

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, March 23, 2009, at 7:20 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
Bruce Greig, Planner
Ron French, Fire Chief

APPROVAL OF THE AGENDA:

240.09 MOVED AND SECONDED
*That the Agenda for the Planning & Development Committee Meeting held on
March 23, 2009, be approved as distributed.*
CARRIED UNANIMOUSLY

Due to a potential conflict of interest on the following item, Mayor Mar excused himself from the Meeting at 7:21 p.m. Mayor Mar stated that he has a business relationship with Vantreight Farms.

1. Informational Advisories – Proposed or Submitted Land Use / OCP Amendment Applications

a) Vantreight Farms Re: The Hill Proposed Rural Development

Mr. Ian Vantreight, Owner of Vantreight Farms, introduced Mr. Merv Mawson, Mr. Rob Johnson, and Mr. Patrick Lucy, who will present to Committee on behalf of Vantreight Farms.

Mr. Merv Mawson, on behalf of Vantreight Farms, overviewed the new plans for the “Hill” project. He noted this site is shown as “rural” in the District’s Official Community Plan but it is not within the Agricultural Land Reserve. He overviewed the benefits to the community including: preservation of the Garry Oak Ecosystem; creation of approximately 730m of walking paths for general public use; financial benefits; mixed housing proposal offering area residents several housing type choices; and the developer will fund all infrastructure including a private water system, sewage treatment, roads and services.

Mr. Rob Johnson, on behalf of Vantreight Farms, briefly spoke to the proposed design elements and the schematic plan.

In discussion around the table, Committee noted the following:

- This proposal has addressed some concerns raised by the neighbours and community with respect to the previous proposal.
- More information needs to be provided from Vantreight Farms regarding proposed water and sewer infrastructure for the proposed site.
- The use of a Restrictive Covenant to ensure preservation of the Garry Oak Ecosystem.
- This site is outside the Urban Containment Boundary and is designated as rural.
- The potential consolidation of other parcels of land owned by the Vantreight’s to ensure the viability of their farm operations.
- Concurrence that a formal application would facilitate discussion and comment from Staff with respect to the District’s Bylaws and Policies.

The Planner, Bruce Greig, noted this site is designated rural but is zoned agriculture. This proposed would require a rezoning and subdivision application.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on March 23, 2009, adjourned at 7:55 p.m.

Councillor Alastair Bryson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk