

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, January 9, 2006 at 7:26 pm
Central Saanich Municipal Council Chamber

PRESENT: Councillor Christopher Graham, Acting Chair
Mayor Jack Mar
Councillors: Bryson, Garrison, King and Mason
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer

ABSENT: Councillor Thompson

APPROVAL OF THE AGENDA:

82.06 MOVED BY COUNCILLOR GARRISON
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on January 9, 2006 be approved as circulated.
CARRIED UNANIMOUSLY

1. Development and Development Variance Permit Applications, 2046 Keating Cross Road (Home Hardware)

- a) Staff Memorandum dated December 23, 2005 from Hope V. Burns, Director of Planning & Building Services, Re: Development and Development Variance Permit Applications, 2046 Keating Cross Road (Home Hardware).

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum in regards to the proposed Development and Development Variance Permit Applications for the Home Hardware building centre at 2046 Keating Cross Road.

The Applicants, Mr. Rick White (Manager) and Mr. Barry McCallum (property owner) gave a brief presentation on the proposal to replace the existing free-standing sign facing Keating Cross Road and the fascia signage on the Home Hardware building, noting that the proposed signs would update the existing signs to its new corporate standard. Mr. White advised that although the long-term goal is to construct a new building on the property, the objective of the proposed new signage is to improve the visibility of the existing store and increase business.

Dr. David A. Boag, Vice-Chair of the Advisory Planning Commission, was in attendance at the meeting and advised that he had no further comments to offer at this time.

The Committee held a brief discussion in regards to the height of the proposed signs and the requested variances.

83.06 MOVED BY COUNCILLOR KING
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum dated December 23, 2005 entitled "Development and Development Variance Permit Applications, 2046 Keating Cross Road (Home Hardware)" be received, and Council reject the Development Variance Permit application in the form as currently presented.

CARRIED UNANIMOUSLY

2. Agricultural Land Commission Application for Non-Farm Use, 7473 East Saanich Road, Michell Excavating Ltd. and Mrs. Veda Michell

- a) Staff Memorandum dated December 22, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Agricultural Land Commission Application for Non-Farm Use, 7473 East Saanich Road, Michell Excavating Ltd. and Mrs. Veda Michell.

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum pertaining to the proposed Agricultural Land Commission Application for Non-Farm Use for property located at 7473 East Saanich Road which is currently owned by Michell Excavating Ltd. and by Mrs. Veda Michell.

Mr. C.J. (Kip) Wilson, Solicitor for the Applicants, stated that Michell Excavating Ltd. has been operating from this property since 1950 and that the property was wrongly included in the Agricultural Land Reserve. Mr. Wilson advised that the purpose of the subdivision application is to separate the single-family residential dwelling from the commercial/industrial business operations on the site and allow Mrs. Michell to remain in her own home. He requested that Council refer the application to the Agricultural Land Commission for its consideration.

A brief discussion took place in regards to the non-compliance of the business operations with the District's OCP Agriculture designation and Agricultural zoning.

**** DEFEATED ****

84.06 MOVED BY COUNCILLOR KING
NO SECONDER

That the Staff Memorandum dated December 22, 2005 entitled "Agricultural Land Commission Application for Non-Farm Use, 7473 East Saanich Road, Michell Excavating Ltd. and Mrs. Veda Michell" be received, and Council reject the application at this time and Staff be directed to undertake appropriate enforcement proceedings.

MOTION DEFEATED

OPPOSED: MAYOR MAR, COUNCILLORS: BRYSON, GARRISON, GRAHAM AND MASON

85.06 MOVED BY MAYOR MAR
NO SECONDER

That It Be Recommended To Council:

That the Staff Memorandum dated December 22, 2005 entitled "Agricultural Land Commission Application for Non-Farm Use, 7473 East Saanich Road, Michell Excavating Ltd. and Mrs. Veda Michell" be received, and the Applicants be requested to suggest and implement changes to their existing commercial/industrial business operation so as to make it compliant with the existing OCP Agriculture designation and Agricultural zoning, and then the non-farm use application for subdivision be further considered by Council for forwarding to the Agricultural Land Commission.

CARRIED

OPPOSED: COUNCILLOR GARRISON

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on January 9, 2006 adjourned at 8:04 pm.

Councillor Christopher Graham, Chair

Recorded By: Trish Flanders
Municipal Clerk