



Council Minutes

August 18, 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 - Remote
- D. Petrie, Senior Manager of Business Development and Events
- C. Rohwer, IT Support Specialist
- T. Booth, GIS Lead
- N. Johnston, 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 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: GUIRY

SECONDED: HARDER

THAT Council approve the amended agenda as follows and that the agenda be renumbered accordingly:

- Separate item 5 "Public Participation" in two to accommodate Mayor Goodman's perceived pecuniary conflict of interest pertaining to agenda item 8.1.2 - Text Amendment - 2750 Leigh Road.
- Move item 10.4 to item 10.1

Motion CARRIED.

5. PUBLIC PARTICIPATION

Mayor Goodman declared a perceived pecuniary conflict of interest as a result of family ownership of an adjacent property and left the meeting at 7:08 pm.

Councillor Harder assumed the role of the Chair.

Councillor Harder opened public participation for agenda item 8.1.2 - Text Amendment 2750 Leigh Road at 7:09 pm.

None presented.

Mayor Goodman returned to the meeting at 7:10 pm and assumed the role of the Chair.

Mayor Goodman opened public participation at 7:11 pm

F. Johnson, Langford Resident - Item 10.2 - Speaker expressed support for Option 1 in the staff report as presented.

W. Hobbs, Langford Resident - Item 10.2 - Speaker expressed support for Option 1 in the staff report as presented. Item 6 - Speaker clarified points captured in the minutes of the July 21, 2025 meeting of Council.

L. Foxall, Langford Resident - Item 6 - Speaker clarified points captured in the minutes of the July 21, 2025 meeting of Council.

B. Armstrong, Langford Resident - Item 10.2 - Speaker expressed support for Option 1 in the staff report as presented.

R. Coutre, Langford Resident - Item 11.1 - Speaker expressed support for The Forge initiative and asked Council to consider matching the West Shore Developers Association's donation of \$5000.

M. Manhas, Langford Resident - Item 11.1 - Speaker expressed support for The Forge initiative and asked Council to consider matching the West Shore Developers Association's donation of \$5000.

S. Rossander, Langford Resident - Item 10.2 - Speaker expressed support for Option 1 in the staff report as presented. Item 10.1 - Speaker expressed concern regarding cost estimate increases.

N. McNeely, Langford Resident - Item 10.2 - Speaker expressed support for Option 1 in the staff report as presented.

F. Johnson, Langford Resident - Item 10.1 - Speaker expressed support for Option 1 in the staff report as presented. Item 11.1 - Speaker expressed support for the \$5000 donation from Council as requested by The Forge & the West Shore Developers Association.

Mayor Goodman closed public participation at 7:31 pm

6. CONSENT AGENDA

MOVED BY: HARDER
SECONDED: YACUCHA

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

- Minutes of the Council Meeting - July 21, 2025 (ADOPT)
- Draft Minutes of the Sustainable Development Advisory Committee Meeting - August 11, 2025 (RECIEVE)

Motion CARRIED.

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None removed.

8. COMMITTEE RESOLUTIONS

8.1 Sustainable Development Advisory Committee Meeting Resolutions - August 11, 2025

8.1.1 Development Variance Permit - 834 McCallum Rd (DVP25-0002)

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the following:
 - a. That Table 1 of Section 4.01.01 be varied to reduce the off-street parking requirement for contractor services at units 101 – 834 McCallum Road and 113 – 834 McCallum Road from the required 1 parking space per 45 m² of gross floor area to 1 parking space per 82 m² of gross floor area; and
 - b. That Table 1 of Section 4.01.01 be varied to reduce the off-street parking requirement for a commissary kitchen at unit 123 – 834 McCallum Road from the required 1 parking space per 30 m² of gross floor area to 1 parking space per 119 m² of gross floor area.

Motion CARRIED.

8.1.2 Text Amendment - 2750 Leigh Rd (Z25-0001)

Mayor Goodmanson declared a perceived pecuniary conflict of interest and left the meeting at 7:36pm

Councillor Harder assumed the role of the Chair.

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council:

1. Consider bringing forward Bylaw No. 2234 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the text of Area B of the MUE1 Zone 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 any land alteration:
 1. A Mitigation Plan; and
 2. A Construction Parking and Delivery 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 the issuance of a building permit:
 1. A Stormwater Management Plan.
 - iii. That prior to the issuance of a building permit, the applicant provides a Landscape Plan prepared by a Landscape Architect and signed off by a Registered Professional Biologist confirming habitat restoration objectives are met by the plan, to the satisfaction of the Director of Development Services. At the time of Building Permit, the applicant must provide a landscape bond in accordance with an approved cost estimate prepared by the Landscape Architect, to be returned to the applicant upon completion of the works. Prior to issuance of a building permit, the applicant provides a site lighting plan that complies with the City's design guidelines.
 - iv. 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;
 - v. That prior to the issuance of an Occupancy Permit, the signalized intersection at Leigh Road and Mantle Heights must be completed, to the satisfaction of the Director of Engineering.
 - vi. That prior to subdivision approval, a S.219 covenant be registered in priority of all charges on title to protect identified

eagle trees and associated habitat protection buffer as a non disturbance area to the satisfaction of the Director of Development Services.

Motion CARRIED.

Mayor Goodmanson returned to the meeting at 7:45 pm and assumed the role of the Chair.

9. NOTICE OF INTENT

9.1 TUP25-0001 - 105-693 Hoffman Ave, Clarity Cannabis

MOVED BY: GUIRY
SECONDED: MORLEY

THAT Temporary Use Permit No. TUP25-0001 is issued by the Council for the City of Langford to Clarity Cannabis BC Ltd. to operate a non-medical cannabis retail store on the property legally described as Lot A, Section 72, Esquimalt District, Plan VIP72210, PID No. 025-111-949 (105-693 Hoffman Avenue), in accordance with Section 493 of the *Local Government Act*, subject to the following terms and conditions, and notwithstanding Sec. 3.02.02(5) of Zoning Bylaw No. 300:

1. Conditions

- a) Exterior walls shall be treated in a manner and colour that is consistent with other parts of the building which the business occupies. If the non-medical cannabis retail store occupies a standalone building, then the exterior of the building will exhibit colours from a muted, earth tone palette with contrasting accent colours for windows, trim and doors. Bold or vivid colours that are intended to be distinctive and eye-catching (e.g.: lime green or fire engine red) may be used on signage, but not on the building façade or trim to the satisfaction of the Director of Development Services;
- b) All windows shall be opaque or constructed with spandrel panels behind. Windows and spandrels may not be embellished with any form of imagery;
- c) Security devices, such as window bars or roll shutters, shall be deployed on the inside of doors or windows so as to be unobtrusive and invisible from the street;
- d) The applicant shall provide security measures associated with the premises from which the non-medical cannabis retail store will operate in accordance with the applicant's proposal in response to the City of Langford Request for Proposal for the Retail Sales of Cannabis and Cannabis Related Products (RFP), as determined by the Chief Administrative Officer;
- e) The applicant shall address issues of nuisance with respect to odours, smoke and noise relating to public use of cannabis and cannabis products in accordance with the applicant's proposal in response to the RFP and the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.*;
- f) The applicant shall address impairment issues relating to public use of cannabis and cannabis products for non-medical purposes in accordance with the applicant's proposal in response to the RFP and the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.*;
- g) The non-medical cannabis retail store must be a stand-alone business;
- h) The hours of operation of the non-medical cannabis retail store shall be limited to 9am to 9pm Sunday through Wednesday and 9am to 10pm Thursday through Saturday;

- i) The applicant shall provide educational initiatives and materials associated with the impacts and related social concerns of the non-medical use of cannabis and cannabis products in accordance with the applicant's proposal in response to the RFP and as outlined in the *Cannabis Retail Store Terms and Conditions, a handbook for the sale of non-medical cannabis in British Columbia*;
- j) The applicant shall conform to the regulations stipulated in the *Cannabis Control and Licencing Act of British Columbia B.C. Reg.202/2018*;
- k) The Applicant shall ensure that the non-medical cannabis retail sale is in compliance with all applicable laws, including all City bylaws;

SIGNAGE

- l) All signage shall be subject to a subsequent Sign Development Permit application process and shall be constructed and placed in accordance with Langford Sign Bylaw No.1250 and to the satisfaction of the Director of Development Services;
 - m) All signage shall be architecturally compatible with the style, composition, materials, colours, and details of the buildings within the development;
 - n) The location and size of signs shall be architecturally integrated with the overall design of the buildings;
 - o) As a condition of issuance of this permit, and notwithstanding what is permitted by Bylaw No. 1250, the business is limited to three signs only. This signage shall indicate the name of the business only, and shall not display company slogans, and may not employ any play on words with respect to cannabis or drug culture. This signage may be internally illuminated in accordance with City guidelines, but may not be animated in any way or have variable messaging;
 - p) Notwithstanding article o), the business may have one illuminated sign which indicates that the business is open, provided that this signage is affixed to the interior of a door or window visible from the street and does not exceed an area of 0.2m² (2ft²);
 - q) Sandwich board type signs are prohibited;
- If a previous Development Permit has been issued with respect to Form and Character and no new buildings or exterior renovations are being proposed some of these conditions may be waived.

2. Whereas

- a) The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
- b) On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
- c) The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
- d) The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
- e) The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
- f) The City received and reviewed over 30 proposals in response to the Request for

Proposals, and identified Clarity Cannabis BC Ltd.'s proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
g) Clarity Cannabis BC Ltd. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products.

Now therefore be it resolved that Council issue Temporary Use Permit TUP25-0001 to Clarity Cannabis BC Ltd. for it to operate a Cannabis Retail Store at 105-693 Hoffman Avenue for a three year term subject to the terms and conditions listed within.

3. Expiry

THAT the Temporary Use Permit be issued for a period of 36 months and will expire on August 19, 2028.

Motion CARRIED.

10. REPORTS

10.1 Policing Facilities Expansion Project – Validation Phase Update

R. Earl, Project Representative for the Municipalities responded to questions and comments from Council.

MOVED BY: SZPAK

SECONDED: YACUCHA

THAT the Council approve up to \$540,000 in funding for the RCMP detachment expansion project which equates to 60% (Langford's portion) of the maximum additional validation budget required to complete the validation phase and enable a final decision on project proceeding.

Motion CARRIED.

10.2 2026 FIFA World Cup Team Base Camp Opportunity Update

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council take no action with respect submitting a bid to be a Team Base Camp for the 2026 FIFA World Cup.

Motion CARRIED.

10.3 School Fields Operating Agreement

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council direct staff to enter into the attached field operating agreement for a 2-year term, with updated rates reflecting the 3% annual increases, and including a provision for automatic renewal for a further two-year term under the same terms and conditions as the original agreement (CON23-0004).

Motion CARRIED.

10.4 Friendship City Relationship Agreement

B, Beckett, Vancouver Island Supports the Ukraine and responded to questions and comments from Council.

MOVED BY: SZPAK
SECONDED: GUIRY

THAT Council formally enter into a Friendship City Relationship Agreement with the City of Horokhiv;

AND

THAT Council endorse Vancouver Island Supports Ukraine in their fundraising activities to support cities in the Ukraine.

Motion CARRIED.

11. CORRESPONDENCE

11.1 West Shore Developers Association - Supporting The Forge

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council direct staff to join West Shore Developers Association in issuing a joint media release that signals our shared commitment to supporting mental health in the trades.

AND

THAT Council match the West Shore Developers Association \$5,000 donation to The Forge to be funded through Council Contingency.

Motion CARRIED.

12. BYLAWS

12.1 BYLAW NO. 2169 (Background report attached)

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

MOVED BY: GUIRY
SECONDED: WAGNER

That Council adopt Langford Zoning Bylaw, Amendment No. 719 (766, 770, 774, 778, 782 Meaford Avenue and 2911, 2912, 2914, 2916 Aprell Place), Bylaw No. 2169, 2024.

Motion CARRIED.

12.2 BYLAW NO. 2216

"Langford Zoning Bylaw, Amendment No. 745 (893 Klahanie Drive), Bylaw No. 2216, 2025". (ADOPTION)

MOVED BY: GUIRY
SECONDED: WAGNER

That Council adopt Langford Zoning Bylaw, Amendment No. 745 (893 Klahanie Drive),
Bylaw No. 2216, 2025.

Motion CARRIED.

12.3 BYLAW NO. 2228

"City of Langford Development Procedures, Amendment Bylaw No. 25, 2025, Bylaw No.
2228". (ADOPTION)

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council adopt City of Langford Development Procedures, Amendment Bylaw No.
25, 2025, Bylaw No. 2228.

Motion CARRIED.

12.4 BYLAW NO. 2247

"City of Langford Servicing Officer Designation Bylaw No. 2247, 2025".

MOVED BY: HARDER
SECONDED: YACUCHA

THAT Council give first, second and third reading to "City of Langford Servicing Officer
Designation Bylaw No. 2247, 2025".

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council adjourn the meeting at 8:56 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer