

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, October 22, 2007, at 7:29 p.m.
Central Saanich Municipal Council Chamber

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

ABSENT: Councillors King and Mason

APPROVAL OF THE AGENDA:

900.07 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 October 22, 2007, be approved as circulated.*
 CARRIED UNANIMOUSLY

1. Brief Informational Presentations to Committee

- a) Proposed Rezoning Application for 7053, 7063 and 7073 West Saanich Road (Rob-Ron Construction)

The Director of Planning & Building Services, Hope V. Burns, advised this proposed application would require a zoning amendment, not an Official Community Plan amendment.

Mr. Will Perebom, Victoria Design, overviewed the proposal for 12 townhouses. He briefly identified the current zoning, the proposed floor plans, the rendering of what the townhouses will look like, parking, storm water management, and tree protection on West Saanich.

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

- b) Proposed Rezoning Application for 2688 Tanner Road (Arthur and Sally Williams)

- i) Correspondence dated October 2, 2007, from Arthur and Sally Williams Re: Proposed Application for 2688 Tanner Road

The Director of Planning & Building Services, Hope V. Burns, briefly overviewed the proposed application.

Mr. Arthur Williams, 2688 Tanner Road, spoke to his correspondence and responded to questions of Committee.

2. Staff Memorandum

- a) Staff Memorandum dated October 15, 2007, from the Planner entitled "Development Permit for a Sign; 6739 West Saanich Road (Peninsula Co-op/Midas Auto)"

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

Mr. Cam Thorkelson, 6739 West Saanich Road, overviewed the proposal, advising the need for a more prominent sign for business purposes. He emphasized visibility is essential for their business and the current sign is not prominent.

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

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

That the Staff Memorandum dated October 15, 2007, from the Planner entitled "Development Permit for a Sign; 6739 West Saanich Road (Peninsula Co-op/Midas Auto)" be received, and Council approve the issuance of a Development Permit for the construction of an awning sign at 6739 West Saanich Road, subject to the awning sign not being lit.

BEFORE THE QUESTION WAS CALLED, it was

AMENDMENT

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

That the foregoing motion be amended by adding the words: ", unless the sign is lit externally by gooseneck lamps."

CARRIED
OPPOSED: COUNCILLOR GRAHAM

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

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

That the Applicant be advised that at the November 5, 2007, Regular Council Meeting, Council would be prepared to consider other potential lighting options for the requested signage.

CARRIED UNANIMOUSLY

3. Staff Memorandum

- a) Staff Memorandum dated October 16, 2007, from the Planner entitled "Rezoning Application; 1746 Verling Avenue (Citta Investments Ltd.)"

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

Mr. Bill Patterson, Citta Investments Ltd., spoke to this matter advising any construction would be to LEED standards but not certified due to financial constraints. Work is underway on a landscape plan. In terms of gravel extraction, it would hinder any future use of the site and therefore has not been considered as part of this proposal.

Mr. Tony James, Warner James Architect, 519 Pandora Avenue, overviewed site photos and introduced new concepts for this site.

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

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

That the Staff Memorandum dated October 16, 2007, from the Planner entitled "Rezoning Application; 1746 Verling Avenue (Citta Investments Ltd.)" be received, and in connection with the proposed change of zoning for the property located at 1746 Verling Avenue from the current Extraction Industrial (I-2) to the Light Industrial (I-1) designation:

1. Staff be instructed to prepare a Land Use Bylaw amendment bylaw to change the zoning designation for the property;
2. Staff refer the draft bylaw to Council on November 19, 2007, from consideration of first and second reading; and,
3. Staff be instructed to undertake the statutory notification procedure for this particular application.

CARRIED UNANIMOUSLY

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

That the aforementioned Land Use Bylaw amendment bylaw be referred to a Public Hearing to be held in early January 2008, on a date to be specified.

CARRIED UNANIMOUSLY

906.07 ***DEFEATED***
MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That in conjunction with the aforementioned rezoning application, the Applicant be requested to engage a professional geologist to provide a report on the estimated amount of potentially extractable aggregate on the subject property that would be foregone were this application to be ultimately approved and proceed accordingly.

DEFEATED

OPPOSED: MAYOR MAR, COUNCILLORS GARRISON AND THOMPSON

4. Staff Memorandum

- a) Staff Memorandum dated October 15, 2007, from the Planner entitled "Development Variance Permit Application; 7997 Turgoose Terrace (Greg Burke)"

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

Mr. Greg Burke, 752 Piedmont Drive, overviewed this proposal. He would like to build a deck off the kitchen as it is the only south exposure on the property. The current house will be moved off the property. He will maintain the trees, noting the removal of the current house may affect some of the trees.

A brief discussion occurred between Committee.

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

That the Staff Memorandum dated October 15, 2007, from the Planner entitled "Development Variance Permit Application; 7997 Turgoose Terrace (Greg Burke)" be received, and in connection with the proposed house construction on the property located at 7997 Turgoose Terrace:

1. Council propose to vary the setback from the top of slope adjacent to the sea required by Section 28(5) of the Land Use Bylaw from 10m (32.8 ft) to 4.7m (15.4 ft);
2. Staff be instructed to undertake the statutory notification procedure for this particular application; and,
3. Subject to public comment, Council then consider issuing a Development Variance Permit for the requested setback subject to the owner providing a restrictive covenant and security deposit to ensure the following:

- i) *tree protection within the reduced setback area during the course of construction; and,*
- ii) *the applicant provide a detailed landscape plan showing all existing site features and plant material, and any proposed changes to the site between the house and the shoreline, for the review and approval of the Director of Planning & Building Services.*

CARRIED
 OPPOSED: COUNCILLOR BRYSON

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

That Council refer to the 2008 Strategic Planning Process a discussion on the merits of amending the District's Erosion Control Bylaw to prohibit the cutting of trees within the subject area unless a Development Variance Permit has been obtained, and each individual tree cutting request be dealt with by Council through an appropriate variance request process.

CARRIED
 OPPOSED: COUNCILLOR GRAHAM

5. Staff Memorandum

- a) Staff Memorandum dated October 16, 2007, from the Director of Planning and Building Services entitled "Agricultural Land Commission Application for Non-Farm Use, 1445 Benvenuto Avenue, Church and State Winery"

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

Mr. Edgell spoke to his application and questioned whether Council would support the application if a commitment was made that more than 50% of the feedstock supply for the proposed distillery would be provided from the Church and State Winery property.

A discussion occurred between Committee.

Mr. Edgell stated that prior to October 31, 2007, he would provide to the Director of Planning & Building Services an appropriate amendment to his application to commit that greater than 50% of the grape byproduct and/or soft fruit feedstock for the proposed distillery would be provided from the local Church and State Winery property, as well as written confirmation from the Agricultural Land Commission that a non-farm use application would not be required as their proposal would be considered by the Commission to be a permitted agricultural use pursuant to their regulations.

6. Staff Memorandum

- a) Staff Memorandum dated October 15, 2007, from the Director of Planning and Building Services entitled "Follow-Up Re: Residential Single Family and Secondary Suites"

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

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

That the Staff Memorandum dated October 15, 2007, from the Director of Planning and Building Services entitled "Follow-Up Re: Residential Single Family and Secondary Suites" be received, and Council:

1. *Consider first and second readings of Bylaw No. 1602, which would allow secondary suites in all single-family dwellings regardless of lot*

size in the A-1, A-2, RE-1, RE-2, RE-3, RE-4, R-1, R-1M, R-1S, and R-2 zones; and,
2. Refer Bylaw No. 1602 to a Public Hearing to be held on December 3, 2007.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on October 22, 2007, adjourned at 9:25 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk