

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, June 12, 2006 at 7:51 pm
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, King and Mason
Hope V. Burns, Director of Planning & Building Services/Acting Administrator
Nirmal Bhattacharya, Municipal Engineer
Trish Flanders, Municipal Clerk
Ruby Shea, Administrative Assistant
Bonnie McKenzie, Manager of Community Services (in part)

APPROVAL OF THE AGENDA:

694.06 MOVED BY MAYOR MAR
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on June 12, 2006 be approved as circulated.
CARRIED UNANIMOUSLY

1. Development Variance Permit Application – Sign at 1949 Keating Cross Road (The Brick)

- a) Staff Memorandum dated June 5, 2006 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – Sign at 1949 Keating Cross Road (The Brick).

Ms. Hope V. Burns, Director of Planning & Building Services, gave a comprehensive overview of the Staff Memorandum in regards to the Development Variance Permit Application for signage at 1949 Keating Cross Road (The Brick), and responded to questions from members of the Committee.

Mr. Ted Ward of Grant Signs advised that he submitted a sign permit application on behalf of the owner, Garnett Capital Corporation (The Brick), and stated that reducing the size of the lettering on the awning may appear too small for the awning itself, and noted that this is the only Municipality where this has been an issue.

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

That the Staff Memorandum dated June 5, 2006 entitled “Development Variance Permit Application – Sign at 194 Keating Cross Road (The Brick)” be received, and Council indicate that it is not supportive of the requested variance.

696.06 MOVED BY COUNCILLOR KING
NO SECONDER
That the foregoing motion be tabled.
CARRIED UNANIMOUSLY

Mr. Peter Parsons, Chair of the Advisory Planning Commission, provided a general overview of the Commission’s comments and concerns in regards to signage applications.

697.06 MOVED BY MAYOR MAR
NO SECONDER
That the motion be lifted from the table.
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MOTION
THE MOTION CARRIED
OPPOSED: COUNCILLOR GRAHAM

2. Development Permit and Development Variance Permit Application – 7100 Wallace Drive (Bleue Coyote Holdings Ltd.)

- a) Staff Memorandum dated June 6, 2006 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit and Development Variance Permit Application – 7100 Wallace Drive (Bleue Coyote Holdings Ltd.).

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum in regards to the Development Permit and Development Variance Permit Applications for property located at 7100 Wallace Drive (Bleue Coyote Holdings Ltd.), and responded to questions from members of the Committee.

Mr. Art Finlayson, Architect, was in attendance at the meeting and advised that he was available to answer any questions.

Mr. Peter Parsons, Chair of the Advisory Planning Commission, briefly addressed the concerns of the Commission.

A discussion around the table took place.

698.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated June 6, 2006 entitled “Development Permit and Development Variance Permit Application – 7100 Wallace Drive (Bleue Coyote Holdings Ltd.)” be received, and in connection with the property located at 7100 Wallace Drive:

1. *Council propose to consider the issuance of a Development Variance Permit to:*
 - *vary the required front yard setback from a minimum of 3.0 m to 0 m for the existing patio;*
 - *vary the required setback of parking areas from the front lot line from a minimum of 2.5 m to 1.1 m;*
 - *vary the minimum width of a vehicle manoeuvring aisle for 90 degree parking spaces from 7.5m to 6.4 m;*
2. *Staff be instructed to undertake the required statutory notification procedures, and subject to public comment;*
3. *Council then consider the Development Permit to facilitate the re-development of the existing patio and for the proposed changes to the parking areas for the Bleue Coyote Pub at 7100 Wallace Drive, subject to the afore-noted variances and the following stipulated conditions:*
 - *that the applicant address any concerns set out by the Fire and Engineering Departments prior to issuance of a building permit;*
 - *that screening details be provided for the waste and recycling dumpsters, as per section 49 of the Land use Bylaw;*
 - *that the two shipping containers located to the rear of the building be removed from the site, or the applicant provide detailed plans for the screening or enclosure of the containers;*
 - *that the “Brewsky’s” neon portion of the existing free standing sign be removed; and*
 - *that a separation, possibly with planters, be provided to delineate a pedestrian walkway to the front door; and*
4. *Council then consider the issuance of the Development Permit and the Development Variance Permit.*

BEFORE THE QUESTION WAS CALLED, a brief discussion took place in regards to the various stipulated conditions of the Development Permit.

699.06 AMENDMENT
MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That the foregoing motion be amended by deleting the fourth bullet in Section 3 and substituting the following therefor:

“that the ‘Brewsky’s’ neon portion of the existing free standing sign be removed as well as the neon strip lighting along the roof edge”.

CARRIED
OPPOSED: MAYOR MAR, COUNCILLORS GRAHAM AND GARRISON

Due to a potential conflict of interest on the following item, Councillor Thompson took his leave from the meeting at 8:34 pm. Councillor Thompson stated that he is still listed as being the Director of the BC Agri-tourism Alliance, notwithstanding the fact that he is no longer working with the Alliance.

3. Agri-tourism Activities and Accommodations in the ALR – Agriculture, A-1 and A-2 Zones

- a) Staff Memorandum dated June 6, 2006 from Hope V. Burns, Director of Planning & Building Services Re: Agri-tourism Activities and Accommodations in the ALR – Agriculture, A-1 and A-2 Zones.

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum pertaining to Agri-tourism Activities and Accommodations in the Agricultural Land Reserve (ALR) in the A-1 and A-2 Zones, and described in detail the proposed three Bylaws (Land Use Bylaw, Development Application Procedures Bylaw, and Development Application Fees Bylaw) and the Temporary Commercial Use Permits (TCUP) that would be required in each instance.

Michael Fleming, 6999 West Saanich Road, expressed concern with the proposed fees, and asked for clarification of the fees for farm camping.

Ms. Burns confirmed that the fee for farm camping only is \$250 every two years and the other TCUP applications require an application fee of \$500 plus signage costs.

Ms. Joan Fleming, 8231 East Saanich Road, questioned why the District does not have the ability to waive this entire process and fees every two years. She further questioned whether the municipality could have a system in place to relieve the local farmers of this financial obligation.

Ms. Burns noted that Council may set the application fees but that the Local Government Act is very specific in that Council cannot avoid the limitations of TCUPs such as notification of neighbours, notice on title and the two year limit.

A lengthy discussion around the table ensued.

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

That the Staff Memorandum dated June 6, 2006 entitled “Agri-tourism Activities and Accommodation in the ALR – Agriculture, A-1 and A-2 Zones” be received, and Bylaw Nos. 1537, 1540 and 1541 be forwarded to the Regular Council Meeting to be held on June 19, 2006 for consideration of the necessary readings, and referral of Bylaw No. 1537 to a Public Hearing.

CARRIED UNANIMOUSLY

701.06 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That It Be Recommended To Council:

That Staff be requested to prepare an appropriate TCUP application form for agri-tourism activity and/or accommodation uses to include information on the details of the bonafide farm operation including information such as the farm assessment/taxation for the property.

CARRIED UNANIMOUSLY

Councillor Mason thanked the members of the Agri-Tourism Task Force, the local farming community and Municipal Staff for their dedication and hard work on this initiative.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on June 12, 2006 adjourned at 9:07 pm.

Recorded By: Ruby Shea
 Administrative Assistant