



Staff Report to Council

DATE: June 25, 2025

DEPARTMENT: Planning

SUBJECT: Official Community Plan Bylaw No. 2200 and Bylaw No. 2229

BACKGROUND:

At their Regular meeting of May 20, 2025, Council passed the following resolution with respect to "Official Community Plan Bylaw No. 2200, 2025 and Bylaw No. 2229":

That Council:

1. *Give first reading to "Official Community Plan Bylaw No. 2200, 2025" with the addition of the following wording to section 8.24:*
 - a. *Ensure the integration of family-sized housing into multi-unit residential developments, consisting of 4 or more stories in the City Centre, Urban Centres and Corridor Areas of this Plan".*
2. *Direct staff to refer "Official Community Plan Bylaw No. 2200, 2025" to the:*
 - a. *Provincial Agricultural Land Commission (ALC) for comment; and*
 - b. *Capital Regional District (CRD) Board for the purpose of accepting the Regional Context Statement;*
3. *Direct staff to add the following as policy 13.30:*
 - a. *"to continue to develop food security tools and strategies in the context of various applicable work programs".*
4. *Direct staff to remove the following wording on page 4:*
 - a. *"and shows no signs of slowing".*

AND

5. *Direct staff to provide public notification that Council will consider first, second and third readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.*

COMMENTARY:

Staff sent referrals of the Official Community Plan, as amended on Monday 20, 2025, to the Capital Regional District and the Agricultural Land Commission as directed. The Capital Regional District Board accepted the Regional Context Statement during their meeting held June 11, 2025.

Public notifications for the Public Hearing on Bylaw No. 2200 have been placed in accordance with Section 466 of the *Local Government Act*.

Public notifications that Council will consider first, second, and third readings of Bylaw No. 2229 have been placed in accordance with Section 467 of the *Local Government Act*. This Bylaw will be considered separately later in the agenda of this meeting.

LEGAL IMPLICATIONS:

As the Capital Regional District Board approval of the Regional Context Statement is the only required external approval, if Council gives 2nd and 3rd Readings of Bylaw No. 2200 at this meeting, they may also choose to adopt the Bylaw at this meeting, as specifically permitted by section 477(6) of the *Local Government Act*.

The Official Community Plan Bylaw Adoption procedures outlined in the *Local Government Act* have been followed.

Section 470 of the *Local Government Act* states that Council may do any of the following without further notice following a Public Hearing:

- Adopt or defeat the Bylaw, or
- Alter and then adopt the Bylaw, provided that the change does not alter the use, increase the density, or, without the owner's consent, decrease the density in comparison to the bylaw that received Public Hearing.

As such, should Council wish to consider any changes with respect to land use and/or density, they may give 2nd reading as amended; however, a new Public Hearing would be required before 3rd reading could be considered.

Should Council give 2nd and 3rd Readings at this meeting but defer consideration of Adoption to a later date, it is important to note that Council may not receive any new information during that time.

OPTIONS:

Option 1

That Council:

1. Give 2nd and 3rd Readings to “Official Community Plan Bylaw No. 2200, 2025”.

AND

2. Adopt Bylaw “Official Community Plan Bylaw No. 2200, 2025”.

OR Option 2

That Council:

1. Give 2nd and 3rd Readings to “Official Community Plan Bylaw No. 2200, 2025”.

AND

2. Direct staff to schedule a Special Council Meeting on July 3rd, 2025, at 5:00 p.m. to consider adoption of “Official Community Plan Bylaw No. 2200, 2025”.

SUBMITTED BY: David Sametz, RPP, MCIP, Senior Planner, Long-Range Planning

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

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: Official Community Plan Bylaw No. 2200, 2025