

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Monday, October 20, 2008, at 6:30 p.m.
Central Saanich Municipal Council Chamber

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

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. 1627, 2008".

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

The Administrator, Gary C. Nason, advised that three 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. 1627, a Staff Memorandum relating to the proposed Bylaw, and a copy 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 not receive any late correspondence.

2. PUBLIC HEARING

Central Saanich Land Use Bylaw Amendment Bylaw No. 1627, 2008

1. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1627, 2008"
[A Bylaw to Amend the Land Use Bylaw (Create P-1C Zone – Saanichton Elementary School Site)]
2. Staff Memorandum dated July 6, 2008, updated August 12, 2008, from the Director of Planning & Building Services entitled "Saanichton School Site Disposition and Use Rezoning Proposal and Financial Analysis"
3. Council Motions to Authorize the Necessary Readings of Bylaw No. 1627 and the Forwarding of the Bylaw to a Public Hearing
4. Correspondence Received Since the Introduction of Bylaw No. 1627 and Publication of the Notice of Public Hearing:
 - a) School District No. 63 (Saanich), September 17, 2008

The Director of Planning & Building Services noted the purpose of the proposed Bylaw is to amend the definitions for "Community Centre", "Park", "Recreation Centre", "School", and "Community Institutional Use"; to adopt regulations for a new Community Institutional (P-1C) Zone for the property located at 1649 Mt. Newton Cross Road for regulations with respect to permitted uses, siting and height of buildings and structures, floor area, density, lot size requirements; and consequential amendments to Sections 49, 55, and 60 for the P-1C Zone. The proposed amendment is to maintain the Saanichton School site as an appropriate community use resource facility available for continued use.

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

Mr. Kim Nilburn, Director of Facilities for School District No. 63 (Saanich), noted discussions began in 2003 noting the need to maintain the school site for community use. He overviewed current and past lease agreements with other municipalities, noting the School District's requirement for a long-term joint use

agreement. He spoke to the closure of the school, the process, public involvement, and the opening of Kelset Elementary School. He noted the Board had passed a motion to approve a lease, and with support for the initiatives of the Saanichton Family Place Society (SFPS). He overviewed the Ministry of Education's decision to not dispose of a school for less than 10 years. The proposal from SFPS is consistent with that directive. He spoke to the Agricultural Land Reserve requirements of this site, and he noted he is not objecting to the proposed rezoning but raised concern with the financial sustainability of the SFPS proposal. He spoke to the viability and future sustainability of the school, especially in terms of maintenance.

Mr. Steve Garner, Saanichton Family Place Society, spoke in support of the previous speaker's comments and thanked the School District for its support. He spoke to the proposed bylaw amendment being a technical clarification of a bylaw which allowed too many uses that are not in the public interest. He encouraged Council it support the proposed amendments.

Mayor Mar called three times for representations from the public in regards to Bylaw No. 1627. There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1627 closed at 6:44 p.m.

3. ADJOURNMENT

On motion, the Public Hearing for Bylaw No. 1627 held on Monday, October 20, 2008, adjourned at 6:44 p.m.

Jack Mar
Mayor

Sara C. Ribeiro
Municipal Clerk

Recorded by: Sara C. Ribeiro
Municipal Clerk