

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, March 31, 2008, at 7:00 p.m.
Central Saanich Fire Training Centre

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
Nirmal Bhattacharya, Municipal Engineer
Bruce Greig, Planner

The Municipal Clerk, Sara C. Ribeiro, noted the following late items of correspondence:

- Further information received pertaining to the matter of Private Docks:
 - J Wake, 7046 Brentwood Drive, March 26, 2008
 - F Brown, 728 Sea Drive, March 27, 2008
 - I Hadfield, 7050 Brentwood Drive, March 27, 2008
 - M Simmons & R Coleman, 7206 Babbington Lane, March 26, 2008
 - B Philbrook, 737 Harding Lane, March 28, 2008
 - G Denford, 617 Senanus Drive, March 30, 2008
 - C Denford, 535 Senanus Drive, March 30, 2008
- The following four items of correspondence were presented as late items to the January 28, 2008, Planning & Development Committee Meeting and were erroneously omitted from the prepared package of correspondence to accompany tonight's agenda:
 - J Wake, 7046 Brentwood Drive, January 27, 2008 Re: Private Docks
 - J Wake, 7046 Brentwood Drive, January 27, 2008 Re: Affordable Housing
 - D Sutton, 2044 Tanlee Crescent, January 27, 2008 Re: Various Comments
 - M Simmons, 7206 Babbington Lane, January 28, 2008 Re: Private Docks

APPROVAL OF THE AGENDA:

314.08 MOVED BY MAYOR MAR
 NO SECONDER
 That the Agenda for the Special Planning & Development Committee Meeting held on March 31, 2008, be approved as amended.
 CARRIED UNANIMOUSLY

1. Presentation of Draft (Updated / Revised) Central Saanich Official Community Plan (OCP)

The Chair overviewed the purpose of the meeting, noting letter writers and members of the audience will be provided an opportunity to speak after the initial presentation.

The Director of Planning & Building Services, Hope V. Burns, introduced the draft OCP and the Consultant.

Mr. Rob Barrs, Holland Barrs Planning Consultants, outlined his presentation in the following categories: (1) process overview; (2) key issues raised; (3) presentation of the draft OCP and key changes; (4) next steps and opportunities for public input; and (5) Committee discussion and comments. Mr. Barrs noted the process to date has included two Open Houses, a public questionnaire, and eight community focus groups that focused on specific matters. He noted another public Open House is being proposed for May 7, 2008. Mr. Barrs presented key issues raised in the following categories: transportation; environment; climate change and energy; economic development; heritage, culture and community facilities; parks, open space and recreation facilities; food and agriculture; and growth management and housing. He did note there is strong support for the existing OCP document from the community, in particular the vision and philosophy and support for Agricultural Land Reserve (ALR) and rural areas. From the data received in response to the public survey, the community expressed support for the current growth rate in Central Saanich. Mr. Barrs then presented an overview of the key changes in the draft OCP including some organizational changes to the structure of the OCP, revision to the philosophy and principles, acknowledgement of First Nations history and culture, incorporation of the Brentwood Bay and Saanichton/Keating Area Plans, the new Development Permit Areas and associated guidelines (including extensive shoreline

Development Permit Guidelines), "Urban Settlement Area", and new and updated mapping.

Mr. Barrs then responded to questions from the Committee.

The Chair invited members of the gallery to speak to the draft OCP document.

Mr. Cecil Bannister, 884 Sluggett Road, inquired how the promotion of walkable communities, including improvements to sidewalks and paths, and transportation was incorporated into the draft OCP.

Mr. Barrs referred to Chapter 9 of the draft OCP. Councillor Graham noted there was considerable discussion on this matter and it is a significant issue.

Ms. Joan Fleming, 8231 East Saanich Road, noted several pages were omitted from the draft OCP on the District's website and inquired when the missing pages would be available to the public, in particular the guidelines for Brentwood Bay and Moodyville.

Mr. Barrs noted the area plans have been incorporated into the draft OCP. The Director of Planning & Building Services, Hope V. Burns, noted that the Brentwood Area Design Guidelines have been adopted by Council and will form part of the final OCP and are currently available on the District's website.

Mr. Ryan Vantreight, 8370 East Saanich Road, requested a summary be provided of the changes between the 1999 OCP and the current draft OCP.

Mr. Randy Sewell, 6701 Oldfield Road, inquired about the expansion of the business park as the District needs to provide more industrial land to allow for growth.

Mr. Tim Beaumont, 2408 Amelia Avenue, noted he was in attendance at the Focus Group meeting discussing economic development for Central Saanich. He noted the municipality needs industrial lands that are affordable.

Ms. Wendy McDonald, 6455 Bryn Road, spoke to her correspondence and inquired about the provision for sewer requirements on industrial lands.

Mr. Barrs and Staff responded to queries on gravel extraction and sewer requirements.

Mr. Beaumont inquired how public letters were received rather than input from the community Focus Groups.

Dr. Brian Emerson, 1785 Verling Avenue, spoke to his correspondence and reiterated concern for septic systems on industrial lands.

Mr. Christian Engelstoff, 1967 Nicholas, noted climate change was referenced in only two policies and the wording was vague. He suggested the wording be strengthened and to increase the number of policies for specific actions.

Mr. Barrs noted climate change matters have been integrated throughout the draft OCP.

Ms. Pam Haere, 6587 Bryn Road, spoke to her correspondence and the three properties along Verling Avenue.

Ms. Audra Cullen, 1731 Verling Avenue, spoke to her correspondence and offered support for acknowledging climate change in the draft OCP.

Ms. Sue Stroud, 7088 Wallace Drive, noted her attendance at the Focus Group meetings and expressed disappointment with the draft OCP. She requests Council provide the information summary sheets from the Focus Groups and the results from the opinionnaire and post that information on the District's website. Additionally, she noted language for the environment needs to be stronger as this document will be in place for at least five years.

Ms. Faye Mogensen, 1967 Nicholas, noted her attendance at the Focus Group meetings and a lot of the discussion topics are not included in the draft OCP. She noted Oldfield Road is not mentioned as a rural / agricultural area and that traffic is a big concern in this area. With respect to the highway interchange, she noted her preference for lights rather than an interchange.

Mr. Mike Fleming, 8231 East Saanich Road, inquired where the statistics were provided for

regarding farms. Additionally, wildlife is a concern that needs to be clarified. He also inquired how members of the community, who do not have a computer, are to get a copy of the draft OCP. He suggested copies be placed in local coffee houses.

Mr. Barrs advised there was a suggestion for an Agricultural Plan.

Ms. Joan Fleming acknowledged the environmental aspect of the draft OCP is a great idea; however, she inquired if scientists were consulted in this regard.

Ms. Beth Haugen-Dekkers, 1158 Clarke Road, noted her attendance at two Focus Groups. She supports the emphasis on First Nations. With respect to housing, she noted a shortage of socially assisted housing options and suggested a policy be included in the draft OCP.

Mr. Chris Gosling, 977 Stelly's Cross Road, inquired how more jobs will be created when there are such tight restrictions on industrial land.

Mr. Al Storm, 6533 Oldfield Road, expressed concern with arterial roads servicing the industrial area. He noted traffic volume has increased significantly and inquired if there were any plans to encourage other traffic patterns in order to avoid Oldfield Road.

Mr. Mark Wrights, 6533 Oldfield Road, spoke in support of increasing the economic viability of Central Saanich. He inquired when the traffic study would be available for the Oldfield Road area.

The Municipal Engineer, Nirmal Bhattacharya, advised in approximately one week.

Mr. Cecil Bannister requested that all letters previously received and forthcoming pertaining to the draft OCP be posted on the District's website, and that the changes from the 1999 OCP to the current draft OCP should be summarized in the document.

Private Docks

Mr. Al Adams, 759 Sea Drive, spoke to his correspondence. In particular, he noted support for Policy 9, Section 4.2 (Guiding the Future – Managing Growth). With respect to Section 7.2.5 (Shoreline Environment), he does not support Policy 2 or Policy 3.

A discussion occurred between Council, Staff, Mr. Barrs, and Mr. Adams.

Mr. Adams provided comment with the impact of docks on the environment, noting small docks help protect the marine environment. Additionally, docks provide unfettered access to the water and are a part of the cultural heritage of Brentwood Bay.

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

That:

1. *The following two draft policies under Section 7.2.5 (Shoreline Environment) be deleted from the draft Official Community Plan (OCP) document:*
 - *Policy 2: The District does not support the establishment of new private docks. (Cross reference 5.2.11).*
 - *Policy 3: The District does not support the renewal of foreshore leases for private docks fronting Brooks Park.*
2. *The heading of Section 11.2.14 of the draft OCP document be amended to read "Guidelines for the Building and Replacement of Existing Docks and Boat Launch Facilities", and furthermore, that any other reference that may be in the draft OCP document to the prohibition of the construction of new private docks be deleted.*

BEFORE THE QUESTION WAS CALLED, it was

316.08 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 That the foregoing motion be tabled to permit further input from the public and discussion by Committee.
 CARRIED

Mr. Alex Raymond, 2611 Lancelot Place, noted waterfront owners comprise approximately 2-3% of tax payers and that access is not provided for from their private docks. Mr. Raymond referenced the "Beach Access Report" that was prepared in 2001 and feels this report is not being acknowledged in the draft OCP.

Mr. Frank White, 8334 West Saanich Road, spoke in support of private docks noting the protection of marine life.

Ms. Joan Fleming spoke in support of private docks.

Mr. Tom Coward, 734 Sea Drive, spoke to his correspondence and in particular that private docks encourage recreational habits.

Mr. Tony Peard, 806 Delamere, spoke to his correspondence

Mr. Ernie Lee, 794 Delamere, spoke of the historical nature of docks on Portage Inlet and once allowed, marine life flourished.

Mr. Rob Appleton, 786 Sea Drive, noted he has a foreshore lease and beach access is readily available in Brentwood Bay. He additionally noted the role docks play for the Coast Guard for rescue operations.

Ms. Beth Haugen-Dekkers noted the importance of docks for emergency / safety personnel.

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

 THE QUESTION WAS CALLED ON THE MAIN MOTION
 CARRIED UNANIMOUSLY

The Chair convened a recess from 9:10 p.m. to 9:20p.m.

Mr. Mike Fleming asked for clarification on Section 3.2.1 (Preserving Agricultural Land) Policy 3, and Mr. Barrs and Staff responded. Mr. Fleming inquired why more discussion, rather than decisions, is referenced in Policy 3 under Section 3.2.2 (Support for Agriculture).

Ms. Thelma Brooks, 6409 Oldfield Road, spoke in support of a uniform Agri-Tourism policy for the Saanich Peninsula municipalities.

Ms. Joan Fleming inquired how many parcels that are larger than 20 hectares in the District, and whether those parcels were in the Agricultural Land Reserve.

A discussion took place between Staff and Committee members.

Ms. Beth Haugen-Dekkers spoke to the need to provide access for emergency service vehicles in the urban containment area through either back alleys or lanes.

Ms. Jill Wake, 7046 Brentwood Drive, inquired about the rationale behind Policy 1 under Section 7.2.6 (Saanich Inlet, Cordova Channel/Haro Strait), and Staff responded that this is not a new policy.

Ms. Beth Haugen-Dekkers noted the importance of Saanich Inlet for scientific studies.

Mr. Mike Fleming inquired if Policy 1 under Section 10.2.1 (Orderly Pattern of Infrastructure) was applicable to agriculture land, and Staff advised it was not.

An extensive discussion took place by Committee in regards to Committee members' observations, comments, concerns, and suggested amendments to the draft Official Community Plan (OCP) document, during which time the following specific points were noted for further consideration, refinement or amendment if required by Staff:

- In regards to the proposed Open House to be held on May 7, 2008, the suggestions were made for further consideration that the Open House take place over a two day period, or alternatively the Open House process be structured in such a manner that on the first day, the Consultant is in attendance to make a presentation, and then the displays, informational materials and comment sheets remain on display and available

for approximately one additional week to afford the public an opportunity to provide input and comments.

- The Consultants and Staff were requested to further consider an appropriate mechanism or process whereby a synopsis is prepared highlighting the new policies and other major changes to the OCP document.
- The Consultants were requested to ensure that the various statistics and data reported on pages 10, 11, and 21 of the draft OCP document, in regards to population, geographic area, and First Nations components accurately reflects the most up-to-date census information and Capital Regional District data.
- Section 3.2.1 (Preserving Agricultural Land), Policy 12 should be amended to read “Subdivisions for family members (see Section 946 of the *Local Government Act*) are not supported”, rather than “not encouraged.”
- The Consultants and Staff were requested to consider alternate terminology to the currently worded “High Wildland” and “Extreme Wildland” Fire Hazard Zones, where they appear on Map No. 9 “Wildland Interface and Fire Hazard Zones”, and that alternative colours be also considered.
- The Consultants and Staff were requested to reconsider the reference to “abattoirs” where it appears in Policy 4 under Section 3.2.2 (Support for Agriculture).
- The reference on page 56 of the draft OCP document under Section 9.1.6 (Public Transit) to the *Douglas Street/Highway 1* Bus Rapid Transit (BRT) service may be incorrect as it is the District’s understanding that this service will include transfer points with local routes along Highway 17 at Royal Oak and McTavish.
- The reference on page 55 of the draft OCP document under Section 9.1.2 (Provincial Highway and Ferry Facilities) to the stated horizon of 2015-2026 for improvements to the three intersections along the Pat Bay Highway proposed for upgrades within the District, may be incorrect, as it is the District’s understanding that the Province will be further considering these improvements after 2010.
- The reference to Tanner Road where it appears in Policy 2 under Section 9.2.1 (A Safe, Efficient Road System) should be replaced with “Mount Newton Cross Road”.
- The Consultants and Staff were requested to re-examine the reference to the design maximum consumption of 350 Imperial gallons per day per person where it appears in Section 10.1.2 (Potable Water Supply) as that figure appears to be unusually excessive.
- The Consultants and Staff were requested to reconsider the statement, where it appears in Policy 6 under Section 3.2.3 (Environmental Stewardship), that “The District does not support the application of bio-solids (sewage sludge) on agricultural land due to concerns about associated toxins and contaminants”, as the origin of this statement is uncertain and this statement may not accurately reflect the position of the District.
- Consideration should possibly be given to the draft OCP document containing policy statement(s) and/or criteria in regards to small lot residential development and densification in the urban cores.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on March 31, 2008, adjourned at 10:06 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk