



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on October 18, 2021

To: Christine Culham
Chief Administrative Officer

File: 3360-20-5/21 and 3015-20-1/21

From: Jarret Matanowitsch
Director of Planning and
Building Services

Priority: Strategic
 Operational

Date: October 08, 2021

Re: 1741 Verling Avenue - Applications for Rezoning and ALC Non-Farm Use
(Animal Hospital)

RECOMMENDATIONS:

1. That Land Use Bylaw Amendment Bylaw No. 2092 (1741 Verling Avenue) be given Second Reading and referred to a Public Hearing.
2. That, following the receipt of public input, Council support Agricultural Land Commission application 3015-20-1/21 for a Non-Farm Use - Large Animal Hospital at 1741 Verling Avenue and refer the application to the Agricultural Land Commission.
3. That, prior to adoption of Land Use Bylaw Amendment Bylaw No. 2092 (1741 Verling Avenue) and subject to ALC approval of the application, a covenant be registered on the lands to secure the following:
 - That a landscaped buffer of a minimum depth of 7.5 metres be maintained along the property's Verling Avenue frontage;
 - That parking for the large animal hospital be located to the rear of the building as seen from Verling Avenue;
 - That the gross floor area of the hospital building not exceed 450 m²;

To: Christine Culham, Chief Administrative Officer

October 08, 2021

For: October 18, 2021 Regular Council

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- **That every attempt be made by the owner to direct clients of the hospital to the business by way of Oldfield Road, including directions on the website and other information that includes directions to the business.**

BACKGROUND:

At their meeting on August 16th, 2021 Council resolved to refer the Rezoning and ALC Non-Farm Use applications for the property at 1741 Verling Avenue to the Advisory Planning Commission (APC) and the Peninsula and Area Agricultural Commission (PAAC) for comment. This report provides an overview of the comments received and includes comments from staff on the issue raised as well a minor change made to the amendment bylaw regarding the proposed use.

DISCUSSION:

Peninsula and Area Agricultural Commission

The PAAC considered the application at their September 9th meeting and their comments are attached to this report as Appendix A. The Commission was generally supportive of the proposed use and agreed that it would address a "desperate" need on the Peninsula.

A concern was expressed regarding the intersection of Verling Avenue and Old West Saanich Road, which the Commission noted is very steep and considered a blind intersection. The PAAC would expect the proposed use to generate more traffic and, therefore, suggests that traffic safety improvements be considered.

Advisory Planning Commission

The APC considered the application at their meeting on September 15th and recommends that the potential challenges of access to this site be considered as well as signage to mitigate the challenges for large vehicles.

Staff Comments

The intersection of Old West Saanich Road and Verling Avenue is a three-way intersection, with Verling Avenue veering away on a substantial grade uphill. At the start of the road, signage is posted to prohibit trucks accessing Verling Avenue and to set the speed limit at 30 km/h. Verling Avenue is classified as a rural road.

Currently the District has no plans in place to improve the intersection of Old West Saanich Road and Verling Avenue. Frontage improvements are not required as part of this application and, as Verling Avenue is classified as a rural road, typically no improvements are required as part of the development of a property in this area.

The applicant has stated that he would include information on the business website advising clients to access the property from Oldfield Road and Bryn Road. This would be the same route used by trucks visiting businesses in the Sean Heights Business Park. A condition can be included in a covenant requiring that the owner make every attempt to direct clients of the business to the property by way of Oldfield Road.

To: Christine Culham, Chief Administrative Officer

October 08, 2021

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The subject property itself would provide an opportunity to turn around on site, through a U-shaped driveway, so as to allow vehicles and horse trailers to re-access Verling Avenue without having to back up on site or back out onto Verling Avenue.

Amendment Bylaw

Additional wording has been included in the amendment bylaw to restrict the use of the property to a *"veterinary practice being a large animal and specialty hospital with outdoor recovery areas"*. This wording would differentiate the proposed use from a veterinary clinic use which typically generates more traffic due to a higher volume of clients that are seen in a day.

CONCLUSION:

The application for the large animal hospital proposed for 1741 Verling was referred to the Advisory Planning Commission and Peninsula and Area Agricultural Commission. A concern was expressed with respect to access to the business by way of the intersection of Old West Saanich Road and Verling Avenue, which includes a steep section of road. To address the issue, a condition would be included in a covenant, that clients be provided with a recommended alternative access by way of Oldfield Road.

Respectfully Submitted

Ivo van der Kamp
Planner

ATTACHMENTS:

Appendix A - PAAC Comments

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services

Administrator's Recommendation:
I concur with the recommendations contained
in this report.
Christine Culham
Chief Administrative Officer



Peninsula & Area Agricultural Commission

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Secretary: Isobel Hoffmann, isobel.hoffmann@saanich.ca
Chair: Phil Christie*

October 5, 2021

Mayor and Councillors
District of Central Saanich
1903 Mt. Newton X Road
Saanichton, BC V8M 2A9

Dear Mayor and Councillors

PROPOSED REZONING- 1741 VERLING AVENUE

At its September 9, 2021 meeting, the Peninsula & Area Agricultural Commission (PAAC) reviewed the proposed rezoning application at 1741 Verling Avenue to construct a large animal hospital.

Most PAAC members agreed there is a desperate need for hospital facilities for large farm animals on the Peninsula. It is critically important for a healthy agricultural community.

The steep, blind intersection at the corner of Verling and Old West Saanich was noted as a traffic hazard, particularly with the anticipated increase in traffic with the proposed clinic. It was suggested that Central Saanich look into safety improvements at the corner.

We thank you for the opportunity to comment on this application.

Sincerely,

"Phil Christie"

Phil Christie, Chair
Peninsula & Area Agricultural Commission

cc: Ivo van der Kemp, Planner

**Member Municipalities:
Saanich, Central Saanich, North Saanich, Metchosin**