

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting  
Monday, September 12, 2005 at 7:00 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Mayor Allison Habkirk  
Councillors Graham, Haddon, King, Korol, Mason and Thompson  
Gary C. Nason, Administrator  
Trish Flanders, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services  
Nirmal Bhattacharya, Municipal Engineer

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**APPROVAL OF THE AGENDA:**

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

- Correspondence from Mark Verhagen Re: Development Variance Permit Application – Proposed Subdivision of 1300 Benvenuto Avenue, to be included with Item 1;
- Correspondence from Karen Collinson Re: Development Permit and Development Variance Permit Application – 905 Grilse Lane (Anglers' Anchorage Marina), to be included with Item 3;

1071.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
                  *That the Agenda for the Special (Open) Council Meeting held on September 12, 2005 be approved as amended.*  
                  CARRIED UNANIMOUSLY

**STAFF MEMORANDUM AND REPORTS:**

**1. Development Variance Permit Application – Proposed Subdivision of 1300 Benvenuto Avenue (Verhagen)**

- a) Staff Memorandum dated July 14, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application, No. 3090-20-7/05, 1300 Benvenuto Avenue, Mark Verhagen (previously received at the July 25<sup>th</sup>, 2005 Special (Open) Council Meeting);
- b) Council Motion adopted on July 25, 2005 in regards to this application;
- c) Notice sent to adjacent property owners dated August 15, 2005; and
- d) Correspondence received pertaining to this application:
  - C.J. Wilson on behalf of Eurosa Gardens Ltd., September 1, 2005;
  - Mark Verhagen, 6447 West Saanich Road, September 9, 2005.

The Administrator gave an overview of the process taken to date with respect to the Development Variance Permit Application for the proposed subdivision of the property located at 1300 Benvenuto Avenue.

It was noted that there was no representation from Eurosa Gardens in attendance at the meeting.

The Applicant, Mr. Mark Verhagen, was in attendance at the meeting and gave a brief overview of his correspondence.

1072.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR KING  
                  *That the correspondence be received, and:*

1. *Council authorize the issuance of a Development Variance Permit in connection with the property located at 1300 Benvenuto Avenue (Mark Verhagen) to:*

- *relax the requirements for the full construction of Macklin Road between Greig Avenue and Benvenuto Avenue; and*
- *relax the required construction standards for Greig Avenue to use chip seal instead of 50 mm hot mix asphalt; and*

2. Council forward to the Agricultural Land Commission for recommended approval the application for construction of a 2 m wide trail in the Macklin Road road allowance.

CARRIED UNANIMOUSLY

**2. Development Permit and Development Variance Permit Application –7806 East Saanich Road (Prairie Inn)**

- a) Staff Memorandum dated July 12, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit and Development Variance Permit Application, No. 3060-20-4/04, 7806 East Saanich Road, Prairie Inn (previously received at the July 25<sup>th</sup>, 2005 Special (Open) Council Meeting);
- b) Memorandum dated August 12, 2005 from the Central Saanich Heritage Commission Re: Prairie Inn, 7806 East Saanich Road, Exterior Finishes;
- c) Council Motion adopted on July 25, 2005 in regards to this application;
- d) Notice sent to adjacent property owners dated August 29, 2005 (Revised); and
- e) Correspondence received pertaining to this application:
  - Adele & Monty Clements, 6516 Central Saanich Road, August 19, 2005.

The Administrator proceeded to give an overview of the process taken to date with respect to the Development Permit and Development Variance Permit Applications for the proposed renovation (new games room and breezeway) of the Prairie Inn property which is located at 7806 East Saanich Road.

Mr. Art Finlayson, Architect, advised that he was available to answer questions from members of the Committee.

Ms. Adele Clements, 6516 Central Saanich Road, addressed the contents of her correspondence and referred to the revised notification letter dated August 29, 2005 which advised of the proposed deletion of the requirements for the construction of a concrete sidewalk and streetlights with underground wiring for the Mt. Newton Cross Road frontage.

A brief discussion around the table took place.

1073.05      **MOVED BY COUNCILLOR GRAHAM**  
**SECONDED BY COUNCILLOR THOMPSON**  
*That the correspondence be received, and:*

1. Council authorize the issuance of a Development Variance Permit in connection with the property located at 7806 East Saanich Road (Prairie Inn) to:
  - vary the required off-street parking setback from a property line from 2.5 m to 1.0 m;
  - change the minimum loading area size to a smaller loading area;
  - reduce the required number of parking stalls from 48 spaces to 45 spaces;
  - reduce the aisle width for the eastern portion of the site by 0.80 m with a further variance required for parking stall #13 of 3.5 m; and
  - delete the requirements for the construction of a concrete sidewalk and streetlights complete with underground wiring for the Mt. Newton Cross Road frontage.

*and further, that should in the opinion of the Central Saanich Fire Chief the fire retardant paint additive on the east elevation of the Prairie Inn not be required, then this requirement be deleted.*

BEFORE THE QUESTION WAS CALLED,

- 1074.05      MOVED BY COUNCILLOR THOMPSON  
                  SECONDED BY COUNCILLOR HADDON  
*That the portion of the foregoing motion pertaining to the fire retardant paint additive be considered seriatim.*  
                  CARRIED UNANIMOUSLY
- THE PORTION OF THE MOTION PERTAINING TO THE APPROVED VARIANCES CARRIED  
                  OPPOSED: COUNCILLORS KING AND KOROL
- 1075.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
*That Council approve the issuance of the Development Permit, including the aforementioned approved variances, for the proposed renovations to the Prairie Inn as outlined in the Staff Memorandum dated July 12, 2005.*  
                  CARRIED UNANIMOUSLY
- 1076.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
*That should in the opinion of the Central Saanich Fire Chief the fire retardant paint additive on the east elevation of the Prairie Inn not be required, then this requirement be deleted.*  
                  CARRIED UNANIMOUSLY

**3. Development Permit and Development Variance Permit Application – 905 Grilse Lane (Anglers' Anchorage Marina)**

- a) Staff Memorandum dated July 20, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Permit and Development Variance Permit Application, Anglers' Anchorage Marina, 905 Grilse Lane, New Parking Layout and Replacement of Docks (previously received at the July 25<sup>th</sup>, 2005 Special (Open) Council Meeting);
- b) Council Motion adopted on July 25, 2005 in regards to this application;
- c) Notice sent to adjacent property owners dated August 15, 2005;
- d) Correspondence received pertaining to this application:
  - Cindy Waites, 6981 Anglers Lane, August 19, 2005;
  - Tom and Hilda Treherne, #5 – 930 Josephine Road, September 7, 2005;
  - Connie Clarke, #1 – 930 Josephine Road, September 7, 2005;
  - Dave Maxwell, #12 – 930 Josephine Road, September 7, 2005; and
  - Karen Collinson, 7025 Hagan Road, September 12, 2005.

The Administrator gave an overview of the process taken to date with respect to the Development Permit and Development Variance Permit Applications for the Anglers' Anchorage Marina property which is located at 905 Grilse Lane.

Mr. Art Finlayson, Architect, advised that he was available to answer questions from members of the Committee.

It was noted that Cindy Waites was not in attendance at the meeting to address the contents of her correspondence.

Mrs. Connie Clarke, #1 – 930 Josephine Road, expressed concern that the application materials which were submitted by the Applicant do not mention any sewage pump-out/treatment facilities for the boats at the Marina, and was advised by Mayor Habkirk that at its Meeting held on July 25<sup>th</sup>, 2005, Council declined to waive this requested variance. Mrs. Clarke then expressed several concerns with respect to traffic flow and vehicle/pedestrian safety in the immediate area, and suggested that implementation of a one-way traffic loop be considered by the District. Mayor Habkirk advised Mrs. Clarke that the Central Saanich Police Service and Municipal Staff do not support a one-way traffic loop for this particular neighbourhood.

The Administrator gave a brief overview of the proposed 2005 Supplementary Budget Request in regards to the proposed upgrading of the Bickford Lane and Grilse Lane intersection.

Mr. Tom Treherne, #5 – 930 Josephine Road, advised that he supports the comments expressed by Mrs. Clarke and encouraged both Council and the Applicant to find an appropriate solution to the vehicle and pedestrian safety concerns in this neighbourhood.

It was noted that Mr. Dave Maxwell was not in attendance at the meeting to address his correspondence.

It was noted that Ms. Karen Collinson was not in attendance at the meeting to address her correspondence.

Mr. Robert Clarke, #1 – 930 Josephine Road, briefly addressed his concerns pertaining to the dock facilities at the Marina, as well as the narrow width of Grilse and Bickford Lanes and the need to address the vehicle and pedestrian safety issues that exist in the neighbourhood.

Ms. Patti McKnight, 930 Grilse Lane, stated that traffic safety is a serious concern in this area and advised that the neighbourhood simply cannot accommodate any additional traffic flow. She further advised that there are often 35-50 cars in the Marina parking lot in the early morning hours, and expressed concern that the neighbourhood is getting crowded out by the Marina users. Ms. McKnight stated that many of the concerns and issues could be addressed by opening up Lot 13.

Mr. Mark Tigchelaar, Manager of Anglers' Anchorage Marina, advised the Committee that traffic flow will decrease as a result of the decreased number of slips at the Marina in future, and further advised that there are no plans to increase the restaurant operations. Mr. Tigchelaar noted that the Marina parking lot is not only being used by the Marina and restaurant users but is also frequently used by people who cannot find adequate street parking in the area.

A lengthy discussion ensued.

1077.05        MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR MASON  
*That the correspondence be received, and Council authorize the issuance of a Development Variance Permit in connection with the property located at 905 Grilse Lane (Anglers' Anchorage Marina) to vary the required screening on the north and east sides of the property, as shrubbery and a concrete wall already exist.*

1078.05        AMENDMENT  
                  MOVED BY COUNCILLOR MASON  
                  SECONDED BY COUNCILLOR GRAHAM  
*That the foregoing motion be amended by adding the words “, subject to it being the District's expectation that, in the event that the current screening on the north side of the property is ever damaged or removed, it will be promptly replaced by the Applicant.”*

1079.05        **\*\* DEFEATED \*\***  
                  MOVED BY COUNCILLOR HADDON  
                  SECONDED BY COUNCILLOR KING  
*That the main motion be further amended by making it a condition of approval of the Development Variance Permit that the Applicant agree to undertake an appropriate level of upgrading to the Bickford Lane/Grilse Lane intersection so as to ensure an acceptable and safe level of access and egress for emergency vehicles to the area.*

THE QUESTION WAS CALLED ON THE FOREGOING (2<sup>ND</sup>) AMENDMENT  
**DEFEATED**

OPPOSED: MAYOR HABKIRK, COUNCILLORS GRAHAM, MASON, THOMPSON

THE QUESTION WAS CALLED ON THE FIRST (1<sup>ST</sup>) AMENDMENT  
THE AMENDING MOTION CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED  
THE MAIN MOTION AS AMENDED CARRIED  
OPPOSED: COUNCILLORS HADDON, KING, KOROL

- 1080.05      MOVED BY COUNCILLOR GRAHAM  
                  SECONDED BY COUNCILLOR THOMPSON  
*That Council authorize the issuance of a Development Permit in connection with property located at 905 Grilse Lane (Anglers' Anchorage Marina) to facilitate the proposed redevelopment (upgrading) of the Anglers' Anchorage Marina docks at 905 Grilse Lane, subject to the following conditions:*
- *the provision of an acceptable legal assurance by the applicant that the house located in the parking lot will be removed to accommodate additional parking;*
  - *the Grilse Lane frontage along Anglers' Anchorage Marina be widened with asphalt (approximately 1 m wide) to alleviate long standing community concerns over the substandard width of Grilse Lane;*
  - *removable (lockable) bollards be installed along the existing pathway at each entrance point of the pathway;*
  - *the pathway be upgraded to a minimum width of 1.5 m including a gravel surface to Central Saanich specifications;*
  - *the pathway to remain unobstructed into Ravine Park;*
  - *adequate pump-out facility or facilities be provided, connected to the community sewer system, to accommodate all of the boats berthed at or visiting the Marina; and*
  - *the aforementioned variance as approved by Council through the Development Variance Permit process.*

CARRIED UNANIMOUSLY

Councillor Haddon requested that any neighbouring residents who have concerns in regards to live-aboard activity at the Anglers' Anchorage Marina facility should submit a complaint in writing to the District requesting appropriate enforcement action.

**ADJOURNMENT:**

*On motion, the Special (Open) Council Meeting held on September 12, 2005 adjourned at 8:15 pm.*

Recorded by: Trish Flanders  
Municipal Clerk