

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, January 24, 2005 at 7:57 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Allison Habkirk
Councillors: Graham, Haddon, King and Mason
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillor Korol

APPROVAL OF THE AGENDA:

The Administrator, Mr. Gary C. Nason, noted the addition to the agenda of the following late item:

- Supporting documentation from the Applicant in regards to the DVP Application for the Sunshine Hills Driving Range, to be included with Item 1;

181.05 MOVED BY COUNCILLOR HADDON
NO SECONDER

That the Agenda for the Planning & Development Committee Meeting held on January 24, 2005 be approved as amended.
CARRIED UNANIMOUSLY

Due to a potential conflict of interest on the following item, Councillor Graham took his leave from the meeting at 7:58 pm. Councillor Graham stated that a member of his family has a business interest with Sunshine Hills Driving Range.

1. Development Variance Permit Application – Sunshine Hills Driving Range (Island View Golf Centre), 7081 Central Saanich Road

- a) Staff Memorandum dated January 17, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – Sunshine Hills Driving Range, 7081 Central Saanich Road;
- b) Supporting documentation received December 13, 2004 from Ryan Webber, General Manager – Island View Golf Centre Re: Variance Application.

The Director of Planning & Building Services, Ms. Hope V. Burn, gave an overview of the Staff Memorandum in regards to the proposed Development Variance Permit Application for the Sunshine Hills Driving Range on property located at 7081 Central Saanich Road.

Mr. Ryan Webber, General Manager – Island View Golf Centre, provided an overview of the variances that are being requested in this application, and noted the following points:

- with respect to the number of parking spaces, 15 stalls are proposed for the 18-seat café, 8 stalls to accommodate staff parking, with the remaining spaces on a 1 stall to 1 tee ratio, for a total of 73 spaces;
- the proposed free-standing sign would be located approximately 40-45 feet from the Pat Bay Highway, with a height of approximately 25 feet (13 feet above elevation of highway), and would be utilized in daylight hours to advertise community and golf-related programs and events;
- the golf education component is no longer being proposed.

The Committee held a lengthy question and answer session with Staff and the Applicant with respect to the proposed number of parking spaces, the proposed location and height of the free-standing sign, the hours of operation and the lighting on the site, and complaints in regards to the excessive number of stray golf balls that are landing on adjacent agricultural properties and the associated safety concerns.

The Committee requested that the Applicant provide written clarification of the parking space variances that are being requested prior to Council's further consideration of this matter at the February 7th, 2005 Regular Council Meeting.

182.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated January 17, 2005 entitled "Development Variance Permit Application – Sunshine Hills Driving Range, 7081 Central Saanich Road" be received, and in connection with the property located at 7081 Central Saanich Road:

1. *Council propose to consider the issuance of a Development Variance Permit Application for 7081 Central Saanich Road (Sunshine Hills Driving Range) to vary:*
 - *the number of required parking spaces on site, with details on the precise number of required and proposed parking spaces to be provided to the Director of Planning & Building Services prior to the further consideration of this matter at the February 7th, 2005 Regular Council Meeting; and*
2. *Staff be instructed to undertake the necessary statutory notification procedures.*

CARRIED
OPPOSED: COUNCILLOR KING

183.05 MOVED BY COUNCILLOR HADDON
 NO SECONDER
 That It Be Recommended To Council:

That Council not support the issuance of a Development Variance Permit to vary the allowable location of the free-standing sign from the frontage at Central Saanich to the frontage at the Pat Bay Highway, and to vary the maximum allowable height of a free-standing sign from 6.1 metres to 7.62 metres.

CARRIED UNANIMOUSLY

Ms. Wendy Fox, 7117 Central Saanich Road, advised the Committee that an average of 30-40 stray golf balls enter her property on a daily basis which presents serious safety issues for her family, and further advised that it will be very challenging, if not impossible, for her family to continue farming their land if this continues. She reminded the Committee that she has always been opposed to the development of a driving range at this location since it was first presented to Council a few years ago. Ms. Fox also commented on the intensity of the lighting at this facility and the hours of operation. She advised that she has discussed her concerns with the Agricultural Land Commission, and that she anticipates a meeting with the ALC in the near future.

Mr. Vern Michell, 3047 Island View Road, advised the Committee that in the past 35 days over 900 stray golf balls have been collected from his adjacent property which is unacceptable from a personal safety and viable farming perspective. He asked that the General Manager of Island View Golf Centre be requested to re-evaluate the fencing for the driving range facility, and encouraged the Committee to not approve this Development Variance Permit Application until such time as the neighbourhood concerns are adequately addressed. Mr. Michell advised that, although the driving range may be an asset to the community, the Michell family cannot afford to not farm their land.

Mayor Habkirk requested that the Applicant take immediate and tangible steps to address the significant concerns which have been expressed by the adjacent property owners, particularly in regards to the stray golf balls from the driving range facility, as well as the concerns of the intensity of the lighting at the facility.

- 184.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Chair of the Planning & Development Committee be requested to meet with the parties in an effort to address the various concerns which have been expressed by the adjacent property owners, including attending any meetings involving the Agricultural Land Commission which may be held with respect to this issue.

CARRIED UNANIMOUSLY

Councillor Graham returned to the meeting at 8:35 pm.

2. Proposed Development Permit Amendment for Signage – Peninsula Co-op Service Station (6429 Patricia Bay Highway)

- a) Staff Memorandum dated January 19, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Proposed Development Permit Amendment for Signage – Peninsula Co-op Service Station (6429 Patricia Bay Highway).

The Director of Planning & Building Services addressed the contents of the Staff Memorandum with respect to the proposed Development Permit Amendment for Signage for the Peninsula Co-op Service Station at 6429 Pat Bay Highway, and responded to questions from members of Council.

Mayor Habkirk requested that, prior to further consideration of this matter at the February 7th, 2005 Regular Council Meeting, the Applicants confirm with the Director of Planning & Building Services the height of the proposed revised signage.

- 185.05 MOVED BY COUNCILLOR MASON
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated January 19, 2005 entitled "Proposed Development Permit Amendment for Signage – Peninsula Co-op Service Station (6429 Patricia Bay Highway)" be received, and subject to confirmation of the height of the proposed revised signage for the property located at 6429 Pat Bay Highway, Council authorize an amendment to Development Permit No. 3060-20-5/04 to allow for the proposed revised signage as presented on the plans received December 21, 2004.

CARRIED UNANIMOUSLY

3. Development Variance Permit Application – 1123 Verdier Avenue (Viewland Development Corp.)

- a) Staff Memorandum dated January 18, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – 1123 Verdier Avenue (Viewland Development Corp.).

The Director of Planning & Building Services, Ms. Hope V. Burn, provided an overview of the Staff Memorandum in regards to the proposed Development Variance Permit Application for 1123 Verdier Avenue, and responded to questions from members of Council.

The property owners, Murray and Linda Adams, were in attendance at the meeting and briefly spoke to the application.

- 186.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated January 18, 2005 entitled "Development Variance Permit Application – 1123 Verdier Avenue (Viewland Development Corp.)" be received, and in connection with the proposed subdivision of Lot A, Section 10, Range 1 West, South Saanich District, Plan 36987:

1. Council propose to consider the issuance of a Development Variance Permit to vary the lot frontage required by Bylaw for:
 - Lot A (a single family dwelling lot), from the required 21 metres to 16.75 metres; and
 - Lot B (a duplex lot), from the required 26 metres to 21.34 metres; and
2. Staff be instructed to undertake the necessary statutory notification procedures.

CARRIED UNANIMOUSLY

4. Capital Regional District (CRD) Re: Proposed Regional Affordable Housing Trust Fund

- a) Correspondence (previously received) dated December 13, 2004 and January 11, 2005 from the CRD pertaining to the proposed Regional Affordable Housing Trust Fund;
- b) Correspondence which were presented at the January 10, 2005 Committee Meeting and referred for further consideration:
 - Community Social Planning Council of Greater Victoria, January 10, 2005;
 - Housing Affordability Partnership, January 10, 2005;
 - Quality of Life Challenge, January 10, 2005;
- c) Staff Memorandum dated January 21, 2005 from Hope V. Burns, Director of Planning & Building Services Re: CRD – Housing Affordability Strategy.

The Director of Planning & Building Services provided a brief overview of the Staff Memorandum in regards to the Regional Affordable Housing Trust Fund as proposed by the Capital Regional District.

In discussion around the table, members of the Committee indicated general support for the concept of the proposed Trust Fund; however some concerns were expressed with respect to proceeding with this initiative in 2005 as well as the need to review and refine the administrative details before proceeding with the proposed Trust Fund.

187.05 MOVED BY COUNCILLOR HADDON
 NO SECONDER
 That It Be Recommended To Council:

- That the various materials from the Capital Regional District (CRD) pertaining to the proposed CRD Regional Affordable Housing Trust Fund be received, and:*
1. *the CRD be advised that while Council is supportive in principle of the concept of a Regional Affordable Housing Trust Fund, Council is not prepared to support the establishment in 2005 of such a Trust Fund primarily due to concerns related to the timing of such an initiative given the municipal budget approval process, as well as concerns relating to the need to further develop and refine the various administrative and implementation details with respect to the proposed Trust Fund; and*
 2. *dependent upon the foregoing issues being suitably addressed, Council would be prepared to consider support for the proposed Trust Fund in 2006.*

CARRIED
OPPOSED: COUNCILLORS GRAHAM AND KING

Mayor Habkirk requested that it be noted in the Minutes that Council recognizes that addressing affordable housing needs is a regional issue and that Central Saanich has some responsibility to address the various issues and challenges which have been set out by the Capital Regional District in its business case for the proposed Regional Affordable Housing Trust Fund.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on January 24, 2005 adjourned at 9:12 pm.

Councillor Robert Thompson, Chair

Recorded By: Trish Flanders
Municipal Clerk