

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**  
Monday, January 28, 2008, at 6:30 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Jack Mar  
Councillors Bryson, Garrison, Graham, King, and Thompson  
Gary C. Nason, Administrator  
Sara C. Ribeiro, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services  
Nirmal Bhattacharya, Municipal Engineer  
Bruce Greig, Planner

**ABSENT:** Councillor Mason

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**1. OPENING STATEMENT BY THE MAYOR**

Mayor Mar noted that the purpose of the Public Hearing was to hear representations in regards to "Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007" [A Bylaw to Amend the Land Use Bylaw (Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495 – 1746 Verling Avenue)].

**2. PUBLIC HEARING**

Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007

The Administrator, Gary C. Nason, advised that additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1593, Staff Memoranda relating to the proposed Bylaw, and copies of the Council motions to give the necessary readings to the Bylaw and refer it to a Public Hearing. Mr. Nason further noted that copies of the Land Use Bylaw, the Official Community Plan, and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason concluded his remarks by advising that the District did receive items of correspondence in regards to Bylaw No. 1593 and form part of the agenda package.

1. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007"  
[A Bylaw to Amend the Land Use Bylaw (Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495 – 1746 Verling Avenue)]
2. Staff Memorandum dated October 16, 2007, from the Planner entitled "Rezoning Application; 1746 Verling Avenue (Citta Investments Ltd.)"
3. Staff Memorandum dated January 8, 2008, from the Planner entitled "Development Permit Application; 1746 Verling Avenue (Citta Investments Ltd.)"
4. Staff Memorandum dated January 22, 2008, from the Planner entitled "Addendum Report on Re-Zoning Application; 1746 Verling Avenue (Citta Investments Ltd.)"
5. Council Motions to Authorize the Necessary Readings of Bylaw No. 1593 and the Forwarding of the Bylaw to a Public Hearing
6. Council Motions to Consider Issuance of a Development Permit Subject to the Outcome of the Public Hearing and Final Adoption of Bylaw No. 1593
7. Correspondence Received Pertaining to Bylaw No. 1593:
  - a) G Pope, 6412 Bryn Road, January 18, 2008
  - b) P&A Cullen, 1741 Verling Avenue, January 18, 2008
  - c) M&L Lucas, 1609 Keating Cross Road, January 20, 2008
  - d) S Charlton, 402-1149 Rockland Avenue, January 21, 2008
  - e) A&P Haere, 6587 Bryn Road, January 21, 2008
  - f) L Bujdoso, 6394 Bryn Road, January 18, 2008
  - g) T&C Armour, 6435 Oldfield Road, January 21, 2008

- h) R Lay, 6483 Bryn Road, January 21, 2008
- i) L Lay, 6483 Bryn Road, January 21, 2008
- j) G Lay, 6483 Bryn Road, January 21, 2008
- k) C&A Heywood, 1626 Verling Avenue, January 18, 2008
- l) J Bidinger, 6363 Old West Saanich Road, January 21, 2008
- m) D Bidinger, 6363 Old West Saanich Road, January 21, 2008
- n) A McAdam, 6357 Old West Saanich Road, January 21, 2008
- o) L McAdam, 6357 Old West Saanich Road, January 21, 2008
- p) M Bean, 1821 Verling Avenue, January 19, 2008
- q) J Cochran & E Dunn, 6212 Bryn Road, January 21, 2008
- r) P Cullen, 1741 Verling Avenue, January 20, 2008
- s) P&L Cullen, 6252 Oldfield Road, January 20, 2008
- t) S Rumball, 6508 Hilltop Road, January 17, 2008
- u) V Cullen & L Morgan, 6502 Hilltop Road, January 19, 2008
- v) L&S Scott, 6529 Bryn Road, January 19, 2008
- w) M Harvey, 6488 Old West Saanich Road, January 21, 2008
- x) J Cochran & E Dunn, 6212 Bryn Road, January 18, 2008
- y) F&R Smith, 6489 Old West Saanich Road, January 21, 2008
- z) S Harris, 6394 Bryn Road, January 21, 2008
- aa) P Bartle, 1901 Nicholas Road, January 21, 2008
- bb) H Edwards, 1900 Nicholas Road, January 21, 2008
- cc) W MacDonald, 6455 Bryn Road, January 20, 2008
- dd) R MacDonald, 6455 Bryn Road, January 21, 2008
- ee) J Lee, 1701 Verling Avenue, January 21, 2008
- ff) J&S Mussio, 6202 Bryn Road, January 21, 2008
- gg) L Emerson, 1785 Verling Avenue, January 21, 2008
- hh) S Haladik, 1926 Nicholas Road, January 18, 2008
- ii) S Forrester-Pearce, 6429 Bryn Road, January 21, 2008
- jj) J Knop, 6394 Bryn Road, January 23, 2008

The Municipal Clerk, Sara C. Ribeiro, read into the record the following items of correspondence, copies of which are attached to the Minutes of this Public Hearing:

- S Brady, Planner & Co-Project Manager for Application, January 23, 2008
- M Squance, 445 Brookhaven Road, January 28, 2008

A discussion occurred between Council regarding the process for the Public Hearing and the concept of adjourning and reconvening the Public Hearing.

Mayor Mar then read a prepared statement outlining the procedures for the Public Hearing: At the request of the applicant, the Public Hearing for “Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007” (1746 Verling Avenue) will be postponed until Wednesday, March 5, 2008, to commence at 7:00 p.m. The public that are here tonight to address this application are welcome to provide brief comments tonight and of course are welcome to attend the Municipal Hall on March 5, 2008, for the Public Hearing.

The Director of Planning & Building Services, Hope V. Burns, advised the purpose of the proposed Bylaw is to rezone the land from the Extraction Industrial (I-2) Zone to the Light Industrial (I-1) Zone. This Bylaw will allow for the development and construction of Light Industrial type buildings, including warehouses and associated office uses on the site.

Mayor Mar opened the floor for comments from the public in attendance at the Public Hearing.

Mr. Glen Pope, 6412 Bryn Road, noted Verling Road has a beautiful rural character and it is important it remain as such. He provided a brief overview of the adjacent properties in the area, noting the farms with horse stables, his 10-acre property included. Any industrial development is hazardous to the horses. There are many pedestrians in the area and he is concerned about pedestrian safety. He currently experiences the noise and smells from the Keating Industrial Park. He emphasized properties in this area will lose their value because of the proposed rezone. He advised research needs to be conducted on sewage treatment and waste water disposal. Mr. Pope expressed concern for the road conditions in the area, noting the site will be accessed by Verling Avenue which is a very sensitive road. If this proposal were approved, it would set a precedent

and he is concerned about future applications for a rezoning to the I-1 Zone. Mr. Pope provided Council with a history of what has been grown in this area and raised the concept of eating locally. Any industrial activity around this area will be a detriment to local farmable land. He then spoke to the screening of the property and the nine trees identified in the landscape sketches. He discussed traffic and environmental concerns in reference to the BC Climate Action Charter. There will be employees, delivery trucks, and freight trucks that will all require more fuel and will not contribute or assist the District's energy efficiency direction. Mr. Pope spoke to the District's Official Community Plan (OCP) and read excerpts from document. Mr. Pope offered the following constructive proposals for further consideration: (1) divide the property in half from east to west; (2) the industrial park be confined to the north part of the property; (3) officially designate the other property as park; and, (4) the nearby parcel owned by the District should also be designated as park. Mr. Pope summarized as follows: (1) emphasized the need for further research with respect to the sewer/waste management; (2) the purity of water; (3) this proposal should be rejected and the applicant should provide a revised application; and (4) an impartial study should be conducted on the economic impact for neighbouring properties in the area.

Mr. Bill Patterson, Citta Group, advised a public information meeting was held on January 17, 2008, and the application has been substantially revised to respond or address concerns raised. The access from Verling has been removed to divert major concerns expressed from area residents. Access will be available from Sean Heights. In response to noise and pollution concerns, more solid screening will be provided. Also, storage is now proposed to act as a screen to the rural area. Restriction of uses for the site has also been explored and will be discussed with District Staff. With respect to removal of trees, the majority of trees on site will remain, noting this change results from the access change.

Council briefly discussed previous gravel testing in this area and Staff responded to questions raised.

Mr. Patterson noted Levelton has been retained to provide a study and will be available shortly.

Mr. John Howroyd, 1746 Verling Avenue, advised the property in question was never attached to the Butler Gravel Pit. He expressed support for using the property for walking; however, the land cannot be used as an air strip and he is unable to rent it. The property is on the market and the interested parties want to develop something everyone can enjoy. He appreciates interest in this property being developed by individuals who are dedicated to this community. He supports this project.

Councillor King noted the information supports gravel on site and inquired about potential gravel extraction.

Mr. Howroyd stated the land is in an extremely dry area that is useful to fly from. He further advised the zoning does not always match the present use of land.

Ms. Wendy MacDonald, 6455 Bryn Road, spoke to the process and amount of public input into this application. She noted this property needs to be addressed in a more comprehensive overview of this area as the Official Community Plan (OCP) outlines the vision to move gravel extraction to industrial areas. She further believes the three owners in the immediate area should be consulted with respect to sewer and other services. She said it is normal to have a shortage of industrial lands and the welfare of the entire industrial area needs to be examined. The rural character of this area also needs to be maintained. She wants Council to reject this proposal on the basis it does not conform with the OCP; that Council consider the long term well-being of the entire Keating Industrial Park; and further public consultation occur between the applicant and NORA.

Ms. Susan Rumble, 6508 Hilltop, noted the steady increase in traffic and subsequent speeding in this area. She is concerned about pedestrian safety. She also noted the importance of early notification of rezoning applications.

Mr. Brian Emerson, 1785 Verling Avenue, suggested rejection of the current application to afford the neighbours an opportunity to decide the future of this

area. He noted his concerns: (1) inadequate consultation with the neighbours; (2) the OCP is inconsistent with the rezoning; and (3) the rezoning and development permit will have an adverse affect on the neighbourhood. He noted comments from the Advisory Planning Commission (APC) but expressed concern that ACP members did not consult the neighbours. Further the District owns property in this area which shows a vested interest and it needs to avoid the perception of a conflict of interest. Mr. Emerson itemized the adverse impacts as noise, smell, traffic, safety, privacy, and unwanted night light. He inquired who will be accountable for this degrading situation. He expressed further concern about the stability of Sean Road and that a traffic impact assessment review is required. He concluded by noting he is not opposed to development and that more time is required prior to deciding on any neighbourhood plan.

Mr. Vince Cullen, 6502 Hilltop, has lived in this area for 14 years and the industrial area does not fit well with this neighbourhood. There will be an increase in traffic leading to traffic congestion; there are concerns about pedestrian safety; as well as a large increase in parking in this area. If this application is approved, it will create an area separate from the rural character of the neighbourhood.

Mr. Richard MacDonald, 6455 Brynn Road, agrees with previous comments tonight. He expressed grave concern about increased traffic on Sean Heights and Bryn Road. A review of the road stability in this area needs to be complete prior to rendering a decision. He noted the natural beauty of the area and traffic congestion would only ruin the pastoral scenery.

Ms. Pat Cullen, 1741 Verling Avenue, purchased their house five years ago and she is opposed to an increase in density. She noted traffic will only get worse and would prefer to see traffic routed along Sean Heights, with Verling Avenue being maintained as a rural road.

Mr. Mike Wignall, 202-774 Goldstream Avenue, spoke to some concerns raised regarding sewage disposal, noting the site was assessed at 2,000 gallons per day. He also noted the area should be developed at the elevation noted by Butler, not of the whole neighbourhood.

Ms. Audra Cullen, 1741 Verling Avenue, spoke to the difference between the I-1 and I-2 zones and that the applicant needs to work within the OCP designation so as to not conflict with adjacent residential and rural neighbours. An increase in traffic raises safety concerns for children in the area. She concluded by noting there was no public consultation about this application and there needs to be discussion about the future of this area prior to making a decision.

Mr. Claude Heywood, 1626 Verling Avenue, has lived in the area for 36 years. He has a great relationship with his neighbourhood and notification of this application should have happened earlier in the process, stressing the importance of Council and Staff in the notification process.

Ms. Jackie Lee, 1701 Verling Avenue, spoke against the rezoning application and the process of public consultation. Her concerns were noted as: (1) this is a predominantly residential area; (2) loss of habitat; (3) increase in moisture from septic field; (4) the amount and use of gravel needs to be determined; (5) traffic and safety of children; (6) tax base and the location of industrial in residential areas. She requested: (1) consultation and discussion with the neighbours, with Council representation, and that these meetings be chaired and recorded; (2) independent geology reports on gravel; (3) report on the long-term safety of Sean Heights; (4) further discussion respecting a substantive change in traffic; (5) residential development along Verling Avenue with trees; and, (6) for Council to change the rezoning process to accommodate increased public consultation and notification.

Mr. Louis Bujdoso, 6394 Bryn Road, expressed concerns about safety, the need to promote agri-tourism, and the need to provide upgrades to the entire area. He is against this rezoning application.

Mr. Larry Scott, 6529 Bryn Road, enquired why this proposal is being considered for this area. The OCP needs to be adhered to and sewage management needs

to be addressed.

Mr. Paul Hughes, 1542 Verling Avenue, has lived in this peaceful and quiet area for approximately 30 years and now he feels it is under threat. He is concerned about the lack of notice with respect to this application. Further, resident safety on Verling Avenue with an increase in traffic needs to be addressed.

Mr. Tony Shaw, 1588 Verling Avenue, agrees with previous statements spoken. He suggested a bigger venue for the next meeting.

Mr. Malcolm Harman, 1537 Verling Avenue, suggested a small area of light industrial with the remaining property to be used for residential purposes.

Ms. Linda Emerson, 1785 Verling Avenue, feels this proposal provides too much industrial business in this neighbourhood and noted the biggest impact from industrial use is odour.

Mr. Brian Emerson emphasized the safety concerns with any potential traffic increase in this area.

Dr. Paul Keith, 1701 Verling Avenue, emphasized the rural character of this neighbourhood and pedestrian traffic will be jeopardized further if industrial uses are permitted here.

Ms. Audra Cullen asked Council to visit the neighbourhood prior to making a decision on this application.

Mr. Lou Bujdoso emphasized increased safety concerns at 3:00 p.m. when children are biking in the area.

Mr. Mark Lucas, 1609 Keating Cross Road, inquired what the next steps were and how the neighbourhood would be informed.

The Mayor overviewed the potential next steps for the gallery.

Ms. Wendy MacDonald inquired if residents could contact Council with further questions. The Mayor advised Council was available to respond to any questions.

Mayor Mar called three times for further representations from the public in regards to Bylaw No.1593. There were no further representations.

A brief discussion occurred between Council and Staff.

74.08            MOVED BY COUNCILLOR GRAHAM  
                      SECONDED BY COUNCILLOR GARRISON  
                      *That the Public Hearing for Bylaw No. 1593 be adjourned and reconvened on Wednesday, March 12, 2008, at 7:00 p.m. in the Fire Training Centre.*  
                      CARRIED UNANIMOUSLY

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Jack Mar  
Mayor

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Sara C. Ribeiro  
Municipal Clerk

Recorded by: Sara C. Ribeiro  
Municipal Clerk

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**  
Wednesday, March 12, 2008, at 7:00 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Jack Mar  
Councillors Bryson, Graham, and King  
Gary C. Nason, Administrator  
Sara C. Ribeiro, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services  
Nirmal Bhattacharya, Municipal Engineer

**ABSENT:** Councillors Garrison, Mason, and Thompson

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**1. OPENING STATEMENT BY THE MAYOR**

Mayor Mar noted that the purpose of the Public Hearing was to hear representations in regards to "Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007" [A Bylaw to Amend the Land Use Bylaw (Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495 – 1746 Verling Avenue)]. Mayor Mar then read a prepared statement outlining the procedures for the Public Hearing.

**2. PUBLIC HEARING**

Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007

The Administrator, Gary C. Nason, advised that additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1593, Staff Memoranda relating to the proposed Bylaw, and copies of the Council motions to give the necessary readings to the Bylaw and refer it to a Public Hearing. Mr. Nason further noted that copies of the Land Use Bylaw, the Official Community Plan, and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason concluded his remarks by advising that the District did receive items of correspondence in regards to Bylaw No. 1593 and form part of the agenda package.

Mr. Nason noted that it is anticipated the Traffic Impact Study will be available at the beginning of April. Upon receipt, the information will be provided to Council and Staff for review and comments. It is recommended this Public Hearing be reconvened to afford an opportunity for the Applicant to submit the requested Traffic Impact Study, and Staff the opportunity to review the Study and provide comment.

1. Addendum Report #2: Re-Zoning Application for 1746 Verling Avenue (Citta Investments Ltd.)
2. Memorandum from the Senior Engineering Technician entitled "Proposed Rezoning – 1746 Verling Avenue (Citta Group)"
3. Verling Avenue Water Supply – Review of Consultant's Report
4. Earthservice Drain-Master, February 29, 2008
5. Talbot Mackenzie & Associations, February 28, 2008
6. Correspondence Distributed at the January 28, 2008, Public Hearing or Presented at the Public Hearing:
  - 1) T&C Armour, 6435 Oldfield Road, January 21, 2008
  - 2) P Bartle, 1901 Nicholas Road, January 21, 2008
  - 3) M&A Bean, 1821 Verling Avenue, January 19, 2008
  - 4) D Bidinger, 6363 Old West Saanich Road, January 21, 2008
  - 5) J Bidinger, 6363 Old West Saanich Road, January 21, 2008
  - 6) S Brady, Planner & Co-Project Manager for Application, January 23, 2008
  - 7) L Bujdoso, 6394 Bryn Road, January 18, 2008
  - 8) S Charlton, 402-1149 Rockland Avenue, January 21, 2008

- 9) J Cochran & E Dunn, 6212 Bryn Road, January 18, 2008
- 10) P Cullen, 1741 Verling Avenue, January 20, 2008
- 11) P&A Cullen, 1741 Verling Avenue, January 18, 2008
- 12) P&L Cullen, 6252 Oldfield Road, January 20, 2008
- 13) V Cullen & L Morgan, 6502 Hilltop Road, January 19, 2008
- 14) H Edwards, 1900 Nicholas Road, January 21, 2008
- 15) L Emerson, 1785 Verling Avenue, January 21, 2008
- 16) S Forrester-Pearce, 6429 Bryn Road, January 21, 2008
- 17) A&P Haere, 6587 Bryn Road, January 21, 2008
- 18) S Haladik, 1926 Nicholas Road, January 18, 2008
- 19) S Harris, 6394 Bryn Road, January 21, 2008
- 20) M Harvey, 6488 Old West Saanich Road, January 21, 2008
- 21) C&A Heywood, 1626 Verling Avenue, January 18, 2008
- 22) J Knox, 6394 Bryn Road, January 23, 2008
- 23) G Lay, 6483 Bryn Road, January 21, 2008
- 24) L Lay, 6483 Bryn Road, January 21, 2008
- 25) R Lay, 6483 Bryn Road, January 21, 2008
- 26) J Lee, 1701 Verling Avenue, January 21, 2008
- 27) M&L Lucas, 1609 Keating Cross Road, January 20, 2008
- 28) R MacDonald, 6455 Bryn Road, January 21, 2008
- 29) W MacDonald, 6455 Bryn Road, January 20, 2008
- 30) A McAdam, 6357 Old West Saanich Road, January 21, 2008
- 31) L McAdam, 6357 Old West Saanich Road, January 21, 2008
- 32) J&S Mussio, 6202 Bryn Road, January 21, 2008
- 33) G Pope, 6412 Bryn Road, January 18, 2008
- 34) S Rumball, 6508 Hilltop Road, January 17, 2008
- 35) L&S Scott, 6529 Bryn Road, January 19, 2008
- 36) F&R Smith, 6489 Old West Saanich Road, January 21, 2008
- 37) M Squance, 445 Brookhaven Road, January 28, 2008

7. Correspondence Received by Council Since the Adjournment of the January 28, 2008, Public Hearing:

- 1) J Armour, 6505 Oldfield Road, February 10, 2008
- 2) T&C Armour, 6435 Oldfield Road, February, 2008
- 3) P Bagshaw, 8156 Wallace Drive, February 11, 2008
- 4) M Bean, 1821 Verling Avenue, February 18, 2008
- 5) M & A Bean, 1821 Verling Avenue, February 4, 2008
- 6) D Bidinger, 6363 Old West Saanich Road, February 12, 2008
- 7) S Brady, Planner & Co-Project Manager for Application, February 1, 2008
- 8) T Brooks, 6409 Oldfield Road, February, 2008
- 9) L Bujdoso, 6394 Bryn Road, February 12, 2008
- 10) L Bujdoso, 6394 Bryn Road, February 19, 2008
- 11) T&J Byskov, 6454 Oldfield Road, February 18, 2008
- 12) D Carr, 6398 Oldfield Road, February 7, 2008
- 13) L Carr, 6398 Oldfield Road, February 8, 2008
- 14) R Carr, 6398 Oldfield Road, February 7, 2008
- 15) J Cochran & E Dunn, 6212 Bryn Road, February 10, 2008
- 16) J Cochran & E Dunn, 6212 Bryn Road, February 18, 2008
- 17) A Cullen, 1741 Verling Avenue, February 10, 2008
- 18) A Cullen, 1741 Verling Avenue, February 12, 2008
- 19) A Cullen, 1741 Verling Avenue, February 18, 2008
- 20) L Cullen, 6252 Oldfield Road, February 12, 2008
- 21) L Cullen, 6252 Oldfield Road, February 18, 2008
- 22) P Cullen, 1741 Verling Avenue, February 12, 2008
- 23) P Cullen, 1741 Verling Avenue, February 18, 2008
- 24) P Cullen, 6252 Oldfield Road, February 9, 2008
- 25) P Cullen, 6252 Oldfield Road, February 18, 2008
- 26) V Cullen, 6502 Hilltop Road, February 19, 2008
- 27) M Davis, 1923 Nicholas Road, February 20, 2008
- 28) G Douglas, Bryn Road, February 12, 2008
- 29) D Edwards, 1900 Nicholas Road, February 4, 2008
- 30) H Edwards, 1900 Nicholas Road, February 4, 2008
- 31) B Emerson, 1785 Verling Avenue, February 12, 2008
- 32) B Emerson, 1785 Verling Avenue, February 19, 2008
- 33) B Emerson, 1785 Verling Avenue, March 3, 2008
- 34) L Emerson, 1785 Verling Avenue, February 13, 2008
- 35) L Emerson, 1785 Verling Avenue, February 18, 2008

- 36) C Engelstoff, 1967 Nicholas Road, February 4, 2008
- 37) C Engelstoff, 1967 Nicholas Road, February 19, 2008
- 38) S Farkas, 6476 Hilltop Road, February 11, 2008
- 39) S Farkas, 6476 Hilltop Road, February 18, 2008
- 40) R Fedrigo, 2036 Skyline Crescent, February 10, 2008
- 41) S Fedrigo, 2036 skyline Crescent, February 10, 2008
- 42) J Fisher, 6665 Oldfield Road, February 4, 2008
- 43) R Fisher, 6665 Oldfield Road, February 4, 2008
- 44) S Forrester-Pearce, 6429 Bryn road, February 19, 2008
- 45) L Gartrell Yeo, 6466 Old West Saanich Road, February 12, 2008
- 46) S Groot, 6476 Oldfield Road, February, 2008
- 47) A Haere, 6587 Bryn Road, February 19, 2008
- 48) A Haere, 6587 Bryn Road, February 19, 2008
- 49) P Haere, 6587 Bryn Road, February 19, 2008
- 50) M Harvey, 6488 Old West Saanich Road, February 12, 2008
- 51) D Hauser, 2490 Meadowland Drive, February 18, 2008
- 52) J Hauser, 2490 Meadowland Drive, February 18, 2008
- 53) C&A Heywood, 1626 Verling Avenue, February 12, 2008
- 54) C&A Heywood, 1626 Verling Avenue, February 19, 2008
- 55) P&V Hughes, 1542 Verling Avenue, February 11, 2008
- 56) I Ives, 1026 Greig Avenue, February 12, 2008
- 57) I Ives, 1026 Greig Avenue, February 18, 2008
- 58) D Johnston. 7217 Lochside Drive, February 4, 2008
- 59) D Johnston, 7217 Lochside Drive, February 18, 2008
- 60) D King, 1915 Nicholas Road, February 4, 2008
- 61) N King, 1915 Nicholas Road, February 4, 2008
- 62) J Knox, 6394 Bryn Road, February 19, 2008
- 63) G Lay, 6483 Bryn Road, February 11, 2008
- 64) G Lay, 6483 Bryn Road, February 19, 2008
- 65) L Lay, 6483 Bryn Road, February 11, 2008
- 66) L Lay, 6483 Bryn Road, February 18, 2008
- 67) R Lay, 6483 Bryn Road, February 11, 2008
- 68) R Lay, 6483 Bryn Road, February 19, 2008
- 69) J Lee, 1701 Verling Avenue, February 3, 2008
- 70) J Lee, 1701 Verling Avenue, February 13, 2008
- 71) J Lee, 1701 Verling Avenue, February 18, 2008
- 72) J Lee, 1701 Verling Avenue, March 2, 2008
- 73) A Littau, 6374 Oldfield Road, February 12, 2008
- 74) L Lucas, 1609 Keating Cross Road, February 12, 2008
- 75) R MacDonald, 6455 Bryn Road, February 4, 2008
- 76) R MacDonald, 6455 Bryn Road, February 18, 2008
- 77) W MacDonald, 6455 Bryn Road, January 31, 2008
- 78) W MacDonald, 6455 Bryn Road, February 4, 2008
- 79) W MacDonald, 6455 Bryn Road, February 18, 2008
- 80) M Marry, 2535 Chelsea Place, February 12, 2008
- 81) J Maxwell, 6325 Oldfield Road, February 9, 2008
- 82) R Maxwell, 6325 Oldfield Road, February 9, 2008
- 83) L McAdam, 6357 Old West Saanich Road, February 12, 2008
- 84) B McCarthy, 6373 Oldfield Road, February 12, 2008
- 85) B McEwan, 6466 Old West Saanich Road, February 12, 2008
- 86) F Mogensen, 1967 Nicholas Road, February 4, 2008
- 87) F Mogensen, 1967 Nicholas Road, February 25, 2008
- 88) H&H Mogensen, 6466 Old West Saanich Road, February, 2008
- 89) J Mullett, 1953 Nicholas Road, February 4, 2008
- 90) R Mullett, 1953 Nicholas Road, February 4, 2008
- 91) J Mussio, 6202 Bryn Road, February 6, 2008
- 92) J Mussio, 6202 Bryn Road, February 20, 2008
- 93) S Mussio, 6202 Bryn Road, February 10, 2008
- 94) N Neily, 927 Greig Place, February 12, 2008
- 95) N Neily, 927 Greig Place, February 18, 2008
- 96) R Newlove, 6392 Oldfield Road, February 13, 2008
- 97) J Olson, 7963 Larkvale Road, February 4, 2008
- 98) J Olson, 7963 Larkvale Road, February 18, 2008
- 99) P Olson, 7963 Larkvale Road, February 4, 2008
- 100) P Olson, 7963 Larkvale Road, February 18, 2008
- 101) E&L Owen, 6506 Oldfield Road, February 20, 2008
- 102) L Owen, 6506 Oldfield Road, February 12, 2008
- 103) D Pearce, 6429 Bryn Road, February 18, 2008

- 104) G Pope, 6412 Bryn Road, February 12, 2008
- 105) G Pope, 6412 Bryn Road, February 29, 2008
- 106) L Pope, 6412 Bryn Road, February 12, 2008
- 107) G Rolleston, 1117 Clarke Road, February 18, 2008
- 108) K Rolleston, 1117 Clarke Road, February 18, 2008
- 109) S Rumball, 6508 Hilltop Road, February 3, 2008
- 110) A Russell, 2394 Tanner Ridge Place, February 9, 2008
- 111) E&L Ruygrok, 6374 Bryn Road, February 18, 2008
- 112) L&S Scott, 6529 Bryn Road, February 18, 2008
- 113) L Shaw, 6454 Oldfield Road, February 18, 2008
- 114) R&L Shaw, 1592 Verling Avenue, February 12, 2008
- 115) T&S Shaw, 1588 Verling Avenue, February 11, 2008
- 116) T&S Shaw, 1588 Verling Avenue, February 18, 2008
- 117) C Smith, 6434 Oldfield Road, February 12, 2008
- 118) F&R Smith, 6489 Old West Saanich Road, February 12, 2008
- 119) Tok Hium Soon, 8156 Wallace Drive, February 11, 2008
- 120) A Storm, 6533 Oldfield Road, February 10, 2008
- 121) F&J Strasdas, 1650 Verling Avenue, February 11, 2008
- 122) L Sverdrup, 6479 Old West Saanich Road, February 12, 2008
- 123) S Sweenie, 6342 Oldfield Road, February 4, 2008
- 124) D Taylor, 7217 Lochside Drive, February 4, 2008
- 125) D Taylor, 7217 Lochside Drive, February 18, 2008
- 126) L Tissari, 7702 Blackglama Place, February 12, 2008
- 127) L Tissari, 7702 Blackglama Place, February 18, 2008
- 128) M Toorenborg, 1026 Greig Avenue, February 12, 2008
- 129) M Toorenborg, 1026 Greig Avenue, February 18, 2008
- 130) J Van der Eyden, 6410 Old West Saanich Road, February 12, 2008
- 131) J Walker, 6559 Oldfield Road, February 10, 2008
- 132) M Walker, 6559 Oldfield Road, February 10, 2008
- 133) Unidentifiable

8. New Correspondence Not Previously Received by Council:

- 1) G Pope, 6412 Bryn Road, March 4, 2008
- 2) B Emerson, 1785 Verling Avenue, March 5, 2008
- 3) Butler Brothers Supplies Ltd., 1851 Keating Cross Road, March 6, 2008
- 4) J Lee, 1701 Verling Avenue, March 7, 2008
- 5) P Keith, 1701 Verling Avenue, March 7, 2008

The Director of Planning & Building Services, Hope V. Burns, advised the purpose of the proposed Bylaw is to rezone the land from the Extraction Industrial (I-2) Zone to the Light Industrial (I-1) Zone. This Bylaw will allow for the development and construction of Light Industrial type buildings, including warehouses and associated office uses on the site.

Mayor Mar opened the floor for comments from the public in attendance at the Public Hearing.

Ms. Wendy MacDonald, 6455 Bryn Road, thanked Mayor and Council for considering an adjournment of the Public Hearing for this application.

Mr. Bill Patterson, Citta Group, advised consultants are working on reports as additional information for the next meeting, namely, the traffic study and geotechnical study to address concerns raised. With respect to the revised plans, he feels the neighbourhood provided useful comments. There may be minor adjustments to the plans to reflect a change to the visual impact to Verling Avenue. Additionally, the matter of fire access needs to be addressed and the information will be available shortly.

Mr. Brian Emerson, 1785 Verling Avenue, noted concerns with onsite problems including storm water, septic water, safety and local roads and community concerns including infrastructure costs, loss of agricultural land, the stability of Sean Heights Road, and industrialization. Mr. Emerson spoke of four major concerns: (1) this is a precedent setting decision and the impact is not in keeping with the direction of Central Saanich; (2) loss of natural assets in reference to the triple bottom line (economic, social, and environment); (3) septic system and drain water is not proposed in a suitable area and should be relocated; and

(4) community costs including traffic increase, wear and tear on the roads, parking, traffic flow and the effect on neighbouring properties.

Dr. Paul Keith, 1701 Verling Avenue, spoke against this application noting support is expressed from the applicants and the property owner, not the residents. The reports and information available are insufficient. Issues still need to be addressed including water run-off, damage to trees, traffic flow, safety, and road stability.

Ms. Pam Haere, 6587 Bryn Road, spoke in opposition to this application due to stormwater drainage, increase in industrial area in a residential neighbourhood, and traffic concerns. She queried why the applicant does not pursue property in the Keating Industrial Area.

Ms. Jackie Lee, 1701 Verling Avenue, noted many issues and concerns were raised at the meeting on January 28, 2008, with respect to the process and she is aware of the proposed Bylaw and offered thanks to Council and Staff for that proactive step. Ms. Lee noted concerns with the water report and potential water supply problems. Additionally, she spoke of serious traffic concerns in the area, and the need for a comprehensive traffic study of this entire area.

Mr. Louis Bujdoso, 6394 Bryn Road, spoke in opposition to this application noting the rural character of Oldfield Road will be ruined with heavy industry in this area.

Ms. Charlotte Hunter, 6402 Oldfield Road, spoke in strong support for maintaining the agricultural and residential component of this area.

Ms. Caroline Boon, 6384 Oldfield Road, spoke of concerns relating to traffic and safety and this should be addressed prior to approval for any rezoning application in this neighbourhood.

Ms. Elizabeth Dunn, 6212 Bryn Road, spoke to the changes in this area since the early 1990's, noting the safety concerns with walking, cycling, and horseback riding. She advised traffic is out of control in this area and needs to be addressed. She notes that industrial land is important; however, this is a rural neighbourhood.

Ms. Wendy MacDonald, 6455 Bryn Road, spoke to Mr. Butler's correspondence of March 6, noting no consideration to widen Sean Heights Road.

Mr. Larry Scott, 6529 Bryn Road, advised this application is a waste the natural resource of gravel in this area. Also, if this application is approved, there is the possibility of an additional 120 cars or more per day in this area. The area cannot sustain this increase in traffic.

Ms. Audra Cullen, 1741 Verling Avenue, offered support for the recent changes to Development Applications in Central Saanich. She spoke in opposition to this application, noting development should be located on a sufficient bus route so that local traffic is not impacted. Ms. Cullen does not feel the application is an appropriate fit for the Oldfield area.

Mr. Neil Haere, 6587 Bryn Road, advised of a serious concern with the Bryn Road and Sean Heights Road intersection. He noted serious safety concerns in this area with the potential traffic impact of this development. Mr. Haere strongly opposes this application.

Mr. Richard MacDonald, 6455 Bryn Road, advised he does not support this application for all the reasons already stated this evening. He noted the history of this area is agricultural and the proposed light industry zone is not a suitable use. He urged Council to protect farmable lands.

Ms. Sharon Forrester-Pearce, 6429 Bryn Road, spoke in strong opposition to this application. She notes the required infrastructure should be in place prior to consideration of any rezoning of this land.

Ms. Faye Mogensen, 1967 Nicholas Road, noted the unsafe conditions of the narrow roads in this area with a potential increase in traffic to accommodate the proposal. Traffic concerns need to be address prior to consideration of this

application. She suggested applications of this nature be in close proximity to a bus route to assist with the potential increase in traffic.

Mr. Guy Phillips, 5730 Oldfield Road, spoke of the impact on traffic in this area and his concern for the safety of pedestrian and horse traffic.

Mayor Mar called three times for further representations from the public in regards to Bylaw No.1593. There were no further representations.

A brief discussion occurred between Council and Staff.

74.08            MOVED BY COUNCILLOR GRAHAM  
                      SECONDED BY COUNCILLOR GARRISON  
                      *That the Public Hearing for Bylaw No. 1593 be adjourned and reconvened on Wednesday, March 12, 2008, at 7:00 p.m. in the Fire Training Centre.*  
                      CARRIED UNANIMOUSLY

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Jack Mar  
Mayor

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Sara C. Ribeiro  
Municipal Clerk

Recorded by: Sara C. Ribeiro  
Municipal Clerk

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the PUBLIC HEARING  
Wednesday, May 14, 2008, 7:09 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Jack Mar  
Councillors Bryson, Garrison, King, Mason, and Thomson  
Gary C. Nason, Administrator  
Sara C. Ribeiro, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services  
Bruce Greig, Planner  
Nirmal Bhattacharya, Municipal Engineer

**ABSENT:** Councillor Graham

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## 1. OPENING STATEMENT BY THE MAYOR

Mayor Mar noted that the purpose of the Public Hearing was to hear representations in regards to "Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007" [A Bylaw to Amend the Land Use Bylaw (Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495 – 1746 Verling Avenue)].

Mayor Mar then read a prepared statement outlining the procedures for the Public Hearing.

## 2. PUBLIC HEARING

### Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007

The Administrator, Gary C. Nason, advised that additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1593, Staff Memoranda relating to the proposed Bylaw, and copies of the Council motions to give the necessary readings to the Bylaw and refer it to a Public Hearing. Mr. Nason further noted that copies of the Land Use Bylaw, the Official Community Plan, and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason concluded his remarks by advising that the District did receive items of correspondence in regards to Bylaw No. 1593 and form part of the agenda package.

1. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1593, 2007"  
[A Bylaw to Amend the Land Use Bylaw (Lot 8, Section 15, Range 2 East, South Saanich District, Plan 1495 – 1746 Verling Avenue)]
2. Report of the Public Hearing of January 28, 2008
3. Report of the Public Hearing of March 12, 2008
4. Staff Memorandum dated April 30, 2008, from the Planner entitled "Addendum Report #4: Rezoning Application for 1746 Verling Avenue (Citta Investments Ltd.)"
5. Staff Memorandum dated April 17, 2008, from the Planner entitled "Addendum Report #3: Rezoning Application for 1746 Verling Avenue (Citta Investments Ltd.)"
6. Correspondence Received Pertaining to Bylaw No. 1593 Since the Adjournment of the March 12, 2008, Public Hearing:
  - 1) Peninsula Agricultural Commission , March 14, 2008
  - 2) E Dunn & J Cochran, 6212 Bryn Road, April 1, 2008
  - 3) W MacDonald, 6455 Bryn Road, April 1, 2008
  - 4) B Emerson, 1785 Verling Avenue, April 5, 2008
  - 5) B Emerson, 1785 Verling Avenue, April 14, 2008
  - 6) Community Petition from Oldfield Road Residents With 14 Signatures, March 19, 2008 (received April 15, 2008)

- 7) W MacDonald, 6455 Bryn Road, April 14, 2008
- 8) P&R Repairs Ltd., 2005 Keating, April 2008
- 9) W MacDonald, 6455 Bryn Road, April 30, 2008 (Request for Gravel Extraction)
- 10) B Emerson, 1785 Verling Avenue, Received April 30, 2008
- 11) D Pearce, 6429 Bryn Road, April 30, 2008
- 12) J Costa, 2391 Alta Vista Place, April 2008
- 13) B Emerson, 1785 Verling Avenue, May 4, 2008
- 14) J Lee, 1701 Verling Avenue, May 5, 2008
- 15) Community Petition Opposed to Rezoning With Five Signatures, May 5, 2008
- 16) R Alger, 6800 Veyaness Road, May 5, 2008
- 17) Bunt & Associates Engineering (BC) Ltd., May 5, 2008
- 18) Quizac Holdings Ltd. 6782 Veyaness Road, Received May 5, 2008
- 19) Community Petition Opposed to Rezoning with Six Signatures, May 6, 2008
- 20) Totten Enterprises Limited Welding & Fabrication Specialists, 6765 Veyaness Road, Received May 7, 2008
- 21) K Campbell, 3180 Livesay Road, May 4, 2008
- 22) R McAdams, 1779 Sean Heights, May 5, 2008
- 23) CIF Composites Inc., 1810 Verling Avenue, May 7, 2008
- 24) Graphic Office Interiors Ltd., 6670A Butler Crescent, May 5, 2008
- 25) Auto Com Refinishing, 830 Lavender Avenue, Received May 8, 2008
- 26) EY Properties, 3185 Tillicum Road, May 8, 2008
- 27) Firm Management Corporation; 1931 Mt. Newton Cross Road, May 9, 2008
- 28) L Lewthwaite, 1810 Verling Avenue, May 9, 2008
- 29) B Emerson, 1785 Verling Avenue, May 8, 2008
- 30) B Emerson, 1785 Verling Avenue, May 8, 2008
- 31) B Emerson, 1785 Verling Avenue, May 8, 2008
- 32) R Howard, 1751 Denman Street, March 17, 2008 (received May 9, 2008)
- 33) R Duddy, 6691 Mirah Road, Received May 12, 2008
- 34) Westbrook Consulting Ltd., May 9, 2008 (two letters)

The Director of Planning & Building Services, Hope V. Burns, advised the purpose of the proposed Bylaw is to rezone the land from the Extraction Industrial (I-2) Zone to the Light Industrial (I-1) Zone. This Bylaw will allow for the development and construction of Light Industrial type buildings, including warehouses and associated office uses on the site.

Mayor Mar opened the floor for comments from the public in attendance at the Public Hearing.

Mr. Bill Patterson, Applicant, introduced the development team and noted he will provide comments after their respective presentations.

Mr. Tony James, Warner James Architect, overviewed only the recent changes to the plans, noting the interface between the industrial portion of the site to the agricultural/rural/residential uses in the vicinity. The south half of the site will serve as a buffer zone to reduce vehicle traffic and the number of employees coming to the site. This change is also beneficial to water usage and the treatment of sewage. The mini storage warehouse will have a low occupancy and keep traffic levels low in the area. The design of the warehouse is one storey with a sloping roof. The detailing of this building will compliment the other buildings on site.

Ms. Carol Russell, Small & Russell Architects, spoke to the extensive area of native trees and shrubs in the buffer zone, noting there is a 100 foot setback from Verling. She advised the trees along Verling Avenue will be maintained. She briefly noted the low visual impact of this proposal from the street as the site slopes away from Verling. She referenced the location of the septic field on the plans for information.

Mr. Alex Moris, Levelton Consulting, noted the current zone allows for gravel extraction and advised the gravel on this site is silt and of a fine grain. He advised it is not economically feasible to extract that type of gravel from this site. He overviewed the proposed improvements to Sean Heights and the proposed

site drainage for stormwater. He noted the fine grain sand is quite permeable; however, the design will allow for rain water to be stored on site and then sent to the south end of the site.

Mr. Richard Dixon, Senior Engineer, Bunt & Associates, overviewed the results of the traffic study conducted in this area. The study examined the existing conditions and projected the potential impact from this proposal. Additionally, the study explored access options to the site and appropriate turning radii. The data was collected in February and March 2008. He highlighted the findings of the study, as included in the Public Hearing agenda package. He noted the road system within the study area currently operates safely and efficiently with few exceptions. Those exceptions are the delay / queuing being experienced by the northbound left turn onto Highway 17 at Keating Cross Road. It was also noted that during field trips and traffic counts, large semi-trailers had difficulty manoeuvring past each other and around the corner at Sean Heights Road and Bryn Road. Overall the new vehicle trips forecast to be generated by the proposed warehouse development will have little significant impact on the capacity and safety of the road system within the subject area.

Mr. Mike Wignall, Westbrook Consulting, highlighted the water supply and drain systems, and improvements to Sean Heights Road. He overviewed the options available and projected costs, noting the most feasible for this particular site. He stated all options provide required fire flow. The option to provide a full upgrade from Bear Hill Reservoir to Oldfield Pump provides a full scale upgrade of the neighbourhood water distribution network. He overviewed the storm water retention system for this site, noting it is designed to allow for potential use of the stored storm water for irrigation.

Councillor Bryson inquired if any municipal connection is required for the storm water system.

Mr. Wignall advised no storm drain is available in the immediate vicinity so the system will be onsite and maintained on site. It will be easily accessible and will allow the water to be infiltrated back into the soil.

Mr. Patterson noted the current proposal addresses issues raised from the neighbourhood. This project will address onsite storm water and waste, as well as the use of an enhanced water system. Concerns were raised about the road stability and increased traffic on Oldfield and Verling. The site plans were altered to change the access point to address that. Concerns were raised about noise, pollution, and the affect on the neighbourhood so a mini-storage facility is planned to reduce any negative impact to the neighbours. There is approximately one acre of green space with a caretakers home to reduce noise. He advised a covenant could be registered to restrict the uses on site.

Ms. Wendy MacDonald, 6455 Bryn Road, provided a PowerPoint presentation for Council and distributed materials. She spoke to the nature and intent of an Official Community Plan (OCP) as being a shared vision of the community. She urged Council to reject this application based on the following evidence: (1) the proposal is inconsistent with the District's OCP; (2) inconsistent information was provided to different potential developers for this site; (3) there is no residential support for this proposal; (4) legal implications of this rezoning application concurrent with the OCP update / review process; and (5) support for this project in the Keating Industrial Park, not this area. She provided her overview of the timeline for this proposal and again urged Council to indefinitely postpone or reject this application.

Mr. Doug Pearce, 6429 Bryn Road, urged Council to reject this application as the area is not suitable for light industrial zoning. He suggested Council look at the long-term development of the Keating Industrial area. He noted the applicant amended the plans to have no access from Verling and inquired if this could be enforced through a covenant.

Ms. Burns advised Council has the discretion to impose a covenant for the land, not the owner. Restrictive Covenants run in perpetuity and can legally be amended.

Mr. Patterson advised if a covenant is placed on property through a public process, then the covenant could only be amended through an additional public process.

Dr. Brian Emerson, 1785 Verling Avenue, referenced a recent Staff recommendation and sought clarification.

The Administrator advised Council has authority to consider the rezoning application concurrent with the current Official Community Plan (OCP) update / review process. He noted the recent recommendation was a cautionary advisory to Council as complexities could arise with respect to the issue of Council receiving further public information on OCP requests pertaining to the property at 1746 Verling Avenue should the public hearing for this application close this evening.

Dr. Emerson urged Council to reject this proposal in order to maintain the integrity of the current OCP project. Dr. Emerson inquired when Mr. Patterson approached District Staff with respect to this proposal.

Ms. Burns advised she was not able to recall when Mr. Patterson approached; however, when the property was for sale, the District received many inquiries.

Dr. Emerson referenced the offer from Mr. Patterson to improve the water system in the surrounding area and implored Council not to consider any offer. He noted this site is a saturated site and using the wrong septic system could negatively impact the surround trees. He believes the septic system is inadequate for its intended purpose and is registered with the wrong governmental agency.

Mr. Vince Cullen, 6502 Hilltop, suggested the two adjacent parcels of land to the west of 1746 Verling be considered in conjunction with this parcel of land. He cannot support this current proposal and he noted this area cannot handle an increase in traffic.

Mr. Tim McHattie, 1094 Sluggett Road, advised if this site or the adjacent sites were suitable for gravel extraction, Butler Bros. would have purchased years ago. Given the current slope of the property and if gravel were to be extracted, access for that process would be from Verling Avenue. He believes the proposal for the on-site septic system and water treatment will not have a negative impact on the area.

Ms. Audra Cullen, 1741 Verling Avenue, noted the amount of opposition from the neighbouring community for this project. She feels the neighbourhood should have been notified earlier on in the process. She also supports the notion that this site and the adjacent two parcels be considered in conjunction. Ms. Cullen briefly spoke to transportation, noting growth should be in areas that can provide appropriate means of transportation. She urged Council to hear the residents that are opposed to this project.

Ms. Sandy Harman, 1537 Verling Avenue, spoke to requirements for rezoning within the City of Victoria.

Ms. MacDonald spoke briefly to gravel extraction possibilities on this site in light of discussions she has had with individuals. One of the main reasons this project is not supported by area residents is due to potential traffic concerns.

Ms. Katrina McHattie, 1681 Keating Cross Road, inquired how many industrial properties in the Sean Heights and Bryn Road area are serviced by septic systems and if water connections are available.

The Municipal Engineer advised the industrial businesses in the surrounding area are all serviced by on-site septic systems and water is not available.

Mr. Ernie Ackerman, 1779 Sean Heights Road, noted the remarkable job with the high quality reports from experts in the field. He believes Verling Road will not become a short-cut and that business is a part of the community. Communities do need a reasonable amount of commercial development in order to support the community. This proposal offers a great buffer between the on site buildings and the surrounding area. The proposed smaller benign mini-storage will not

increase heavy truck traffic. He believes this proposal offers the best possible use for this site.

Mr. Raymond Howard, 1751 Denman Street, spoke in support for this application. He noted this site is not suitable for gravel extraction. This proposal offers no tall buildings, self-contained parking, green space, no smoke, smell or pollution from the proposed uses, and offers onsite treatment of water and sewer. This project should be supported.

Mr. George Owen, 6506 Oldfield Road, noted the current proposal is an improvement from the original plan; however, he does not support the change of zoning to light industrial. He believes there could be alternatives to the zoning or proposed zoning such as agricultural zoning.

Ms. Charlotte Tucker, 6402 Oldfield Road, suggested this proposal is more suited within the Keating Industrial area footprint. Sean Heights is not a suitable collector road, emphasizing the roads in this area are currently unsafe and an increase in traffic will heighten that problem. She urged Council to not support a proposal to incorporate industrial zoning adjacent to agricultural land. She also believes the three parcels of land on Verling should be considered in conjunction with each other for the development of a long-term vision for this area.

Dr. Emerson noted the gravel testing was completed to 2.1m. To find valuable gravel, you need to dig deeper. He feels there is potential for gravel extraction on this site and the adjacent two parcels. He questioned when the new information pertaining to Sean Heights Road to widen the street to 6.9m with a 1.5m walkway was first presented to Staff.

The Municipal Engineer noted the Staff Report pertaining to Sean Heights Road was presented at the Regular Council Meeting of May 5, 2008. The Staff recommendation was 8.5m for safety purposes.

Dr. Emerson suggested the proposal does not provide enough room for bicycling nor does it provide a safe walkway. He requested further analysis of this component of the project and an additional Staff Memorandum.

Mr. Wignall spoke to the fire flow tests conducted and the pressure at hydrants in the vicinity. The proposal to enhance the water system in the immediate vicinity would benefit the entire neighbourhood. He overviewed the Vancouver Island Health Authority regulations for septic systems and the amount of potential output from this site. With respect to Sean Heights Road, Staff provided a recommendation based on standards; however, this road cannot be widened to 8.5m due to the 11m road allowance.

Councillor Thompson inquired of there could be a limit on the use within this proposal.

The Director of Planning & Building Services noted on-site limitations could be imposed through the Building Permit. A brief discussion occurred between Council and the Municipal Engineer noted that 8.5m is the standard but that 6.9m is acceptable in terms of safety.

Councillor Bryson inquired if the depth Levelton Consulting conducted their testing for gravel extraction is consistent with tests they conduct on other sites.

Mr. Moris advised the testing was conducted to an appropriate depth consistently used with all their site testing.

Mr. John Howroyd, 1741 Verling Avenue, advised that he will not extract gravel from this site and that the current zoning allows for gravel processing.

Ms. Jackie Lee, 1701 Verling Avenue, urged Council to reject this proposal on the following basis: (1) lack of resident input; (2) the conflict of the Official Community Plan (OCP) in relation to this application; (3) 100 per cent resident opposition. She referenced Section 5.2.6 Policy 6 in relation to the impact of traffic in this area. She inquired if further input may be provided on the OCP review / update process on the adjacent two parcels.

The Administrator advised that if the Public Hearing is closed this evening, correspondence respecting 1746 Verling Avenue may not be considered by Council. Should correspondence be submitted regarding the adjacent two parcels, the correspondence would be forwarded to Council and the OCP update / review process.

Ms. Lee noted the Arborist report and the need to protect all trees on site. The idea of extracting gravel from this site should be determined prior to proceeding as it could be a valuable resource. She briefly spoke to the water and sewer reports, noting the potential for groundwater contamination. Ms. Lee noted there would be a major increase in traffic that would affect cyclists and pedestrians in this residential area, and she encourages development of this nature to be in established industrial and commercial areas. There are other industrial and commercial sites available.

Mr. Richard Impett, 7116 Brentwood Drive, noted the development team has worked with the neighbourhood and have addressed many of the original concerns raised. He supports this project and feels it is far more suitable than gravel extraction.

Ms. Elizabeth Dunn, 6212 Bryn Road, noted there are three identical lots and this proposal is only for one of those three lots. She feels this application is premature and encourages Council to finalize the current Official Community Plan update / review process prior to examining the three properties together.

Mr. Devon Anderson, 7088 West Saanich Road, advised Council he is a young entrepreneur with a small company. He has found office space in Langford as there is limited space in Central Saanich. He strongly supports this proposal.

Mr. Stewart Brady, 8784 Pender Park Drive, spoke to the consultation between Staff, the community, and the development team. He noted the site proposal concurs with the 1999 Official Community Plan. This proposal protects the rural character of the area, and the use of additional vegetation to screen the proposed buildings emphasizes that character. The storage component to this site will guarantee noise is not troublesome for the surrounding residences. This proposal will provide jobs and more services for the existing business area. The proposed septic system meets the required standards.

Mr. Wignall noted the output would be between 350 to 375 gallons per day, which is the equivalent to output from approximately six houses.

Dr. Emerson noted the septic concerns he raised related to quality, not flow or volume. He noted there would be toxic contaminants from the industrial bi-products, and requested Staff prepare an evaluation report on this matter. Additionally, he questioned if interceptor drains would be installed and whether the installation would lead to trees dying in the surrounding area.

Ms. MacDonald noted there are properties on the ridge that are serviced by septic fields but the decisions from 30 years ago to allow those septic fields should not set a precedent for decisions required today.

Ms. Pam Haere, 6587 Bryn Road, spoke in opposition to this application due to stormwater drainage, increase in industrial area in a residential neighbourhood, and traffic concerns. She queried why the applicant does not pursue property in the Keating Industrial Area. This site and the two adjacent parcels should be considered together. Council needs to address access concerns to the highway, in particular, the property at the corner of Island View and the Pay Bay Highway.

Mr. Malcolm Harmon, 1537 Verling Avenue, spoke in support of this project as he could relocate his downtown business to this area.

Dr. Emerson noted the incredible views from the property and wondered if this site could be used for the entire community. He also noted the extra infrastructure costs to the community of this project. He urged Council to listen to the neighbours and turn down this proposal.

Ms. McHattie noted neighbour comments about the subject property and two adjacent parcels. One of those parcels is owned by her family and she

emphasized the three parcels are not connected and would appreciate if the neighbours considered the parcels as separate parcels. Her family purchased their property in 1932 and are aware of the dangers of a gravel pit.

The Municipal Clerk read into the record the following items of correspondence, copies of which are attached to the Report of this Public Hearing:

- R Impett, 7116 Brentwood Drive, May 9, 2008
- S McNulty, 7081 Central Saanich Road, May 10, 2008
- L Emerson, 1785 Verling Avenue
- B Barnett, 977 Marchant Road, May 14, 2008

Ms. Lee commented that should one of the three property owners come forward who owns the property, rather than forcing something on one of the parcel owners.

Dr. Emerson offered thanks to District Staff for their assistance in this process.

Mayor Mar called three times for representations from the public in regards to Bylaw No.1593. There were no representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1593 closed at 10:38 p.m.

### 3. ADJOURNMENT

*On motion, the Public Hearing for Bylaw No. 1608 held on Wednesday, May 14, 2008, adjourned at 10:38 p.m.*

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Jack Mar  
Mayor

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Sara C. Ribeiro  
Municipal Clerk

Recorded by: Sara C. Ribeiro  
Municipal Clerk