



## Council Minutes

**April 7, 2025, 7:00 p.m.**

**Council Chambers & Electronic Meeting**

**PRESENT:**

- Mayor S. Goodmanson
- Councillor K. Guiry
- Councillor C. Harder - Attended remotely April 7, 2025 & in person on April 8, 2025
- 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
- M. Baldwin, Director of Development Services
- L. Stohmann, Director of Community Planning & Climate Change
- M. Dillabaugh, Director of Finance
- K. Balzer, Director of Engineering and Public Works
- Y. Nielsen, Director of Parks, Recreation and Facilities
- K. Dube, Senior Manager of Information Technology and GIS
- D. Petrie, Senior Manager of Business Development and Events
- M. Miles, Manager of Legislative Services
- L. Fletcher, Manager of Community Safety and Municipal Enforcement - Remote
- T. Booth, GIS Lead
- B. Boisvert, Legislative Services Administrative Coordinator
- M. Harrison, Expedition Management Consulting - Remote

**Meeting available by teleconference.**

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**1. CALL TO ORDER**

Mayor Goodmanson called the meeting to order at 7:00 pm.

**2. TERRITORIAL ACKNOWLEDGEMENT**

Councillor Morley 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: MORLEY  
SECONDED: WAGNER

THAT Council approve the agenda as amended by removing items 9.1.2 & 12.2 regarding Bylaw No. 2182 and by moving item 12.3 Bylaw No. 2194 to the last order of business prior to the in camera resolution and renumber the agenda accordingly.

**Motion CARRIED.**

**5. PRESENTATIONS**

5.1 West Shore Parks & Recreation Master Plan

Maxwell Harrison, Expedition Consulting presented the West Shore Parks and Recreation Master Plan.

5.2 Construction Impact Management Strategy (Early Guidance)

Katelyn Balzer, Director of Engineering and Public Works, presented an overview of the Construction Impact Management Strategy.

**6. PUBLIC PARTICIPATION**

M. Wignall, Langford Resident - re: item 5.1 - The speaker expressed support for the clear and decisive feedback and guidance to the West Shore Parks and Recreation consultant. re: item 11.1 - The speaker expressed support for the work done by staff. The speaker expressed the importance of continuing a good relationship between developers, the public and the City. The speaker expressed concern regarding a bylaw monitoring the level of dust and smoke. The speaker expressed concern regarding the online survey not having a none of the above option. The speaker inquired about geotechnical plan for fill permits.

M. Morton, Langford Resident - re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page. The speaker expressed concern regarding the procedure of public engagement sessions.

F. McCullough, Langford Resident - re: item 10.1 - The speaker expressed support for the application. The speaker expressed concern regarding the requirement for new fencing and the effects it may have on their own property.

W. Hobbs, Langford Resident - re: item 9.1 - The speaker requested a letter be sent from Council to the School District supporting police liaisons in School District 62. re: item 5.2 - The speaker expressed concern regarding new bylaws and the City's ability to enforce them. re: item 5.1 - The speaker expressed concern regarding the presentation.

A. Niven, Langford Resident - re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page. re: item 11.1 - The speaker expressed support for the item.

C. Bryden Langford Resident - re: item 11.1 - The speaker expressed general support for the Construction Impact Management Strategy, however also expressed some concern. The speaker expressed concern regarding the number of responses to the survey.

T. Sunshine, Langford Resident - re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page. re item 9.1.1 - The speaker expressed gratitude for the work accomplished by the Victoria Family Court and Youth Justice Committee. re: item 11.1 - The speaker expressed support for the Construction Impact Management Strategy.

M. Pike, Oak Bay Resident - re: item 11.1 - The speaker expressed support for the Construction Impact Management Strategy, and provided some clarity on a few items.

W. Bowers, Langford Resident - re: item 5.1 - The speaker expressed support for the West Shore Parks and Recreation Master Plan. re: item 9.1.1 - The speaker expressed support for safety in the community, however expressed concern regarding telemarketing fraud.

L. Plomp, Langford Resident - re: item 11.1 - The speaker expressed support for the Construction Impact Management Strategy, however expressed concern regarding rock crushing. re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page.

B. Armstrong, Langford Resident - re: item 11.1 - The speaker expressed support for the Construction Impact Management Strategy, however expressed concern regarding use of generators, maintaining properties and rock crushing on the property.

*Council at 7:55 pm motioned to extend the Public Participation for first time speakers. Please see the vote below.*

S. Sifert, Langford Resident - re: item 5.1 - The speaker expressed concern regarding the presentation. re: item 11.1 - The speaker expressed concern regarding complaints around construction in the City. The speaker expressed concern regarding the number of responses to the survey. The speaker requested a Town Hall meeting. re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page.

L. Foxall, Langford Resident - re: item 12.2 - The speaker expressed concern regarding the bylaw. re: item 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page.

N. Johal, Langford Resident - re: item 10.1 - The speaker expressed support for the application. re: item 11.1 - The speaker expressed concern regarding rock crushing. 11.2 - The speaker expressed concern regarding turning off comments on the Facebook page.

C. Foxall, Langford Resident - re: item 11.1 - The speaker expressed concern regarding the proposed new bylaws.

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT Council extend Public Participation for first time speakers.

**Motion CARRIED.**

## **7. CONSENT AGENDA**

MOVED BY: WAGNER

SECONDED: GUIRY

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

- Minutes of the WSPRS Board of Directors Meeting - February 13, 2025 (RECEIVE)
- Minutes of the Council Meeting - March 17, 2025 (ADOPT)
- Minutes of the Special Council Meeting - March 25, 2025 (ADOPT)
- Draft Minutes of the Community Advisory Committee Meeting - March 25, 2025 (RECEIVE)

**Motion CARRIED.**

**8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

None were removed.

**9. COMMITTEE RESOLUTIONS**

**9.1 Community Advisory Committee Meeting Resolutions - March 25, 2025**

**9.1.1 Victoria Family Court and Youth Justice Committee Annual Report**

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council receive the 2024 Annual Report from the Victoria Family Court and Youth Justice Committee for information.

**Motion CARRIED.**

**9.1.2 Bylaw No. 2219 - Amendment to Langford's Municipal Ticket Authorization Bylaw No. 34, 1993**

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT Council consider giving first, second and third readings to the City of Langford Ticket Authorization Bylaw, Amendment No. 22, Bylaw No. 2219, 2025.

**Motion CARRIED.**

**10. NOTICES OF INTENT**

**10.1 TUP21-0006A - 1057 Marwood Ave**

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Temporary Use Permit No. TUP21-0006 be renewed by the Council for the City of Langford to Jordan Owens of RedBlue Heating and Refrigeration on behalf of O and M Enterprises Inc. to allow a temporary light industrial business use of HVAC/R fabrication, installation, and service at 1057 Marwood Avenue, subject to the following terms and

conditions:

1. Appendix

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

2. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) That the temporary use permit renewal be issued for a period of three years from time of issuance;
- b) That the unenclosed storage use is completely screened to a height of at least 2.5 m (8.2 ft) by building or a solid decorative fence, or an equivalent natural hedge fence subject to the approval of the Director of Development Services, located within a landscape and screening area not less than 1.5 m (4.9 ft) in width;
- c) That business operations at the site be restricted to the hours of 7 a.m. to 7 p.m.; AND
- d) That site lighting will be shielded to ensure that light does not shine directly onto or spill onto the neighboring properties.

**Motion CARRIED.**

10.2 DVP24-0012 - 991 and 995 Latoria Rd

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Development Variance Permit No. DVP24-0012 be issued by Council for the City of Langford to Karam Sandhu to reduce of the required parking for a liquor store (one of the tenancies) from 23 stalls to 6 stalls at 991 and 995 Latoria Road; subject to the following terms and conditions:

1. Variances

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

- a) That Table 1 of the Section 4.01.01 be varied to reduce the rate applicable to liquor stores from 1 per 13m<sup>2</sup> to 1 per 54m<sup>2</sup>.

2. Conditions

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

- a) That two-thirds of the parking stalls required for the liquor store display 15-minute parking signs.

**Motion CARRIED.**

**11. REPORTS**

11.1 Construction Impact Management Strategy (Early Guidance)

MOVED BY: WAGNER

SECONDED: YACUCHA

THAT Council endorse the recommended seven-step Construction Impact Management Strategy supported by public engagement;

AND

THAT Council support in principle the Early Guidance for Construction Impact Management as drafted for immediate implementation.

**Motion CARRIED.**

11.2 Social Media Policy Update

MOVED BY: SZPAK  
SECONDED: GUIRY

THAT Council approve POL-0172-ADMIN "Social Media Policy" Amendment No. 1 as presented.

**Motion CARRIED.**

**12. BYLAWS**

12.1 BYLAW NO. 2121 (Background report attached)

"Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025".  
(RESCIND FIRST THREE READINGS AND GIVE NEW FIRST THREE READINGS AS AMENDED)

MOVED BY: WAGNER  
SECONDED: YACUCHA

THAT Council rescind first, second and third readings of Bylaw No. 2121 as given on March 3<sup>rd</sup>, 2025 and give new first, second and third readings to Bylaw No. 2121 as amended.

**Motion CARRIED.**

12.2 BYLAW NO. 2219

"City of Langford Ticket Information Authorization Bylaw No. 34, 1993, Amendment No. 22, Bylaw No. 2219, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA  
SECONDED: WAGNER

THAT Council give City of Langford Ticket Information Authorization Bylaw No. 34, 1993, Amendment No. 22, Bylaw No. 2219, 2025, first, second and third readings.

**Motion CARRIED.**

12.3 BYLAW NO. 2220

"City of Langford Housing Agreement (777 Station Avenue) Bylaw No. 2220, 2025".  
(ADOPTION)

MOVED BY: SZPAK  
SECONDED: WAGNER

THAT Council adopt Housing Agreement Bylaw No. 2220, 2025.

**Motion CARRIED.**

12.4 BYLAW NO. 2194

"Langford Zoning Bylaw, Amendment No. 733 (2795 and 2799 Scafe Road), Bylaw No. 2194, 2025". (FIRST, SECOND AND THIRD READINGS)

*Councillor Harder declared a perceived conflict of interest regarding the 2795 and 2799 Scafe Road Rezoning Application due to the site's proximity to her home where she serves on the strata board and left the meeting at 9:51 pm.*

MOVED BY: GUIRY  
SECONDED: WAGNER

THAT Council give Langford Zoning Bylaw, Amendment No. 733 (2795 and 2799 Scafe Road), Bylaw No. 2194, 2025 first, second and third readings.

**Motion CARRIED.**

**13. IN CAMERA RESOLUTION**

MOVED BY: YACUCHA  
SECONDED: MORLEY

THAT Council close the meeting at 9:55 pm to the public pursuant to section 90 (1) (i), (k) and (2) (b) of the *Community Charter* to consider:

- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 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.

**Motion CARRIED.**

MOVED BY: YACUCHA  
SECONDED: MORLEY

THAT Council adjourn the April 7, 2025, Regular Council Meeting at 10:22 pm to April 8, 2025, following the Committee of the Whole meeting Scheduled for 9:00 am.

**Motion CARRIED.**

MOVED BY: HARDER  
SECONDED: WAGNER

THAT Council resume the April 7, 2025, Regular Council Meeting at 11:00 am on April 8, 2025.

**Motion CARRIED.**

MOVED BY: HARDER  
SECONDED: WAGNER

THAT Council close the meeting to the public pursuant to section 90 (1) (i), (k) and (2) (b) of the *Community Charter* to consider:

- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 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.

**Motion CARRIED.**

#### **14. ADJOURNMENT**

MOVED BY: YACUCHA  
SECONDED: HARDER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 11:40 am.

**Motion CARRIED.**

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Presiding Council Member

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Certified Correct - Corporate Officer