



Council Minutes

April 22, 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
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
C. Staniforth, Manager of Budgets & Revenue
C. Rohwer, IT Support Specialist
B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:01 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Wagner 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: SZPAK

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PUBLIC PARTICIPATION

M. Morton, Langford Resident - re: items 9.1 & 9.2 - The speaker expressed concern regarding the cumulative tax increase. The speaker expressed concern regarding purchasing the YMCA building. The speaker expressed concern regarding purchasing the Woodlands Park. The speaker expressed concern regarding the disrepair of City streets. The speaker expressed concern regarding the use of consultants. The speaker expressed concern regarding the lack of new sports venues. The speaker expressed concern regarding Council not approving 5 new RCMP officers.

L. Foxall, Langford Resident - re: items 8.1.1 & 9.1 - The speaker expressed concern regarding the cumulative tax increase. The speaker expressed concern regarding City spending over the last 4 months. The speaker expressed concern regarding public safety. The speaker expressed concern regarding the Woodlands Park purchase. The speaker expressed concern regarding the use of consultants. The speaker expressed concern regarding renters and seniors in the community.

M. Wignall, Langford Resident - re: items 9.1 & 9.2 - The speaker expressed concern regarding leadership among Council. The speaker expressed concern regarding the use of consultants. The speaker expressed concern regarding the tax increase.

Mayor Goodmanson closed public participation at 7:12 pm.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council at 7:13 pm reopen public participation for first time speakers.

Motion CARRIED.

M. McNaughton, Langford Resident - re: item 9.3 - The speaker informed Council that they are available for any questions.

Mayor Goodmanson closed public participation at 7:14 pm.

6. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: GUIRY

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

- Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting - April 10, 2025 (RECEIVE)
- Minutes of the Council Meeting - April 7, 2025 (ADOPT)
- Draft Minutes of the Committee of the Whole Meeting - April 8, 2025 (RECEIVE)
- Draft Minutes of the Sustainable Development Advisory Committee Meeting - April 14, 2025 (RECEIVE)

Motion CARRIED.

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

8. COMMITTEE RESOLUTIONS

8.1 Committee of the Whole Meeting Resolutions - April 8, 2025

8.1.1 2025-2029 Financial Plan - 2026 Projected Key Budget Items

MOVED BY: HARDER

SECONDED: SZPAK

THAT Council direct staff to prepare an itemized list of:

1. Internal Capital debts contained within the proposed 2.57% line item increase in the report dated April 8, 2025; and
2. Parcels of land that are currently owned by the City of which have no identified strategic purpose at this time;

AND

THAT staff bring this list back to a future Committee of the Whole meeting following the approval of the 2025-2029 Financial Plan.

Motion CARRIED.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council approve the Grant in Aid Budget increase to \$100,000 in 2026, with an additional \$2,500 added annually over the following five years, funded through taxation.

Motion CARRIED.

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council approve the 2025-2029 Financial Plan as amended and direct staff to prepare the 2025-2029 Five Year Financial Plan Bylaw and the 2025 Tax Rates Bylaw.

Motion CARRIED.

8.2 Sustainable Development Advisory Committee Meeting Resolutions - April 14, 2025

8.2.1 Rezoning Application - 893 Klahanie Drive

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

1. Consider bringing forward Bylaw No. 2216 for First, Second, and Third Reading in order to amend the zoning designation of the property

located at 893 Klahanie Drive from RR2 to RT1, subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;
- b. 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. Full frontage improvements, inclusive of a paved 3-meter-wide multi-use path behind anchored split rail fencing with street lighting; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
 1. A construction parking management plan; and
 2. A mitigation plan.
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein;
 - iv. That the project shall be constructed with electric heat pumps, to the satisfaction of the Chief Building Inspector;
 - v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period, to the satisfaction of the Director of Development Services;
 - vi. Acknowledge that the site is in proximity to agricultural uses the South Vancouver Island gun range, and that these uses may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances;

- vii. That the lot provides at least 30% open space as strata common property, to be protected in a non-disturbance covenant, prior to the issuance of a building permit, to the satisfaction of the Director of Development Services; and
- viii. 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.

8.2.2 Zoning Bylaw No. 300 Omnibus Amendment No. 67

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council consider bringing forward Bylaw No. 2213 for first, second and third readings at a future Council meeting in order to amend Zoning Bylaw No. 300 in accordance with Omnibus No. 67.

Motion CARRIED.

9. BYLAWS

9.1 BYLAW NO. 2223

"City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA
SECONDED: SZPAK

THAT Council give first, second and third readings to City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025.

Motion CARRIED.

9.2 BYLAW NO. 2224

"City of Langford Tax Rates Bylaw No. 2224, 2025." (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA
SECONDED: WAGNER

THAT Council give first, second and third readings to City of Langford Tax Rates Bylaw No. 2224, 2025.

Motion CARRIED.

9.3 BYLAW NO. 2225

"City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: MORLEY

THAT Council give first, second and third readings to City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 2025.

Motion CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council close the meeting at 7:48 pm to the public pursuant to section 90 (1) (c) and (e) of the *Community Charter* to consider:

- labour relations or other employee relations; and
- 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.

11. ADJOURNMENT

MOVED BY: YACUCHA
SECONDED: SZPAK

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 8:26 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer