

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting
Monday, January 29, 2007, at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, King, Mason, and Thompson
Hope V. Burns, A/Administrator and Director of Planning & Building Services
Sara C. Ribeiro, Municipal Clerk
Ron French, Fire Chief

APPROVAL OF THE AGENDA:

Mayor Jack Mar called the Meeting to order and asked that the Acting Administrator overview the purpose of the Meeting and the various materials available at the Meeting for the perusal of the public.

The Acting Administrator, Ms. Hope V. Burns, briefly overviewed the purpose of the Special (Open) Council Meeting and the various materials available at the Meeting for review by the public and the materials which had been previously distributed to all members of Council. Ms. Burns noted that spare copies of the complete agenda package were available along with additional copies of the covering page only of the agenda, as well as additional copies of the various late items of correspondence which have been received pertaining to this matter. Ms. Burns noted the addition to the agenda of the following items:

- Correspondence dated January 28, 2007, from V Armstrong (8169 Lochside Drive) and Mr. and Mrs. J Halliday (8191 Lochside Drive) Pertaining the Public Hearing for Bylaw No. 1571 (8205 Lochside Drive) to be included as Item No. 5(c)(iii), under Section II – Public Hearing.
- A map of the proposed subdivision to be included as Item No. 3 and correspondence Pertaining to the Development Variance Permit Application for Subdivision of Lot A, Section 15 and 16, Range 4 East, SSD, Plan 47680 (English Meadow Development – Bella Vista Road) to be included as Item Nos. 2(h) and 2(i) respectively under Section III:
 - R Atkins, 2441 Costa Vista Place, January 24, 2007
 - A Seibel, 6556 Bella Vista Road, January 28, 2007
- Correspondence dated January 25, 2007, from L Butler, 1192 Dignan Road to be included as Item No. 1(iv)(a), under Section IV – Development Variance Permit Application – 1167 Stelly's Cross Road

67.07 MOVED BY COUNCILLOR THOMPSON
 SECONDED BY COUNCILLOR GRAHAM
 That the Agenda for the Special (Open) Council Meeting held on January 29, 2007, be approved as amended.
 CARRIED UNANIMOUSLY

PUBLIC HEARING:

1. “Central Saanich Land Use Bylaw Amendment Bylaw No. 1560, 2006”

- a) Staff Memorandum dated November 8, 2006, entitled “Permeable Surface Parking – Secondary Suites”
- b) Staff Memorandum dated September 19, 2006, entitled “Secondary Suite Analysis – Lots Greater than 660m²”
- c) “Central Saanich Land Use Bylaw Amendment Bylaw No. 1534, 2006”
- d) Council motions adopted on December 4, 2006, in regard to this application.
- e) Correspondence received since the introduction of the Bylaw and Notice of the Public Hearing: Nil.

The Director of Planning & Building Services, Hope V. Burns, advised the purpose of the proposed Bylaw is to reduce the minimum lot size for a Residential Single Family building containing a secondary suite from 780m² (8,400 sq. ft.) to 660m² (7,100 sq. ft.) in certain Rural Estate, Agricultural, Single-Family and Two Family Residential Zones under specified conditions. The proposed Bylaw would affect land in the District of Central Saanich in the A-1, A-2, RE-1, RE-2, RE-3, RE-4, R-1, R-1M, R-2 and R-1S Zones.

Mayor Mar opened the floor at 7:07 p.m. for representations from the public with respect to this particular Land Use Bylaw Amendment Application.

Sylvia Leard, 1993 White Road, expressed concern regarding the reduction of lot size but allowing more people to reside in an area.

Jim Leard, 1993 White Road, expressed concern regarding the introduction of the proposed changes now when there will be an Official Community Plan review this year. He suggested this Bylaw be tabled until the OCP review is underway.

The Director of Planning & Building Services clarified the concerns raised by advising that the Land Use Bylaw establishes the legal requirements of zoning and the Official Community Plan establishes land use policy. Bylaw No. 1560 is amending the Land Use Bylaw to permit a secondary suite for a Residential Single Family building with a lot size of 660m². The secondary suite must comply with the Building Code regulations, parking requirements, and the house must be owner occupied.

Mayor Mar called three times for further representations from the public in regards to Bylaw No.1560. There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1560 closed at 7:11 p.m.

2. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1571, 2006"

- a) Staff Memorandum dated December 12, 2006, entitled "Zoning Amendment Application, 8205 Lochside Drive, Rachael and Al Halliday"
- b) Council motions adopted on December 18, 2006, in regard to this application.
- c) Correspondence received since the introduction of the Bylaw and Notice of the Public Hearing:
 - i) W & J Bennett, 8161 Lochside Drive, January 17, 2007
 - ii) D Petroski, 8155 Lochside Drive, January 24, 2007
 - iii) V Armstrong, 8169 Lochside Drive, Mr. and Mrs. J Halliday, 8191 Lochside Drive, January 28, 2007

The Director of Planning & Building Services, Hope V. Burns, advised the purpose of the proposed Bylaw is to increase the maximum allowable lot coverage for one parcel in the RE-2 (Rural Estate) Zone to 30.0% to accommodate an addition onto the building located at 8205 Lochside Drive. The subject property is Parcel A (DD2674171) of Lot 1, Section2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW.

Mayor Mar opened the floor at 7:13 p.m. for representations from the Applicant and from the public with respect to this particular Development Variance Permit Application.

Rachel Halliday (owner), 8205 Lochside Drive, advised the proposed addition is to enclose an existing deck.

The Director of Planning & Building Services read into the record the following correspondence, copy of which is attached to the Minutes of this Public Hearing:

1. V Armstrong, 8169 Lochside Drive, and Mr. and Mrs. J Halliday, 8191 Lochside Drive, January 28, 2007.

Mayor Mar called three times for further representations from the public in regards to Bylaw No.1571. There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1571 closed at 7:15 p.m.

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR SUBDIVISION OF LOT A, SECTION 15 AND 16, RANGE 4 EAST, SSD, PLAN 47680 (English Meadow Development – Bella Vista Road)

A Public Meeting on the requested variances was held on January 10, 2007. Further consideration of the above application was postponed and referred to this evening's Meeting for Council decision and direction.

Correspondence received subsequent to the January 10, 2007, Public Meeting:

1. Copy of correspondence dated December 18, 2006, and January 7, 2007, from E and J Curnow to Mr. Murray Coell, MLA, and response dated December 21, 2006, from Mr. Coell
2. K and L Sendall, 2385 Twin View Drive, dated January 5, 2007, received January 11, 2007
3. L Bourne, 2381 Twin View Drive, received January 16, 2007
4. R Davidson, 2391 Twin View Drive, received January 15, 2007
5. M and L Mueller, 2458 Twin View Drive, dated January 14, 2007
6. A Seibel, 6556 Bella Vista Drive, received January 24, 2007
7. K Fry, 6628 Rey Road, dated January 24, 2007

And the following letters were received as late items to this Meeting's Agenda:

8. R Atkins, 2441 Costa Vista Place, January 24, 2007
9. A Seibel, 6556 Bella Vista Road, January 28, 2007

The Director of Planning & Building Services, Hope V. Burns, briefly overviewed this application for Council.

There was a brief discussion between Council.

68.07 MOVED BY COUNCILLOR KING
 SECONDED BY COUNCILLOR THOMPSON
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), approve the issuance of a Development Variance Permit to vary the engineering subdivision standards required by bylaw to permit the construction of centre islands in the Bella Vista Drive roadway for the purpose of traffic calming.
 CARRIED UNANIMOUSLY

69.07 MOVED BY COUNCILLOR GARRISON
 SECONDED BY COUNCILLOR THOMPSON
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), to not vary the required width for construction of Twin View Drive.
 CARRIED UNANIMOUSLY

70.07 ***DEFEATED***
 MOVED BY COUNCILLOR KING
 SECONDED BY COUNCILLOR GRAHAM
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), approve the issuance of a Development Variance Permit to vary the engineering subdivision standards required by bylaw to permit the use of stamped coloured asphalt and install collapsible bollards in the new section of Twin View Drive.
 BEFORE THE QUESTION WAS CALLED, it was

71.07 ***AMENDMENT***
 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR KING
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), review the traffic patterns in this area in one year, especially in terms of any significant traffic flow alterations in the Tanner Ridge area, and create a standing policy to authorize Staff to remove the bollards in poor weather/road conditions.
 CARRIED UNANIMOUSLY

ON THE MAIN MOTION, DEFEATED

OPPOSED: COUNCILLORS BRYSON, GARRISON, MASON, THOMPSON

72.07 MOVED BY COUNCILLOR THOMPSON
SECONDED BY COUNCILLOR GARRISON
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), approve the issuance of a Development Variance Permit to vary the engineering subdivision standards required by bylaw to waive the requirement for the full construction of Rey Road along the property frontage.
CARRIED UNANIMOUSLY

73.07 MOVED BY COUNCILLOR THOMPSON
SECONDED BY COUNCILLOR GARRISON
That Council, in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the proposed plan of subdivision), not approve the requested variance to the Land Use Bylaw to reduce the required exterior sideyard setback for a house from a minimum of 6m (20 ft.) to 4m (13 ft.) for proposed Lots 36 and 37.
CARRIED UNANIMOUSLY

There was a brief recess from 7:38 p.m. to 7:40 p.m.

74.07 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR BRYSON
That the Council Agenda be amended to allow property owners on Rey Road an opportunity to address Council.
CARRIED UNANIMOUSLY

Kevin Fry, 6628 Rey Road, encouraged Council to have a dialogue with the Provincial Government to amend or reverse the decision to close Rey Road. Mr. Fry indicated that there is a real safety concern of the residents that needs to be addressed.

Elizabeth Curnow, 6514 Rey Road, expressed concern with access to the residential homes in this area if Rey Road is to be closed.

Brian McKay, 2541 Wilcox Terrace, overviewed the history of this matter, advising there was a strip of land that was to be used as a merge lane to address the concerns of Rey Road residents. He emphasized Central Saanich Council needs to address this matter, not the Ministry of Transportation.

There was a brief discussion between members of the public and Council regarding the implications for the closure of Rey Road.

75.07 MOVED BY COUNCILLOR MASON
SECONDED BY COUNCILLOR KING
That at the next meeting with the Ministry of Transportation, a delegation of three residents be invited to attend the meeting to raise their concerns to the Ministry of Transportation.
CARRIED UNANIMOUSLY

DEVELOPMENT VARIANCE PERMIT APPLICATION – 1167 STELLY’S CROSS ROAD

1. Development Variance Permit Application – 1167 Stelly’s Cross Road (“Brentwood House”) Lot A, Section 10, Range 1 West, SSD, Plan 9873

- i) Staff Memorandum dated December 12, 2006, entitled “Development Variance Permit for Fencing – Beacon Community Services, 1167 Stelly’s Cross Road”
- ii) Council motion adopted on December 18, 2006, in regard to this application
- iii) Notice sent to adjacent property owners dated January 9, 2007
- iv) Correspondence received pertaining to this application subsequent to the December 18, 2006, Regular Council Meeting:
 - (a) L Butler, 1192 Dignan Road, January 25, 2007

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

Mayor Mar invited the applicant to address Council.

Councillors Bryson and Graham returned to the Council Chamber at 8:15 p.m.

NEW BUSINESS/OTHER COMPETENT BUSINESS:

1. Correspondence (2) from the Saanich Peninsula Chamber of Commerce Re:
 - a) Saanich Peninsula Tourism Development Plan (SPTDP)
 - b) Request for Support of the Proposed Municipal Rural Infrastructure Program (MRIF) Grant Application for New Visitor Information Centre for the Saanich Peninsula

The Acting Administrator, Hope V. Burns, overviewed the correspondence.

Pat Fafard, President of the Saanich Peninsula Chamber of Commerce, was in attendance at the meeting and briefly spoke to his correspondence.

Jim Lee, Saanich Peninsula Chamber of Commerce, was in attendance at the meeting and spoke to both pieces of correspondence.

The Acting Administrator advised Council that endorsement of the Tourism Development Plan Grant Application will not impact its own MRIF Grant Applications.

- 79.07 MOVED BY COUNCILLOR MASON
 SECONDED BY COUNCILLOR BRYSON
 That the correspondence dated January 15, 2007, and January 16, 2007, from the Saanich Peninsula Chamber of Commerce be received and Council endorse the Municipal Rural Infrastructure Grant Application submitted by the Saanich Peninsula Chamber of Commerce for a new Visitor Information Centre on the Pat Bay Highway.
 CARRIED UNANIMOUSLY

There was a brief discussion between Council and representatives from the Saanich Peninsula Chamber of Commerce.

ADJOURNMENT:

On motion, the Special (Open) Council Meeting held on January 29, 2007, adjourned at 8:24 p.m.

Jack Mar
Mayor

Sara C. Ribeiro
Municipal Clerk

Recorded by: Sara C. Ribeiro
Municipal Clerk