

Minutes of the Regular Meeting of Council of the District of Lantzville held on Wednesday, June 22, 2022, at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

PRESENT:

Council: Councillor Ian Savage, Acting Mayor
Councillor Will Geselbracht*
Councillor Karen Proctor*
Councillor Jamie Wilson*, Acting Mayor (8:19 pm – 8:43 pm)

Absent: Mayor Swain

Staff: Ronald Campbell, Chief Administrative Officer (CAO)*
Trudy Coates, Director of Corporate Administration*
Nelda Richardson, Deputy Director of Corporate Administration
Frank Limshue, Director of Planning & Community Services
Raj Hayre, Director of Financial Services*

**Participated electronically*

CALL TO ORDER

The Acting Mayor Savage called the meeting to order at 6:01 pm and acknowledged that the meeting was being held on the traditional territory of the Snaw-naw-as, the Nanoose First Nation.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT the June 22, 2022, regular Council meeting agenda be adopted, as corrected, to include missing pages 3, 5, and 7 of the 2021 Statement of Financial Information Report, and with additional information circulated for corrected agenda page 128, and as amended, by moving item 10. b) 2022 Union of British Columbia Municipalities (UBCM) Convention – Meeting Requests with Provincial Cabinet Ministers and the Minister of Municipal Affairs to immediately following item 9. c) Lantzville Road Watermain Upgrade, Peterson Road to Huddlestone Road Project - Tender Award.

CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC - Nil

MEETING CLOSED TO THE PUBLIC - Nil

PUBLIC AND STATUTORY HEARINGS - Nil

GENERAL MATTERS (Delegations/recognitions) - Nil

CONSENT AGENDA

C22-90 MOVED and SECONDED, THAT the recommendations listed for items 7a) and 7b) in the Consent Agenda, be approved.

CARRIED UNANIMOUSLY

a) THAT the June 8, 2022 regular Council meeting minutes be approved, as presented.
CARRIED by Consent

b) THAT the June 15, 2022 special Council meeting minutes be approved, as presented.
CARRIED by Consent

END OF CONSENT AGENDA

PUBLIC INPUT PERIOD

No written comments were received, no members of the public registered via Zoom, and no one in the gallery provided public input.

LEGISLATIVE MATTERS (Bylaws, development variance permits, agreements, contracts, grants, budgets)

- C22-91 1. **2021 Annual Report**
MOVED and SECONDED, THAT the 2021 Annual Report be accepted.
CARRIED UNANIMOUSLY
- C22-92 2. **2021 Statement of Financial Information (SOFI)**
MOVED and SECONDED, THAT the 2021 Statement of Financial Information be approved.
CARRIED UNANIMOUSLY
- C22-93 3. **Lantzville Road Watermain Upgrade, Peterson Road to Huddlestone Road Project - Tender Award**
MOVED and SECONDED, THAT Council awards the contract for the Lantzville Road Watermain Upgrade, Peterson Road to Huddlestone Road Project to Copcan Civil Ltd. in the amount of \$635,860 plus GST.
CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

- C22-94 1. **2022 Union of British Columbia Municipalities (UBCM) Convention – Meeting Requests with Provincial Cabinet Ministers and the Minister of Municipal Affairs**
MOVED and SECONDED, THAT appointments be requested for meetings at the 2022 UBCM Convention with Provincial Cabinet Ministers and the Minister of Municipal Affairs to discuss the following topics:
 - Minister of Municipal Affairs re: submitted Winds Residential Area Water Supply through the Investing in Canada Infrastructure Program – Environmental Quality
 - Minister of Municipal Affairs re: \$6 million Fire Hall grant application under the Strategic Priorities Fund Capital Infrastructure Stream.**CARRIED UNANIMOUSLY**

LEGISLATIVE MATTERS (Bylaws, development variance permits, agreements, contracts, grants, budgets)

- C22-95 4. **Bylaw No. 279**
MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Foothills Special Area Plan) Bylaw No. 279, 2021” be given first reading.
CARRIED UNANIMOUSLY
- C22-96 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Foothills Special Area Plan) Bylaw No. 279, 2021” be given second reading.
CARRIED UNANIMOUSLY

C22-97 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Foothills Special Area Plan) Bylaw No. 279, 2021” is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.

CARRIED UNANIMOUSLY

5. **Bylaw No. 280**
C22-98 MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Foothills Comprehensive Development Zone) Bylaw No. 280, 2021” be given first reading.

CARRIED UNANIMOUSLY

C22-99 MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Foothills Comprehensive Development Zone) Bylaw No. 280, 2021” be given second reading.

CARRIED UNANIMOUSLY

C22-100 MOVED and SECONDED, THAT a public hearing for Official Community Plan Amendment Bylaw No. 279 and Zoning Amendment Bylaw No. 280 be scheduled.

CARRIED UNANIMOUSLY

6. **Bylaw No. 313**
C22-101 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022” be given first reading.

CARRIED

C22-102 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022” be given second reading.

CARRIED

C22-103 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022” is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.

CARRIED

7. **Bylaw No. 314**
C22-104 MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022” be given first reading.

CARRIED

MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022” be given second reading.

During the debate for second reading of Bylaw 314, Councillor Geselbracht raised a Point of Order regarding the decision of the presiding member, Acting Mayor Savage:

MOVED and SECONDED, THAT the Chair be sustained?

The Acting Mayor provided an explanation for his ruling.

The motion that the Chair be sustained was WITHDRAWN.

MAIN MOTION ON THE FLOOR

C22-105 THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022" be given second reading.
CARRIED

C22-106 MOVED and SECONDED, THAT the Official Community Plan and Zoning Bylaw amendment applicant for 6671 and 6685/6685B Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
CARRIED

C22-107 MOVED and SECONDED, THAT a public hearing for Official Community Plan Amendment Bylaw No. 313 and Zoning Amendment Bylaw No. 314 be scheduled to be held after a public information meeting is held.
CARRIED

8. **Bylaw No. 315**

Pursuant to section 100 of the *Community Charter*, Acting Mayor Savage declared a conflict of interest for the next four agenda items, as his home is in proximity of the subject properties for Bylaws 315, 316, 317, and 318. He immediately left the meeting at 8:19 pm.

Council agreed to suspend the procedures for Acting Mayor, and Councillor Wilson assumed the Chair, as Acting Mayor.

Acting Mayor Wilson* recessed the meeting for two minutes.

MEETING RECESSED: 8:19 pm

MEETING RESUMED: 8:21 pm, with Acting Mayor Wilson*, Councillors Geselbracht*, and Proctor* in attendance. Also, in attendance: CAO Campbell*, Director Coates*, Deputy Director Richardson, Director Limshue, and Director Hayre*.

C22-108 MOVED and SECONDED, THAT "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" be given first reading.
CARRIED UNANIMOUSLY

C22-109 MOVED and SECONDED, THAT "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" be given second reading.
CARRIED UNANIMOUSLY

C22-110 MOVED and SECONDED, THAT "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.
CARRIED UNANIMOUSLY

9. **Bylaw No. 316**
C22-111 MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022” be given first reading.
CARRIED UNANIMOUSLY
- C22-112* MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022” be given second reading.
CARRIED UNANIMOUSLY
- C22-113* MOVED and SECONDED, THAT the Official Community Plan and Zoning Bylaw amendment applicant for 6701 Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
CARRIED UNANIMOUSLY
- C22-114* MOVED and SECONDED, THAT a public hearing for Official Community Plan Amendment Bylaw No. 315 and Zoning Amendment Bylaw No. 316 be scheduled to be held after a public information meeting is held.
CARRIED UNANIMOUSLY
10. **Bylaw No. 317**
C22-115 MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” be given first reading.
CARRIED UNANIMOUSLY
- C22-116* MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” be given second reading.
CARRIED UNANIMOUSLY
- C22-117* MOVED and SECONDED, THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.
CARRIED UNANIMOUSLY
11. **Bylaw No. 318**
C22-118 MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” be given first reading.
CARRIED UNANIMOUSLY
- C22-119* MOVED and SECONDED, THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” be given second reading.
CARRIED UNANIMOUSLY
- C22-120* MOVED and SECONDED, THAT the Official Community Plan and Zoning Bylaw amendment applicant for 6717 Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
CARRIED UNANIMOUSLY

- C22-121 MOVED and SECONDED, THAT a public hearing for Official Community Plan Amendment Bylaw No. 317 and Zoning Amendment Bylaw No. 318 be scheduled to be held after a public information meeting is held.
CARRIED UNANIMOUSLY

Acting Mayor Wilson* recessed the meeting for one minute.

MEETING RECESSED: 8:42 pm

MEETING RESUMED: 8:43 pm, with Acting Mayor Savage, Councillors Geselbracht*, Proctor*, and Wilson* in attendance. Also, in attendance: CAO Campbell*, Director Coates*, Deputy Director Richardson, Director Limshue, and Director Hayre*.

Acting Mayor Savage joined the meeting and resumed the Chair at 8:43 pm.

UNFINISHED BUSINESS

1. May 31, 2022 Business - Village South

- i) **Village South Information Request**
MOTION ON THE FLOOR from the May 31, 2022 regular Council meeting and June 15, 2022 special Council meeting:
(NO MOVER OR SECONDER REQUIRED)
THAT the Applicant of the Village South development, be requested to provide the clear and strong rationale to justify the proposed number of New Housing Units exceeding the anticipated Number of New Housing Units range as stated in the 2019 Official Community Plan.
- C22-122 MOVED and SECONDED THAT the motion on the floor be referred to the July 20, 2022 regular Council meeting.
CARRIED
- ii) **Village South Bylaw No. 283 & No. 284 Improvements/Changes**
MOTION ON THE FLOOR from the May 31, 2022 regular Council meeting and June 15, 2022 special Council meeting:
(NO MOVER OR SECONDER REQUIRED)
THAT, if the Applicant (Lantzville Projects Ltd) makes improvements and/or changes to their application as a result of the May 4, 2022 Council resolutions C22-62 and C22-63 for both (1) District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021, and (2) District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021, then the Applicant must hold an in-person public engagement session to present the proposed application improvement(s) to the public prior to Council considering third reading of Bylaw No. 283 and Bylaw No. 284.
DEFEATED
- iii) **Proposed APPENDIX 2 Village South Special Area Plan**
Mayor Swain requires reconsideration of the May 31, 2022 defeated motion per s.131, Community Charter:
(NO MOVER OR SECONDER REQUIRED)
THAT, the Applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding "Village scale" in relation to Mixed use buildings, including but not

limited to: (1) maximum number of dwelling units per building, and (2) maximum floor area per commercial unit, excluding grocery store, in each building.

DEFEATED

Mayor Swain requires reconsideration of the May 31, 2022 defeated motion per s.131, *Community Charter*:

(NO MOVER OR SECONDER REQUIRED)

THAT the Applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding “Village scale” in relation to Apartment Buildings (multi-family), including but not limited to: (1) maximum number of dwelling units/apartments per building, (2) total number of 3 storey buildings and 4 storey buildings included in both Areas B and C, and (3) anticipated number of Apartment dwelling units in Area B.

DEFEATED

2. **Peterson Road Beach Road End**

MOVED and SECONDED, THAT the District of Lantzville support in principle planning for restoration work for a nature area in the right of way of the Peterson Road beach road end post development works completion by the fall, and subject to report(s) to Council for approval of work plan (including some use of volunteers), design, funding, and communication (consultation) plan.

DEFEATED

COMMITTEE/COMMISSION RECOMMENDATIONS - Nil

NEW BUSINESS

1. **Mayor & Councillors – Verbal Updates**

- Councillor Geselbracht commented on the Regional District of Nanaimo (RDN) Budget information charts that identify where the District’s portion of property taxes go.

2. **Development Cost Charges Bylaw Review**

C22-123 MOVED and SECONDED, THAT the District of Lantzville undertake a major review of the Development Cost Charges Bylaw No. 154, 2018 (DCC Bylaw) to be completed by Koers and Associates Engineering Ltd. in early 2023 and that the DCC Bylaw review project be referred to the Fall Financial Plan process.

CARRIED

INTRODUCTION OF LATE ITEMS - Nil

INTRODUCTION OF “NOTICE OF MOTION” - Nil

PUBLIC CLARIFICATION - Nil

ADJOURNMENT

Acting Mayor Savage declared the meeting adjourned.

MEETING ADJOURNED: 9:26 pm

Certified Correct:

ORIGINAL SIGNED

Trudy Coates, Director of Corporate Administration

Confirmed this 6th day of July, 2022.

ORIGINAL SIGNED

Mark Swain, Mayor