

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, January 22, 2007, at 7:04 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
Rosalyn Tanner, Director of Financial Services
Bruce Greig, Planner

The Administrator, Gary C. Nason, advised an e-mail correspondence was received from Ms. E. Hardy requesting consideration of Issues Related to Property Located at 7247 West Saanich Road be postponed until further notice.

APPROVAL OF THE AGENDA:

44.07 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That the Agenda for the Planning & Development Committee Meeting held on January 22, 2007, be approved as amended.
 CARRIED UNANIMOUSLY

1. Staff Memorandum

- a) Staff Memorandum dated January 12, 2007, from the Planner entitled "Development Variance Permit Application; 8051 Central Saanich Road (Bell Mobility Inc.)"

The Planner, Bruce Greig, overviewed the Staff Memorandum and answered questions from the Committee.

Chad Marlatt, a representative of Bell Mobility, 2611 Nootka Street, spoke to this application, and he answered questions of the Committee.

A brief discussion occurred between the Committee.

The Chair enquired as to whether there were any members of the public in attendance at the meeting who wished to make representations with respect to 8051 Central Saanich Road. No one took the opportunity to address the Committee.

45.07 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER

That it be recommended to Council:

That the Staff Memorandum dated January 12, 2007, from the Planner, entitled "Development Variance Permit Application; 8051 Central Saanich Road (Bell Mobility Inc.)" be received, and in connection with the proposed replacement of the existing telecommunications tower located on a portion of part Section 4, Range 4 East, South Saanich District (8051 Central Saanich Road, Council propose to vary the maximum permitted height of a telecommunications tower in the P-3 Public Utility zoning district from 33m (108 ft) to 45m (148 ft).

CARRIED

OPPOSED: COUNCILLOR KING

46.07 MOVED BY COUNCILLOR MASON
 NO SECONDER

That it be recommended to Council:

That the extent of the public notification for this particular application be expanded to include those properties included in the October 27, 1999, resident survey.

CARRIED UNANIMOUSLY

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

That Staff be instructed to undertake the statutory notification procedures for this particular application and subject to public comment, Council then consider issuance of the Development Variance Permit, subject to the following conditions:

- i) That the new tower be painted a dark black-green colour for the lower 30m (98 ft) and light grey for the upper 15m (49 ft);*
- ii) That the applicant provide a Landscape Plan showing the screening of the installation, including details for the replacement or augmentation of the existing fence with split cedar fencing, for the approval of the Director of Planning and Development Services; and,*
- iii) That the application provide a restrictive covenant registered on title, in a form acceptable to the Municipal Solicitor, ensuring that construction will be in strict compliance with the approved plans, including the removal of the existing tower.*

CARRIED UNANIMOUSLY

2. Correspondence from A J Finlayson Architect Ltd. Re: Proposed Rezoning of Property Located at 1870 Keating Cross Road (Raven Metals Products Ltd.)

- a) Correspondence from AJ Finlayson Architect dated January 9, 2007
- b) Attached as background information is a copy of the motion which was previously adopted by Council on September 18, 2006, relative to this issue.

The Administrator, Gary C. Nason, provided a brief overview of this matter.

The Planner, Bruce Greig, overviewed the correspondence and answered questions of the Committee.

Randy Sewell, Applicant, 6701 Oldfield Road, spoke to this matter, stressing the lack of industrial space in the Greater Victoria area. His current location in Central Saanich is ideal and he would like to expand his business. He answered questions of the Committee.

A lengthy discussion occurred between the Committee.

The Chair enquired as to whether there were any members of the public in attendance at the meeting who wished to make representations with respect to 1870 Keating Cross.

Tim Beaumont, Real Estate Agent, concurred that industrial land is a very limited resource in the Victoria core.

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

That the correspondence and presentation from the letter writer and his agents be received and Council advise that it is not supportive of entertaining an Official Community Plan (OCP) amendment and rezoning application for the property located at 1870 Keating Cross Road outside of the context of the District's OCP Update and Review Process which has just been commenced, and the letter writer be further advised of Council and Staff's willingness to meet with the letter writer to explore other possible land use options to address the challenges and needs expressed in the correspondence including an investigation of other potentially viable industrially zoned sites and densification options.

BEFORE THE QUESTION WAS CALLED, it was

49.07 MOVED BY COUNCILLOR GARRISON
NO SECONDER

That the foregoing motion be severed into two parts for consideration.

- i) That the correspondence and presentation from the letter writer and his agents be received and Council advise that it is not supportive of entertaining an Official Community Plan (OCP) amendment and rezoning application for the property located at 1870 Keating Cross Road outside of the context of the District's OCP Update and Review Process which has just been commenced.*
- ii) And the letter writer be further advised of Council and Staff's willingness to meet with the letter writer to explore other possible land use options to address the challenges and needs expressed in the correspondence including an investigation of other potentially viable industrially zoned sites and densification options.*

CARRIED UNANIMOUSLY

50.07 MOVED BY COUNCILLOR GRAHAM
NO SECONDER

That it be recommended to Council:

That the correspondence and presentation from the letter writer and his agents be received and Council advise that it is not supportive of entertaining an Official Community Plan (OCP) amendment and rezoning application for the property located at 1870 Keating Cross Road outside of the context of the District's OCP Update and Review Process which has just been commenced.

CARRIED UNANIMOUSLY

51.07 MOVED BY COUNCILLOR MASON
NO SECONDER

That it be recommended to Council:

And the letter writer be further advised of Council and Staff's willingness to meet with the letter writer to explore other possible land use options to address the challenges and needs expressed in the correspondence including an investigation of other potentially viable industrially zoned sites and densification options.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on January 22, 2007, adjourned at 7:53 p.m.

Councillor Robert Thompson, Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk