: New water pump station, reservoir, and three PRVs within the Centre Mountain development (CMBP and CMR).
- Work Package 9: For material supply, as necessary (CMBP and CMR).

COMMENTARY:

The project was tendered publicly on BC Bid. The tender closed on Friday, January 31, 2025 at 2:00 p.m. A total of eight (8) bids were received. In accordance with the City's Purchasing Policy, all bids were opened and witnessed publicly. The bids were then reviewed by the City's project consultant, Stantec Consulting Ltd., who prepared the following summary of tender bid prices results in Table 1, listed in order of total bid price. The bid prices are listed exclusive of GST because the City claims the GST back.

Table 1: WP8 Bid Summary

Company	Total Bid Price (excluding GST)
Coast Utility Contracting Ltd.	\$6,552,115.00
Regehr Contracting Ltd.	\$6,800,817.30
Windley Contracting Ltd.	\$7,092,720.00
Industra Construction Corp.	\$7,174,153.33
Ridgeline Mechanical Ltd.	\$7,228,722.86
Hazelwood Construction Services Inc.	\$7,254,802.98*
CanWest Mechanical Inc.	\$7,265,859.21*
Copcan Civil Ltd.	\$7,291,247.00

**Tender price adjusted due to minor arithmetic errors*

The location of the WP8 key water system components (pump station, reservoir and pressure control station) within CMR & CMBP are as shown in Figure 1.

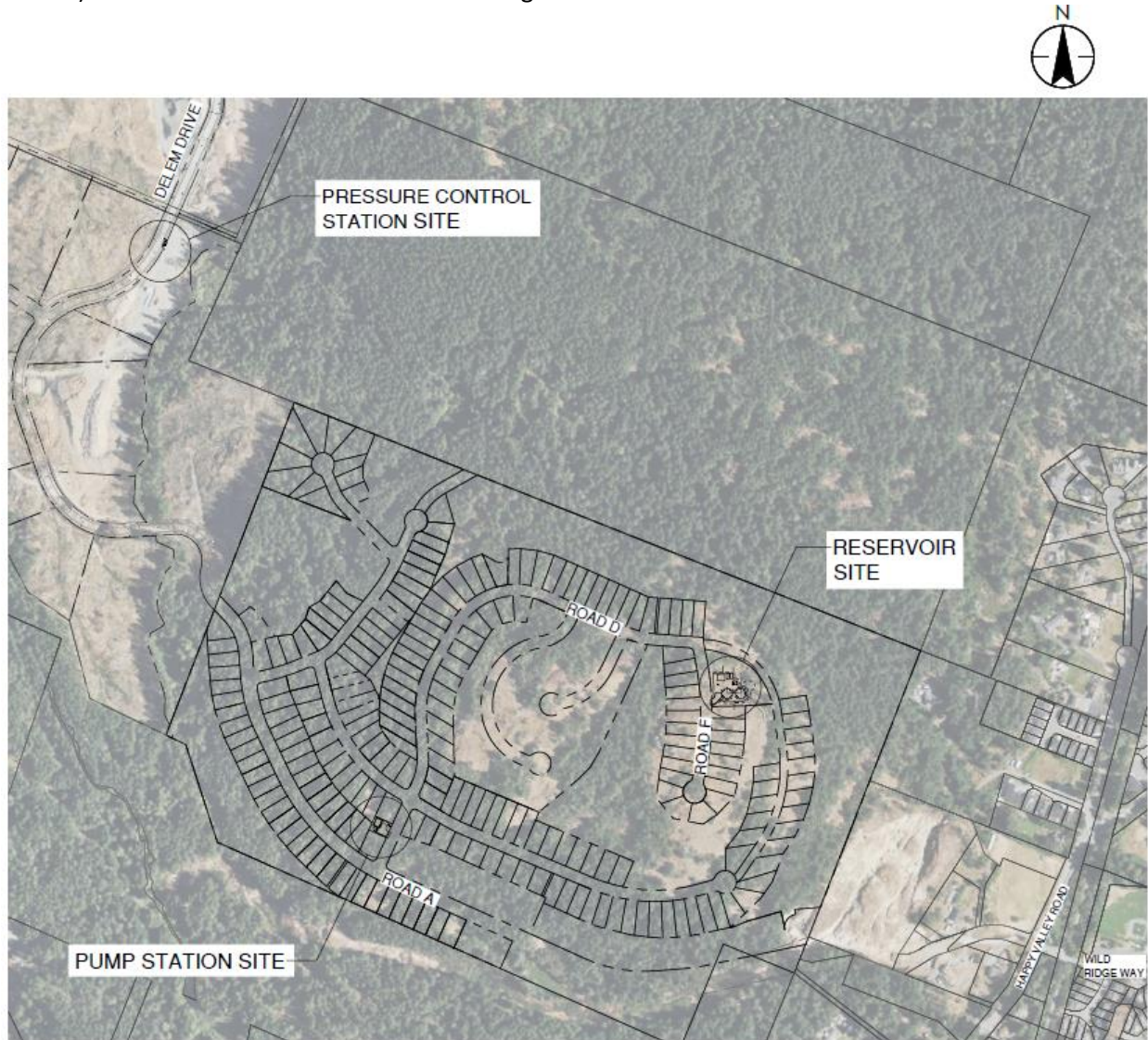


Figure 1: WP8 Project Location Plan (not to scale)

There are no known budgetary or compliance issues with the lowest bid and substantial completion is scheduled for December 2025 which aligns with the City’s commitments under 2017 Reconciliation Agreement. Staff recommend awarding the construction contract for Centre Mountain Work Package 8 to the lowest bidder, Coast Utility Contracting Ltd., at an amount of \$6,552,115.00 plus GST.

FINANCIAL IMPLICATIONS:

This construction contract will be funded via the appropriate LSA fund, as recommended by the City's project consultant. This water system will be owned, operated, and maintained by the Capital Regional District (CRD) and is eligible for Juan de Fuca Water Distribution System (JDFWDS) Development Cost Charge (DCC) credits administered by the City in accordance with the CRD's bylaws and policies.

LEGAL IMPLICATIONS:

The City must either award or cancel the tender within 60 calendar days of the tender closing date.

As part of the continuing works, the landowners within the LSA boundaries have committed to granting blanket statutory rights-of-way (SRWs) for the construction period. These will be discharged when the LSA roads/utilities have been fully completed/accepted and dedicated to the City/CRD.

STRATEGIC PLAN ALIGNMENT:

Item 6c – Continue to Take Action Towards Reconciliation

OPTIONS:

Option 1

THAT Council award the construction contract for Centre Mountain Work Package 8 Pump Station, Reservoir and Pressure Control Station to Coast Utility Contracting Ltd. at an amount of \$6,552,115.00 plus GST funded via LSA funds;

AND

THAT Council authorize the Mayor and CAO, or Corporate Officer, to execute this construction contract.

OR Option 2

THAT Council not award the construction contract for Centre Mountain Work Package 8 Pump Station, Reservoir and Pressure Control Station at this time.

SUBMITTED BY: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

Staff Report to Council

DATE: Tuesday, February 18, 2025

DEPARTMENT: Fire Rescue

SUBJECT: Local Authority Designation of Fire Inspector and Fire Investigators

EXECUTIVE SUMMARY:

The British Columbia *Fire Safety Act* (the “Act”) came into effect on August 1, 2024. As part of the Act’s requirements, each local government is responsible for designating persons or classes of persons, in writing, to act as the Local Authority’s fire inspectors and fire investigators for the purposes of administering this Act. This designation provides the designees with the ability to utilize the powers enabled by this new legislation.

BACKGROUND:

The new *Fire Safety Act* (2024) replaces the aging *Fire Services Act* (1979) with the goal of achieving a single standard for fire safety. It brings several significant changes to British Columbia and will:

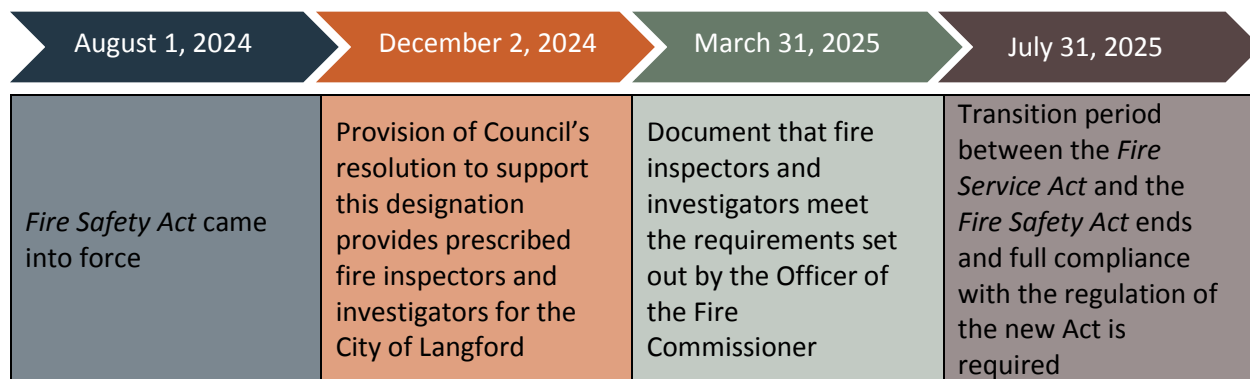
- Enable local authorities to designate personnel to carry out fire inspections and fire investigations and enable local fire services to perform tactical evacuation.
- Establish an administrative penalty enforcement model to address non-compliance issues in a more direct, timely and effective manner.
- Implement a risk-based approach for fire safety compliance monitoring in municipalities.

All persons or classes of persons designated by the Local Authority to perform fire inspections and fire investigations must meet the Fire Safety Act Inspector and Investigation Training Standard. This shall be demonstrated through the completion of a Prior Learning Assessment and Recognition process. Most of the Fire Department members filling the roles outlined in this report’s recommendation already meet or exceed these minimum training standards. The components that make up the minimum training standards are already part of the Fire Department’s regular training program and ongoing certification of members will continue.

COMMENTARY:

Staff are recommending that Council designate Langford Fire Rescue’s Fire Chief Deputy Fire Chief, Assistant Fire Chief, Captains, Lieutenants, or Fire Prevention Officer as fire inspectors and fire investigators, as defined within the British Columbia *Fire Safety Act*, for the purposes of performing fire inspections and/or fire investigations within the City of Langford.

TIMELINES:



FINANCIAL IMPLICATIONS:

No funds are being requested as part of this designation. Any additional training for members not in compliance with the parameters of the *Fire Safety Act*, will occur as part of the regular ongoing Fire Department training process that is currently supported through existing budgets.

LEGAL IMPLICATIONS:

Council is required, under the *Fire Safety Act* to designate both fire inspectors and fire investigators.

OPTIONS:

Option 1

THAT Council designate Langford Fire Rescue's Fire Chief, Deputy Fire Chief, Assistant Fire Chief, Captains, Lieutenants, and Fire Prevention Officers as fire inspectors and fire investigators, as defined within the British Columbia *Fire Safety Act*, for the purposes of performing fire inspections and/or fire investigations within the City of Langford.

OR Option 2

THAT Council designate the following positions to perform fire inspections and/or fire investigations on behalf of the City of Langford:

1. _____
2. _____
3. _____.

SUBMITTED BY: Chris Aubrey, Fire Chief

Concurrence: Melisa Miles, Manager of Legislative Services

Local Authority Designation of Fire Inspector and Fire Investigators
20250218 Council Report
Page 3 of 3

- Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development
- Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities
- Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services
- Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
- Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works
- Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance
- Concurrence:** Marie Watmough, Director of Legislative & Protective Services
- Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer
- Concurrence:** Darren Kiedyk, Chief Administrative Officer



MUNICIPAL OWNERS

1767 Island Highway Victoria BC V9B 1J1 PH: 250 478-8384 FX: 250 474-8624 www.jdfrecreation.com

WSPR STAFF REPORT

TO:	West Shore Parks & Recreation Society Members
FROM:	Grant Brown, Administrator
DATE:	January 31 st , 2025
SUBJECT:	2025 January Progress Report - West Shore Regional Parks & Recreation Facilities Master Plan

RECOMMENDATION:

That the West Shore Parks & Recreation Society Members receive this report for information.

BACKGROUND:

The West Shore Parks & Recreation Society members (WSPRS) approved funding for a regional parks & recreation facilities master plan that will evaluate the current state of parks & recreation facilities on the Westshore and develop a 10-20 year road map to address the growing sporting and recreational needs of the community.

Progress updates will be provided by the WSPRS CAO quarterly or following key project milestones.

DISCUSSION:

The project has entered the Engagement Phase which will run until the end of April. The final work and engagement plans have been approved. Draft surveys are in final review and are scheduled to be released February 10th, to mark the official start of the engagement process. This process will include 2 community surveys, one aimed at residents and the other at community groups and in-person community assessment and engagement sessions, scheduled for March 11th to 13th in each of the five member municipalities. In addition to the in-person sessions, there will be two virtual community engagement sessions, virtual sessions with mayors and councils as well as interviews with key stakeholders.

West Shore Parks & Recreation staff are working with the consultants to develop a marketing package to engage the public which will be shared with the member municipality's communications staff.

An inventory of the current Westshore facilities is being compiled, along with planning documents, usage statistics and demographics.

BUDGET IMPLICATIONS:

The approved budget for the West Shore Parks & Recreation Facilities Master Plan project is \$140,000. To date, \$4,784 has been incurred, which will be included in the project's quarterly financial status report to the Society members' financial officers.

Respectfully Submitted,



Grant Brown, Administrator



City of Langford

Staff Report to Council

DATE: Tuesday, February 18, 2025

DEPARTMENT: Finance

SUBJECT: Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025

EXECUTIVE SUMMARY:

The City of Langford Sewer Utility Bylaw No. 1600 sets forth requirements for sanitary sewer servicing that includes items such as connection, disconnection, fees and charges, and maintenance and use.

The Sewer Utility Bylaw No. 1600 relates to the City's agreement with Bluestem Utilities (previously Corix), operating in Langford as West Shore Environmental Services (WSES) who is the City's sewer provider. Bluestem Utilities and WSES are part of Nexus Water Group.

The purpose of this report is to bring forward user fees and charges for 2025 for Council's consideration.

COMMENTARY:

Sewer Utility Bylaw No. 1600 was adopted in February 2016. It replaced an older bylaw by modernizing it and setting a fee structure for five consecutive years, including 2015 through to and including 2019 (Schedule B of Bylaw No. 1600).

Since the end of 2019, the Sewer Utility Bylaw No. 1600 has been amended annually for fee adjustments primarily based on the cost of living. Council may choose in the future to determine fees and charges either on an annual basis or for multiple consecutive years, however, at this time, staff are proposing consideration of fees and charges for 2025 only.

WSES has proposed the following for fees and charges for 2025:

Statistics British Columbia reports that the latest twelve-month average consumer price index for "All Items" in Victoria is 2.6%. In recognition of recent discussions with Administration, Bluestem will freeze SCRF rates for a third consecutive year. WSES is proposing **an increase of 2.6% to the User Fees and no change to SCRF's effective January 1, 2025**. This would increase annual User Fees from \$324.05 to \$332.48, an increase of **\$0.70/month**.

Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025 has been prepared to reflect the SCRF's being frozen and an increase to the user rates of 2.6%. The bylaw is attached to this

report for Council’s consideration of first three readings. Although not yet published at the time of WSES’s letter to the City, the Victoria Consumer Price Index has been published at 2.5% for 2024. Staff feel that an increase of 2.6% to the user fee is acceptable to maintain the utility’s financial sustainability with rising costs of labour and materials.

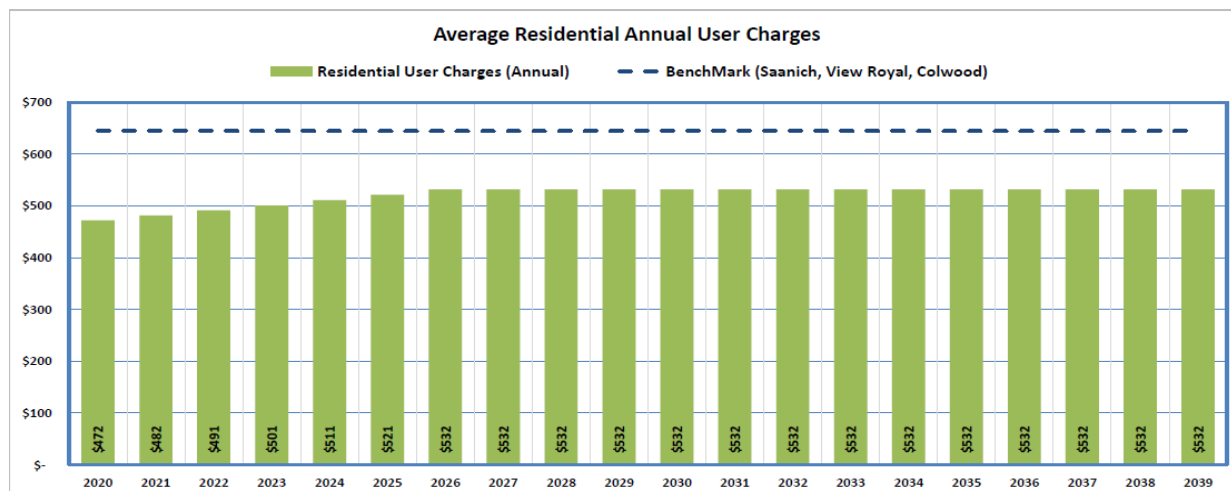
Staff will continue to work with WSES towards finalizing the full review of the contract and financial modelling as directed by Council. It’s expected that staff will bring this before Council in 2025.

FINANCIAL IMPLICATIONS:

Sewer user fees are paid to WSES by the end user, for example a resident or a business. SCRF’s are in effect a connection charge that are paid by a property owner looking to connect to the sewer utility. There is no direct cost to the City associated with an increase to the sewer rates.

Increasing the user fee by a percentage in line with CPI allows the utility to keep up with inflationary pressures and ensure that it remains financially sustainable.

The following chart compares the City’s sewer user fee against area municipalities based on 2020 data:



As can be seen above, Langford’s rates are lower than the average of the other municipalities and staff does not anticipate that this increase will bring the City over the average.

LEGAL IMPLICATIONS:

If the current Bylaw No. 1600 Sewer Utility Bylaw is not amended to change the rates from 2024, then those rates would inherently carry forward to 2025. The contract also stipulates a dispute resolution process that WSES may wish to pursue if the City were to not approve the requested increase in rates.

OPTIONS:

Option 1

THAT Council give “Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025” first, second and third reading.

OR Option 2

THAT Council not amend Sewer Utility Bylaw No. 1600 at this time.

SUBMITTED BY: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

**CITY OF LANGFORD
BYLAW NO. 2222**

A BYLAW TO AMEND SEWER UTILITY BYLAW No. 1600, 2016

The Council of the City of Langford, in open meeting assembled, enacts as follows:

1. City of Langford Sewer Utility Bylaw No. 1600, 2016 is amended as follows:
 - i) By replacing Schedule B, with Schedule B attached to this Bylaw;
2. This Bylaw may be cited as “Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025”.

READ a first time this day of February, 2025.

READ a second time this day of February, 2025.

READ a third time this day of February, 2025.

ADOPTED this day of March, 2025.

Presiding Council Member

(Certified Correct)
CORPORATE OFFICER

SCHEDULE B

SCHEDULE B (Fee amounts in dollars)

Fee Type	Unit of Measure	2021	2022	2023	2024	2025
Sewer connection fee	Per inch of service pipe diameter	1500	1500	1500	1500	1500
Sewer capital recovery fee	Per R2 equivalent lot	10654	10654	10654	10654	10654
Incremental storage improvement fee	Per SCRF assessed	495	495	495	495	495
Sewer user fee	Per m ³ of water consumption	1.241	1.298	1.376	1.431	1.468

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Canada V9B 2T9

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F 250.478.2163
<http://bluestemutilities.com/langford>

West Shore Environmental Services

December 12, 2024

VIA E-MAIL

The City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, BC V9B 2X8
E-mail: dkiedyk@cityoflangford.ca
Attention Darren Kiedyk, CAO

Dear Mr. Kiedyk,

RE: Sewer Utility Agreement (the "**Agreement**") between the City of Langford (the "**City**"), West Shore Environmental Services Inc. ("**WSES**") and Terasen Utility Services Inc. dates September 20, 2004 – User Fees and SCRF Rates

Further to the ongoing discussions between the City and WSES, we write regarding the 2025 rate requirements for the System. Capitalized terms not defined in this letter have the meanings given them in the Agreement.

Bluestem acknowledges that the City has expressed a desire to discuss SCRF rates. To this end, Bluestem has initiated discussions with Administration on SCRF's and the Agreement. While these discussions are ongoing, Bluestem is proposing to continue applying inflationary escalators to address Utility needs.

Statistics British Columbia reports that the latest twelve-month average consumer price index for "All Items" in Victoria is 2.6%. In recognition of recent discussions with Administration, Bluestem will freeze SCRF rates for a third consecutive year. WSES is proposing an **increase of 2.6% to the User Fees and no change to SCRF's effective January 1, 2025**. This would increase annual User Fees from \$324.05 to \$332.48, an increase of **\$0.70/month**.

We appreciate your cooperation in addressing the above.

Sincerely,

West Shore Environmental Services LP.

Per:



Darrin Stephanson
President, Canada

Cc: Katelyn Balzer, Director of Engineering
Michael Dillabaugh, Director of Finance