

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, June 28 at 7:43 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
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer
Mona Mikkelsen, Recording Secretary

ABSENT: Councillor Korol

APPROVAL OF THE AGENDA:

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

- Correspondence dated June 28, 2004 from Ms. Theresa Jorgenson, 7005 Beach View Court, pertaining to the Temporary Commercial Use Permit Application from Twin Totem Farm, for consideration in conjunction with Item No. 1 – Temporary Commercial Use Permit Application – Said Investments Ltd., Twin Totem Farm – Homathko Road
- A verbal update from Staff on the proposed date and time for the Meeting that has been requested with representatives from the Home Port Housing Society regarding the Lion's Cove issue, for consideration as Item No. 6, following the Staff Memorandum on the Proposed Building Bylaw Amendment (Building Permit Fee Refund).

884.04 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That the Agenda for the Planning & Development Committee Meeting held on June 28, 2004 be approved as amended.
 CARRIED UNANIMOUSLY

1. Temporary Commercial Use Permit Application – Said Investments Ltd., Twin Totem Farm – Homathko Road

- a. Staff Memorandum dated June 1, 2004 from Hope V. Burns, Director of Planning & Building Services (previously presented at the June 2, 2004 Regular Council Meeting)
- b. Council motion adopted on June 7, 2004 in regards to this application
- c. Notice sent to adjacent property owners dated June 9, 2004
- d. Correspondence dated June 28, 2004 from Teresa Jorgensen, 7005 Beach View Court

The Administrator provided a verbal synopsis of the process to date with respect to the application from Said Investments for a Temporary Commercial Use Permit for the Twin Totem Campground on the west side of Homathko Road.

The Chair called for any representations from the applicant or from members of the public who wished to address Council with respect to this particular application.

Mr. Michael Bocking of Michael Bocking Landscape Architect Ltd., was in attendance representing the applicants and briefly addressed the Committee on the details of the application. Mr. Bocking advised that the applicant has paid particular attention to screening for the residents located to the west of the site and that the Campground will accommodate primarily tents. Originally it was proposed that approximately 83 small trees of one meter in height would be planted on the site, however, the applicants have managed to relocate 95 fruit trees from their property for replanting on the Campground site. These fruit trees are approximately two to six meters in height, so will afford a greater degree of screening. The applicants have further taken steps to more carefully define the individual campsites, and a wire fence has been erected along the west property line to separate the site from the adjacent drainage ditch.

It was noted that Ms. Jorgensen was not in attendance at the Meeting to speak to her correspondence.

Ms. Mary Habgood, 3085 Island View Road, indicated that she wished to speak to the application and advised the Committee that she has been a resident of the area for approximately 30 years. Ms. Habgood stated that originally there were two campgrounds on the beach, and she has never experienced any problems with respect to the applicant's operation. Ms. Habgood stated that there is great need for such a facility in the Greater Victoria region, and that on a busy Sunday afternoon she has counted approximately 200 cars in the vicinity. She further added that in her opinion, much of the noise that people may complain about emanates from people who drive up and down Island View Road and are not associated with the Campground operation but are day trippers to the beach and Regional Park. Ms. Habgood concluded her remarks by stating that Council should support local farms in the area, and in this particular case, the applicants need the source of revenue from the Campground operation to assist in the viability of their farm operation.

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

That Council authorize the issuance of a Temporary Commercial Use Permit until October 15, 2006 for seasonal operation of the Twin Totem Campground on the west side of Homathko Road, with the following conditions to be incorporated into the permit:

- *number of campsites limited to a maximum of 42 and to be occupied by tents or tent trailers only with no self-sufficient Recreational Vehicles to be accommodated on the west side of Homathko Road;*
- *seasonal use of the campsite from May 15th to October 15th of each calendar year;*
- *adequate water storage for fire fighting purposes to be provided to the satisfaction of the Fire Chief of Central Saanich on the subject site;*
- *provision of potable water to be approved by the VIHA and recertified potable as required;*
- *no permanent washroom facilities to be constructed with only portable toilets and showers may be provided on site;*
- *landscaping and appropriate screening to be installed as shown on the landscape plans prepared by Michael Bocking, received August 20, 2003 and as outlined in Mr. Bocking's letter of March, 2004 and attached to the TCUP;*
- *a landscape deposit in the amount of 125% of the estimated costs of all landscaping shown on the plan (proposed between 2004 to 2006) to be submitted before occupancy of any of the campsites;*
- *this TCUP is valid until October 15th, 2006 and then may be renewed for an additional two years upon application and review by District Council;*
- *no further installations or expansion of the existing infrastructure (electricity, water) on the west side of Homathko Road, and the electrical service be provided to the existing six campsites only.*

BEFORE THE QUESTION WAS CALLED, it was

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

That consideration of the foregoing motion be tabled in order to afford additional discussion with respect to the number of proposed tent trailer sites.

CARRIED UNANIMOUSLY

The Applicant, Ms. Virginia Mosvold, 7101 Puckle Road, advised that no more than 10% of the campsites were proposed to be utilized for tent trailers, and at the present time the site can accommodate six tent trailer sites.

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

That the foregoing resolution be lifted from the table.

CARRIED UNANIMOUSLY

888.04 ** **AMENDMENT** **
MOVED BY COUNCILLOR HADDDON
NO SECONDER
That It Be Recommended To Council:

That it be recommended to Council that the main motion be amended by deleting the first condition in its entirety and substituting the following words therefore:

- *“total number of campsites limited to a maximum of 42, with the sites to be occupied by tents including up to a maximum of six tent trailers only, with no self-sufficient recreational vehicles to be accommodated on the west side of Homathko Road”*

THE AMENDMENT CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED
THE MAIN MOTION AS AMENDED WAS CARRIED UNANIMOUSLY

2. Development Permit Application, Peninsula Co-op Service Station, 6429 Pat Bay Highway

- a) Staff Memorandum dated June 22, 2004 from Hope V. Burns, Director of Planning and Building Services Re: Development Permit Application, Peninsula Co-Op Service Station, 6429 Patricia Bay Highway

The Director of Planning & Building Services, Ms. Hope V. Burns gave a comprehensive overview of the Memorandum pertaining to the proposed Development Permit Application to facilitate the redevelopment of a new service station, car wash and convenience store at 6429 Pat Bay Highway and responded to questions from members of the Committee.

Mr. Peter Parsons, Chair of the Advisory Planning Commission, provided commentary on the Commission's recommendations with respect to this application which were adopted at the Commission Meetings held on April 21, 2004 and June 9, 2004. Mr. Parsons advised that the Commission shares similar concerns to those expressed by Staff in regards to the backlit signage, and feels strongly in regards to the need for oil and grit interceptors to be installed for all paved areas. Mr. Parsons concluded his remarks by also stating that the Commission's recommendation to support the application is conditional upon confirmation of the construction of the north bound de-acceleration lane at Gliddon Road by the Ministry of Transportation.

Mr. Bernie Karcher, on behalf of the applicant, was in attendance at the Meeting and introduced Mr. Pat Fafard, General Manager of the Peninsula Co-Op as well as Mr. Eric Gault, the Co-Op's Operations Manager.

Mr. Karcher then proceeded to give a detailed overview of the plans for the application and advised that after the Advisory Planning Commission Meetings, the design for the fuel pumps has been reconfigured, as well as changes made to several items as recommended by the Commission.

Mr. Karcher responded to a number of questions from members of the Committee with respect to the details of the application.

Mr. Pat Fafard, General Manager of the Peninsula Co-Op, acknowledged the concerns of the Advisory Planning Commission and the Committee with respect to the proposed lighting details, however stated that while there have been some complaints with respect to the lighting at the Brentwood Bay Co-Op Gas Bar, there have also been many compliments received. Mr. Fafard noted that the proposed lighting for the development under consideration is different than that at

the Brentwood Bay facility, and that in fact details of the lighting have been changed in order to address some of the concerns which have been previously expressed.

Mr. Fafard further stated that the Ministry of Transportation has confirmed that the de-acceleration lane at Gliddon Road will be installed, and noted that the inclusion of a fifth pump makes the proposal financially viable and therefore is crucial to the success of the development. In response to questions from members of the Committee, it was noted that the proposed hours of operation will cover a sixteen hour working day, likely from 6:00 am to 10:00 pm.

It was noted that no one from the adjacent residential neighbourhood was in attendance to speak to the application.

- 889.04 **** DEFEATED ****
MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That It Be Recommended To Council:

That Council authorize the issuance of a Development Permit to facilitate the redevelopment of a new service station, car wash and convenience store at 6429 Pat Bay Highway, subject to the conditions as recommended by the Director of Planning & Building Services in her Memorandum dated June 22, 2004, with the deletion of the first recommendation regarding the elimination of one of the five pumps to provide for improved and safer traffic circulation on site.

MOTION DEFEATED
OPPOSED: MAYOR HABKIRK, and COUNCILLORS HADDON, KING and MASON

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

That prior to Council's further consideration of approval of the Development Permit to facilitate the redevelopment of the proposed new service station, car wash and convenience store at 6429 Pat Bay Highway, appropriate representation from Council and Staff be requested to meet with the applicant to discuss the potential for further revisions to the plans as submitted, in order to better address Council's concerns with respect to signage, the number of pumps, the exterior features of the building including landscaping components, and lighting.

CARRIED UNANIMOUSLY

3. Agricultural Land Commission Application for Subdivision, Dan and Jean Ireland, Meadowbank Road

a) Staff Memorandum dated June 23, 2004 from Hope V. Burns, Director of Planning and Building Services Re: Agricultural Land Commission Application for Subdivision, Dan and Jean Ireland, Meadowbank Road

At this time, Chair, Councillor Thompson, indicated that he was in a potential conflict of interest on the aforementioned item as he is the Manager of the Direct Farm Marketing Association, and the applicants are members of that Association. Councillor Thompson took his leave at 8:20 pm.

Councillor King assumed duties of the Chair

The Director of Planning & Building Services, Ms. Hope V. Burns gave a comprehensive overview of the Memorandum pertaining to the Agricultural Land Commission Application for Subdivision by Dan and Jean Ireland, Meadowbank Road, and responded to questions from the Committee.

The applicant, Mr. Dan Ireland, 1910 Meadowbank Road, was in attendance at the Meeting and overviewed the details of his application. Mr. Ireland advised that the

main intention of the application is to reconfigure the alignment of Lots 13 and 14 and to essentially turn them 90 degrees. The real issue is access to one of the properties, and what is being proposed is not the construction of a road to the property but the registration of a permanent statutory right-of-way. The gravel road access is already provided to Lot No. 13 and it is not intended to proceed with construction of further road right-of-way. Mr. Ireland indicated that his intention is to preserve the agricultural viability of Lot. No. 14, and the proposal is to ensure future succession of the farm operation within his family.

Mr. Ireland added that currently he has a good septic system and he has little doubt that a suitable septic field for the property will be located. Mr. Ireland concluded his remarks by stating that the proposal has been developed with the best interests of agriculture at heart.

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

That the Memorandum dated June 23, 2004 from the Director of Planning & Building Services entitled "Agricultural Land Commission Application for Subdivision, Dan and Jean Ireland, Meadowbank Road" be received, and

1) the application be forwarded to the Agricultural Land Commission (ALC) for appropriate review and analysis, with the recommendation that Council does not have the required expertise to determine if the lot realignment and road construction is a benefit to agriculture.

BEFORE THE QUESTION WAS CALLED, it was

892.04 **** AMENDMENT ****
 MOVED BY COUNCILLOR HADDON
 NO SECONDER
 That the foregoing motion be amended by adding the words:

"and 2) in its review of this particular application, the ALC be requested to consider the potential for consolidation of any other parcels in the area which may be owned by the applicant, so as to best ensure the continued agricultural viability of the operation."

THE AMENDMENT CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED
 THE MAIN MOTION AS AMENDED CARRIED UNANIMOUSLY

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

4. Proposed Rezoning Application, Four Properties, Southeast Corner of Keating Cross Road and West Saanich Road

a) Correspondence dated June 17, 2004 from A.J. Finlayson, Architect Re: Proposed Rezoning Application, Four Properties, Southeast Corner of Keating Cross Road and West Saanich Road

Mr. Art Finlayson, Mr. Craig Walters, Mr. Dan Boot, and Mr. Patrick Lucey were at the Meeting to make a brief overview presentation on their revised plans for the proposed hotel/restaurant/conference facility/retail development to be constructed at the southeast corner of Keating Cross Road and West Saanich Road. Mr. Finlayson introduced Mr. Dan Boot who proceeded to give a comprehensive overview of the various features of the proposed development, and particularly noting the various changes to the original proposal which have been incorporated as a result of further public consultation and Council input. Mr. Boot advised that the redesign proposal contains no variance requests and conforms totally with the C5 zoning. The revisions have removed the current Smitty's structure and have realigned the parking areas as well as reduced the size of the proposed conference facility. The building height has been lowered incorporating two levels of rooms. The noted revisions and enhancements include a lowered structure to eight meters from the previous height of eleven meters, as well as the tower elements have been removed. The

landscaping and screening have been increased with separation from adjacent properties incorporating an enhanced naturescape and water retention concept.

The allowed coverage is 40 percent with a floor area ratio of .4 and site coverage of 20 percent. The conference facility would be a 2500 square foot conference meeting area incorporating art studio and gallery space. The current zoning would permit 94 hotel units, however 88 units are proposed, with a restaurant to be located inside the facility. Mr. Boot concluded his remarks by stating that, in the opinion of the developers, the proposal fits into the character of the neighbourhood in scale, and uses cues from the adjacent development and existing residences. It also retains the landscape features along the property boundaries, and parking will be screened from the street and half of the spaces will be located underground. The previous tower concept has been replaced by the concept of pavilions.

In discussion around the Committee table the following points were noted by various members of the Committee:

- the visual appearance, massing and scale of the project is more acceptable than the previous design submitted
- there is a degree of comfort with respect to the proposed use, however the issue has always been one of scale and massing
- the notion of pavilions is commendable
- the applicants have done a good job of consolidating the various uses on the site
- the view from the east has been improved over the previous proposal
- the use and mass should continue to be the main focus

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

That the informational presentation on the re-zoning application for the four properties located at the south-east corner of Keating Cross Road and West Saanich Road for proposed hotel/restaurant/conference facility/retail development be received for information, and the applicants be requested to proceed with the appropriate public information meeting, and subject to receipt by the Director of Planning & Development of the necessary plans and development details for the revised proposal, this application be referred back to the Advisory Planning Commission for review and recommendation to the Planning & Development Committee.

CARRIED UNANIMOUSLY

5. Proposed Building Bylaw Amendment (Building Permit Fee Refund)

a) Staff Memorandum dated June 15, 2004 from Mr. Roy Thomassen, Chief Building Inspector Re: Building Bylaw Change (Building Permit Fee Refund)

Ms. Hope V. Burns, Director of Planning & Building Services gave a brief overview of the Staff Memorandum to consider an amendment to Building Bylaw No. 1470 to refund the building permit fees on permits involving premature building envelope failures, and responded to questions from the Committee.

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

That the Memorandum dated June 15, 2004 from the Chief Building Inspector entitled "Building Bylaw Change (Building Permit Fee Refund)" be received, and Council endorse an amendment to the District's Building Bylaw to refund the building permit fees for permits involving premature building envelope failure, and "Central Saanich Building Bylaw Amendment Bylaw No. 1499, 2004" be forwarded to the Bylaw section of this evening's Special (Open) Council Meeting for consideration of the necessary readings.

CARRIED UNANIMOUSLY

6. Proposed Meeting Date and Time Re: Lions Cove Issue

The Administrator advised that, pursuant to the previous Council motion requesting that a Meeting be set up with representatives from the Home Port Housing Society to discuss the Lions Cove issue, a meeting has been arranged for 1:00 pm on Monday, July 5, 2004 with the Solicitor for, and representatives from, the Board of Directors of the Home Port Housing Society.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on June 28, 2004 adjourned at 9:10 pm.

Councillor Robert Thompson, Chair

Recorded By: Mona Mikkelsen
Recording Secretary