



Sustainable Development Advisory Committee Minutes

April 14, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry - Chair	B. Gordon - Remote
	Councillor M. Wagner - Vice-Chair	M. McNaughton
	Councillor L. Szpak	K. Nentwig
	S. Cotter	M. Rodgers
ABSENT:	V. Dumitru	
ATTENDING:	M. Baldwin, Director of Development Services	L. Zetaruk, Analyst
	K. Balzer, Director of Engineering and Public Works	N. Johnston, Legislative Services Administrative Coordinator
	M. Miles, Manager of Legislative Services	

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee Member K. Nentwig read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Miles, Manager of Legislative Services, read the City of Langford's meeting conduct rules.

The Chair noted that Committee Member B. Gordon was attending the meeting remotely.

4. APPROVAL OF THE AGENDA

MOVED BY: SZPAK

SECONDED: MCNAUGHTON

THAT the Committee approve the agenda as amended by reordering item 6.2 to become item 6.1.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the Sustainable Development Advisory Committee - March 10, 2025

MOVED BY: NENTWIG

SECONDED: COTTER

THAT the minutes of the Sustainable Development Advisory Committee meeting held March 10, 2025 be adopted as circulated.

Motion CARRIED.

6. REPORTS

6.1 Rezoning Application - 893 Klahanie Drive

M. Baldwin, Director of Development Services provided an overview of the application.

R. Sansom, Applicant Representative provided a presentation to the Committee.

The Chair opened the floor to question and comments from the Committee.

MOVED BY: NENTWIG

SECONDED: MCNAUGHTON

That the Sustainable Development Advisory Committee recommend 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.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: COTTER

THAT the main motion be amended with the addition of the following as item 1(b)(ix):

THAT the project be designed to be electric vehicle charging ready.

Motion DEFEATED.

OPPOSED: Councillors Guiry and Szpak and Committee Members Gordon, Nentwig, and McNaughton

Voting resumed on the Main Motion:

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issuance of a building permit, to the satisfaction of the Director of Development Services; and

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Motion CARRIED.

6.2 Zoning Bylaw No. 300 Omnibus Amendment No. 67

M. Baldwin, Director of Development Services provided an overview of the proposed bylaw amendment.

The Chair opened the floor to questions and comments from the Committee.

MOVED BY: NENTWIG

SECONDED: RODGERS

THAT Sustainable Development Advisory Committee recommend that Council consider bringing forward Bylaw No. 2213 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend Zoning Bylaw No. 300 in accordance with Omnibus No. 67.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: COTTER

THAT the Sustainable Development Advisory Committee meeting adjourn at 8:28 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer