

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, December 8, 2008, at 7:05 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Alastair Bryson, Chair
Mayor Jack Mar, Councillors Garrison, Kubek, Mason, Olsen, and Siklenka
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Rosalyn Tanner, Director of Financial Services (portion)

APPROVAL OF THE AGENDA:

1305.08 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 December 8, 2008, be approved as circulated.*
 CARRIED UNANIMOUSLY

1. Staff Memorandum

- a) Staff Memorandum dated November 5, 2008, from the Planner entitled "Agricultural Land Commission Application for one additional dwelling on Lot A, Section 3, Range 3 East, Plan 18448 (8129 Derrinberg Road, Woodgate Stables)"

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

S Bond, applicant, spoke to her application, noting the additional dwelling would be used for farm help. She raises a number of different animals and she requires additional assistance. Ms. Bond further noted that the accessory building on the property has been there for over 20 years and is a suitable location for farm help.

A lengthy discussion occurred between Committee and Staff responded to questions. Ms. Burns noted additional services, including potential upgrades to the nearby fire hydrant, are at the cost of the applicant.

1306.08 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 That it be recommended to Council:

That the Staff Memorandum dated November 5, 2008, from the Planner entitled "Agricultural Land Commission Application for one additional dwelling on Lot A, Section 3, Range 3 East, Plan 18448 (8129 Derrinberg Road, Woodgate Stables)" be received and Council approve the legalization of the existing cottage as a dwelling for farm help accommodation subject to a Section 219 Restrictive Covenant registered on title, prepared by the applicant's solicitor, that there are to be no further accommodation or residential buildings to be built / located on the property including a modular unit for a family member.

CARRIED

2. Staff Memorandum

- a) Staff Memorandum dated December 1, 2008, from the Director of Planning & Building Services entitled "Zoning Amendment Application, 8355 Lochside Drive, JC Scott Design"

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum and responded to questions from members of the Committee.

1307.08 MOVED BY COUNCILLOR MASON
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated December 1, 2008, from the Director of Planning & Building Services entitled "Zoning Amendment Application, 8355 Lochside Drive, JC Scott Design" be received and Council:

- a) Authorize Staff to prepare the necessary site-specific amending zoning bylaw to increase the allowable site coverage to 10% to accommodate the minor building renovations and additions for the property located at 8355 Lochside Drive;*
- b) Refer the draft Bylaw to a future Council Meeting for consideration of first and second readings;*
- c) Refer the Bylaw to a Public Hearing; and,*
- d) Authorize Staff to undertake the necessary statutory notification procedure.*

CARRIED UNANIMOUSLY

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

Due to a potential conflict of interest on the following item, Mayor Mar excused himself from the Meeting at 7:38 p.m. Mayor Mar stated that he previously had a business relationship with Vantreight Farms.

3. Staff Memorandum

- a) Staff Memorandum dated December 2, 2008, from the Planner entitled "ALC Application – Integrated Resource Management (IRM) Installation of Anaerobic Biogas Composting Digesters: 8277 Central Saanich Road (Vantreight Farms)"

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum and responded to questions from members of the Committee.

I Vantreight, applicant, advised he was available to answer questions from Committee. He noted that composting is a permitted use but that an anaerobic digestion facility is not a permitted use and that is why he is applying to the ALC for this facility. He further noted the proposed site is not aerable land.

A discussion occurred between Committee, and Staff and Mr. Vantreight responded to questions. In particular, the use of biosolids.

1308.08 MOVED BY COUNCILLOR GARRISON
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated December 2, 2008, from the Planner entitled "ALC Application – Integrated Resource Management (IRM) Installation of Anaerobic Biogas Composting Digesters: 8277 Central Saanich Road (Vantreight Farms)" be received and Staff be requested to forward the application concurrently to both the Agricultural Land Commission (ALC) and to the Peninsula Agricultural Commission (PAC), with a copy of the Staff Memorandum to accompany the application, and with the ALC to be specifically requested to consider in its review and deliberations all components of the application including both the proposed composting digestion of green organic matter for use on and off the farm, as well as the proposed digesting composting of sewage sludge (biosolids) for use off the farm.

BEFORE THE QUESTION WAS CALLED, it was

MOTION TO TABLE

1309.08 MOVED BY COUNCILLOR MASON
NO SECONDER

That consideration of the foregoing motion be tabled to allow the applicant to respond to questions from Committee.

CARRIED UNANIMOUSLY

Mr. Vantreight responded to questions from Committee.

1310.08 ***MOTION TO LIFT FROM THE TABLE***
MOVED BY COUNCILLOR GARRISON
NO SECONDER
That the foregoing motion be lifted from the table.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION
CARRIED

Mr. Ed Owen, 6506 Oldfield Road, spoke briefly to the use of biosolids.

Mayor Mar returned to the Meeting at 8:11 p.m.

4. Staff Memorandum

- a) Staff Memorandum dated December 2, 2008, from the Planner entitled "Development Variance Permit Application; 1970 Keating Cross Road – 'Buckerfields' additional freestanding sign".

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum and responded to questions from members of the Committee.

Mr. Ben Levinson, Architect, spoke to the application, including Advisory Planning Commission (APC) recommendation as noted in the Staff Memorandum. He noted a visible entrance sign is needed and the current sign provides a great opportunity for retail announcements.

Mr. Kelvin McCullough, Managing Director of Buckerfields, noted Buckerfield's is a tenant and they are struggling to keep their sign. He spoke briefly to the APC recommendation.

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

1311.08 MOVED BY COUNCILLOR KUBEK
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated December 2, 2008, from the Planner entitled "Development Variance Permit Application; 1970 Keating Cross Road – 'Buckerfields' additional freestanding sign" be received and Council, in connection with the revised proposal to retain the existing freestanding "Buckerfields" sign with additional signage and to install a new entrance sign that exceeds the bylaw requirements in conjunction with the redevelopment at 1970 Keating Cross Road:

- a) Council propose to vary Section 62(1)(c) of the Land Use Bylaw to permit an enlarged entrance way sign of 0.9m² on the property;*
- b) Council instruct Staff to undertake the necessary statutory notification procedures; and, subject to public comment,*
- c) Consider the issuance of the Development Variance Permit and amend the Development Permit noting the aforementioned modifications to both signs.*

BEFORE THE QUESTION WAS CALLED, it was

1312.08 ***MOTION TO TABLE***
MOVED BY COUNCILLOR GARRISON
NO SECONDER
That consideration of the foregoing motion be tabled to allow the applicant to respond to questions from Committee.
CARRIED UNANIMOUSLY

Mr. McCullough responded to questions from Committee.

1313.08 ***MOTION TO LIFT FROM THE TABLE***
MOVED BY COUNCILLOR KUBEK
NO SECONDER
That the foregoing motion be lifted from the table.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION
CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on December 8, 2008, adjourned at 8:45 p.m.

Councillor Alastair Bryson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk