

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, October 27, 2008, at 7:04 p.m.
Central Saanich Municipal Council Chamber

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

ABSENT: Councillor Mason

The Municipal Clerk noted the following additions to the Agenda:

- Memorandum from the Capital Regional District (CRD) for the Special CRD Board Meeting to be held on October 29, 2008, to be included as New Item No. 4(c) Re: Amendment to the CRD Regional Growth Strategy (Regional Urban Containment and Servicing Policy Area – District of Highlands)

APPROVAL OF THE AGENDA:

1188.08 MOVED BY COUNCILLOR GARRISON
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on October 27, 2008, be approved as amended.
CARRIED UNANIMOUSLY

1. Habitat Acquisition Trust

Ms. Judith Cullington, Urban Forest Stewardship Initiative, overviewed the “Urban Forest Canopy Cover Mapping and Analysis in the Capital Regional District, BC 1986-2005” Summary Report. She spoke to the challenges with the 1986 data noting a reasonable comparison has been made between the two sets of data.

A lengthy discussion occurred between Committee and Ms. Cullington responded to questions. In particular, Ms. Cullington noted the many efforts of organizations that have supported this project.

1189.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That the presentation from the Habitat Acquisition Trust (HAT) on the Urban Forest Canopy Cover Mapping Report be received for information, and the issue of the District's possible representation on the Urban Forest Stewardship Initiative Steering Committee be referred to the new incoming Council for consideration.

CARRIED UNANIMOUSLY

1190.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That the Urban Forest Canopy Cover Mapping Report be forwarded to both the BC Assessment Authority and to the Farm Assessment Review Panel, noting the following:

- *Council's concerns that some current policies related to assessment of farm land may in fact be exacerbating the problem of continued tree loss on agricultural lands;*
- *Council's support in principle for the possible creation of an additional*

class or classes of property for the purposes of property taxation as an inducement or aid to encourage the preservation of the existing tree stock on agricultural lands; and,

➤ *Council's strong support for the tool of tree protection and/or nature conservation covenants to encourage the preservation of the existing tree cover.*

CARRIED UNANIMOUSLY

1191.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That it be recommended to Council:

That a copy of the Urban Forest Canopy Cover Mapping Report be forwarded to the District's consultants for the Integrated Stormwater Management Project (ISMP) for information and consideration.

CARRIED UNANIMOUSLY

The Chair called a brief recess from 7:48 p.m. to 7:51 p.m.

2. Capital Regional District (CRD) Re: CRD Community Energy Plan

Mr. Dwayne Kalynchuk, Capital Regional District, overviewed the CRD's Community Energy Plan (CEP), in particular strategic initiatives under the CRD's RGS and Strategic Plan to facilitate the incorporation of the CEP. He overviewed the goals of the CEP, including transportation initiatives under TravelChoices.

A discussion occurred between Committee and Mr. Kalynchuk responded to questions.

1192.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That the presentation from the Capital Regional District (CRD) on the CRD's Community Energy Plan be received for information, and upon receipt of the CRD's draft "Neighbourhood Electric Vehicle Model Bylaw", the Bylaw be referred to the new incoming Council for consideration.

CARRIED UNANIMOUSLY

1193.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That Staff be requested to proceed with appropriate changes to the District's website to link to the Capital Regional District's "One Day" page.

CARRIED UNANIMOUSLY

3. Staff Memorandum

- a) Staff Memorandum dated October 22, 2008, from the Director of Planning & Building Services entitled "Agricultural Land Commission Application for Non-Farm Use – Farm Worker Housing; 8277 Central Saanich Road (Vantreight Farms)

The Director of Planning & Building Services overviewed the Staff Memorandum and responded to questions from Committee.

Mr. Ryan Vantreight, Vantreight Farms, spoke to options explored for the temporary farm help housing. He provided information on the proposed trailer units, noting the requirement for at least 30 to 60 spots for temporary farm workers. He spoke to concerns with the two year timeline of a TCUP and would prefer a longer term commitment. He additionally spoke of opportunities to work with other farmers in the

area in terms of temporary employees and housing arrangements.

A lengthy discussion occurred between Committee. In particular, it was noted by the Committee:

- General support for the concept of farm working housing and temporary workers is vital for farming operations.
- Preference for the TCUP approval process rather than a rezoning application or re-designation of the land.

1194.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated October 22, 2008, from the Director of Planning & Building Services entitled "Agricultural Land Commission Application for Non-Farm Use – Farm Worker Housing; 8277 Central Saanich Road (Vantreight Farms)" be received, and Council, in connection with the Agricultural Land Commission (ALC) application for farm worker housing on the property located at 8277 Central Saanich Road:

- 1. Forward the application to the ALC for a decision on the provision of farm worker housing in principle, noting that Council relies on the Commission's expertise to determine the necessity and appropriate location of additional dwelling units for farm help; and,*
- 2. In parallel with forwarding the application to the ALC, Staff be instructed to prepare the necessary land use bylaw amendment to establish the requested site as a Temporary Commercial Use Permit (TCUP) area and refer it through the public hearing process.*

BEFORE THE QUESTION WAS CALLED, it was

1195.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That further consideration of the foregoing motion be considered seriatim.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON PART ONE OF THE MOTION
CARRIED
OPPOSED: COUNCILLORS GRAHAM AND KING

1196.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That in conjunction with the forwarding of the application to the Agricultural Land Commission (ALC):

- 1. Staff be requested to forward copies of all Agrologist's Report(s) which have previously been received by the District on the subject lands;*
- 2. It be noted to the ALC that Council has concerns in regards to the extension of farm buildings and related infrastructure into arable farm land and potentially negative impacts on existing viable farm operations; and,*
- 3. It be further noted to the ALC that Council has concerns in regards to the proposed location for the temporary farm worker housing, and the ALC be requested to consider other potential siting options for the housing including areas outside the Agricultural Land Reserve boundary.*

CARRIED

THE QUESTION WAS CALLED ON PART TWO OF THE MOTION
CARRIED
OPPOSED: COUNCILLOR KING

Councillor Graham requested that it be noted in the Minutes that his support for moving forward with the preparation of a land use bylaw amendment to establish the site as a TCUP should not be construed as an endorsement of the specific proposed location for the temporary farm worker housing.

In response to a request from the Director of Planning & Building Services for further Council feedback or direction on the location and size of the proposed Temporary Commercial Use Permit (TCUP) area, Council indicated its support in principle for further investigation of the "southern rocky site" depicted on the site context maps, with the site to comprise an area not to exceed 10,000 square feet.

4. Amendment to the CRD Regional Growth Strategy (Regional Urban Containment and Servicing Policy Area – District of Highlands)

- a) Motions from the October 14, 2008, Committee Meeting (ratified by Council on October 20, 2008)
- b) (Full) Report of the Facilitator, Mr. Gordon Sloan, June 19, 2008
- c) Memorandum from the Capital Regional District (CRD) for the Special CRD Board Meeting to be held on October 29, 2008 Re: CRD Submission to the Arbitration Process

The Director of Planning & Building Services introduced this matter and spoke to the maps and the proposed expansion area and the alternate options proposed through the arbitration process.

A lengthy discussion occurred between Committee and Staff responded to questions. In particular, reference was made to Tsartlip's position with respect to this matter.

1197.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That in connection with the Amendment to the Capital Regional District (CRD) Regional Growth Strategy (Regional Urban Containment and Servicing Policy Area – District of Highlands) Council indicate to both the Arbitrator and to the CRD that the District of Central Saanich is opposed to any change to the Regional Urban Containment and Servicing Policy Area (RUCSPA) in this area, with a copy of the correspondence dated December 3, 2007, from the Tsartlip First Nation setting out Tsartlip's position with respect to this matter to be attached to the District's correspondence noting Council's support for Tsartlip's position.

BEFORE THE QUESTION WAS CALLED, it was

1198.08 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That further consideration of the foregoing motion be considered seriatim.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON PART TWO OF THE MOTION
CARRIED

THE QUESTION WAS CALLED ON PART ONE OF THE MOTION
CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on October 27, 2008, adjourned at 9:35 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk