

**SUBJECT TO ADOPTION**

**DISTRICT OF NORTH SAANICH  
ADVISORY PLANNING COMMISSION**

**Minutes of the meeting of the  
Advisory Planning Commission  
Wednesday, March 26, 2008 at 7:30 P.M.**

**PRESENT:**

Chair M. Stanlake  
Members D. Carrier  
E. Izard  
C. Spence  
C. Stout  
R. Townsend  
Council Liaison P. Chandler

**ABSENT:**

Member M. Houle

**ATTENDING:**

Director, Development & Community Services T. Olsen  
Recording Secretary J. Gretchen

**ALSO IN  
ATTENDANCE**

Applicant, 1830 McMicken Road B. Horn

The Chair called the meeting to order at 7:30 P.M.

**WELCOME TO NEW MEMBERS**

Councillor Peter Chandler introduced new member Ron Townsend to the Advisory Planning Commission. Councillor Chandler also gave a brief overview of the roles of the Commission members and mandate.

**ELECTION OF OFFICERS**

Councillor Peter Chandler called for nominations for the position of Chair.

MOVED BY: KIT SPENCE

SECONDED: DAN CARRIER

1. That Mike Stanlake be nominated Chair of the Advisory Planning Commission.

CARRIED

Councillor Chandler called three times if there were any further nominations for Chair. As there were none, Mike Stanlake was declared Chair.

Councillor Chandler then called for nominations for the position of Vice Chair.

MOVED BY: MIKE STANLAKE  
SECONDED: CAROLYN STOUTE

2. That Ted Izard be nominated Vice Chair of the Advisory Planning Commission.

CARRIED

Councillor Chandler asked if there were any further nominations for Vice Chair. Ted Izard nominated Carolyn Stout who declined. Councillor Chandler asked three times for any further nominations and as there were none, Ted Izard was declared Vice Chair.

### **ADOPTION OF MINUTES**

MOVED BY: KIT SPENCE  
SECONDED: DAN CARRIER

3. That the minutes of the Advisory Planning Commission meeting held January 23, 2008 be adopted as amended by deleting the comments made by Bryan Bailey and replacing them with the following:

**"Bryan Bailey, 8916 Haro Park Terrace,** noted that an estimate of approximately 70 homes on the lower ridge of Dean Park will be adversely affected. He asked the APC to recommend to Council that the height of the water slide tower be limited to that allowed by North Saanich bylaws."

CARRIED

### **ADDITIONS TO AGENDA**

That the agenda be approved as circulated.

### **BUSINESS ARISING FROM THE MINUTES**

Councillor Chandler apprised Commission members of the status of the recent recommendation submitted to Council:

## **Development Variance Permit – 1885 Forest Park Drive**

Councillor Chandler noted that at the February 27, 2008 Special Committee of the Whole meeting, Council made a recommendation to the Peninsula Recreation Commission to reduce the height of the proposed water slide tower by 10 feet.

## **REFERRALS**

### **Development Variance Application to vary section 303.2 by increasing the house size from the maximum permitted area of 465 m<sup>2</sup> to 544 m<sup>2</sup> for the purpose of converting a crawlspace to a basement – 1830 McMicken Road (Cormier/Horn)**

The Chair noted that everyone at the meeting tonight attended the site visit on Saturday, March 22<sup>nd</sup>.

**Barry Horn, applicant for 1830 McMicken Road**, was invited to join the table to discuss his application. Mr. Horn noted that he had no further comments regarding the application since the site visit and was available to answer any questions from the Commission members.

On a question, Mr. Horn explained that the pipes protruding from the walls in the larger of the two rooms were for the heat pump.

MOVED BY: TED IZARD  
SECONDED: CAROLYN STOUT

4. The Advisory Planning Commission recommends to Council that a development variance permit for 1830 McMicken Road to vary section 303.2 by increasing the house size from the maximum permitted area of 465 m<sup>2</sup> to 544 m<sup>2</sup> for the purpose of converting a crawlspace to a basement be approved subject to the owner providing at the time of application for a building permit an engineering report indicating that the basement will not be subject to flooding.

CARRIED

## **NEW BUSINESS**

### **Review of the Zoning Bylaw**

T. Olsen noted that issues previously identified by the Advisory Planning Commission are included in the review of the Zoning Bylaw. Discussion ensued with the members, and T. Olsen advised that these comments will be included in a future report to Council. The key points made by the Commission for Council to consider in its review of the Zoning Bylaw were:

- Allow for more flexibility in the size of accessory buildings, more specifically allow one large accessory building up to 1100 ft<sup>2</sup> in exchange for the overall number of accessory buildings being reduced;
- Allow certain types of accessory buildings such as pump houses, wood sheds and small greenhouses to be exempt from the total number of permitted accessory buildings;
- Exempt accessory buildings with an area of 10 m<sup>2</sup> or less from the total number of permitted accessory buildings;
- When the same person owns two or more contiguous lots, provision should be made for small accessory buildings or greenhouses on those lots without the principle dwelling;
- Only covered swimming pools should count as an accessory building;
- Both uncovered and covered swimming pools should be included in lot coverage but only covered swimming pools should count towards gross floor area;
- Reduce the maximum permitted height for accessory buildings;
- Remove the minimum size requirement for guest/caretaker cottages;
- Specify a maximum height requirement for guest/caretaker cottages;
- Remove the requirement that guest/caretaker cottages be placed on a lot to allow for future subdivision; and
- Discuss with Council the consequences of removing this subdivision requirement in that lots in the R-3 zone with an area of greater than 5000 m<sup>2</sup> up to 7999 m<sup>2</sup> would then be able to have a guest cottage

### **DATE OF NEXT MEETING**

The next regular meeting of the Advisory Planning Commission will be held at the call of Chair or April 23, 2008.

### **ADJOURNMENT**

MOVED BY: CAROLYN STOUT  
 SECONDED: KIT SPENCE

5. That this meeting do adjourn at 8:56 P.M.

CARRIED

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M. Stanlake