

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting
Monday, July 25, 2005 at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Allison Habkirk
Councillors Graham, Haddon, Korol and Mason
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer

ABSENT: Councillors: King, Thompson

APPROVAL OF THE AGENDA:

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

Under Section 7 - Correspondence (Action Required or Recommended):

- Site Context Plan Showing Location of Bus Stops in Vicinity of Brentwood Drive/Verdier Avenue, to be included with Item 1;
- BC Ferries Information Bulletin, BC Ferry Commission Order No. 05-02 and correspondence Re: Fuel Surcharge Final Decision, to be included with Item 11;
- Correspondence Pertaining to West Saanich School Restoration Project to be included with Item 14:
 - a) Brentwood Bay Old School Hall Society;
 - b) Secretary of Central Saanich Heritage Commission;
 - c) Central Saanich Heritage Program Council Policy No. 1903.92 (circulated at the request of Councillor Zeb King);
 - d) Minutes of the July 21st, 2005 Central Saanich Heritage Commission Meeting with Attachments;
- Peninsula Streams Re: Report on O'Donnell Creek Headwaters Preliminary Investigation (Oldfield Orchards) to be included with Item 15;

Under Staff Memoranda & Reports:

- Addendum Report - Proposed Rezoning to a New Comprehensive Development Zone and Issuance of a Development Permit and Development Variance Permit for a 26 Unit Multi-Family Residential Building with Commercial Space, 7088 West Saanich Road, as Item 3 (previously distributed on Friday, July 22, 2005);
- Brentwood Bay Traffic Corridor Revitalization Project – Status Update, as Item 6 (previously distributed on Friday, July 22, 2005);
- Centennial Park Skatepark – Email correspondence from the Municipal Engineer which was forwarded to Council members on July 22, 2005, to be included as Item 8;

Under New Business/Other Competent Business:

- Calendar of Meetings (August 2005), to be included as Item 3;

941.05

MOVED BY COUNCILLOR MASON
SECONDED BY COUNCILLOR HADDON
That the Agenda for the Special (Open) Council Meeting held on July 25, 2005 be approved as amended.
CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES:

Report of the Public Hearing held on July 4, 2005

- 942.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
 *That the Report of the Public Hearing held on July 4, 2005 be received as
 circulated.*
 CARRIED UNANIMOUSLY

Minutes of the Special (Open) Council Meeting held on July 4, 2005

- 943.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR GRAHAM
 *That the Minutes for the Special (Open) Council Meeting held on July 4, 2005 be
 adopted as circulated.*
 CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES: None.

RISE AND REPORT: None.

PUBLIC INQUIRIES AND ANSWERS THERETO: None.

PRESENTATIONS/PETITIONS AND DELEGATIONS:

1. Carolwood Manor Summer Splash Foundation

Dr. Juanita Harris, representing the Carolwood Manor Summer Splash Foundation, gave a brief informational presentation of the history of Summer Splash and advised that the Foundation is now in its 3rd year. She stated that the upcoming 2005 Summer Splash event is to be held on July 31st, 2005 and will be co-hosted with the Kiwanis Club of Sidney and the Peninsula. Dr. Harris further advised that the purpose of this event is to raise money for the reconstruction of the playground area at Panorama Recreation in order to accommodate all levels of physical ability. She encouraged members of Council to attend this event.

The presentation from the Carolwood Manor Summer Splash Foundation was received for information without a motion.

2. Introduction of New Police Reserve Constables and Presentation of Certificates by Mayor Habkirk

Chief Constable Paul Hames introduced Sgt. Dave Berndt and Constable Sandy Begg, who introduced and acknowledged five new Police Reserve Constables (Julie Davidson, Franca Lim, Danielle Sabine, Brandon Dol and Chris Ronald) who graduated from the Justice Institute of BC in June 2005.

Mayor Habkirk officially recognized the new Police Reserve Constables by individually presenting them with certificates and congratulating them on their accomplishments.

CORRESPONDENCE (Action Required or Recommended):

1. L McCuaig-MacDougall Re: Bus Stops Along Brentwood Drive in the Vicinity of Verdier Avenue

- a) Correspondence dated June 28, 2005 from Laurie McCuaig-MacDougall, 7261 Peden Lane Re: Bus Stops Along Brentwood Drive in the Vicinity of Verdier Avenue;
- b) Site Context Plan Showing Location of Bus Stops in Vicinity of Brentwood Drive/Verdier Avenue.

It was noted that the letter writer was not in attendance at the meeting to address the contents of her correspondence.

944.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR GRAHAM
That the correspondence be received and referred to Staff for review and appropriate action, or recommendation as required.
 CARRIED UNANIMOUSLY

2. Correspondence Pertaining to Booking of Appointments at 2005 Union of BC Municipalities (UBCM) Annual Convention

- a) Correspondence dated July 5, 2005 from Premier Gordon Campbell;
- b) Correspondence dated July 12 and 20, 2005 from The Honourable Ida Chong, Minister of Community Services and Minister Responsible for Seniors' and Women's Issues.

945.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR HADDON
That the correspondence be received, and Staff be requested to book the following appointments at the 2005 UBCM Convention with the various Ministries and agencies as noted below:

- 1. *Minister Responsible for Agricultural Land Commission*
[Topic: Impact of (2002) Changes to Agricultural Land Commission Act and Agricultural Land Reserve Use, Subdivision and Procedure Regulations on Local Governments];
- 2. *Minister of Public Safety and Solicitor General*
[Topics: Police Integration/Amalgamation; Traffic Fine Revenue Sharing];
- 3. *Minister of Transportation*
[Topic: Highway 17 (Pat Bay Highway) Corridor Strategy Update];
- 4. *Minister of Labour and Citizens' Services, and Government House Leader*
[Topic: BC Buildings Corporation – Core Review and Mandate];
- 5. *Minister of Tourism, Sports and the Arts*
[Topic: Tourism Grants and Funding Programs for Local Governments];
- 6. *Agricultural Land Commission (ALC)*
[Topics: Agri-Tourism Policies; Miscellaneous files that have been previously referred to the ALC by the District];
- 7. *BC Ferry Services Inc.*
[Topic: Brentwood Bay/Mill Bay Ferry].

CARRIED UNANIMOUSLY

3. C Coleman and C Henshaw Re: Request for Water Main Extension to Service 1130 Benvenuto Avenue

- a) Correspondence dated July 13, 2005 from Clint Coleman and Carrie Henshaw, 1130 Benvenuto Avenue Re: Request for Water Main Extension to Service 1130 Benvenuto Avenue.

Mr. Gary Henshaw, representing his daughter Carrie Henshaw, was in attendance at the meeting and briefly addressed the correspondence.

946.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR KOROL
That the correspondence be received and referred to Staff for review and recommendation.
 CARRIED UNANIMOUSLY

4. LD Brown Re: Secondary Suites

- a) Correspondence dated July 1, 2005 from Dr. L. Denis Brown, #31 – 1287 Verdier Avenue Re: Secondary Suites.

It was noted that the letter writer was not in attendance at the meeting to address the contents of his correspondence with respect to secondary suites.

- 947.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received and referred to the Secondary Suite Review Process for further consideration.
 CARRIED UNANIMOUSLY

5. J Senyk Re: Noise from Over-Flying Aircraft

- a) Email correspondence dated July 4, 2005 from John Senyk, 2277 Lynne Lane Re: Noise from Over-Flying Aircraft.

It was noted that the letter writer was not in attendance at the meeting to address his concerns with respect to the noise emanating from over-flying aircraft.

- 948.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received for information and the contents noted.
 CARRIED UNANIMOUSLY

6. Central Saanich Horse Owners' Association and Riders Re: Designated Contact Members

- a) Correspondence dated July 8, 2005 from Val Hughes, Secretary – Central Saanich Horse Owners' Association and Riders Re: Designated Contact Members.

There was no representation from the Central Saanich Horse Owners' Association in attendance at the meeting.

- 949.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received for information and the contents noted.
 CARRIED UNANIMOUSLY

7. Greater Victoria Public Library Re: Request for Support of City of Vancouver/Vancouver Public Library Resolutions (4) at Union of BC Municipalities Convention

- a) Correspondence dated June 28, 2005 from Martha Anslow, Chair – Greater Victoria Public Library Board Re: Request for Support of City of Vancouver/Vancouver Public Library Resolutions (4) at Union of BC Municipalities Convention.

It was noted that there was no representation from the Greater Victoria Public Library Board in attendance at the meeting.

- 950.05 MOVED BY COUNCILLOR KOROL
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received for information and the contents noted.
 CARRIED UNANIMOUSLY

8. Vancouver Island Health Authority (VIHA) Re: 2005 Capital Regional District Nutritious Food Baskets

- a) Correspondence dated July 4, 2005 from Lorie Hrycuik, Regional Food Security Consultant – Vancouver Island Health Authority (VIHA) Re: 2005 Capital Regional District Nutritious Food Baskets.

There was no representation from the Vancouver Island Health Authority in attendance at the meeting.

- 951.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received and referred to the Official Community Plan Update/Review process for further consideration.
 CARRIED UNANIMOUSLY

9. Ministry of Transportation Re: Highway 17 (Pat Bay Highway) Corridor Strategy Update

- a) Correspondence dated July 8, 2005 from Pat Cruickshank, Regional Manager of Programming, Partnerships and Planning – Ministry of Transportation Re: Highway 17 (Pat Bay Highway) Corridor Strategy Update.

It was noted that there was no representation from the Ministry of Transportation in attendance at the meeting.

952.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON

That the correspondence be received, and a letter be written to the Ministry of Transportation advising of Council's concern in regards to the apparent absence in the letter of any reference to Central Saanich's infrastructure needs and priorities as they relate to the Highway 17 corridor, and reiterating Council's position that before proceeding to further community consultation and public input on infrastructure upgrading potential options that may be acceptable as part of the overall corridor strategy, a significant Provincial commitment of capital funding for the major upgrading of Highway 17 must be confirmed and in place.
CARRIED UNANIMOUSLY

10. District of Metchosin Re: Request for Extension on Submission of Regional Context Statement to Capital Regional District

- a) Correspondence dated July 8, 2005 from Mayor Karen Watson, District of Metchosin Re: Request for Extension on Submission of Regional Context Statement to Capital Regional District.

The letter writer was not in attendance at the meeting.

953.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON

That the correspondence be received for information and the contents noted.
CARRIED UNANIMOUSLY

11. BC Ferry Commission Re: B.C. Ferries' Proposed Fuel Surcharge

- a) Correspondence dated July 12, 2005 from Alan Eastwood, Deputy Commissioner – BC Ferry Commission Re: BC Ferries' Proposed Fuel Surcharge;
b) BC Ferries Information Bulletin and Related BC Ferry Commission Order No. 05-02;
c) Correspondence dated July 25, 2005 from Alan Eastwood, Deputy Commissioner – BC Ferry Commission Re: BC Ferries' Fuel Surcharge Final Decision.

It was noted that there was no representation from the BC Ferry Commission in attendance at the meeting.

A discussion took place in regards to the various fuel surcharge rates that have been imposed by the BC Ferry Commission effective July 25, 2005, and several questions were raised as to the inequities between the vehicle surcharge rates for the Mill Bay – Brentwood Bay route and the Swartz Bay – Fulford Harbour route. It was suggested that the Commission be requested to provide the District with the rationale for these differences.

954.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR HADDON

That the correspondence be received, and a further letter be forwarded to the BC Ferry Commission thanking the Commission for addressing some of the District's previously expressed concerns in regards to the proposed fuel surcharge, however advising the Commission of Council's continuing concern related to what appears to be a possible inequity between the vehicle surcharge for the Mill Bay – Brentwood Bay route compared to the surcharge for the Swartz Bay – Fulford Harbour route, and requesting further details or substantiation in regards to the rationale for the difference in the two surcharges.
CARRIED UNANIMOUSLY

12. Ministry of Environment Re: Streamside Protection Regulation – Time Period Extension Order

- a) Correspondence dated July 12, 2005 from The Honourable Barry Penner, Minister of Environment Re: Streamside Protection Regulation – Time Period Extension Order.

There was no representation from the Ministry of Environment in attendance at the meeting.

955.05 MOVED BY COUNCILLOR KOROL
 SECONDED BY COUNCILLOR MASON
 That the correspondence be received for information and the contents noted.
 CARRIED UNANIMOUSLY

13. Capital Region Food and Agriculture Initiatives Roundtable (CR-FAIR) Re: Capital Region Food Charter

- a) Correspondence dated July 13, 2005 from Linda Geggie, CR-FAIR Re: Capital Region Food Charter.

It was noted that the letter writer was not in attendance at the meeting to address her correspondence.

956.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR HADDON
 That the correspondence be received for information and the contents noted.
 CARRIED UNANIMOUSLY

14. Correspondence West Saanich School Restoration Project

- a) Don Chambers, 901 Verdier Avenue, July 20, 2005;
b) Brentwood Bay Old School Hall Society, July 20, 2005;
c) Secretary of Central Saanich Heritage Commission, July 22, 2005;
d) Central Saanich Heritage Program Council Policy No. 1903.92 (circulated at the request of Councillor Zeb King);
e) Minutes of the July 21st, 2005 Central Saanich Heritage Commission Meeting with Attachments.

Mr. Don Chambers, 901 Verdier Avenue, briefly addressed his correspondence in regards to the West Saanich School Restoration Project and his concerns with the use of restoration materials that do not resemble the original structure, and in particular the proposed installation of hardiplank siding on the building. Mr. Chambers questioned whether consideration was being given to restoring the School for heritage value or functional purpose, notwithstanding the fact that the structure has been designated as a heritage building. In this regard, he requested that Council give consideration to re-cladding the structure with fir siding to bear a resemblance to the original exterior finish.

Mr. Wayne Watkins, 7055 Wallace Drive and representing the Brentwood Bay Old School Hall Society, made reference to the March 13th, 2003 Minutes of the Central Saanich Heritage Commission which states *“the representatives of the Brentwood Bay Old School Hall Society noted that, while they look forward to the improvements/restoration, they want to ensure that it is available for daily use by the community (not a museum-type building)”*, and briefly overviewed the restoration work that has been undertaken to date on the West Saanich School. Mr. Watkins advised that on July 14th, 2005 the Society’s recommendation to install hardiplank siding on the School was approved by the Heritage Commission; however, following this meeting he became aware that member(s) of the Commission had concerns with the hardiplank product that had been approved for installation on the structure, which resulted in a subsequent Heritage Commission Meeting being held on July 21st, 2005 to further consider the matter.

Mr. Watkins expressed concern with the Commission’s recommendation that fir siding be installed to maintain the heritage value of the building, particularly with respect to the cost difference between fir siding and hardiplank siding. He noted that the delivery of fir siding would likely take 3-4 weeks, whereas hardiplank siding is

readily available, and advised that the Society would prefer to complete this component of the restoration project by August 31st, 2005. Mr. Watkins then read a letter dated July 25, 2005 from Mr. Dan Gentile pertaining to his involvement with the restoration and conservation of heritage buildings and his recommendation that West Saanich School be re-cladded with hardiplank. Mr. Watkins submitted a copy of Mr. Gentile's letter to the District, a copy of which is on file in the Clerk's office.

Ms. Roni Anderson, 7042 Hagan Road and representing the Brentwood Bay Old School Hall Society, briefly reported on the pen knife and burn damage that the existing fir siding on the School building has been exposed to over the years, and noted that hardiplank siding would better withstand this type of vandalism. In this regard, she asked that Council, in its deliberations on the type of siding to be installed on the West Saanich School building, give consideration to the commitment of those community volunteers who have expended numerous hours of their own time toward the ongoing maintenance of the School building.

Mr. Watkins respectfully requested that Council give consideration to approving the installation of hardiplank siding on the West Saanich School building.

Mr. Trevor May, Chair of the Central Saanich Heritage Commission, gave a chronological overview of the various discussions which led to the July 21st, 2005 Heritage Commission Meeting. He advised Council that Commissioner Chambers felt that the Heritage Commission moved too quickly in its decision to approve hardiplank siding, and that alternative products were not explored. Mr. May stated that as West Saanich School has been designated as a Heritage Building, the Commission feels the building should be restored for heritage value and that the cladding should bear a resemblance to the original fir planking.

Members of Council held a brief question and answer session with members of the Brentwood Bay Old School Hall Society and the Central Saanich Heritage Commission.

The Director of Planning & Building referred to various points raised in the Restoration Plan Report which had been previously prepared by Mr. Jonathan Yardley.

Mr. Brian Duncan, Building & Plumbing Inspector for the District of Central Saanich, provided a comparison of cost, timing and availability between hardiplank and fir siding.

Mr. Watkins advised Council that the Society has contracted a local carpenter who specializes in restoration work, Mr. Rick Thom, who has confirmed that restoration of the south side of the building needs to be undertaken immediately.

A very lengthy question and answer session ensued.

957.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR HADDON
 That the various items of correspondence and informational background materials be received, and Council approve the installation of fir siding as opposed to hardiplank for the siding replacement component of the West Saanich School Restoration Project.

BEFORE THE QUESTION WAS CALLED, it was

958.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR
 That the motion be tabled.
 CARRIED UNANIMOUSLY

A discussion took place in regards to the funding for this project.

959.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR GRAHAM
 That the motion be lifted from the table.
 CARRIED UNANIMOUSLY

AMENDMENT

960.05 MOVED BY COUNCILLOR HADDON
SECONDED BY COUNCILLOR MASON

That the foregoing motion be amended by adding the following words "and the District agree to a one-time contribution towards the offsetting of a portion of the difference in cost for the installation of fir siding as opposed to hardiplank on the walls of the building, up to a maximum of \$3,000."

THE QUESTION WAS CALLED ON THE AMENDING MOTION
THE AMENDING MOTION CARRIED
OPPOSED: COUNCILLOR GRAHAM

THE QUESTION WAS CALLED ON THE MAIN MOTION, AS AMENDED
THE MAIN MOTION, AS AMENDED, CARRIED
OPPOSED: COUNCILLORS GRAHAM AND KOROL

Mayor Habkirk thanked the members of the Brentwood Bay Old School Hall Society for the dedication and hard work on this project.

961.05 MOVED BY COUNCILLOR MASON
SECONDED BY COUNCILLOR KOROL

That the Brentwood Bay Old School Hall Society make its best efforts to attempt to salvage for future reference at least one window including frame and glass.

CARRIED UNANIMOUSLY

962.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR HADDON

That Staff be requested to distribute to both the Brentwood Bay Old School Hall Society and to all members of the Central Saanich Heritage Commission a copy of the Restoration Plan (the "Yardley Report") for this particular building.

CARRIED UNANIMOUSLY

15. A McAdam Re: Septic Tank Placement at Oldfield Orchards

- a) Correspondence dated July 20, 2005 from Althea McAdam, 6357 Old West Saanich Road Re: Septic Tank Placement at Oldfield Orchards.
- b) Correspondence dated July 12, 2005 from Ian Bruce, Peninsula Streams Re: Report on O'Donnell Creek Headwater Preliminary Investigation;

It was noted that the letter writer was not in attendance at the meeting to address her correspondence.

963.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR MASON

That the correspondence be received, and a copy be forwarded to both the Vancouver Island Health Authority for its information, and to the Agricultural Land Commission with the request that this information be duly considered by the Commission in its upcoming review of the application from Oldfield Orchards for six additional temporary dwelling structures for farm help.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES:

Standing Committees:

Special Administration & Finance Committee – July 4, 2005

964.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR MASON

That the Minutes of the Special Administration & Finance Committee Meeting held on July 4, 2005 be adopted as circulated.

CARRIED UNANIMOUSLY

Advisory Committees: None.

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

- 965.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
 That the Regular Status Reports from Members of Council be deferred to the Special (Open) Council Meeting to be held on August 15, 2005.
 CARRIED UNANIMOUSLY

STAFF MEMORANDUM AND REPORTS:

1. Development Permit/Development Variance Permit Application, 6680 Mirah Road (Proposed Additional Warehouse Building)

- a) Staff Memorandum dated June 3, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit Application with Variances for Proposed Additional Building on Lot 1, Section 14, Range 3 East, South Saanich District Plan 26998 (6680 Mirah Road – Huntly Properties Ltd.), which was previously received at the June 20th, 2005 Regular Council Meeting;
- b) Staff Memorandum dated July 11, 2005 from Hope V. Burns, Director of Planning & Building Services, entitled “Addendum Staff Report, Development Permit and Development Variance Permit Application, Huntly Properties Ltd., 6680 Mirah Road”;
- c) Council motions adopted on June 20, 2005 in regards to this application;
- d) Notice sent to adjacent property owners dated July 5, 2005;
- e) Correspondence received pertaining to this application:
 - (Unsigned) letter dated July 12, 2005.

The Administrator gave an overview of the process taken to date with respect to the Development Variance Permit Application for property located at 6680 Mirah Road.

The Architect, Mr. Ben Levinson, displayed the site layout plan and gave a brief overview of the proposed revisions (i.e. the addition of permeable paving on portions of the new parking area, the addition of a rain barrel collector adjacent to the bicycle parking area, the deletion of the sculptured panels on the south and west building elevations, and the addition of a 6 foot high chain link fence separating the property from the adjacent ALR land to the south). Mr. Levinson also addressed the proposed density of the building, the proposed design and layout of the parking lot and access for emergency vehicles, and responded to questions from members of Council.

There were no comments from the public in attendance at the meeting.

A brief question and answer session took place.

- 966.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
 That Council authorize the issuance of a Development Variance Permit in connection with the proposed construction of an additional building on the property located at 6680 Mirah Road to vary:
- *the required front yard setback from 12 m to 0.6 m;*
 - *the required side yard interior setback from 12 m to 5.17 m; and*
 - *the number of required parking stalls from 28 spaces to 25 spaces.*
- CARRIED UNANIMOUSLY

967.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
That Council authorize the issuance a Development Permit in connection with the proposed construction of an additional building on the property located at 6680 Mirah Road, with the inclusion of the afore-noted approved variances.
 CARRIED UNANIMOUSLY

2. Development Variance Permit Application, 7321 Lochside Drive, Saanich Historical Artifacts Society (Construction of Railbed)

- a) Staff Memorandum dated June 14, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application, No. 3090-20-6/05; 7321 Lochside Drive, (Saanich Historical Artifacts Society), which was previously received at the June 20th, 2005 Regular Council Meeting;
- b) Council motions adopted on June 20, 2005 in regards to this application;
- c) Notice sent to adjacent property owners dated July 6, 2005;
- d) Correspondence received pertaining to this application: None.

The Administrator gave an overview of the process taken to date with respect to the Development Variance Permit Application for property located at 7321 Lochside Drive, and responded to questions from members of Council.

Mr. Bob Buckle, representing the Vancouver Island Model Engineers' was in attendance at the meeting and advised that he had no further comments to offer at this time.

There were no comments from the public in attendance at the meeting.

968.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR HADDON
That Council authorize the issuance of a Development Variance Permit in connection with the property located at 7321 Lochside Drive (Saanich Historical Artifacts Society) to vary:

- *the approved siting envelope and the riparian setbacks in the Land Use Bylaw and Bylaw No. 1187 to allow the construction of the railbed, associated bridges and culverts within 15 m of a watercourse, subject to the Development Variance Permit including requirements for appropriate mitigation strategies to minimize impact.*

CARRIED UNANIMOUSLY

3. Addendum Report – Proposed Rezoning to a New Comprehensive Development Zone and Issuance of a Development Permit and Development Variance Permit for a 26-unit Multi-Family Residential Building with Commercial Space, 7088 West Saanich Road

- a) Addendum Staff Memorandum dated July 22, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Addendum Report – Proposed Rezoning to a New Comprehensive Development Zone and Issuance of a Development Permit and Development Variance Permit for a 26-unit Multi-Family Residential Building with Commercial Space, 7088 West Saanich Road.

The Director of Planning & Building Services gave a comprehensive overview of the Addendum Staff Memorandum pertaining to the proposed rezoning of the property located at 7088 West Saanich Road and the proposed issuance of a Development Permit and Development Variance Permit to allow for the construction of a 26-unit multi-family residential building with commercial space, and responded to questions from members of Council.

The Architect, Mr. Jordan Mills of Design Zone, advised that he had no further comments to offer at this time and that he was available to answer any questions that Council may have with respect to this proposal.

- 969.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR HADDON
That the Staff Memorandum dated July 22, 2005 entitled "Addendum Report – Proposed Rezoning to a New Comprehensive Development Zone and Issuance of a Development Permit and Development Variance Permit for a 26-unit Multi-Family Residential Building with Commercial Space, 7088 West Saanich Road" be received, and:
1. *Council endorse the proposed removal of the three London Plane street trees and their replacement with appropriate plantings;*
 2. *Council endorse as a condition of rezoning the registration on title of a Housing Agreement to ensure that families and young children will not be excluded by future Strata Councils; and*
 3. *"Central Saanich Land Use Bylaw Amendment Bylaw No. 1530, 2005", in the form as attached to the Memorandum, be considered for the necessary readings under the Bylaws section of this evening's Special (Open) Council Meeting agenda.*

CARRIED UNANIMOUSLY

Councillor Haddon took her leave from the meeting at 9:00 pm.

4. Memoranda (3) to Commence Process for Consideration of Variances

- a) Staff Memorandum dated July 14, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application, 1300 Benvenuto Avenue (Mark Verhagen).

The Director of Planning & Building Services provided a brief overview of the Staff Memorandum in regards to the Development Variance Permit Application for property located at 1300 Benvenuto Avenue, and responded to questions from members of Council.

It was noted that the Applicant was not in attendance at the meeting.

- 970.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
That the Staff Memorandum dated July 14, 2005 entitled "Development Variance Permit Application, 1300 Benvenuto Avenue (Mark Verhagen)" be received, and:
1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
 - *the requirements for the full construction of Macklin Road between Greig Avenue and Benvenuto Avenue;*
 - *the required construction standards for Greig Avenue to use chip seal instead of 50 mm hot mix asphalt; and*
 2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED UNANIMOUSLY

- b) Staff Memorandum dated July 12, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit and Development Variance Permit Application, 7806 East Saanich Road (Prairie Inn).

The Director of Planning & Building Services addressed the contents of the Staff Memorandum pertaining to the proposed Development Permit and Development Variance Permit Application for property located at 7806 East Saanich Road, and responded to questions from members of Council.

Mr. Art Finlayson, Architect, gave a comprehensive overview of the requested variances to the parking layout including reducing the number of required parking stalls from 48 to 45 spaces, the loading area, the aisle width for the eastern side of the property and the off-street parking setback. He further addressed the proposed creation of a new games room in the adjacent building which had been previously used for storage, and advised Council of the intent to replace the existing cladding on the building with hardiplank siding.

In discussion around the table, it was suggested that the various points outlined in the Staff recommendation be considered seriatim.

- 971.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR KOROL
 That the Staff Memorandum dated July 12, 2005 entitled "Development Permit and Development Variance Permit Application, 7806 East Saanich Road (Prairie Inn)" be received, and:
1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
 - *the required off-street parking setback from a property line from 2.5 m to 1.0 m;*
 - *the minimum loading area size to a small loading area;*
 - *the required number of parking stalls from 48 spaces to 45 spaces;*
 - *the aisle width for the eastern portion of the site to 0.80 m with a further variance required for parking stall #13 of 3.5 m,*

BEFORE THE QUESTION WAS CALLED, it was

- 972.05 AMENDMENT
 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
 That the foregoing motion be amended to include the following additional point:
- "the requirements for the construction of a concrete sidewalk and streetlights complete with underground wiring for the Mt. Newton Cross Road frontage."*

THE QUESTION WAS CALLED ON THE AMENDING MOTION
THE AMENDING MOTION CARRIED
OPPOSED: COUNCILLOR KOROL

- 973.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
 That Staff be instructed to undertake the required statutory notification procedures.
 CARRIED UNANIMOUSLY

- c) Staff Memorandum dated July 20, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit and Development Variance Permit Application, 905 Grilse Lane (Anglers' Anchorage Marina).

The Director of Planning & Building Services provided an overview of the Staff Memorandum in regards to the Development Permit and Development Variance Permit Application for property located at 905 Grilse Lane (Anglers' Anchorage Marina), and responded to questions from members of Council.

The Architect, Mr. Art Finlayson, displayed the site layout and summarized the proposed changes to the parking layout including the turning radius for emergency vehicles, and the proposed widening of Grilse Lane, and responded to several questions from members of Council.

Mr. Mike Walden, Solicitor for the Applicant, questioned the required variances for the north and east sides of the property.

Mr. Mark Tigchelaar, Manager of Anglers' Anchorage Marina, responded to several questions with respect to the proposed parking lot and existing lighting throughout the site.

974.05

MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR KOROL

That the Staff Memorandum dated July 20, 2005 entitled "Development Permit and Development Variance Permit Application, 905 Grilse Lane (Anglers' Anchorage Marina)" be received, and:

1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
 - *the required screening on the north and east sides of the property as shrubbery and a concrete wall already exist;*
2. *Staff be instructed to undertake the required statutory notification procedures; and*
3. *Subject to public comment, Council then consider the issuance of a Development Permit to facilitate the proposed redevelopment (upgrading) of the Anglers' Anchorage Marina docks at 905 Grilse Lane, subject to the following conditions:*
 - *the provision of an acceptable legal assurance by the applicant that the house located in the parking lot will be removed to accommodate additional parking;*
 - *the Grilse Lane frontage along Anglers' Anchorage Marina be widened with asphalt (approximately 1 m wide) to alleviate long standing community concerns over the substandard width of Grilse Lane;*
 - *removable (lockable) bollards be installed along the existing pathway at each entrance point of the pathway;*
 - *the pathway be upgraded to a minimum width of 1.5 m including a gravel surface to Central Saanich specifications;*
 - *the pathway to remain unobstructed into Ravine Park; and*
 - *adequate pump-out facility or facilities be provided, connected to the community sewer system, to accommodate all of the boats berthed at or visiting the marina.*

CARRIED UNANIMOUSLY

5. Policies Pertaining to the Management of Trees on Municipal Properties

- a) Staff Memorandum dated July 20, 2005 from Brian Shields, Public Works Coordinator Re: Policies Pertaining to the Management of Trees on Municipal Properties.

The Administrator addressed the contents of the Staff Memorandum in regards to Policies Pertaining to the Management of Trees on Municipal Properties.

975.05

MOVED BY COUNCILLOR KOROL
SECONDED BY COUNCILLOR MASON

That the Staff Memorandum dated July 20, 2005 entitled "Policies Pertaining to Trees on Municipal Properties" be received, and:

1. *Sections 5, 6 and 9 of the District's current "Policies Pertaining to the Management of Trees on Municipal Properties" be amended to read as follows:*

"5. Heritage Trees

That the Municipal Council and the Municipal Staff endeavour to keep informed of the heritage trees located in Central Saanich, as they are listed from time to time by the Victoria Horticultural Society Heritage Tree Project. Heritage trees shall not be removed except by resolution of Council, or when in the opinion of a certified arborist or other knowledgeable person (employed by the District), the tree is dead or is deemed to be an imminent hazard requiring immediate removal."

"6. Protected Trees and Trees in the Soil Erosion Districts

Protected trees and trees in the Soil Erosion Districts shall be removed in accordance with the provisions of the District's bylaw to regulate and protect Garry Oak, Arbutus and Pacific Dogwood and designated protected trees, and the bylaw establishing Erosion Districts and regulating tree cutting within the District of Central Saanich."

"9. Boundary Trees and Boulevard Trees Affecting Private Driveways, Retaining Walls, etc.

1. *Where the trunk of a tree is growing on a property line contiguous with a municipal road allowance, the tree shall be deemed to be located on the same side of the line as the majority of the trunk is located. In such cases no work should be undertaken until a consensus is reached from both owners as to the scope of work.*

If the tree is deemed to be on District property, the tree will be deemed to be a boulevard tree for the purposes of this section, and the conditions stipulated in Section 9.2 pertaining to the removal or other maintenance of the tree would apply. If the trunk of the tree is deemed to be on private property, the owner will be responsible for the total cost of any work.

2. *When a boulevard tree is causing damage to private driveway, retaining wall, etc., either root guards will be installed, if feasible, or the tree will be removed at the District's cost, and replaced with a suitable species at a mutually acceptable location, including fertilization and watering, at the owners cost. The owner shall continue to be responsible for the repair and maintenance of the private driveway, retaining wall, etc."*

2. *The request of Mr. Myles Lenner of 1001 Barkway Terrace to remove the deodara cedar tree on the boulevard in front of his house be approved and administered in accordance with the foregoing policy.*

CARRIED UNANIMOUSLY

6. Brentwood Bay Traffic Corridor Revitalization Project – Status Update

- a) Staff Memorandum dated July 19, 2005 from Nirmal Bhattacharya, Municipal Engineer Re: Brentwood Bay Traffic Corridor Revitalization Project – Status Update.

The Municipal Engineer provided a comprehensive overview of the various outstanding issues pertaining to the Brentwood Bay Traffic Corridor Revitalization Project which require finalization before the tendering stage (Round-About Design, Watermain Design Cost Estimate, Underground Electrical Design and Estimate, Street Light and Electrical Underground Services Design and Estimate, and Round-About Statutory Rights-of-Way).

A brief discussion took place.

976.05

MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR KOROL

That the Staff Memorandum dated July 19, 2005 entitled "Brentwood Bay Traffic Corridor Revitalization Project – Status Update" be received for information, and in regards to the issue of providing electrical services to the nine properties as shown on the reference plan attached to the Memorandum, Council endorse in principle the provision of underground electrical service to the property line, with overhead electrical service to continue on these properties until the properties are redeveloped or the property owners otherwise assume the costs of converting to underground electrical service inside their respective properties.

CARRIED UNANIMOUSLY

7. Request for Transfer of Funds (\$10,000) for Purchase of Miscellaneous Capital Items

- a) Staff Memorandum dated July 18, 2005 from Brian Shields, Public Works Coordinator Re: Request for Transfer of Funds (\$10,000) for Purchase of Miscellaneous Capital Items.

The Municipal Engineer provided a brief overview of the Staff Memorandum in regards to the request for the transfer of funds fro the purchase of miscellaneous capital items.

977.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR KOROL
That the Staff Memorandum dated July 18, 2005 entitled "Request for Transfer of Funds (\$10,000) for Purchase of Miscellaneous Capital Items" be received, and Council authorize the transfer of \$10,000 from the Garage (Parts/Small Tools/Equipment) Account No. 10-2-330113-515 to an appropriate capital account for the purchase of three specified capital items (welding equipment, brake drum lathe and quick lift maintenance ramp).
 CARRIED UNANIMOUSLY

8. Centennial Park Skatepark

- a) Email dated July 22, 2005 from Municipal Engineer (which was previously forwarded to members of Council) Re: Centennial Park Skatepark.

The Administrator provided a brief overview of the proposed resurfacing work that is required to repair the skatepark facility, and noted that the repairs would have to be undertaken immediately in order to have the skateboard park open for the Central Saanich Days event which takes place from July 30th to August 1st, 2005. He advised that the cost of the repairs is estimated at \$4,500.

The Municipal Engineer confirmed that the estimated cost of \$4,500 would be charged to the Centennial Park (Consulting) Account.

978.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR KOROL
That in regards to the required imminent repairs to the Centennial Park Skatepark, Council endorse the proposed course of action as outlined in the email correspondence dated July 22, 2005 from the Municipal Engineer, with the source of funds for the estimated \$4,500 cost to be charged to the Centennial Park (Consulting) Account.
 CARRIED UNANIMOUSLY

BYLAWS:

- 1. "Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1528, 2005" [To Include a Regional Context Statement in the OCP]**

979.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
That "Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1528, 2005", be reconsidered, finally passed and adopted by Council.
 CARRIED UNANIMOUSLY

980.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
That a certified copy of Bylaw No. 1528 be forwarded to the Capital Regional District Board for approval.
 CARRIED UNANIMOUSLY

- 2. "Central Saanich Sewer Extension Bylaw Amendment Bylaw No. 1529, 2005" [To Include Property Located at 6459 Pat Bay Highway in Sewer Collection Area No. 1]**

- 981.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR MASON
That Bylaw No. 1529, cited as "Central Saanich Sewer Extension Bylaw Amendment Bylaw No. 1529, 2005" be reconsidered, finally passed and adopted by Council.
CARRIED UNANIMOUSLY
3. **"Central Saanich Land Use Bylaw Amendment Bylaw No. 1530, 2005"** [To Rezone Property Located at 7088 West Saanich Road from Service Station Commercial (C4) to Comprehensive Development Zone 2 (CD-2) (Carriage Pointe)]
- 982.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR MASON
That Bylaw No. 1530, cited as "Central Saanich Land Use Bylaw Amendment Bylaw No. 1530, 2005" be authorized to receive two readings at the same meeting.
CARRIED UNANIMOUSLY
- 983.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR MASON
That Bylaw No. 1530, cited as "Central Saanich Land Use Bylaw Amendment Bylaw No. 1530, 2005" be given first reading.
CARRIED UNANIMOUSLY
- 984.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR KOROL
That Bylaw No. 1530 be given second reading and referred to a Public Hearing to be held on August 15, 2005 at 6:30 pm.
CARRIED UNANIMOUSLY

UNFINISHED BUSINESS: None.

NEW BUSINESS/OTHER COMPETENT BUSINESS:

1. Date for September 2005 Town Hall Meeting Re: Secondary Suite Review

- 985.05 MOVED BY COUNCILLOR KOROL
SECONDED BY COUNCILLOR MASON
That the date for the proposed Town Hall Meeting for further community discussion in connection with the Secondary Suite Review Process be confirmed for 7:00 pm on September 21st, 2005 in the Fire Training Centre.
CARRIED UNANIMOUSLY

2. Council Motion to Authorize Submission of 2005 Emergency Planning Funding Program Grant Application (\$5,000) for Hazard Risk and Vulnerability Analysis/Update of District's Emergency Plan

- 986.05 MOVED BY COUNCILLOR MASON
SECONDED BY COUNCILLOR KOROL
That Council authorize the submission of an application for funding in the amount of \$5,000 under the 2005 Emergency Planning Funding Program for the development of a Hazard Risk and Vulnerability Analysis and updating of the District's current Emergency Plan.
CARRIED UNANIMOUSLY

3. Calendar of Meetings (August 2005)

The Calendar of Meetings for August 2005 was received for information without a motion.

CORRESPONDENCE (Receive for General Information:

- 1. Encorp Pacific (Canada) Re: 2004 Annual Report** – Correspondence dated June 23, 2005 from Neil Hastie, President and CEO – Encorp Pacific (Canada) Re: 2004 Annual Report;

2. **Indian and Northern Affairs Canada Re: “Sharing the Vision: Perspectives of the Promise of Treaties” Video** – Correspondence dated June 27, 2005 from Ken Kolba, Communications and Consultation Advisor, Indian and Northern Affairs Canada Re: “Sharing the Vision: Perspectives of the Promise of Treaties” Video;
 3. **Capital Regional District Re: Bulletin 5, Land Acquisition Fund – Summary of 2004 Acquisitions** – Correspondence dated June 30, 2005 from Don Amos, Board Chair – Capital Regional District Re: Bulletin 5, Land Acquisition Fund – Summary of 2004 Acquisitions;
 4. **Smart Growth BC Re: 2004 Annual Report** – Correspondence dated June 30, 2005 from Cheeying Ho, Executive Director – Smart Growth BC Re: 2004 Annual Report;
 5. **Correspondence from the Union of BC Municipalities:**
 - a) In the House, June 30, 2005;
 - b) New Riparian Areas Regulation – Extension Granted to March 31, 2006, June 30, 2005;
 - c) Emergency Planning Funding Program for 2005, June 30, 2005;
 - d) Forum for Mid-Sized Communities at 2005 UBCM Convention;
 6. **Correspondence from the Association of Vancouver Island and Coastal Communities (AVICC):**
 - a) Memorandum Re: 2007 AVICC Convention, July 5, 2005;
 - b) 2005/06 AVICC Executive Decides;
 7. **Bell Canada/True Sport Foundation Re: Bell Community Sport Fund** – Correspondence dated July 6, 2005 from Lisa Banks, Senior Director of Community Affairs – Bell Canada Re: Bell Community Sport Fund;
- The Manager of Community Services was requested to provide information on this particular Program to the local Soccer Association(s).*
8. **Copy of Email Correspondence Addressed to Chair of Capital Regional District Board from International Composting Corporation Re: In-Vessel Composting** – Copy of Email Correspondence dated July 8, 2005 Addressed to Capital Regional District Board Chair Don Amos from Eugene Parks, International Composting Corporation Re: In-Vessel Composting;
 9. **Copy of Correspondence Addressed to Panorama Recreation Commission from Town of Sidney Re: Panorama Recreation Centre Proposed Renovation/Expansion Project** – Copy of Correspondence dated July 12, 2005 from David Bartley, Chief Administrative Officer – Town of Sidney to Peninsula Recreation Commission Chair Tim Chad Re: Panorama Recreation Centre Proposed Renovation/Expansion Project;

987.05 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR KOROL
That the correspondence be received, and letters be forwarded to both the Capital Regional District and to the applicable Infrastructure Grant Funding Program, with copies to the local MLA, requesting that the District of Central Saanich have appropriate input and be consulted on any future discussions in regards to the possible creation of a new Service Area covering Sidney and North Saanich for the proposed Panorama Recreation Centre Renovation/Expansion Project, as well as be kept informed of the status and be given an opportunity to comment on any joint Sidney/North Saanich Infrastructure Grant application for this project.
 CARRIED UNANIMOUSLY

988.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
That Council begin to review and consider its options in regards to the possible initiation of a request for a service review related to the Peninsula Recreation function.
 CARRIED UNANIMOUSLY

10. **Minister of Canadian Heritage Re: Cultural Capitals of Canada** – Correspondence from The Honourable Liza Frulla, Minister of Canadian Heritage Re: Cultural Capitals of Canada;
11. **Municipal Insurance Association (MIA)** - Risk Management Tidbits, June/July 2005;
12. **Community Social Planning Council of Greater Victoria Re: “Quality of Life in BC’s Capital Region 2005” Report** – Correspondence dated July 13, 2005 from Mabel Jean Rawlins-Brannan, Executive Director – Community Social Planning Council of Greater Victoria Re: “Quality of Life in BC’s Capital Region 2005” Report;
13. **Notice of Public Information Meeting** – Proposed Redevelopment of Brentwood Shopping Centre (July 28, 2005);
14. **Elections BC Re: Application for Registration as a Local Government Resident Elector Form** – Correspondence dated July 15, 2005 from Harry Neufeld, Chief Electoral Officer – Elections BC Re: Application for Registration as a Local Government Resident Elector Form;
15. **Central Saanich Police Board** – Minutes of the Police Board Meeting held on June 9, 2005;
16. **Greater Victoria Public Library (GVPL)** – Minutes of the GVPL Board Meeting held on May 24, 2005;
17. **Family Court and Youth Justice Committee (FCYJC)** – Minutes of the FCYJC Annual General Meeting held on June 15, 2005;
18. **Capital Regional District (CRD)** – Minutes of the CRD Board Meeting held on July 13, 2005;

989.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR MASON
 That the above Item Nos. 1 to 18 be received for information and the contents noted.
 CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Special (Open) Council Meeting held on July 25, 2005 adjourned at 10:09 pm.

Recorded by: Trish Flanders
 Municipal Clerk