

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting  
Monday, December 14, 2009 at 8:34 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Jack Mar, Chair  
Councillors Bryson, Garrison, Kubek, Mason, Olsen, and Siklenka  
Gary C. Nason, Administrator  
Ruby Shea, Administrative Assistant  
Hope V. Burns, Director of Planning & Building Services  
Rosalyn Tanner, Director of Financial Services

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**APPROVAL OF THE AGENDA:**

887.09 MOVED AND SECONDED  
*That the Agenda for the Special (Open) Council Meeting held on December 14, 2009, be approved as circulated.*  
CARRIED UNANIMOUSLY

**RATIFICATION OF RECOMMENDATIONS:**  
***From the December 14, 2009 Committee Meetings***

888 .09 MOVED AND SECONDED  
*That the following recommendations from the Committee Meetings held on December 14, 2009 be adopted:*

**PLANNING & DEVELOPMENT COMMITTEE**

**Vantreight OCP and Rezoning Amendment Application – Draft Amending Bylaws – Addendum Report**

889.09 *That the Staff Memorandum dated December 8, 2009, from the Director of Planning & Building Services entitled “Vantreight OCP and Rezoning Amendment Application - Draft Amending Bylaws – Addendum Report” be received, and Council indicate that it is prepared to consider first and second readings of an OCP amendment bylaw proposing to amend the OCP Bylaw No. 1600, Schedule A, to allow for road construction on agricultural land to facilitate access into a “rural” residential development by changing the land use designation of the northernmost 20m portion of 8410 Wallace Drive, west of Wallace Drive, from “Agricultural” to “Rural”.*

890.09 *That Council indicate that it is prepared to proceed with the necessary first and second readings of the draft Land Use Bylaw amendment to rezone the proposed residential development site from Agriculture (A-1) to a Comprehensive Development Zone 7 (CD-7 – Vantreight Cluster Housing Residential Development), with the version of the Bylaw to be as set out on page 26 of Appendix “D” of the Staff Memorandum (i.e. the version of the Bylaw which does not include “Secondary Suite” as a permitted use).*

891.09 *That the applicant be advised that Council is prepared to proceed with consideration of first and second readings of the necessary OCP and Land Use Bylaw amendments at the Special (Open) Council Meeting to be held on January 11, 2010, with the applicant to be required to provide the following additional information for review by Staff and consideration by Council prior to the scheduling of a Public Hearing on the proposed OCP and Land Use Bylaw amendments:*

- *an environmental impact assessment (tree, flora and fauna information);*
- *a detailed review of on-site septic treatment and layout of facilities;*
- *accurate topographic survey information including proposed road grades, location and slope of building envelopes;*
- *analysis of the provision of potable water on-site and impacts on the aquifer; and,*
- *buffering details adjacent to ALR lands.*

- 892.09 *That the proposed OCP amendment Bylaw and accompanying Staff Report(s) be referred to the Capital Regional District Planning Services for their views on the need for an RCS amendment and resulting process, and further that the proposed OCP and Land Use Bylaw Amendment Bylaws be referred to School District No. 63, to the Agricultural Land Commission, and to the local First Nations for review and comment as deemed appropriate.*
- 893.09 *That Council indicate to the applicant that it will require, prior to consideration of final adoption of the necessary OCP and Land Use Bylaw amendments, that an appropriate Housing Agreement Bylaw be adopted containing provisions acceptable to the Municipal Solicitor that there be no rental or age restrictions in the proposed 89 unit clustered residential project.*
- 894.09 *That Council indicate to the applicant that it is prepared to consider, at the January 11, 2010 Special (Open) Council Meeting, first and second readings of the necessary OCP Amendment and Land Use Bylaw Amendment Bylaws, together with any Regional Context Statement text amendment that may be required as determined by the Capital Regional District Planning Services.*
- 895.09 *That Council examine the proposed OCP Amendment Bylaw in conjunction with the Five Year Financial Plan and Waste Management Plan after first reading of the Bylaw.*
- 896.09 *That after first and second readings of the necessary OCP and Land Use Bylaw Amendment Bylaws, and prior to the scheduling of a Public Hearing, the Advisory Planning Commission be forwarded copies of the Bylaws together with all accompanying Staff Reports and the required additional information which the applicant has been requested to provide and which is set out in the foregoing motion.*

**Development Variance Permit Application for a Proposed New Garage,  
7738 East Saanich Road, Matthew Smith, Designer**

- 897.09 *That the Staff Memorandum dated December 9, 2009, from the Director of Planning & Building Services entitled "Development Variance Permit Application for a Proposed New Garage, 7738 East Saanich Road, Matthew Smith, Designer" be received, and in connection with the proposed construction of a new garage at 7738 East Saanich Road:*
- 1. Staff be directed to undertake the necessary statutory notification for the requested Development Variance Permit to vary the permitted height of the new garage from the allowable 3.5m to 5.8m, and to reduce the required rear yard setback for an accessory building from the required 7.5m to 5.3m; and, subject to public input,*
  - 2. Council propose to issue the requested Development Variance Permit subject to the registration of a restrictive covenant on title to ensure that the Building Permit garage plans comply with the Development Variance Permit plans as approved and that the garage will not be used for human habitation.*

**Development Variance Permit Application; 1070 Sluggett Drive (Mr. Jonathon Malerby on behalf of Mr. Richard O'Neill)**

- 898.09 *That the Staff Memorandum dated December 8, 2009, from the Planner entitled "Development Variance Permit Application; 1070 Sluggett Drive (Mr. Jonathan Malerby on behalf of Mr. Richard O'Neill)" be received, and with regard to the proposed addition to an existing single family dwelling to create a duplex on the property located at 1070 Sluggett Drive:*
- 1. Staff be directed to undertake the necessary statutory notification for the requested Development Variance Permit to vary the following requirements of Section 38(32) of the Land Use Bylaw:*
    - a) Reduce the minimum side yard setback from 1.5m to 1.0m;*
    - b) Reduce the minimum total lot frontage required for a two family dwelling from 26m to 23.4m; and,*
    - c) Permit the construction of a two family dwelling on a property within 50m of another two family dwelling; and subject to public input,*
  - 2. Council propose to issue the Development Variance Permit subject to the condition that the applicant provide a landscape plan incorporating*

*appropriate screening to provide privacy to the neighbouring properties to the east and west, for review and approval by the Director of Planning & Building Services.*

- 899.09 *That Staff be requested to review and report on the advisability of maintaining the current provision in the R-2 Zoning regulations prohibiting the construction of a two family dwelling on a property within 50m of another two family dwelling.*

**COMMUNITY & PROTECTIVE SERVICES COMMITTEE**

**Derelict Vessels, Illegal Mooring Buoys and Sewage in Saanich Inlet**

- 1000.09 *That Council endorse and support the establishment of a proposed Tri-Municipal Task Force to deal with the issue of derelict vessels, illegal mooring buoys and related sewage in Saanich Inlet, with both Councillor Olsen and Councillor Mason to be designated as Council's representatives on the Task Force.*

- 1001.09 *That Council refer to the proposed Tri-Municipal Task Force, for further discussion and action deemed appropriate, the issue of illegal mooring buoys in and around the vicinity of the District's municipal dock at the foot of Marchant Road.*

**ADMINISTRATION & FINANCE COMMITTEE**

**Review of 2009 and Introduction of 2010 Budget Issues**

- 1002.09 *That the Staff Memorandum dated December 1, 2009, from the Director of Financial Services entitled "Review of 2009 and Introduction to 2010 Budget Issues", be received, and:*
- 1) Council approve the changes as noted in the Staff Memorandum to the 2009-2013 Financial Plan, and Staff be instructed to prepare the necessary amending Bylaw for consideration of the necessary readings at a future Council Meeting; and,*
  - 2) Council approve the proposed 2010 Budget Timeline as outlined in the Staff Memorandum.*

**PARKS & FACILITIES COMMITTEE**

**District of Central Saanich Planning Process – Preparation of Schematic Design for New Municipal Hall Building (Administration / Police) and Satellite Fire Station**

- 1003.09 *That the Staff Memorandum dated December 14, 2009, from the Administrator entitled "District of Central Saanich Facilities Planning Process – Preparation of Schematic Design for New Municipal Hall Building (Administration / Police) and Satellite Fire Station" be received, and Staff be authorized to finalize a contract with D'Ambrosio Architecture & Urbanism to prepare a schematic design and associated tasks for a new Municipal Hall building (Administration / Police) and satellite Fire Station.*

- 1004.09 *That Staff be authorized to engage the services of an appropriately qualified land surveyor to prepare a topographical survey of the current Municipal Hall site, at an approximate estimated cost of \$4,000.00.*

*Resolution Nos. 887.09, 888.09, 892.09, 893.09, and 895.09 to 1004.09  
CARRIED UNANIMOUSLY*

*Resolution Nos. 889.09, 890.09, 891.09, and 894.09  
CARRIED  
OPPOSED: Councillors Bryson and Olsen*

**ADJOURNMENT:**

*On motion, the Special (Open) Council Meeting held on December 14, 2009 adjourned at 8:40 pm.*

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Jack Mar  
Mayor

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Gary C. Nason  
Administrator

Recorded by: Ruby Shea  
Administrative Assistant