

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **REGULAR COUNCIL** Meeting  
Monday, September 19, 2005 at 7:06 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Allison Habkirk  
Councillors Graham, King, Korol, Mason and Thompson  
Gary C. Nason, Administrator  
Hope V. Burns, Director of Planning & Building Services  
Nirmal Bhattacharya, Municipal Engineer  
Ed Sykora, Director of Financial Services  
Ruby Shea, Recording Secretary

**ABSENT:** Councillor Haddon

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**APPROVAL OF THE AGENDA:**

The Administrator, Mr. Gary C. Nason, noted the addition to the agenda of the following late items:

- Recommended Motion Re: Butchart Gardens Proposed Raising of Quarry Lake Reservoir Levels for Fish Enhancement Purposes, to be included with Item 2 under Section 7 – Correspondence (Action Required or Recommended);
- Correspondence package dated September 15, 2005 from the residents of 1945 Lisnoe Avenue, to be included with Item 6 under Section 7 – Correspondence (Action Required or Recommended);
- Site Context Map related to water main extension request for 1130 Benvenuto Avenue, to be included with Water & Waste Management Committee Minutes (September 12, 2005) under Section 8 – Reports of Standing Committees;
- Staff Memorandum dated September 16, 2005 entitled “Public Consultation Process for Design of ‘Woodward’ and ‘Tanner’ Parks, to be included as Item 4 under Section 9 – Staff Memoranda and Reports;
- “Guide to Procedures at Committee Meetings” (Proposed Amendment) to be included with Bylaw No. 1531 under Section 10 – Bylaws;
- Delete Item 6 Correspondence from Ireland Farms at writer’s request, under Section 13 – Correspondence (Receive for General Information)
- Correspondence from Robert D. Glazier, 1917 Highfield Road, September 13, 2005 Re: Subdivision Application for Lots 13 and 14, Block 4, Sections 11 and 12, Range 2 East, South Saanich District, Plan 1607 (Meadowbank Road), to be included with Item 6 under Section 13 - Correspondence (Receive for General Information);

1099.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
                  *That the Agenda for the Special (Open) Council Meeting held on September 19, 2005 be approved as amended.*  
                  CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES:**

**Minutes of the Special (Open) Council Meeting held on September 6, 2005**

1100.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
                  *That the Minutes of the Special (Open) Council Meeting held on September 6, 2005 be approved as circulated.*  
                  CARRIED UNANIMOUSLY

**Minutes of the Special (Open) Council Meeting held on September 12, 2005**

- 1101.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
                  *That the Minutes of the Special (Open) Council Meeting held on September 12, 2005 be approved as circulated.*  
                  CARRIED UNANIMOUSLY

**PUBLIC INQUIRIES AND ANSWERS THERETO:**

1. Mr. Mike Fleming, 6999 West Saanich Road, questioned Council on the current status of the Agri-tourism Project, and when draft policies would be presented by the Council for further community consultation.

Both the Mayor and Administrator noted that this particular project had been reprioritized several months ago as a result of the advancement of the secondary suite review, and that any commitment on a definite timeframe for presentation to Council of the draft agri-tourism policies could not be given until such time as future directions with the secondary suite review project had been determined.

2. Ms. Elizabeth Chambers, 901 Verdier Avenue, thanked Council for its hard work and contribution to the community and noted the very difficult deliberations which took place at the September 12, 2005 Committee Meetings.

**PRESENTATIONS/PETITIONS AND DELEGATIONS:**

1. **Ministry of Energy, Mines and Petroleum Resources and City Green Re: Efficiency in Residential Homes Harmonized Program Delivery Proposal**

- a) Correspondence dated September 2, 2005 from Liz Kelly, Ministry of Energy, Mines and Petroleum Resources and Peter Sundberg, City Green Re: Efficiency in Residential Homes Harmonized Program Delivery Proposal.

Mr. Peter Sundberg of City Green was in attendance at the Meeting and advised Council that on September 16, 2005 the Province of BC announced its Energy Efficiency Strategy. Mr. Sundberg briefly explained the program and the expectations of Central Saanich were Council to endorse the District's participation in this initiative.

Ms. Nitya Harris of the B.C. Sustainable Energy Association briefly discussed an initiative in regards to solar hot water systems.

- 1102.05      MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR GRAHAM  
                  *That the presentation be received, and Council endorse Central Saanich's participation in the "Energy Efficiency in Residential Homes" Program including the various activities as specified in the recommendations section of the September 2<sup>nd</sup>, 2005 submission from the Ministry of Energy, Mines and Petroleum Resources.*  
                  CARRIED UNANIMOUSLY

**CORRESPONDENCE (Action Required or Recommended):**

1. **Sea Breeze Pacific Regional Transmission System, Inc. Re: Vancouver Island Cable Project**

- a) Correspondence dated September 13, 2005 from James Griffiths, Project Manager - Sea Breeze Pacific Regional Transmission System, Inc. Re: Vancouver Island Cable Project.

It was noted that Representatives for Sea Breeze Pacific Regional Transmission System, Inc. were not in attendance at the Meeting to address the correspondence.

- 1103.05        MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR MASON  
*That the correspondence be received, and referred to Staff for advice and/or recommendation as required on any potential issues of concern.*  
                  CARRIED UNANIMOUSLY

**1. Butchart Gardens Re: Proposed Raising of Quarry Lake Reservoir Levels for Fish Enhancement Purposes**

- a) Correspondence dated September 14, 2005 from Aril Solbakken, General Manager – Butchart Gardens Re: Proposed Raising of Quarry Lake Reservoir Levels for Fish Enhancement Purposes; and
- b) Recommended Motion Re: Butchart Gardens Proposed Raising of Quarry Lake Reservoir Levels for fish Enhancement Purposes

Mr. Arild Solbakken, General Manager of Butchart Gardens, was in attendance at the Meeting and spoke briefly to his correspondence.

The Administrator presented a Staff recommendation in regards to this particular matter and both Mr. Nason and the Municipal Engineer, Mr. Nirmal Bhattacharya, responded to questions from members of Council.

- 1104.05        MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR KOROL  
*That the correspondence be received, and Council endorse the proposal in principle, together with any required amendment to the existing Encroachment Agreement, subject to the District obtaining independent geotechnical and hydro geological engineering advice and information, if deemed necessary in the opinion of the Municipal Engineer, in regards to the potential impact of the proposal on the adjacent Wallace Drive road right-of-way, with costs for this independent confirmation to be borne by Butchart Gardens.*  
                  CARRIED  
                  OPPOSED: COUNCILLOR GRAHAM

- 1105.05        MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR KOROL  
*That a further condition to the foregoing motion be that Butchart Gardens agree to enter into a legal agreement, to the satisfaction of the Municipal Solicitor, to ensure that regular inspection, monitoring of the slope and maintenance works are carried out as recommended by the consultants, as well as agreeing to assume the costs of any repair or mitigation measures in the event of damage or settlement to the section of the Wallace Drive road right-of-way in question.*  
                  CARRIED UNANIMOUSLY

**3. Correspondence Pertaining to Secondary Suites**

- a) Frank and Lee Witthoeft, 2361 Tanner Ridge Place, September 3, 2005; and
- b) Housing Affordability Partnership, September 6, 2005.

It was noted that the letter writers were not in attendance at the Meeting to address the correspondence.

- 1106.05        MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
*That the correspondence be received, and a copy of the September 14<sup>th</sup>, 2005 Memorandum from the Director of Planning and Building Services entitled "Secondary Suite Analysis" which includes information on the BC Assessment Authority's policies in regards to secondary suite assessments be forwarded to Mr. Witthoeft for his information.*  
                  CARRIED UNANIMOUSLY

**4. P Collett Re: Pedestrian Crosswalk in the 7100 Block of West Saanich Road**

- a) Correspondence received September 12, 2005 from Patricia Collett, 1105 Verdier Avenue Re: Pedestrian Crosswalk in the 7100 Block of West Saanich Road.

Ms. Patricia Collett, 1105 Verdier Avenue, was in attendance at the Meeting and provided brief background comments to her correspondence. Ms. Collett noticed that she has observed frequent occurrences of pedestrian safety hazards in this particular crosswalk and that there are many seniors in scooters or walkers that put themselves at risk when they cross at this particular location.

The Municipal Engineer provided brief comments in regards to the correspondence and noted that the Brentwood Bay Revitalization Project details include the provision of a centre flashing amber light facing north and south at this particular location.

- 1107.05        MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR KING  
                  *That the correspondence be received for information and the contents noted.*  
                  CARRIED UNANIMOUSLY

**5. Copy of Correspondence from Agricultural Land Commission to Oldfield Orchards  
Re: Application for Additional Dwelling Units for Seasonal Farm Help**

- a) Correspondence dated September 6, 2005 from Agricultural Land Commission to Oldfield Orchards Re: Application for Additional Dwelling Units for Seasonal Farm Help.

It was noted that the letter writers and applicants were not in attendance at the Meeting to address the correspondence.

- 1108.05        MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR KOROL  
                  *That the correspondence be received, and Staff be requested to seek clarification from the Agricultural Land Commission on the following two issues related to this matter:*

1. *Whether the "cottages" referenced in the Commission's letter are considered to be permanent or temporary dwellings; and*
2. *Whether the District is correct in its understanding from the Commission's correspondence that the intent of the Commission is that the permanent dwellings on the farm be occupied by employees employed full-time on the farm, and the temporary dwellings be occupied by seasonal farm employees only.*

CARRIED UNANIMOUSLY

**6. Correspondence Pertaining to Request for Amendment of Covenant – 1915 Lisnoe Avenue**

- a) Email correspondence dated September 13, 2005 from Glenys Fellner, 7775 Bruce Gordon Place; and
- b) Correspondence package dated September 15, 2005 from the residents of 1945 Lisnoe Avenue.

Ms. Glenys Fellner, 7775 Bruce Gordon Place, was in attendance at the Meeting and stated that the trees in question are quite tall and at the present time offer an effective noise barrier and light barrier. The tall trees act as a buffer which is an enhancement to the neighbourhood and the recent removal of just one tree has decreased the buffering impact and had increased the light.

Ms. Fellner advised that she has considerable concerns in regards to the tree removal and replacement program which has been proposed by the owner of 1915 Lisnoe Avenue.

Mr. Bert Harrison, Unit No. 2 - 1945 Lisnoe Avenue, stated that his unit is located adjacent to the property line, and he questioned the discrepancy in the numbers of trees which are referenced in both of the Arborist's reports. In his opinion, both reports contradict each other and appear to refer to differing trees. Mr. Harrison noted that the Arborists have been hired by the Realtor and he summarized his

comments by stating his strong opposition to the tree removal or replacement program which has been proposed by the Applicant.

Council requested that Staff endeavour to notify all letter writers from the neighbourhood when and/or if this item is placed back on a future Council Meeting agenda for further consideration.

1109.05        MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR MASON  
*That the correspondence be received, and the Chair of the Planning and Development Committee and appropriate Municipal Staff be authorized to meet with representatives from the neighbourhood to discuss their concerns in regards to the tree removal and replacement program which has been proposed by the owner of 1915 Lisnoe Avenue.*  
                  CARRIED UNANIMOUSLY

1110.05        MOVED BY COUNCILLOR MASON  
                  SECONDED BY COUNCILLOR GRAHAM  
*That the various items of correspondence from the neighbourhood pertaining to this particular matter be forwarded to the Applicant for his information and consideration of appropriate action.*  
                  CARRIED UNANIMOUSLY

**7. E Chambers Re: Walkway Development Fund**

- a) Correspondence dated September 14, 2005 from Elizabeth Chambers Re: Walkway Development Fund.

Ms. Elizabeth Chambers, 901 Verdier Avenue, was in attendance at the Meeting and spoke briefly to the contents of her correspondence.

A discussion ensued during which members of Council requested clarification from Staff in regards to acceptance of cash-in-lieu during the Development Variance Permit and Building Permit processes, and the District's current financial mechanisms and authorities in this regard.

1111.05        MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR MASON  
*That the correspondence be received, and the issue of the possible establishment by the District of an appropriate fund or reserve for the future provision of parking, sidewalk and bicycle lane facilities, and the authority of the Municipality to allocate to this fund or reserve the proceeds of cash-in-lieu contributions received through the Development Variance Permit process, be referred to Staff for appropriate advice and recommendation.*  
                  CARRIED UNANIMOUSLY

1112.05        MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR KOROL  
*That this issue also be referred to the next Strategic Planning process for further discussion.*  
                  CARRIED UNANIMOUSLY

**8. Correspondence Pertaining to "Central Saanich Council Procedure Bylaw Amendment Bylaw No. 1531, 2005"**

- a) Correspondence dated September 13, 2005 from Dr. Fred Peet, 1210 Marin Park Drive; and  
b) Correspondence dated September 14, 2005 from Beth Haugen Dekkers, 1158 Clarke Road.

Dr. Fred Peet, 1210 Marin Park Drive, was in attendance at the Meeting and stated firstly that he had concerns in regards to the Statutory Notice of the proposed Amendments which was recently published in the Peninsula News Review. Dr. Peet stated that in his opinion the notice was misleading as the real intent and potential is to deny the opportunity for the public to provide input at Committee Meetings. Dr. Peet stated that the proposed Bylaw amendments went through an extensive process of review, however, at the August 15, 2005 Council Meeting,

Council amended the Bylaw at the last minute. At first reading a significant portion of the Bylaw was deleted and Dr. Peet requested that Council restore the portion of the Bylaw that was deleted at the August 15, 2005 Meeting.

- 1113.05      MOVED BY COUCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR KOROL  
                  *That the correspondence from Dr. Fred Peet, 1210 Marin Park Drive regarding the proposed amendments to "Central Saanich Council Procedure Amendment Bylaw No. 1531, 2005" be received for information.*  
                  CARRIED UNANIMOUSLY

Ms. Haugen Dekkers, 1158 Clarke Road, was in attendance at the Meeting and spoke extensively to her correspondence. Ms. Haugen Dekkers stated that Central Saanich has enjoyed 55 years of open governance and her concern is that the elimination of the word "may" from the Guide to Procedures at Committee Meetings will represent a "muzzle bylaw" and is effectively a "stifle" resolution. The affect of the proposed amendments will be to place the public in a situation where permission to speak is based on the goodwill of the Chair.

*Ms. Haugen Dekkers' correspondence was received for information without a motion.*

## **REPORTS OF COMMITTEES**

### **Standing Committees:**

#### **Planning & Development – September 12, 2005**

- 1114.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR GRAHAM  
                  *That the Minutes of the Planning & Development Committee Meeting held on September 12, 2005 be adopted as circulated.*  
                  CARRIED UNANIMOUSLY

#### **1. Development Variance Permit Application for Signage and Fencing at 1445 and 1425 Benvenuto Avenue – Church and State Wines (formerly Victoria Estate Winery)**

- 1115.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR GRAHAM  
                  *That the Staff Memorandum dated August 25, 2005 entitled "Development Variance Permit Application for Signage and Fencing 1445 and 1425 Benvenuto Avenue – Church and State Wines (formerly Victoria Estate Winery)" be received, and:*

1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
  - a) *the required front yard setback for fencing over 1.3 m in height, from 7.5 m to 6 m;*
  - b) *the number of allowable signs on 1445 Benvenuto Avenue from one sign to four signs;*
  - c) *the number of allowable signs on 1425 Benvenuto Avenue from none to three signs; and*
2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED  
OPPOSED: COUNCILLOR KING

#### **2. Application for Development and Development Variance Permits, Proposed Renovation and Addition to 7173 West Saanich Road**

Mr. Des Bazett of Vic Davies Architect Ltd. was in attendance representing the Applicant and made a brief overview presentation on the changes to the design

and colour scheme which have been made since the September 12<sup>th</sup>, 2005 Planning and Development Committee Meeting presentation. Mr. Bazett commenced his remarks by overviewing the broader details of the application and in particular reviewed the proposed changes to the bicycle parking provisions. Mr. Bazett stated that a variance will now be requested to relax the required number of bicycle racks/holders from the required four outside and nine inside to the proposed nine outside and 6 inside.

Mr. Bazett then proceeded to present background details with respect to the proposed number of parking stalls and the reasons for the requested variance. Mr. Bazett stated that thirty-two parking spaces represented the worst case scenario if all potential commercial uses are at their maximum. Mr. Bazett stated that even with the requested parking space variances the Applicant will be providing more spaces than is required for the anticipated demand.

Mr. Bazett then proceeded to overview the changes to the various elevations and referenced the proposed natural colour slate, the one standard colour (green) awning, natural wood doors and the upper level incorporating natural wood elements and glazed canopy. Two roof decks with gardens will be provided at the front and signage will be consistent throughout the development. The development will also incorporate goose-neck lamps which will be aesthetically pleasing.

Discussion then ensued during which time members of Council asked questions of the Developer and Staff in regards to the various details of the revised proposed application.

- 1116.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR KING  
*That the Staff Memorandum dated September 1, 2005 entitled "Application for Development and Development Variance Permits, Proposed Renovation and Addition to 7173 West Saanich Road" be received, and;*
1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
    - a) *The required front yard setback from 3.0 m to 1.5 m;*
    - b) *The required screening requirements from the parking area and adjacent uses;*
    - c) *The number of required parking stalls from 32 spaces to 24 spaces;*
    - d) *The requirement of 2.5 m to 0 m setback for the parking area from any lot line in all other zones; and*
  2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED UNANIMOUSLY

- 1117.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR MASON  
*That in addition to the afore-noted variances, Council also propose to consider the issuance of a Development Variance Permit to relax the required number of bicycle racks/holders from the required four outside and nine inside, to the proposed nine outside and six inside.*  
CARRIED UNANIMOUSLY

- 1118.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR MASON  
*That the Applicant be advised that it is Council's expectation that the revised design and colour scheme as presented at the September 19<sup>th</sup>, 2005 Regular Council Meeting will be the same scheme as will be further considered by Council at a future meeting, and form part of any Development Permit that may be approved for this application.*  
CARRIED UNANIMOUSLY

- 1119.05 MOVED BY COUNCILLOR THOMPSON  
SECONDED BY COUNCILLOR MASON  
*That to the extent considered necessary, Staff be requested to re-examine the current front yard setback regulations in the Land Use Bylaw as they pertain to commercial establishments.*  
CARRIED UNANIMOUSLY

**3. District of Highlands Draft Community Plan**

- 1120.05 MOVED BY COUNCILLOR THOMPSON  
SECONDED BY COUNCILLOR MASON  
*That the Staff Memorandum dated August 29, 2005 entitled "District of Highlands Draft Community Plan" be received for information, and a copy of the Memorandum be forwarded to the District of Highlands with the comment that the proposed amendments to the Urban Containment and Servicing Area will need to be considered by the Capital Regional District as amending the Regional Growth Strategy, and the District of Highlands be further advised that it is Council's opinion that the increased density as it appears to be contemplated in the draft Community Plan may be inconsistent with the overall objective of containing urban sprawl.*  
CARRIED UNANIMOUSLY

**4. District of North Saanich Official Community Plan**

- 1121.05 MOVED BY COUNCILLOR THOMPSON  
SECONDED BY COUNCILLOR MASON  
*That the Staff Memorandum dated August 25, 2005 entitled "District of North Saanich Official Community Plan" be received for information, and a copy of the Memorandum be forwarded to the District of North Saanich with the comment that the District of Central Saanich questions whether the draft Official Community Plan meets the intent of the Regional Growth Strategy without the designation of any Urban Containment and Servicing Areas in North Saanich.*  
CARRIED UNANIMOUSLY

**Water & Waste Management – September 12, 2005**

- 1122.05 MOVED BY COUNCILLOR KOROL  
SECONDED BY COUNCILLOR MASON  
*That the Minutes of the Water and Waste Management Committee Meeting which was held on September 12<sup>th</sup>, 2005 be amended to indicate that the Meeting terminated immediately after the defeat of Resolution No. 1098.05.*  
CARRIED UNANIMOUSLY

- 1123.05 MOVED BY COUNCILLOR THOMPSON  
SECONDED BY COUNCILLOR KOROL  
*That the Minutes of the Water and Waste Management Committee Meeting held on September 12<sup>th</sup>, 2005 be adopted as amended.*  
CARRIED UNANIMOUSLY

**1. Water Main Extensions in the District**

- 1124.05 MOVED BY COUNCILLOR KOROL  
SECONDED BY COUNCILLOR THOMPSON  
*That for request for water main extensions outside of the formal subdivision approval process involving properties located within the District's Urban Containment Boundary (all zones except Agricultural and Rural Estate), Council indicate that it is supportive of Staff providing a positive recommendation on water main extension applications, subject to the requests being technically, environmentally and financially feasible from an infrastructure, environmental and cost recovery perspective.*  
CARRIED UNANIMOUSLY

**\*\* DEFEATED \*\***

1125.05 MOVED BY COUNCILLOR KING  
SECONDED BY COUNCILLOR MASON  
*That the foregoing motion be amended by deleting the words "is supportive of Staff providing a positive recommendation on" and substituting the word "consider", therefore.*  
MOTION DEFEATED  
OPPOSED BY: COUNCILLORS GRAHAM, KOROL, MASON AND THOMPSON

1126.05 MOVED BY COUNCILLOR KOROL  
SECONDED BY COUNCILLOR MASON  
*That the main motion be amended by deleting the words "that it is supportive of Staff providing a positive recommendation on" and substituting the words "to Staff that it would generally be prepared to give favourable consideration to", therefore.*  
CARRIED  
OPPOSED: COUNCILLOR KING

THE QUESTION WAS THEN CALLED ON THE MAIN MOTION AS AMENDED  
THE MAIN MOTION AS AMENDED CARRIED  
OPPOSED: COUNCILLOR KING

1127.05 MOVED BY COUNCILLOR KOROL  
SECONDED BY COUNCILLOR THOMPSON  
*That for request for water main extensions outside of the formal subdivision approval process involving properties located beyond the District's Urban Containment Boundary (the Agricultural and Rural Estate zones):*

1. *Council indicate to Staff that it would generally be prepared to give favourable consideration to water main extension applications where the purpose of the requested extension is for bonafide agricultural operation/irrigation purposes only; and*
2. *Staff be requested to explore the development of appropriate thresholds and/or criteria to assist Council and Staff in the determination of what is considered to be a bonafide agricultural operation/irrigation purpose, and this matter be referred to the Peninsula Agricultural Commission for consideration and recommendation as deemed appropriate; and*
3. *Staff be further requested to explore the possible development of appropriate thresholds and/or criteria similar to the Regional Growth Strategy policies in regards to the extension of urban sewer and water services, namely 'to address pressing public health and environmental issues, to provide fire suppression or to service agriculture', with further advice to be provided to Council in this regard.*

CARRIED UNANIMOUSLY

1128.05 MOVED BY COUNCILLOR KOROL  
SECONDED BY COUNCILLOR MASON  
*That for requests for water service which are being considered through the formal subdivision approval process, Council indicate to the Approving Officer:*

1. *That in the case of all subdividable properties located within the District's Urban Containment Boundary (all zones except Agricultural and Rural Estate), Council is supportive of the current practice which is to require water main connections (which may entail water main extensions in some instances); and*
2. *That in the case of subdivision applications for properties located outside of the District's Urban Containment Boundary (the Agricultural and Rural Estate zones), Council is supportive of the Approving Officer requiring alternative "on site" provisions to supply potable water (rather than District piped water) to satisfy the District's Land Use Bylaw requirement for the provision of potable water; all future requests for water main extensions be referred to Council for consideration; and Staff be requested to prepare for consideration the appropriate amendment to the Land Use Bylaw if deemed necessary.*

Council requested that the two parts of the foregoing motion be considered separately.

THE QUESTION WAS CALLED ON PART 1 OF THE MAIN MOTION  
PART 1 OF THE MAIN MOTION CARRIED UNANIMOUSLY

THE QUESTION WAS THEN CALLED ON PART 2 OF THE MAIN MOTION  
PART 2 OF THE MAIN MOTION CARRIED UNANIMOUSLY

- 1129.05      MOVED BY COUNCILLOR KOROL  
                  SECONDED BY COUNCILLOR MASON  
*That the matter of appropriate policies to guide the District in the consideration of requests to extend urban sewer and water services beyond the District's Urban Containment Boundary be referred to the next Official Community Plan Update/Review process for further consideration.*  
                  CARRIED UNANIMOUSLY
- 1130.05      MOVED BY COUNCILLOR KOROL  
                  SECONDED BY COUNCILLOR KING  
*That based on the foregoing discussion and general policy recommendations which have been endorsed by the Committee, the water main extension request to service the property located at 1130 Benvenuto Avenue (Coleman and Henshaw) be denied.*
- BEFORE THE QUESTION WAS CALLED, it was
- 1131.05      MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR THOMPSON  
*That further consideration of the foregoing motion be postponed to the next Regular Council Meeting to be held on October 3, 2005*  
                  CARRIED UNANIMOUSLY
- 1132.05      MOVED BY COUNCILLOR KOROL  
                  SECONDED BY COUNCILLOR THOMPSON  
*That further consideration of the water main extension request to service the four lots on Ridgedown Road (D. Carrier on behalf of M. Stanlake) be postponed to the next Committee Meeting to be held on October 11, 2005.*  
                  CARRIED UNANIMOUSLY

**Advisory Committees:** None.

**Regular Status Reports from Members of Council Who Participate on Advisory Bodies, Committees, Boards or Commissions:**

1. **Greater Victoria Public Library (GVPL)** – Councillor Graham updated Council on the current status of the Greater Victoria Public Library 2006 Budget deliberations as well as the anticipated next steps in the GVPL Revised Operating Agreement issue.
2. **Capital Regional District (CRD)** - Mayor Habkirk updated Council on recent activities at the Regional Capital Regional District as well as her recent attendance at a CREST Board Meeting at which time it was indicated that the Organization Review of CREST Report was anticipated to be available within 30 days.
3. **Peninsula Recreation Commission (PRC)** – None.
4. **First Nations** - Councillor King advised Council of his recent liaisons with the Tsartlip First Nation and stated that he had recently delivered copies of the Central Saanich news letter to both local First Nations.
5. **Saanich Peninsula Hospital** - Councillor Mason updated Council on her attendance at a weekend meeting of residents to discuss current issues in regards to the Saanich Peninsula Hospital
6. **Parks Update** – None.

**STAFF MEMORANDUM AND REPORTS:**

**1. Recommended Notice on Title – 6368 Bella Vista Drive – Suite Constructed Without Permits**

- a) Staff Memorandum dated August 16, 2005 from Roy Thomassen, Chief Building Inspector Re: Notice on Title – 6368 Bella Vista Drive – Suite Constructed Without Permits.

The Director of Planning and Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum in regards to the Recommended Notice on Title for property located at 6368 Bella Vista Drive (Suite Constructed Without Permits) and responded to questions from members of Council.

The property owner of 6368 Bella Vista Drive, Mr. Anthony Martens, was in attendance at the Meeting and stated that he was shocked to learn that a complaint had been registered by one of his neighbours in regards to the secondary suite in his dwelling. Mr. Martens stated that his house was advertised with a suite and that he is satisfied to await the outcome of the secondary suite review process.

1133.05        MOVED BY COUNCILLOR MASON  
                  SECONDED BY COUNCILLOR KOROL

*That the Staff Memorandum dated August 16, 2005 entitled "Notice on Title – 6368 Bella Vista Drive – Suite Constructed Without Permits" be received, and the District of Central Saanich Municipal Clerk file a notice in the Victoria Land Title Office stating that a Resolution has been made under Section 57 of the Community Charter relating to property legally described as Lot 4, Section 16, Range 4 East, South Saanich District, Plan 49900, PID 015-733-033, and having a civic address of 6368 Bella Vista Drive, and that further information respecting the resolution may be inspected at the office of the Municipal Building Inspection Division during regular office hours.*

CARRIED UNANIMOUSLY

1134.05        MOVED BY COUNCILLOR MASON  
                  SECONDED BY COUNCILLOR KOROL

*That a further recommendation be brought back to a future Regular Council Meeting, if required, after the secondary suite review for the District has been completed.*

CARRIED UNANIMOUSLY

**2. Agricultural Land Commission Application for Non-Farm Use for Construction of a Pathway in the Road Allowance in the ALR, 1300 Benvenuto Avenue (Mark Verhagen)**

- a) Staff Memorandum dated August 25, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Agricultural Land Commission Application for Non-Farm Use for Construction of a Pathway in the Road Allowance in the ALR, 1300 Benvenuto Avenue (Mark Verhagen)

Ms. Hope V. Burns, Director of Planning and Building Services, gave a brief overview of the Staff Memorandum in regards to an Application to the Agricultural Land Commission for approval of the construction of a pathway in the Macklin road allowance and responded to questions from members of Council.

It was noted that the property owner was not in attendance at the meeting.

1135.05        MOVED BY COUNCILLOR MASON  
                  SECONDED BY COUNCILLOR THOMPSON

*That the Staff Memorandum dated August 25, 2005 entitled "Agricultural Land Commission Application for Non-Farm Use for Construction of a Pathway in the Road Allowance in the ALR, 1300 Benvenuto Avenue (Mark Verhagen)" be received, and the application be forwarded to the Agricultural Land Commission for approval of the construction of a pathway in the Macklin Road road allowance.*

CARRIED UNANIMOUSLY

### 3. Secondary Suite Analysis

- a) Staff Memorandum dated September 14, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Secondary Suite Analysis

The Director of Planning & Building Services, Ms. Hope V. Burns, gave a detailed overview of the Staff Memorandum in regards to the Secondary Suite Analysis. Ms. Burns noted that one additional parking space required for a secondary suite, which must be behind the front building area line, could be an issue for the two potential minimum lot size thresholds of 660 sq. m. and 780 sq. m. Ms. Burns stated the additional value added to a property assessment with a suite translates into a \$50 to \$300 tax increase.

1136.05            MOVED BY COUNCILLOR MASON  
                          SECONDED BY COUNCILLOR THOMPSON  
                          *That the Staff Memorandum dated September 14, 2005 entitled "Secondary Suite Analysis" be received for information.*  
                          CARRIED UNANIMOUSLY

### 4. Public Consultation Process for Design of 'Woodward' and 'Tanner' Parks

- a) Staff Memorandum dated September 16, 2005 from Bonnie McKenzie, Manager of Community Services Re: Public Consultation Process for Design of "Woodward" and "Tanner" Parks.

Ms. Burns gave a brief overview of the Staff Memorandum in regards to the Public Consultation Process for Design of "Woodward" and "Tanner" Parks.

1137.05            MOVED BY COUNCILLOR KING  
                          SECONDED BY COUNCILLOR MASON  
                          *That the Staff Memorandum dated September 16, 2005 entitled "Public Consultation Process for Design of Woodward and Tanner Parks" be received, and Council concur with the dates and locations for the two public information meetings for the design of the "Woodward" and "Tanner" tot lot parks as noted in the Memorandum.*  
                          CARRIED UNANIMOUSLY

### **BYLAWS:**

1. "Central Saanich Procedure Bylaw Amendment Bylaw No. 1531, 2005" [A Bylaw to Amend the Council Procedure Bylaw]

- a) "Guide to Procedures at Committee Meetings" (proposed amendment)

1138.05            \*\* DEFEATED \*\*  
                          MOVED BY COUNCILLOR KING  
                          SECONDED BY COUNCILLOR MASON  
                          *That "Central Saanich Procedure Bylaw Amendment Bylaw No. 1531, 2005" be amended at second reading to delete in its entirety subsection 1(f) as well as to delete in its entirety the third bullet under subsection 1(g) which begins with the words "in Section 54 by adding the words ..."*  
                          MOTION DEFEATED  
                          OPPOSED: COUNCILLORS GRAHAM, KOROL, MASON, AND THOMPSON

1139.05            \*\* DEFEATED \*\*  
                          MOVED BY COUNCILLOR THOMPSON  
                          SECONDED BY COUNCILLOR MASON  
                          *That "Central Saanich Council Procedure Bylaw Amendment Bylaw No. 1531, 2005" be given third reading.*  
                          MOTION DEFEATED  
                          OPPOSED: COUNCILLORS GRAHAM, KING, KOROL, MASON AND THOMPSON

- 1140.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
                  *That the "Guide to Procedures at Committee Meetings" be amended by deleting the word "the" where it appears before the words "Committee Chair", and by deleting the word "may" where it appears following the words "Committee Chair".*  
                  CARRIED  
                  OPPOSED: MAYOR HABKIRK

**UNFINISHED BUSINESS:**

**1. Status/Update: 6500 Lochside Drive – Accessory Building Converted to Dwelling Unit (Winkle)**

The Director of Planning and Building Services, Ms. Hope V. Burns, advised Council of the current status of this file and noted that the property owner has prepared a Covenant which has been submitted to the Agricultural Land Commission. She further advised that the Agricultural Land Commission is currently reviewing the proposed Covenant, however until such time as the covenant has been approved by the Commission, the District is not in a position to issue a Building Permit for this particular property.

- 1141.05      MOVED BY COUNCILLOR KING  
                  SECONDED BY COUNCILLOR KOROL  
                  *That the foregoing verbal status/update report on the property located at 6500 Lochside Drive – Accessory Building Converted to Dwelling Unit (Winkle) be received for information.*  
                  CARRIED UNANIMOUSLY

**NEW BUSINESS/OTHER COMPETENT BUSINESS:**

**1. Central Saanich Police Service Budget Adjustment – Provincial Integrated Road Safety Initiative**

- a) Staff Memorandum dated September 8, 2005 from Chief Constable Paul D. Hames  
Re: CSPS Budget Adjustment

- 1142.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
                  *That Council authorize the Director of Finance to make a one time adjustment to the Central Saanich Police Service Operating Budget and Revenue Projections in the amount of \$38,500.00 to reflect the expenditures and revenue resulting from participation in the Provincial Integrated Road Safety initiative, and the Five Year Financial Plan be amended accordingly.*  
                  CARRIED UNANIMOUSLY

**2. Calendar of Meetings – October 2005**

*The draft Calendar of Meetings for October 2005 was received for information without a motion.*

**CORRESPONDENCE (Action Required or Recommended):**

- 1. British Columbia Transmission Corporation (BCTC) Re: Attendance at 2005 UBCM Convention** – Correspondence dated September 1, 2005 from Donna McGeachie, Manager of Community Relations - British Columbia Transmission Corporation (BCTC) Re: Attendance at 2005 UBCM Convention;
- 2. City of Victoria Re: Harm Reduction Response in the City of Victoria** – Correspondence dated September 1, 2005 from Robert G. Woodland, Corporate Administrator – City of Victoria Re: Harm Reduction Response in the City of Victoria;
- 3. Copy of Correspondence Addressed to District of Metchosin from the Ministry of Community, Aboriginal and Women's Services Re: Extending Deadline for Regional Growth Strategies Regional Context Statement** – Copy of Correspondence dated September 1, 2005 from Dale Wall, Assistant Deputy Minister, Local Government Department - Ministry of Community, Aboriginal and Women's Services to Mayor Karen Watson of the District of Metchosin - Re: Extending Deadline for Regional Growth Strategies Regional Context Statement;

4. **Fisheries and Oceans Canada Re: Invitation to First Nations and Stakeholders to Attend Dialogue Sessions on Current Fisheries Initiatives** – Correspondence dated September 1, 2005 from Jay Hartling, Head, Consultation Secretariat - Fisheries and Oceans Canada Re: Invitation to First Nations and Stakeholders to Attend Dialogue Sessions on Current Fisheries Initiatives;
5. **Municipal Insurance Association - Risk Management Tidbits** – August 2005;
6. **Correspondence Pertaining to Subdivision Application for Lots 13 and 14, Block 4, Sections 11 and 12, Range 2 East, South Saanich District, Plan 1607 (Meadowbank Road):**
  - a) Dan and Jean Ireland of Ireland Farms, 1910 Meadowbank Road, September 6, 2005; and
  - b) Robert D. Glazier, 1917 Highfield Road, September 13, 2005;

*At the request of the property owner, this item (a) was pulled from the September 19<sup>th</sup>, 2005 Regular Council agenda.*
7. **Victoria Family Court Committee Re: 2004 – 2005 Annual Report** – Correspondence dated September 6, 2005 from Michael Jeffery, Chair – Victoria Family Court and Youth Justice Committee - Victoria Family Court Committee Re: 2004 – 2005 Annual Report;
8. **Capital Regional District (CRD) Re: CRD Regional Traffic Count Program for 2005** – Correspondence dated September 8, 2005 from Larry Roberts, Manager, Transportation Planning - Capital Regional District (CRD) Re: CRD Regional Traffic Count Program for 2005;  

*The Municipal Engineer was requested to clarify the rationale for the proposed traffic count locations and update Council accordingly.*
9. **“The Indicator” Newsletter** - Central Saanich First to Support Food Charter
10. **Canadian Association of Home & Property Inspectors Re: Standards for BC Home and Property Inspection Industry** – Correspondence dated September 12, 2005 from Bill Sutherland, President - Canadian Association of Home & Property Inspectors Re: Standards for BC Home and Property Inspection Industry;

1143.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
                  *That the above Item Nos. 1 to 10 be received for information and the contents noted.*  
                  CARRIED UNANIMOUSLY

**ADJOURNMENT:**

*On motion, the Special (Open) Council Meeting held on September 19, 2005 adjourned at 10:15 pm.*

Recorded by: Gary C. Nason  
                  Administrator