

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, May 28, 2007, at 7:45 p.m.
Central Saanich Municipal Council Chamber

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

ABSENT: Councillor Graham

The Administrator, Gary C. Nason, noted the following late items for the Agenda:

- Correspondence Pertaining to the Informational Presentation Re: Proposed Development of a Portion of the Land Located at 8140 Wallace Drive (Vantreight Farm):
 - G & M McCartie, 2155 Newman Road, May 24, 2007
 - J & M Fleming, 8231 East Saanich Road, May 24, 2007
 - P & J Johnson, 8115 Central Saanich Road, May 24, 2007
 - M & L Grimston, 8501 East Saanich Road, May 27, 2007
- Amended replacement pages for the Liquor Control & Licensing Branch (LCLB) – Application for a Special Event Area Endorsement; Church and Estate Wines Application Summary on pages 120, 122, and 123 of the Committee Agenda (pages 1, 3, and 4 of the Application Summary)

APPROVAL OF THE AGENDA:

554.07 MOVED BY COUNCILLOR MASON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 May 28, 2007, be approved as amended.*
 CARRIED UNANIMOUSLY

Due to a potential conflict of interest on the following item, Mayor Mar excused himself from the meeting at 7:46 p.m. Mayor Mar stated that he has a business relationship with Vantreight Farms.

1. Informational Presentation Re: Proposed Development on a Portion of the Land Located at 8410 Wallace Drive (Vantreight Farms)

- a) I Vantreight, 8277 Central Saanich Road, May 14, 2007
- b) M Logan, 6651 Welch Road, May 2, 2007
- c) J Watson, 8542 Emard Terrace, May 2, 2007
- d) V Marshall (8508 Aldous Terrace), J Lemieux (8516 Aldous Terrace), J Bailly (8624 Ebor Terrace), and C Perry (8501 Aldous Terrace), May 14, 2007
- e) The District of North Saanich, May 11, 2007
- f) A Lane, 8675 Lochside Drive, May 15, 2007
- g) S Newman, 2165 Staitsview Road, May 17, 2007
- h) B Russell, 8421 Central Saanich Road, May 18, 2007
- i) R & L Johnson, 2177 Newman Road, May 22, 2007
- j) G & M McCartie, 2155 Newman Road, May 24, 2007
- k) J & M Fleming, 8231 East Saanich Road, May 24, 2007
- l) P & J Johnson, 8115 Central Saanich Road, May 24, 2007
- m) M & L Grimston, 8501 East Saanich Road, May 27, 2007

The Chair offered introductory remarks to the format of tonight's presentation.

Mr. Ian Vantreight, 8410 Wallace Drive, briefly introduced the proposal and his fellow presenters.

Ms. Michele Cloghesy, Zeidler Partnership, overviewed the proposed project for the "Hill" portion of Vantreight Farms. She overviewed the history of the family and the farm in the

community, the current uses of the farm, and possibilities for the future. She provided visual displays of the current land uses and of the proposed development plan. They held two open houses, one for Central Saanich residents and one for North Saanich residents. The comments and suggestions from these open houses have been incorporated into the design plans.

Mr. Merv Mawson, Zeidler Partnership, offered closing remarks to the presentation advising they are open to receiving Council's comments prior to the potential submission of a formal application.

The Director of Planning & Building Services, Hope V. Burns, provided clarification on residential settlement areas, urban containment areas, the Regional Growth Strategy, and the Official Community Plan.

A lengthy discussion occurred between members of the Committee, the proponents, and Staff.

The Chair then invited the letter writers to briefly address their correspondence.

Ms. Marie Logan, 6651 Welch Road, spoke to her correspondence. She advised that she now knows it is not on ALR land and is open to considering an application.

Mr. Bert Slater spoke to Mr. James Watson's correspondence, residents of North Saanich, expressing their opposition to this proposal.

Ms. Vivien Marshall, 8508 Aldous Terrace, spoke to her correspondence, expressing concern regarding the impact of this proposal for the community.

Mr. Steve Newman, 2165 Straitsview Road, spoke to his correspondence, urging Council to support farmers.

Dr. Bruce Russell, 8421 Central Saanich Road, spoke to his correspondence, urging Council to not support this proposal.

Mr. Mike Fleming, 8231 East Saanich Road, spoke to his correspondence.

Ms. Joan Fleming, 8231 East Saanich Road, spoke to her correspondence, advising she supports this proposal and agriculture in Central Saanich.

It was noted that a representative of the District of North Saanich, Dr. Arne Lane, Linda and Randy Johnson, Gary and Maggi McCartie, John and Patricia Johnson, and Mike and Laury Grimston were not in attendance to address their correspondence.

Mr. S Love, 8507 Emard Terrace, expressed his opposition for this proposal advising the proponents are only driven by money.

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

In discussion around the table, the following points were noted by various members of the Committee in regards to this particular development proposal:

- The proposal is not consistent with the current provisions of the District's Official Community Plan (OCP).
- The property in question is located outside of the District's settlement area / urban containment boundary and, as such, an amendment to the Capital Regional District's Regional Growth Strategy and the District's Regional Context Statement would be required.
- Were the proposed development to proceed it would be the expectation that the development would be built to a very high sustainable design.
- A question was raised as to how this proposed development would ensure that the current agricultural operation would be any more sustainable.
- The proposed development would entail a considerable change to the District's Official Community Plan and would involve multiple approvals and bylaw amendments.
- Were the proposed development application to move forward, it should proceed at least in parallel with the District's Official Community Plan Update / Review Process.
- A question was raised as to the process and the merits of letting this application proceed separate and apart from the District's currently ongoing OCP Update / Review Process, and whether it would be more appropriate to consider this particular property along with all other potentially developable areas outside of the District's current settlement area.

- One member of Council indicated that the particular circumstances of the proponent warranted further consideration.

DEFEATED

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

That Staff be requested to provide further information to Council in regards to the options and/or process for possibly considering this particular application at this time given the District's Official Community Plan Update / Review Process, which is currently underway.

DEFEATED

OPPOSED: COUNCILLORS BRYSON, GARRISON AND KING

Mayor Mar returned to the Council Chambers at 9:07 p.m.

The Chair called for a short recess at 9:07 p.m.

The Chair reconvened the Meeting at 9:12 p.m.

2. Staff Memorandum

- 1) Staff Memorandum dated January 2, 2007, revised May 15, 2007, from the Director of Planning & Building Services entitled "Agricultural Land Commission Application for Subdivision, Brentwood Gardens Inc., Remainder of Lot B, Plan VIP52947 & Part Lot 1, Plan 4772, east of Newton Place"

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

George Striker, owner, advised this parcel of land does not have the same agricultural prospects as other farmable parcels, and it has never been farmed. The current designation is not suitable nor economically viable. He feels the equestrian park provides a great option and he will preserve as much greenspace as possible.

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

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

*That the Staff Memorandum dated January 2, 2007, revised May 15, 2007, from the Director of Planning & Building Services entitled "Agricultural Land Commission Application for Subdivision, Brentwood Gardens Inc., Remainder of Lot B, Plan VIP52947 & Part Lot 1, Plan 4772, east of Newton Place" be received, and Council **not** forward the application for subdivision of the Brentwood Gardens Inc. property (east of Newton Place) to the Agricultural Land Commission as the proposal is contrary to the District's Official Community Plan policies for the preservation and protection of agricultural land in as large parcels as possible.*

CARRIED UNANIMOUSLY

A discussion occurred between the Committee pertaining to the use of this property for agricultural purposes.

3. Referral from the Liquor Control & Licensing Branch (LCLB) – Application for a Special Event Area Endorsement; Church and State Wines

- a) Correspondence dated May 1, 2007, from the Liquor Control & Licensing Branch Re: Application for a Special Event Area Endorsement from Church and State Wines

The Director of Planning & Building Services, Hope V. Burns, overviewed the correspondence and outlined the options available to Council.

Mr. Frank Edgell, Church and State Wines, overviewed his application, advising his winery has been in operation for five years, and of the various activities presently offered. He further advised that with the Special Event Area Endorsement Licence, he will not host events with live music.

A discussion occurred between the Committee and the Applicant.

The Administrator, Gary C. Nason, advised Council of the notification process that would typically be utilized for affected neighbouring residents.

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

That the correspondence be received, and the Liquor Control & Licensing Branch be advised that the District wishes to provide formal comment to the Branch in regards to this particular application, and the matter be referred back to Staff for report and recommendation to Council.

CARRIED UNANIMOUSLY

4. Notice of Motion Submitted by Councillor King Re: Presentation From SolarCrest Innovations Inc.

Councillor King overviewed his Notice of Motion.

DEFEATED
558.07 MOVED BY COUNCILLOR KING
NO SECONDER
That it be recommended to Council:

That Council request that Staff schedule a presentation by SolarCrest Innovations Inc. at a future Committee Meeting regarding solar thermal systems.

DEFEATED
OPPOSED: COUNCILLORS BRYSON, GARRISON AND MASON

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on May 28, 2007, adjourned at 9:52 p.m.

Councillor Robert Thompson

Recorded By: Sara C. Ribeiro
Municipal Clerk