

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, June 25, 2007, at 8:29 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Jack Mar, Councillors Bryson, Garrison, and Mason
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillors Graham and King

APPROVAL OF THE AGENDA:

661.07 MOVED BY COUNCILLOR MASON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 June 25, 2007, be approved as circulated.*
 CARRIED UNANIMOUSLY

Due to a potential conflict of interest on the following item, Councillor Mason excused herself from the meeting at 8:29 p.m. Councillor Mason stated that the Applicant recently completed some renovations on her house.

1. Staff Memorandum

- 1) Staff Memorandum dated June 13, 2007, from the Planner entitled "Proposed Zoning Amendment; 7410 Veyaness Road (Matt Gruber)"

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum and responded to questions of Council.

It was noted that Mr. Gruber was in attendance at the Committee Meeting and made himself available to answer questions of the Committee.

Mr. Jim Laird, 1993 White Road, spoke to this matter, emphasizing his concern pertaining to safety on Veyaness Road.

Ms. Ethel Smith, 7464 Veyaness Road, spoke to this matter, expressing concern about the involvement of the neighbouring school property.

Mr. Gordon Evans, 7453 Veyaness Road, spoke to this matter, emphasizing his concern pertaining to safety on Veyaness Road.

Ms. Donna Friedlander, 7450 Veyaness Road, spoke to this matter, inquiring into the results of the sidewalk survey and whether a no parking sign could be placed at the driveway entrance adjacent to her property.

The Administrator, Gary C. Nason, advised Engineering Staff will contact Ms. Friedlander to discuss further.

A brief discussion occurred between the Committee.

662.07 MOVED BY COUNCILLOR GARRISON
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated June 13, 2007, from the Planner entitled "Proposed Zoning Amendment; 7410 Veyaness Road (Matt Gruber)" be received, and in connection with the proposed zoning amendment and residential development on the property located at 7410 Veyaness Road,

- 1. Staff be directed to not proceed with the preparation of a bylaw to amend the zoning of the property at this time; and,*
- 2. The applicant and the neighbouring property owner (School District No. 63) be invited to meet with Staff to discuss the potential for jointly addressing development constraints facing the two sites, including consideration of the issues of access and traffic safety, and mitigating impacts on adjacent agricultural lands.*

CARRIED UNANIMOUSLY

Ms. Sylvia Laird, 1993 White Road, advised she is very concerned that the School Board would be invited to participate in this process.

Ms. Ethel Smith, 7464 Veyaness Road, admitted she is surprised the School Board would be invited to participate in this process. This is a buffer zone between agriculture and residential areas and needs to be maintained as a buffer.

663.07 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That it be recommended to Council:

That Councillor Thompson be appointed as Council's Liaison to the process referenced in the preceding motion.

CARRIED UNANIMOUSLY

Councillor Mason returned to the Council Chamber at 8:49 p.m.

2. Staff Memorandum

- 1) Staff Memorandum dated June 20, 2007, from the Director of Planning & Building Services entitled "Amending the Parking Regulations Pertaining to Residential Single Family and Secondary Suites"

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum and responded to questions from the Committee.

664.07 MOVED BY MAYOR MAR
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated June 20, 2007, from the Director of Planning & Building Services entitled "Amending the Parking Regulations Pertaining to Residential Single Family and Secondary Suites" be received, and:

- 1. Proposed "Central Saanich Land Use Bylaw Amendment Bylaw No. 1586, 2007" which would amend the parking regulations for Residential Single Family, Residential Two Family and Secondary Suite uses, be forwarded for consideration of the necessary readings at the Special (Open) Council Meeting to be held on July 3, 2007; and,*
- 2. Council refer Bylaw No. 1586 to a Public Hearing to be held on August 13, 2007.*

CARRIED UNANIMOUSLY

Due to a potential conflict of interest on the following item, Councillor Thompson excused himself from the meeting at 8:52 p.m. Councillor Thompson stated that he has a business relationship with the BC Agri-Tourism Alliance.

Acting Chair Alastair Bryson assumed the Chair at 8:52 p.m.

3. Notice of Motion Submitted by Councillor Mason Re: Bylaw Amendment to Allow Farm Camping

Councillor Mason overviewed her Notice of Motion.

A discussion occurred between the Committee and Staff responded to questions.

665.07 MOVED BY COUNCILLOR MASON
 NO SECONDER
 That it be recommended to Council:

That Staff be requested to prepare for Council's consideration a Memorandum, with accompanying proposed draft Bylaw amendment, to allow as an outright use ten temporary farm tent camping sites on A1 and A2 zoned lands located in the Agricultural Land Reserve, with the camping area to not occupy more than 2% of the total area of the lot.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on June 25, 2007, adjourned at 9:05 p.m.

Councillor Robert Thompson

Recorded By: Sara C. Ribeiro
 Municipal Clerk