

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting  
Tuesday, November 13, 2007, at 7:00 p.m.  
Fire Training Centre

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**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  
Bruce Greig, Planner  
Nirmal Bhattacharya, Municipal Engineer

**ABSENT:** Councillor Graham

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The Administrator, Gary C. Nason, noted the following additions to the Agenda:

- New Items of Correspondence Pertaining to the ALR Inclusion / Exclusion Component of the Vantreight Farms Application to be included as New Item Nos. 1b) x through xiii as follows:
  - New Item No. 1 b) x) Chris Gosling, Vantreight Farms, November 7, 2007
  - New Item No. 1 b) xi) David & Susan Patersen, 2A 7250 West Saanich Road, November 8, 2007
  - New Item No. 1 b) xii) Brian Butler, 101 – 1851 Keating Cross Road, November 7, 2007
  - New Item No. 1 b) xiii) Derek Scott, Oldfield Orchard & Bakery, November 13, 2007

**APPROVAL OF THE AGENDA:**

975.07            MOVED BY COUNCILLOR KING  
                     NO SECONDER  
                     *That the Agenda for the Planning & Development Committee Meeting held on November 13, 2007, be approved as amended.*  
                     CARRIED UNANIMOUSLY

***Due to a potential conflict of interest on the following item, Councillor Thompson excused himself the Meeting at 7:06 p.m. Councillor Thompson stated that he is working in conjunction with the Southern Vancouver Island Direct Farm Marketing Association regarding Agri-Tourism.***

***Mayor Mar assumed the Chair at 7:06 p.m.***

**1. Staff Memorandum**

- a) Staff Memorandum dated August 17, 2007 (amended October 1, 2007), from the Director of Planning and Building Services entitled "Farm Camping on A-1 and A-2 Zoned Lands in the ALR"
- b) Excerpt from the Minutes of the October 9, 2007, Planning & Development Committee Meeting when this item was last discussed
- c) Staff Memorandum dated July 18, 2006 (previously received in 2006), from the Director of Planning & Building Services entitled "Draft Brochures for Temporary Commercial Use Permit (TCUP) Applications"

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

A lengthy discussion occurred between Committee pertaining to the Temporary Commercial Use Permit (TCUP) process and the previous Agri-Tourism process and Bylaws.

Mr. Mike Fleming, 6997 West Saanich Road, spoke to this matter, advising the Kootenays and Mackenzie provide good examples for Agri-Tourism. He emphasized the need to assist farmers.

Mr. Brent Warner, BC Ministry of Agriculture, expressed concern pertaining to a \$500.00 fee for a TCUP for farm camping.

A brief discussion occurred between Committee.

976.07            **\*DEFEATED\***  
MOVED BY COUNCILLOR GARRISON  
NO SECONDER  
*That it be recommended to Council:*

*That the Staff Memorandum dated August 17, 2007 (amended October 1, 2007), from the Director of Planning and Building Services entitled "Farm Camping on A-1 and A-2 Zoned Lands in the ALR" be received, and Council:*

1. Consider first and second readings of Bylaw No. 1590, 2007, which would allow amend the A-1 and A-2 (Agriculture) Zones; and,
2. Refer Bylaw No. 1590, 2007, to a Public Hearing.

BEFORE THE QUESTION WAS CALLED, it was

977.07            **\*AMENDMENT\***  
**\*WITHDRAWN\***  
MOVED BY COUNCILLOR KING  
NO SECONDER  
*That it be recommended to Council:*

*That the foregoing motion be amended by including in the provisions of the Bylaw an appropriate Temporary Commercial Use Permit (TCUP) scheme for approval of farm camping applications in the District.*

The Committee requested clarification from Staff as to whether the intent of the amendment would be contrary to, or defeat, the intent of the main motion. Staff indicated that in their view, such would be the case.

The Chair ruled the amendment out of order and it was withdrawn.

THE QUESTION WAS CALLED ON THE MAIN MOTION,  
DEFEATED  
OPPOSED: MAYOR MAR, COUNCILLORS BRYSON AND KING

978.07            MOVED BY COUNCILLOR KING  
NO SECONDER  
*That it be recommended to Council:*

*That the Staff Memorandum dated August 17, 2007 (amended October 1, 2007), from the Director of Planning and Building Services entitled "Farm Camping on A-1 and A-2 Zoned Lands in the ALR" be received, and Staff be instructed to proceed with the preparation of a proposed new Bylaw which would permit farm camping on A1 and A2 zoned lands in the Agricultural Land Reserve, conditional upon the issuance of a Temporary Commercial Use Permit (TCUP) in each instance.*

BEFORE THE QUESTION WAS CALLED, it was

979.07            **\*AMENDMENT\***  
MOVED BY COUNCILLOR MASON  
NO SECONDER  
*That it be recommended to Council:*

*That the foregoing motion be amended by adding the words "with the fee for the Temporary Commercial Use Permit to not exceed an amount of \$100.00."*

CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED,  
CARRIED UNANIMOUSLY

Mr. Derek Scott, 6286 Oldfield Road, advised he will be out of town for a period of time and would appreciate this matter not proceeding in his absence.

Ms. Joan Fleming, 6997 West Saanich Road, spoke to the results of the Agri-Tourism Task Force and asked that the summary be presented to Council for consideration again. Additionally, she appreciates that Council is dealing with one aspect of Agri-Tourism at a time.

***Councillor Thompson returned to the Meeting and assumed the Chair at 7:42 p.m.***

***Due to a potential conflict of interest on the following item, Mayor Mar excused himself from the Meeting at 7:43 p.m. Mayor Mar stated that he previously had a business relationship with Vantreight Farms.***

## **2. Staff Memorandum**

- a) Staff Memorandum dated October 29, 2007, from the Director of Planning & Building Services entitled "Addendum Staff Report, Agricultural Land Commission Applications for Inclusion and Exclusion; 8410 Wallace Drive (Ian Vantreight, Vantreight Farms)"
- b) Correspondence received pertaining to this matter subsequent to the November 5, 2007, Regular Council Meeting:
  - i) J Pendray, 9469 West Saanich Road, November 5, 2007
  - ii) S Dheenshaw, 6929 Veyaness Road, November 5, 2007
  - iii) B Rashleigh, 1947 Stelly's Cross Road, November 7, 2007
  - iv) B Slater, 1938 Barret Drive, November 7, 2007
  - v) E Kinch, 1183 Lucille Drive, November 7, 2007
  - vi) T De Mooy, 2140 Central Saanich Road, November 7, 2007
  - vii) T Michell, 2451 Island View Road, November 7, 2007
  - viii) B Warner, 808 Douglas Street, November 7, 2007
  - ix) J&P Watson, 8542 Emard Terrace, November 7, 2007
  - x) C Gosling, Growing Manager, Vantreight Farms, November 7, 2007
  - xi) D&S Paterson, 2A – 7250 West Saanich Road, November 8, 2007
  - xii) B Butler, President, Butler Brothers, November 7, 2007
  - xiii) D Scott, 6286 Oldfield Road, November 13, 2007
  - xiv) R&E Schulz, 5939 Bear Hill Road, November 13, 2007

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

Mr. Peter Parsons, Chair of the Central Saanich Advisory Planning Commission (APC), overviewed the concerns and recommendations of the APC Meeting held on October 21, 2007. In particular, he noted concerns about the exclusion portion of the application.

Mr. Merv Mawson, on behalf of the Applicant, provided an overview of the application, the soil conditions for the inclusion and exclusion land, and reviewed the Peninsula Agricultural Commission comments outlined in their correspondence of October 16, 2007. He noted this application is to reconcile the ALR boundary. He advised the old structure is currently outside of ALR land. In terms of composting, he advised that far more compost produced than used on this farm. He responded to questions from the Committee.

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

Councillor King requested that his comments and questions to the Applicant be recorded in the Minutes as follows:

1. Would the Applicant provide a suitable reason to explain the inclusion application?
2. In regards to comments by the Peninsula Agricultural Commission, would the housing and building areas in the 'exclusion portion' be suitable sites for future housing of foreign workers? If approved, how will the composting area be affected? Should the composting area be part of the inclusion?
3. Clarification on the definition of "farmable land" as referenced in the Minutes of the Advisory Planning Commission Meeting of October 21, 2007.

In response to the foregoing questions, some of the following additional points were provided by the Applicants:

1. The inclusion application is to include farmable land in the ALR.
2. Potentially any site on the property could be suitable for housing of foreign workers. With respect to the composting area, the plans had not been finalized to relocate or remove the operation.

The Chair invited letter writers to speak to their correspondence.

It was noted that Glynne Turner, Nicola Furlong, David Duncan, James & Patricia Watson, Norm Ryder, Marion Aussenegg, Brenda & Peter Day, Jill Bailly, Casper Davis, John & Patricia Johnson, Satnam Dheenshaw, Brian Butler, and Ruth & Erich Schulz were not in attendance to address their correspondence.

Mr. Bert Slater, 1938 Barrett Drive, spoke in opposition, noting the land to be included is currently being farmed.

Ms. Hildegard Horie, 8545 Emard Terrace, spoke in opposition, noting the current character of this area should be preserved.

Dr. Michiaki Horie, 8545 Emard Terrace, spoke in opposition, noting erosion concerns on the bluff.

Mr. Robert Love, 8507 Emard Terrace, spoke in opposition.

Ms. Sue Stroud, 105-7088 Wallace Drive, spoke in opposition, expressing concern for land to be developed outside an urban containment boundary.

Ms. Sharon Lawrence, 8381 West Saanich Road, spoke in opposition.

Ms. Vivien Marshall, 8508 Aldous Terrace, spoke in opposition, inquiring why this application was coming forward now and not before if it is to reconcile the ALR land boundary.

Ms. Bev Goulet, 1103 Vic Place, spoke in opposition.

Ms. Sharie Westgate, 1262 Marchant Road, spoke in opposition, expressing concern that this application could set a dangerous precedent.

Mr. John Pendray, 9469 West Saanich Road, spoke in favour, advising the land to be included is farmable and the land to be excluded is not farmable.

Mr. Bryce Rashleigh, Saanichton Farm, spoke in favour.

Ms. Elizabeth Kinch, 1183 Lucille Drive, spoke in opposition, suggesting development remain in Keating, Saanichton, or Brentwood Bay. She emphasized that agricultural land needs to be preserved.

Mr. Tom De Mooy, 8140 Central Saanich Road, spoke in favour.

Mr. Terry Michell, 2451 Island View Road, spoke in favour.

Mr. Brent Warner, BC Ministry of Agriculture and Lands, spoke in favour of forwarding this application to the Agricultural Land Commission.

Mr. Chris Gosling, Vantreight Farms Growing Manager, spoke in favour.

Mr. Derek Scott, 6286 Oldfield Road, spoke in favour of forwarding this application to the Agricultural Land Commission.

Mr. Robert Stevenson, 7931 Polo Park Crescent, spoke in favour.

The Chair inquired if there were members of the gallery who would like to speak to this matter.

Mr. Gerard Lay, 6483 Bryn Road, expressed concern about what will happen to this area after the inclusion/exclusion application.

Mr. Denis Sutton, 2044 Tanlee Crescent, spoke in support of this application moving forward.

Ms. Melanie Murray, 1235 Marchant Road, spoke in favour.

Ms. Frances Pugh, 6963 West Saanich Road, advised a few weeks ago Council approved an application to include land in the ALR, not exclude.

Ms. Jan Petrowski, Bartlett Drive, spoke in opposition.

Ms. Joan Fleming, 6997 West Saanich Road, spoke in favour of forwarding this application to the Agricultural Land Commission.

Ms. Gillian Pugh, 6963 West Saanich Road, stated a buffer zone needs to be maintained for farm land and residential areas.

A discussion occurred between Committee.

980.07            **\*DEFEATED\***  
                      MOVED BY COUNCILLOR GARRISON  
                      NO SECONDER  
                      *That it be recommended to Council:*

*That the Staff Memorandum dated October 29, 2007, from the Director of Planning & Building Services entitled "Addendum Staff Report, Agricultural Land Commission Applications for Inclusion and Exclusion; 8410 Wallace Drive (Ian Vantreight, Vantreight Farms)" be received, and this matter be referred to the next Regular Council Meeting to be held on November 19, 2007, for a decision by Council.*

981.07            **\*AMENDMENT\***  
                      **\*DEFEATED\***  
                      MOVED BY COUNCILLOR KING  
                      NO SECONDER  
                      *That it be recommended to Council:*

*That the foregoing motion be amended to delete all after the word "received", and substitute the following: "and this matter be referred to the next Planning & Development Committee Meeting for further consideration."*

DEFEATED  
OPPOSED: COUNCILLORS BRYSON, GARRISON, AND MASON

THE QUESTION WAS CALLED ON THE MAIN MOTION,  
DEFEATED  
OPPOSED: COUNCILLORS BRYSON, KING, AND MASON

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

*That the Staff Memorandum dated October 29, 2007, from the Director of Planning & Building Services entitled "Addendum Staff Report, Agricultural Land Commission Applications for Inclusion and Exclusion; 8410 Wallace Drive (Ian Vantreight, Vantreight Farms)" be received, and Council refer the application for inclusion of approximately 3 ha (7.4 acres) of land within the Agricultural Land Reserve (ALR) to the ALC with a Council recommendation of support.*

CARRIED UNANIMOUSLY

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

*That Council, pursuant to Section 30(4) of the Agricultural Land Commission Act, adopt a motion to forward to the Agricultural Land Commission, without comment, the application for exclusion of approximately 2.0 ha (5 acres) of land from the Agricultural Land Reserve (ALR).*

CARRIED

OPPOSED: COUNCILLORS BRYSON AND KING

***The Chair convened a short recess at 9:13 p.m.***

***Mayor Mar returned to the Meeting at 9:22 p.m.***

***The Chair reconvened the Meeting at 9:22 p.m.***

### **3. Staff Memorandum**

- a) Staff Memorandum dated November 7, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development Permit and Development Permit Applications – 7164 Brentwood Drive, Brentwood Bay Lodge Proposed Dock Addition and Residential Project"

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

Mr. Peter Parsons, Advisory Planning Commission (APC) Chair, spoke to this application, noting the APC would like the walkway along the waterfront to be included in the proposal, an enclosed parking garage, and for the applicants to meet with representatives from the Saanich Inlet Protection Society.

Mr. Ron Lea, Architect of Folio 1 Hotel and Resort Architecture, overviewed the application advising it is a small boutique hotel in a residential area. He provided visual displays of the project, aerial photos, and landscape plans. He outlined the opportunities of this project: (1) enhance tourism to the Brentwood Bay area; (2) the proposed building will have a minimal impact on the neighbourhood; (3) the current building is of no heritage value and this is an opportunity to upgrade that property; and (4) the proposed building will maintain the look of the existing Lodge. Mr. Lea overviewed in detail the landscape plan, noting the trees onsite will be preserved, the parking surface will be permeable, and there will be a planted green roof for the structure at the rear of the property. The walkway, or pedestrian pathway, will have a green fence to enhance the plantings in the area and will be located between the proposed building and the neighbouring house. He advised the neighbour has provided support for this location. The height of the proposed building will be blended with the height of the Lodge, and will feature a sloped roof. Mr. Lea briefly spoke to the proposed marine expansion component of the existing dock.

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

The Chair invited the letter writers to speak to their correspondence.

Mr. Johan Diemer, 7173 Brentwood Drive, spoke in opposition, expressing this proposal affects the residential feel to the neighbourhood.

Mr. Jan Walpot, 7161 Brentwood Drive, spoke in opposition, and advised the neighbour has not agreed to the proposed walkway and location.

Mr. Bill McConechy, 7147 Brentwood Drive, spoke in opposition, expressing this proposal is out of character for this neighbourhood. He is concerned with an increase in people, traffic, parking, and noise.

The Chair inquired if there were members of the gallery who would like to speak to this matter.

Ms. Frances Pugh, 6963 West Saanich Road, expressed concern with safety issues related to the reef and the boat traffic. This matter will be reviewed by the Saanich Inlet Protection Society shortly and comments will be forthcoming.

Mr. David Scarth, 7148 Brentwood Drive, suggested the proposed addition does not fit in with the neighbourhood. He advised during the Lodge proposal, it was stated the trees would be saved. During the construction phase, they were saved but have since come down. He feels the only common element between this proposal and the Lodge is the same owner. He inquired why the marina application and the proposed addition are considered part of the same application. Mr. Scarth additionally suggested the walkway be put between the two buildings, not between the house and proposed addition.

A discussion occurred between the Committee, and the Applicants responded to questions.

984.07            MOVED BY COUNCILLOR KING  
                      NO SECONDER  
                      *That it be recommended to Council:*

*That the Staff Memorandum dated November 7, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development Permit and Development Permit Applications – 7164 Brentwood Drive, Brentwood Bay Lodge Proposed Dock Addition and Residential Project" be received, and Council ensure that as a condition of rezoning it be stipulated that no float planes be accommodated at the subject docks.*

CARRIED UNANIMOUSLY

985.07            MOVED BY COUNCILLOR KING  
                      NO SECONDER  
                      *That it be recommended to Council:*

*That Council endorse, as conditions of rezoning, the following recommendations from the Advisory Planning Commission pertaining to this particular application:*

- 1. Continuation of the walkway along the waterfront be included in this proposal, or a provision for future expansion (through cash-in-lieu, or by other creative solutions) which would guarantee a public right-of-way. Night time use of the walkway could be restricted;*
- 2. A parking solution of an enclosed garage, encompassing a green roof, permeable surface and resulting in less paved area on site would be most desirable; and,*
- 3. A meeting with SIPS is a mandatory condition to address their environmental concerns that may be a result of this proposal.*

CARRIED UNANIMOUSLY

**\*MOTION TO EXTEND THE MEETING PAST 10:30 P.M.\***

986.07

MOVED BY COUNCILLOR KING  
NO SECONDER

*That the Planning & Development Committee Meeting of November 13, 2007, be authorized to extend past 10:30 p.m.*

CARRIED UNANIMOUSLY

987.07

MOVED BY COUNCILLOR KING  
NO SECONDER

*That it be recommended to Council:*

*That Council endorse, as a further condition of rezoning, that the applicant be required to formally pursue an application for LEED Certification for this particular project.*

CARRIED

OPPOSED: COUNCILLOR GARRISON

988.07

MOVED BY COUNCILLOR GARRISON  
NO SECONDER

*That it be recommended to Council:*

*That in connection with the Rezoning, Development Permit and Development Permit Applications for 7164 Brentwood Drive (Brentwood Bay Lodge Proposed Dock Addition and Residential Project):*

- a) *Staff be instructed to proceed with the preparation of the necessary Bylaw, which proposes to amend the OCP Bylaw 1303 and the Brentwood Bay Area Plan Map A, to designate 7164 Brentwood Drive as a Development Permit Area for multi-family residential purposes;*
- b) *Council examine that Bylaw in conjunction with the Five Year Financial Plan after first reading;*
- c) *Council determine whether separate consultation is required with the CRD, adjacent local, provincial or federal government authorities, First Nations or School District No. 63 pursuant to Section 879 of the Local Government Act with respect to the OCP amending Bylaw or if this consultation may occur prior to the public hearing stage;*
- d) *Staff be instructed to proceed with the preparation of the necessary Land Use Bylaw amendment for the property at 7164 Brentwood Drive to change the land use designation from the Residential Two Family Zone (R-2) to a new Residential Attached Zone 4 (RM-4);*
- e) *Staff be instructed to proceed with the preparation of the necessary Land Use Bylaw for extending the Water Area (W-2) zone to the full extent of the proposed amended foreshore lease, for the dock extension as proposed;*
- f) *The draft bylaws be referred to the December 3, 2007, Regular Council Meeting for consideration of first and second readings, and referral to a Public Hearing;*
- g) *Council propose to consider a Development Variance Permit to vary the setback from the top of bank from 10m (33ft) to 0m (0ft), for the building and waterfront boardwalk, and, if so,*
- h) *Council then instruct staff to undertake the statutory notification procedures for both the public hearing and the development variance permit;*
- i) *That the date for the Public Hearing on the draft Bylaws be held on Wednesday, January 16, 2008, at 7:00 p.m. in the Central Saanich Council Chamber;*
- j) *Council indicate to the applicant any further comments or required changes for the proposed public waterfront walkway as suggested by staff; and,*
- k) *After the Public Hearing, Council consider issuance of the Development Variance Permit and Development Permit subject to conditions that will be fully detailed and updated at a later stage in the process, but will include:*

- i. submission of a final detailed landscape plan, including details of site amenities and permeable paving, and deposit of 125% of estimated costs;
- ii. submission of a detailed grading plan;
- iii. submission of a materials'/colours' board;
- iv. agreement that the building will be constructed with sprinklers for fire-fighting purposes;
- v. submission of details showing the height, adjacent grades and construction of all proposed retaining walls;
- vi. professional engineering analysis and security deposit to cover all Engineering requirements including sewer, water and drainage services, storm water management plans, as well as roadway and bus stop changes along Brentwood Drive;
- vii. submission of details of an oil and grit interceptor to be installed for the surface parking lot;
- viii. all roof top mechanical equipment is to be appropriately screened;
- ix. submission of details for the required screening of the garbage and recycling containers;
- x. submission of details of all exterior lighting, including all site lighting, at-grade and surface parking lighting, and exterior building lighting. All fixtures are to be 'down cast' arched with a restricted light spread;
- xi. submission of the proof of registration of a statutory right of way over the two properties to ensure permanent access;
- xii. no free-standing sign(s) are to be allowed; and
- xiii. a restrictive covenant to be registered on the property restricting the development to that as shown on the approved Development Permit related to the proposed construction of the multi-family residential project at 7164 Brentwood Drive.

BEFORE THE QUESTION WAS CALLED, it was

**\*AMENDMENT\***

989.07 MOVED BY COUNCILLOR KING  
NO SECONDER

*That it be recommended to Council:*

*That section (c) in the foregoing motion be deleted in its entirety and the following substituted therefore:*

*“c) Pursuant to Section 879 of the Local Government Act, Council determine that separate advance consultation is required with the Tsartlip First Nation, and that consultation with the Capital Regional District, adjacent local, provincial and or federal government authorities, and School District No. 63 be undertaken as part of the statutory notification process for the Public Hearing.”*

CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED,  
CARRIED  
OPPOSED: COUNCILLOR BRYSON

**4. Staff Memorandum**

- a) Staff Memorandum dated November 5, 2007, from the Planner entitled “Agricultural Land Commission Application for Non-farm Use and Zoning Amendment Application to extend the A-5 zoning and the approved siting envelope; Lot A, Section 9, Range 4 East, Plan 52520 (7321 Lochside Drive), Saanich Historical Artifacts Society”

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

Mr. Claude Jolivet, Saanich Historical Artifacts Society (SHAS), advised he is available to answer questions from the Committee.

A brief discussion occurred between Committee.

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

*That the Staff Memorandum dated November 5, 2007, from the Planner entitled "Agricultural Land Commission Application for Non-farm Use and Zoning Amendment Application to extend the A-5 zoning and the approved siting envelope; Lot A, Section 9, Range 4 East, Plan 52520 (7321 Lochside Drive), Saanich Historical Artifacts Society" be received, and with regard to the proposed zoning amendment to expand the extent of the Historical Artifacts Agriculture (A-5) zone and approved siting envelope to accommodate the proposed construction of a scale roundhouse storage building by the Vancouver Island Model Engineers on the Heritage Acres property at 7321 Lochside Drive:*

- 1. Council refer the application for non-farm use to the Agricultural Land Commission (ALC) with a Council recommendation of support, noting that under section 31 of the Agricultural Land Commission Act the Land Use Bylaw would also need to be amended before the proposed non-farm use would be allowed;*
- 2. Staff be instructed to proceed with the preparation of the necessary bylaw to amend section 38(5) Historical Artifacts Agriculture A-5 zoning and siting envelope and Schedule 3 of Land Use Bylaw No. 1309;*
- 3. The draft bylaws be referred to the December 3, 2007, Regular Council Meeting for consideration of first and second readings; and,*
- 4. The bylaws be referred to a Public Hearing to be held in early January 2008, on a date to be specified, and Staff be then instructed to undertake the statutory notification procedures.*

CARRIED UNANIMOUSLY

In further discussion around the table, the Committee indicated to the applicant its support of the following recommendation from the Advisory Planning Commission pertaining to this application:

*That the Society explore the construction of a green roof or the use of different roofing materials and that Staff clarify the wording of permitted uses in the A-5 Zoning Bylaw to accommodate the use of model trains.*

Mr. Jolivet indicated they have received a donation for the installation of a green roof, should this application be approved.

#### ADJOURNMENT:

*On motion, the Planning & Development Committee Meeting held on November 13, 2007, adjourned at 10:42 p.m.*

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Councillor Robert Thompson  
Chair

Recorded By: Sara C. Ribeiro  
Municipal Clerk