

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, November 26, 2007, at 7:02 p.m.
Central Saanich Municipal Council Chamber

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

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

- Correspondence from Dr. Powell, 2922 Island View Road, November 25, 2007,
Re: Zoning Amendment Application for 3094 Island View Road
- Information submitted by Councillor Thompson regarding the Tree Book

APPROVAL OF THE AGENDA:

1035.07 MOVED BY MAYOR MAR
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
November 26, 2007, be approved as amended.*
 CARRIED UNANIMOUSLY

Due to a potential conflict of interest, Councillor Graham excused himself from the Council Chamber at 7:03 p.m. He stated that the applicant is a Director on the Greater Victoria Public Library (GVPL) Board and he is the Chair of the GVPL Board.

1. Staff Memorandum

- a) Staff Memorandum dated October 1, 2007, from the Director of Planning & Building Services entitled "Zoning Amendment Application; 3094 Island View Road"
- b) Correspondence dated November 25, 2007, from Dr. B Powell, 2922 Island View Road

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

Mr. Will Perebom, Victoria Design, overviewed the application for subdivision, advising the intention is to maintain the family residing on the property. The new house would be a bungalow for the owners with the son to reside in the existing house.

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

1036.07 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That it be recommended to Council:

That the Staff Memorandum dated October 1, 2007, from the Director of Planning & Building Services entitled "Zoning Amendment Application; 3094 Island View Road" be received, and Council deny the requested zoning amendment to facilitate subdivision of 3094 Island View Road into two parcels.

CARRIED UNANIMOUSLY

Ms. Mary Colak, 3094 Island View Road, provided closing comments to Committee.

Councillor Graham returned to the Council Chamber at 7:18 p.m.

2. Staff Memorandum

- a) Staff Memorandum dated November 19, 2007, from the Director of Planning & Building Services entitled "Proposed Amended and Updated Tree Protection Bylaw"

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

During discussion around the table in regards to the proposed amended and updated Tree Protection Bylaw, the following points and requests were noted by the Committee:

- It was requested that at the appropriate time, a draft brochure be prepared explaining the major provisions of the Tree Protection Bylaw and this draft brochure be circulated to the Advisory Planning Commission for comment.
- Staff and the Advisory Planning Commission were requested to consider in their further discussions and deliberations with respect to the provisions of the draft Bylaw, the Juniper Trees in the District.
- Staff were requested to amend the Bylaw to include an appropriate stipulated time period for notification of the Municipality in those instances where a person has to undertake emergency modification or removal of a damaged protected tree pursuant to the provisions of Section 11(2)(a) of the draft Bylaw.
- The Advisory Planning Commission was further requested to carefully consider the provision of the Bylaw which currently states that the District may issue a no-permit fee for the cutting down and removal of a protected tree where the roots of a tree are interfering with, blocking, or damaging a drainage, water, or sewer system or other improvements, as there may be occasions where other alternate mechanisms may exist to address the situation.

1037.07 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated November 19, 2007, from the Director of Planning & Building Services entitled "Proposed Amended and Updated Tree Protection Bylaw", including the proposed draft Bylaw, be received for information at this time, and the report and draft Bylaw be referred to the Advisory Planning Commission and to the Garry Oak Meadow Preservation Society for review and comment prior to consideration of the necessary readings of Bylaw No. 1595.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on November 26, 2007, adjourned at 7:39 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk