

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, June 9, 2008, at 7:02 p.m.
Central Saanich Fire Training Centre

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

ABSENT: Councillor Graham

The Municipal Clerk noted the following additions to the agenda:

- Correspondence Pertaining to the Official Community Plan Relating to the Current Designation of 7410 Veyaness Road and the neighbouring School District property to the south to be considered under Tab 8 of the OCP Public Comments Binder:
 - D&L Friedlander, 7450 Veyaness Road, June 8, 2008
 - D&E Smith, 7464 Veyaness Road, June 8, 2008
 - S Leard, 1993 White Road, June 9, 2008

Councillor Thompson noted the above items of late correspondence will be considered after Recommendation No. 17 as outlined in the Staff Memorandum.

APPROVAL OF THE AGENDA:

665.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That the Agenda for the Planning & Development Committee Meeting held on June 9, 2008, be approved as amended.
 CARRIED UNANIMOUSLY

1. Staff Memorandum

- a) Staff Memorandum dated June 4, 2008, from the Planner and the Director of Planning & Building Services entitled "Official Community Plan (OCP) Update – DRAFT 1"

The Director of Planning & Building Services highlighted the organization of the Staff Memorandum, noting Council direction is requested where recommendations are presented.

Councillor Thompson spoke to the process of tonight's meeting; noting letter writers would be afforded a brief opportunity to address their correspondence.

Recommendation No. 1

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the Staff Memorandum dated June 4, 2008, from the Planner and the Director of Planning & Building Services entitled "Official Community Plan (OCP) Update – DRAFT 1" be received, and the designation of the Butchart Gardens property as a Tourist Commercial Development Permit Area be deleted in Schedule D (Development Permit Areas for Form and Character).

BEFORE THE QUESTION WAS CALLED, it was

MOTION TO AMEND

667.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER

That the foregoing motion be amended by adding the words:

"with it to be understood that this deletion would apply to the portion of the Butchart Gardens property which is currently zoned C8 (Tourist Display Gardens) and which includes the designated National Historic Site."

CARRIED UNANIMOUSLY

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

Ms. Laurel Akam, Butchart Gardens, spoke to their correspondence.

Recommendation No. 2

668.08 MOVED BY COUNCILLOR MASON
NO SECONDER

That it be recommended to Council:

That Council indicate that there is support to exempt the Butchart Gardens property from the mapping of Terrestrial Sensitive Ecosystems on Schedule E (Environmental Development Permit Areas) in the revised Draft OCP document.

CARRIED

669.08 MOVED BY COUNCILLOR MASON
NO SECONDER

That it be recommended to Council:

That Council indicate that no change be made to the current proposed provision in the revised draft OCP document that the shoreline of Butchart Gardens on Saanich and Tod Inlets fall within the proposed Marine Shoreline Development Permit Area on Schedule E of the document.

CARRIED UNANIMOUSLY

Recommendation No. 3

670.08 MOVED BY COUNCILLOR MASON
NO SECONDER

That it be recommended to Council:

That Map 9 (Wildland Interface Fire Hazard Zones) not be included in Draft No. 2 at this time, and the Fire Chief be requested, in consultation with Butchart Gardens, to re-evaluate the fire hazard designation for the Butchart Gardens property.

CARRIED UNANIMOUSLY

Recommendation No. 4

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the Butchart Gardens property be included within the Urban Settlement Area boundary on Schedule A, Land Use Plan.

CARRIED UNANIMOUSLY

Recommendation No. 5

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence.

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

That the draft Policy No. 6 under Section 5.2.5 (Keating Industrial / Business Area) be brought forward in Draft #2 with the following wording:

“All industrial areas should be fully serviced with appropriate water and sanitary sewer services. The District may consider allowing wells and on-site sewage disposal systems for industrial uses where municipal servicing is impractical and where the on-site systems receive approval from the appropriate jurisdictions governing health and the environment.”

CARRIED

Recommendation No. 6

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence.

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

That the draft Map 8 (Areas Suitable for Gravel Extraction) be brought forward in Draft #2 in its current form.

CARRIED

Recommendation No. 7

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence.

A discussion occurred between Committee and Staff responded to questions.

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

That the definition of Affordable Housing in Section 4.4 policy 4 be revised in Draft #2 to include the wording "and may include low income subsidized housing administered by the District of Central Saanich, BC Housing, Capital Region Housing, or other non-profit housing societies in the region".

CARRIED UNANIMOUSLY

Recommendation No. 8

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That policy 4 be deleted from section 6.2.3 (Municipal Expenditure for Parks Open Space and Recreation) in Draft #2 of the revised OCP.

CARRIED UNANIMOUSLY

Recommendation No. 9

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That Map No. 5 be carried forward as shown for the preparation of the draft OCP bylaw, and policy 7.2.2 (4) be amended to the following wording:

"Given the importance of groundwater for maintaining healthy, functioning streams and wells, the District will pursue increased protection and recharge of aquifers (see Map 5) from potential sources of contamination and depletion".

CARRIED UNANIMOUSLY

Recommendation No. 10

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

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

That the following proposed policy be included in the Draft Official Community Plan:

Objective: Promote urban agriculture and food security in the village centres

Policy: The District will encourage the inclusion of infrastructure that enables people to build community and celebrate food, such as food preparation areas, urban food stands and markets, and places for outdoor eating.

CARRIED

Recommendation No. 11

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A discussion occurred between Committee and Staff responded to questions

DEFEATED
678.08 MOVED BY COUNCILLOR KING
NO SECONDER
That it be recommended to Council:

That the following proposed policy be included in the Draft Official Community Plan:

Objective: Promote urban agriculture and food security in the village centres

Policy: Specify plants for edible landscape design and encourage planting of edible species where appropriate.

DEFEATED

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

That the following objective "Promote urban agriculture and food security in the village centres" be included in the draft OCP Bylaw, and green roofs and edible landscaping be considered in the update of the Residential rezoning checklist and multifamily development permit area guidelines.

CARRIED UNANIMOUSLY

Recommendation No. 12

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A brief discussion occurred between Committee.

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

That a range of methods for reducing potential conflict between agricultural and urban uses be investigated as part of the Agricultural Plan.

CARRIED UNANIMOUSLY

Recommendation No. 13

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That municipal regulation of the size and location of farm and non-farm buildings and structures on agricultural lands to avoid the loss of viable land for soil-based crops be investigated in depth as part of the Agricultural Plan, and the correspondence from Mr. Rob Kline and Mr. Jim LeMaistre dated May 6, 2008, which is included in the OCP Public Input/Comment Binder, be forwarded to the future Agricultural Area Plan process.

CARRIED UNANIMOUSLY

Recommendation No. 14

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A discussion occurred between Committee.

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

That the following four policies, recommended by the Farm Land Economic Viability Review Committee, be included in the draft OCP bylaw:

Section #3.1.1 or 3.11 (This could either be inserted at the end of 3.1 or after the 100 Mile Diet in 3.1.1) Proposed change (insert):
In 2005 Central Saanich adopted the Capital Region Food Charter. This Charter outlines the long term vision for a sustainable and secure food system that proves safe, sufficient, nutritious food, accessible to everyone in the Capital Region. Central Saanich supports the Charters key principles: (1) localized food systems contribute to the social and economic health of the community, (2) a sustainable food system fosters resilience to global warming and supports long-term environmental health, and (3) adequate access to nutritious food is essential for a healthy population.

Section # 3.2.1 Proposed change:
Applications for exclusion of lands from the Agriculture Land Reserve will not be supported by the District.

Section # 3.2.1 (Insert Policy 4) Proposed change:
Over 50% of the farms in Central Saanich are under 10 acres, and while the District endeavors to protect larger lot sizes, it fully recognizes the contribution and viability of all sizes of farms in its jurisdiction.

Section # 3.2.2 (Insert Policy 16) Proposed change:
As farm classification and related tax benefits are important incentives for farmers, the District will advocate to ensure that any changes in tax policy or implementation of tax policy is not detrimental to the viability of farm operations or management and stewardship practices.

CARRIED

Agricultural Area Plan

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

1. *That Policy No. 6 in Section 3.2.3 (Environmental Stewardship) be amended to read as follows:*

The District supports the beneficial application of recycled organic matter and compost to farm lands in order to reduce the District's contribution to the waste stream, and improve the health and fertility of local soils. As part of the Agricultural Area Plan process, the District will develop a policy pertaining to the application of biosolids on agricultural land in Central Saanich.

2. *In the interim, the District request input from the Peninsula Agricultural Commission on this matter, as well as up-to-date technical and public health related information from Capital Regional District Staff on issues relating to the application of biosolids.*

BEFORE THE QUESTION WAS CALLED, it was

684.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That further consideration of the foregoing motion be tabled.
CARRIED UNANIMOUSLY

Mr. Chris Gosling, 977 Stelly's Cross Road, spoke to the matter of biosolids.

685.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That the foregoing motion be lifted from the table.
CARRIED UNANIMOUSLY

BEFORE THE QUESTION WAS CALLED ON THE MOTION,
COUNCILLOR BRYSON WITHDREW THE MOTION

Recommendation No. 15

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A brief discussion occurred between Committee.

Mr. Alex Apouchtine, 1166 Lucille Drive, spoke to his correspondence.

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

That the wording of Section 4.2 Policy 4 be revised in the draft OCP bylaw to provide a clearer description of the intent, and the process that would be required for any change to neighbourhood density, and the proposed revised wording be brought back to Council for further review prior to incorporation into Draft No. 2 of the OCP.

BEFORE THE QUESTION WAS CALLED, it was

687.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That further consideration of the foregoing motion be tabled.
CARRIED UNANIMOUSLY

Mr. Cecil Bannister, 484 Sluggett Road, spoke to his correspondence.

688.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That the foregoing motion be lifted from the table.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION
CARRIED UNANIMOUSLY

Recommendation No. 16

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A brief discussion occurred between Committee.

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

That Council indicate that there is no support at this time for reconsidering the current land use designation of the Co-op properties, which would include the expansion of the Urban Settlement Area, the extension of urban services into the current Rural area, and the necessary amendment to the Regional Growth Strategy.

DEFEATED

Recommendation No. 17

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence.

A brief discussion occurred between Committee.

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

That Council indicate that there is no support at this time for reconsidering the current industrial designation of the two properties on Verling Avenue, which are located immediately to the west of 1746 Verling Avenue.

CARRIED

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

That Council indicate that there is no support at this time for reconsidering the current land use designation of the six properties located north of Keating Cross Road which are depicted on the site map on page 14 of the Staff Memorandum dated June 4, 2008, entitled "OCP Update – Draft 1".

CARRIED

7410 Veyaness Road and the Neighbouring School District Property to the South

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Ms. Donna Friedlander, 7450 Veyaness Road, spoke to her correspondence.

Ms. Sylvia Leard, 1993 White Road, spoke to her correspondence.

A discussion occurred between Committee.

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

That Council indicate that there is no support at this time for reconsidering the current land use designation of the properties located at 7410 Veyaness Road and the neighbouring School District property to the south.

CARRIED UNANIMOUSLY

Recommendation No. 18

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That a map showing the Brentwood Bay waterfront walkway (from map 'D' in the Brentwood Bay Area Plan) be added to the revised draft OCP bylaw.

CARRIED UNANIMOUSLY

Recommendation No. 19

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That Council refer the issue of the Brentwood Bay Waterfront Walkway and potential conflict with private foreshore leases in front of Brooks Park to the District process for developing a Parks and Open Space Strategy.

CARRIED UNANIMOUSLY

Recommendation No. 20

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Mr. Michael Simmons, 7206 Babbington Lane, spoke to his correspondence.

A brief discussion occurred between Committee.

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

That the District's role in encouraging the management of seasonally inundated agricultural fields to provide bird habitat be referred to the Agricultural Area Plan and the Integrated Stormwater Management Plan (ISMP), and the information provided by Mr. M. Simmons entitled "Seasonally Flooded Agricultural Field Ecosystems" and his correspondence (May 19, 2008), as well as the correspondence from Ms. A Nightingale (May 30, 2008), all of which is contained in the OCP Public Input/Comment Binder, be referred to the Agricultural Area Plan and the ISMP processes for further information.

CARRIED UNANIMOUSLY

Recommendation No. 21

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Mr. Michael Simmons, 7206 Babbington Lane, spoke to his correspondence.

A brief discussion occurred between Committee.

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

That a policy encouraging the management of seasonally inundated agricultural fields to enhance bird habitat be added to the revised draft OCP bylaw, and the proposed revised wording be brought back to Council for further review prior to incorporation into Draft No. 2 of the OCP.

CARRIED UNANIMOUSLY

Recommendation No. 22

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the District distribute materials to educate residents about the goals, requirements and application of the new environmental Development Permit Areas at the time the OCP is adopted.

BEFORE THE QUESTION WAS CALLED, it was

698.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That further consideration of the foregoing motion be tabled.
 CARRIED UNANIMOUSLY

Ms. Beth Haugen Dekkers, 1158 Clarke Road, offered thanks to Council for this educational requirement.

699.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That the foregoing motion be lifted from the table.
 CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION
CARRIED UNANIMOUSLY

Recommendation No. 23

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the following be added under section 7.2.5:

“Allow only shoreline modifications that are appropriate to the specific type of shoreline conditions for which they are proposed. Prohibit

shoreline modifications on conservation or critical habitat areas”

CARRIED UNANIMOUSLY

Recommendation No. 24

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the following text on First Nations History be inserted in section 8.1.1 of the draft OCP bylaw:

The Tsawout and Tsartlip First Nations are two communities located within Central Saanich. These communities have a rich cultural and spiritual connection to the lands that are now known as the Saanich Peninsula and Gulf Islands, and the surrounding sea, extending back in time over thousands of years.

The Tsartlip and Tsawout (as well as the Pauquachin and Tseycum First Nations located further north on the peninsula) share the SENĆOŦEN language. WSÁNEC (Saanich) tradition describes how SENĆOŦEN was given to the WSÁNEC people by XÁLS, the creator. The SENĆOŦEN language is being taught at the LÁU,WELNEW Tribal School located on West Saanich Road. The school is supported by the four peninsula First Nations.

Although the WSÁNEC traditional territory extends further, it includes the lands and waters surrounding the Saanich Peninsula, used throughout the seasons. The Brentwood and Saanichton Bay areas are historically significant as they provided shelter from winter storms, a regular food supply and were, and continue to be, integral to the economic, cultural, and spiritual life of the WSÁNEC.

The beliefs of the Tsartlip and Tsawout people are inextricably linked to the land and surrounding natural systems; the four winds, the trees, the birds, the animals, and the fish were all people at one time, long ago. Nature, animals, fish, fire and water are imbued with spiritual values that are honoured for their power to heal, give life, provide bounty, and provide guidance through life. As with many communities, ceremonies and rituals celebrating different spirits are central to the WSÁNEC people.

The Tsartlip and Tsawout First Nations have a strong, distinct sense of community. The common focus of the Nations is to maintain and restore their rich cultural heritage by speaking SENĆOŦEN, becoming self-sufficient, and practicing traditional rites.

CARRIED UNANIMOUSLY

Recommendation No. 25

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the following text provided by the Archaeology Branch be included in section 8.1.3 of the draft OCP bylaw:

“Part of the plan area’s heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

The plan area contains 40 recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or unrecorded, through the Heritage Conservation Act. This protection applies to both private and Crown land and means that you must have a heritage permit to alter or develop within an archaeological site.”

CARRIED UNANIMOUSLY

Recommendation No. 26

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That section 8.2.2 policy 5 be revised in the draft OCP bylaw to read as follows:

Support the Province of BC and the Capital Regional District initiatives to provide an archaeological overview assessment (AOA) of the region. Once the AOA is complete, the District will endeavour to notify property owners when their property overlaps with a recorded protected archaeological site or with a zone of significant archaeological potential. Notification may occur as part of the development approval process or through a community-wide education campaign.

BEFORE THE QUESTION WAS CALLED, it was

704.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That the foregoing motion be amended to read:

That it be recommended to Council:

That section 8.2.2 policy 5 be revised in the draft OCP bylaw to read as follows:

Support the Province of BC and the Capital Regional District initiatives to provide an archaeological overview assessment (AOA) of the region. Once the AOA is complete, the District will endeavour to notify property owners when their property overlaps with a recorded protected archaeological site or with a zone of significant archaeological potential. Notification may occur through a community-wide education campaign and should occur as part of the development approval process.

CARRIED UNANIMOUSLY

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

Recommendation No. 27

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That Council consider, through the Strategic Plan, commissioning a District-wide traffic study of the major road network to determine whether the hierarchy of roads shown in Schedule C: Road Network and the road development standards are adequate.

CARRIED UNANIMOUSLY

Recommendation No. 28

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the following policy be added to section 9.2.3:

The District will urge the Ministry of Transportation to create a pedestrian under- or over-pass in the vicinity of Tanner Road to enable safe access to the Lochside Regional Trail from the residential area to the west of the Pat Bay Highway.

CARRIED UNANIMOUSLY

Recommendation No. 29

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence.

A brief discussion occurred between Committee.

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

That Council indicate that there is support to include a policy in the draft OCP to explore establishing a Transportation Demand Management (TDM) association for the Keating Business Park / Oldfield area, and perhaps the two village centres, and, if so, Council consider requesting the Consultant for the Community Energy Plan process underway to comment on how the proposed policy fits with other possible actions to reduce vehicle use and encourage alternative modes of transportation.

CARRIED UNANIMOUSLY

Recommendation No. 30

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the following policy be added to section 10.2.6:

The District will pursue an ongoing programme to upgrade municipal irrigation systems to increase efficiency and reduce water use.

CARRIED UNANIMOUSLY

Recommendation No. 31

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the existing marinas in Brentwood Bay be designated as a Marina Development Permit Area in Schedule D, and that the guidelines found in section 5.2.9 policy 2 be reworked as Development Permit Area Guidelines for marinas within section 11 of the revised draft OCP bylaw, with the following additions:

- *any expansion or consolidation of existing commercial marine facilities in Brentwood Bay be subject to submission of satisfactory site plans indicating proposed uses, floats, parking, and any new permanent or temporary structures;*
- *no obtrusive signs or storage areas shall be permitted; and*
- *removal of any noxious seafloor debris will be required as part of any marina redevelopment.*

CARRIED UNANIMOUSLY

Recommendation No. 32

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

A brief discussion occurred between Committee.

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

That the cluster of Tourist Commercial, Arterial Commercial and Civic/institutional properties at the corner of Keating Cross Road and West Saanich Road be included within the Urban Settlement Area boundary on Schedule A: Land Use Plan.

CARRIED

Recommendation No. 33

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the Saanich Peninsula Hospital property be included within the Urban Settlement Area boundary on Schedule A: Land Use Plan.

CARRIED UNANIMOUSLY

Recommendation No. 34

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

At public hearing stage, Council direct staff to specifically notify the owners of properties affected by the proposed change in land use designation from Residential Settlement Area to Rural along the northeast portion of Lochside Drive by letter, with a brief explanation of the reasoning and effect of the proposed change and opportunities for comment to Council.

CARRIED UNANIMOUSLY

Recommendation No. 35

The Director of Planning & Building Services overviewed the Staff Memorandum and the staff recommendation.

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

That the revised draft OCP bylaw include the most current and accurate mapping available to the District.

CARRIED UNANIMOUSLY

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

That for the June 16, 2008, Regular Council Meeting when these recommendations from the Planning & Development Committee Meeting are to be considered, Staff be requested to bring forward an updated detailed site map of the Vantreight properties located at 8410 Wallace Drive and 8730 East Saanich Road.

CARRIED UNANIMOUSLY

A brief discussion occurred between Committee.

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

That Staff be directed to revise the Draft OCP document, in consultation with the planning consultants, according to the general approach, decisions and specific recommendations as outlined in the Staff Memorandum dated June 4, 2008, entitled "OCP Update – Draft 1" or as otherwise directed by Council, and Staff prepare a draft Official Community Plan Bylaw for consideration by Council.

BEFORE THE QUESTION WAS CALLED, it was

716.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That further consideration of the foregoing motion be considered in two parts as follows:

Part One

That Staff be directed to revise the Draft OCP document, in consultation with the planning consultants, according to the general approach, decisions and specific recommendations as outlined in the Staff Memorandum dated June 4, 2008, entitled "OCP Update – Draft 1" or as otherwise directed by Council.

Part Two

Staff prepare a draft Official Community Plan Bylaw for consideration by Council.

CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON PART ONE OF THE MOTION
CARRIED

BEFORE THE QUESTION WAS CALLED ON PART TWO OF THE MOTION

717.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That further consideration of Part Two of the foregoing motion be deferred to the Regular Council Meeting of June 16, 2008.
CARRIED UNANIMOUSLY

Mr. Michael Simmons, 7206 Babbington Lane, spoke to the Moodyville area and Staff responded to his questions. It was noted Staff would follow-up with Mr. Simmons.

Mr. Alex Raymond, 2611 Lancelot, spoke to Turgoose Point.

Ms. Beth Haugen Dekker, 1158 Clarke Road, submitted correspondence to the Municipal Clerk for the record.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on June 9, 2008, adjourned at 10:30 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk