

**Regular Meeting of the Municipal Council
of the
District of North Saanich
Monday, March 6, 2006 at 7:00 p.m.**

AGENDA

**PAGE
NO.**

- 1. PUBLIC HEARINGS**
- 2. INTRODUCTION OF LATE ITEMS**
- 3. APPROVAL OF AGENDA**
- 4. ADOPTION OF MINUTES**

Regular Council minutes of February 20, 2006

- 5. BUSINESS ARISING FROM THE MINUTES**
- 6. PETITIONS AND DELEGATIONS**

Letter dated February 20, 2006 regarding Carolwood Manor Summer Splash Foundation 2006. The International students from Parkland school will be in attendance to make a presentation to Council regarding this event.

001

Dr. Juanita Harris and Carol Harris
Carolwood Manor

- 7. PUBLIC PARTICIPATION PERIOD**

Rules of Procedure:

- (a) Persons wishing to address Council must be either North Saanich residents or non-resident property owners. Name and address for identification must be given and also the topic involved;
- (b) Subjects must relate strictly to municipal matters or community concerns;
- (c) Subjects must be on topics which are not normally dealt with by municipal staff as a matter of routine;
- (d) Subjects must be brief and to the point;
- (e) Subjects shall be addressed through the Chair and answers given likewise. Debates with or by individual Council members will not be allowed;
- (f) No commitments shall be made by the Chair in replying to a question. Matters which may require action of the Council shall be referred to a future meeting of the Council.
- (g) Twenty minutes will be allotted for the Public Participation Period.

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- (a) Letter dated February 14, 2006 regarding the proposed construction of an Elementary School on Forest Park Drive. 003

A.R. McKinnon
8941 Haro Park Terrace

Staff recommendation: That the correspondence be received, and referred to Staff for a response.

- (b) Letter dated February 14, 1006 regarding financing of the sewer project and opposing the requirement for Dean Park residents to contribute financially to this project. 004

R.C. Gibson
Dean Park Estates Ratepayer

Staff recommendation: That the correspondence be received, and referred to Staff for a response.

- (c) Letter dated February 17, 2006 regarding the proposed renovations to the Panorama Recreation Centre. 005

Thomas C. Chad
Panorama Recreation

Staff recommendation: That the correspondence be received, and Council provide direction to Staff regarding the PRC's resolutions concerning funding for the proposed renovations to the Panorama Recreation Centre.

(Note: A brief Staff report regarding this matter is included for Council's consideration.) 027

- (d) Letter dated February 17, 2006 regarding the "Leisure Involvement for Everyone" (L.I.F.E.) program. 028

Thomas C. Chad
Panorama Recreation

Staff recommendation: That the correspondence be received, and this item be considered at a meeting with the Tseycum and Pauquachin First Nations.

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(e)	Letter dated February 20, 2006 regarding a public information project for Patricia Bay Park	033
	Mary Earnshaw On behalf of Friends of Pat Bay Watershed	
	<i>Staff recommendation: That the correspondence be received, and referred to Staff for review and recommendation.</i>	
(f)	Letter dated February 20, 2006 regarding the Pat Bay Kiosk Project and possible conflict of interest.	037
	Farrell Boyce, Chair North Saanich Parks Commission	
	<i>Staff recommendation: That the correspondence be received, and referred to the Parks Commission for information.</i>	
(g)	Letter dated February 20, 2006 regarding possible solutions to speeding on West Saanich Road	038
	Len and Karen Vopnfjord 10299 West Saanich Road	
	<i>Staff recommendation: That the correspondence be received, and referred to Staff for review and recommendation.</i>	
(h)	Three letters received requesting that all municipalities provide financial support to the film industry.	
	• Feys & Hobbs Catered Arts	042
	• Motion Picture Technicians	043
	• IATSE Local 891	
	• Tourism Victoria	044
	<i>Staff recommendation: That the correspondence be received.</i>	
(i)	Letter dated February 21, 2006 regarding the denial to include properties at 1346, 1390 and 1420 Munro Road in the sewer service area.	045
	Diana McBratney 1390 Munro Road	
	<i>Staff recommendation: That the correspondence be received.</i>	

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- (j) Letter dated February 24, 2006 regarding Cy Hampson Park on Lochside Drive. 047

Brian Fitzgerald
8585 Lochside Drive

Staff recommendation: That the correspondence be received, and referred to the Parks Commission for review and recommendation.

10. REPORTS**COMMITTEE OF THE WHOLE**

Recommendations arising from the Committee of the Whole meeting held February 27, 2006: 048

- 1 That the report dated February 21, 2006 from the Director, Community & Development Services regarding "Outstanding Building Permits – Proposed Section 57 Notices" be received, and that Staff be authorized to place a notice, in accordance with Section 57 of the *Community Charter*, on title of the properties located at:

642 Aboyne Avenue	Lot 14, Block 15, Section 6, Range 3 West, North Saanich District, Plan 1936	BP #3110
605 Birch Road	Lot B, Section 19, Range 3 West, North Saanich District, Plan 47504	BP #0062
10951 Boas Road	Lot B, Section 19, Range 3 East, North Saanich District, Plan VIP71647	BP #3154
1035 Cypress Road	Lot 2, Section 20, Range 1 West, North Saanich District, Plan VIP75174	BP #0098
1896 Graham Avenue	Lot 7, Block 1, Section 6, Range 2 East, North Saanich District, Plan 1782	BP #3144
9197 Inverness Road	Lot 3, Section 6, Range 2 West, North Saanich District, Plan 15664	BP #3163
1697 Lands End Road	Lot D, Section 23, Range 2 East, North Saanich District, Plan 48010	BP #3152
9045 Lochside Drive	Lot A, Section 5, Range 3 East, North Saanich District, Plan 5507	BP #0220
10616 Madrona Drive	Lot 5, Block 73, Section 17, Range 3 West, North Saanich District, Plan 1151	BP #3168
1787 Orcas Park Trc	Lot 82, Section 4, Range 2 East, North Saanich District, Plan 29757	BP #1976

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11376 Strata Lot 2, Section 22, Range 1 East, BP #0186
Osprey North Saanich District, Plan SP804
Place

- 2 That the report dated February 23, 2006 from the Director of Infrastructure Services regarding “Barrett Drive Centerline” be received and that the yellow centreline on Barrett Drive be repainted as soon as possible.
- 3 That the report dated February 22, 2006 from the Director, Community & Development Services regarding “Draft Official Community Plan – Refining the Development Permit Areas” be received, and that the following statement for Development Permit Area No. 2 that allows for residential development and use of the properties designated as having a Significant Water Resources be included in the draft Official Community Plan:

“Notwithstanding Section 15.4.1, new residential development and use, including building construction, additions to existing residential buildings and related items such as sewage disposal systems are permitted in the area of recognized aquifers shown on Development Permit Area No. 2 map as ‘Significant Water Resources’ provided that the guidelines set out in Sections 15.4.11 and 15.4.12 are met.”
- 4 That policy statement 15.4.5 of the draft Official Community Plan be amended as follows:

“Controls are required on surface drainage to prevent pollutants from entering water features including aquifers.”
- 5 That 9028 East Saanich Road be included on the map for Development Permit Area No. 2 in the draft Official Community Plan.
- 6 That changes be made to section 15.4 of the draft Official Community Plan to enable this bylaw to meet the obligations of the District to protect its riparian areas as required by section 12 of the *Fish Protection Act*.
- 7 That the draft Official Community Plan be amended to retain the environmental and commercial designations on the Deep Cove Chalet Lot 1 containing the restaurant, but remove the commercial designation from Lot 2 containing the house.
- 8 That exemptions proposed in section 15.2.1 of the draft Official Community Plan be reworded as follows:

“... a development permit shall not be required in the following instances:

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(c) *In Development Permit Areas No. 3, No. 6 and No. 7, structures which are not greater than 40 m² (430.6 ft²) and are accessory to an existing principal structure.*

This may include, but is not limited to:

- *Additions to commercial and industrial buildings*
- *Gazebos*
- *Garden Sheds*
- *Tool Sheds*
- *Decks*

And add the following subsection renumbering the following subsections accordingly:

(d) *In Development Permit Areas No. 1, 2, 4, and 5, structures which are not greater than 40 m² providing a Minor Development Permit has been issued.*

(e) *In all Development Permit Areas, structures which are 10 m² (107 ft²) or less in size providing they are not sited within 15 metres of the natural marine shoreline.”*

- 9 That given the environmental sensitivity of the foreshore area, the draft Official Community Plan be amended to note that boathouses are subject to the requirement for a development permit, and that there be a requirement for boathouses to be clad in non-reflective materials.
- 10 That Staff draft a policy statement for the draft Official Community Plan referring to “Special Development Permit Area #14 – Queen Mary Bay” to include a mix of detached and attached housing on this property subject to significant dedication of land as park.
- 11 That the report dated February 22, 2006 from the Director, Community & Development Services regarding “Amending the Official Community Plan to Protect Creeks, Wetlands, Riparian Areas and Significant Water Resources” be received, and that Staff be directed to draft the necessary bylaws for amending the current Official Community Plan to add Development Permit Area No. 17 for the protection of creeks, wetlands, riparian areas and significant water resources in compliance with the requirements of Section 12 of the *Fish Protection Act*
- 12 That the report dated February 22, 2006 from the Chief Administrative Officer regarding “Malahat Route Study” be received, and that:
 - (a) The District of North Saanich advise the Premier, the Minister of Transportation and Highways, its MLA, the Honorable Murray Coell, Minister of Advanced Education and Minister responsible for Research and Technology, and the Minister of Community Services

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that the District strongly opposes the Ministry of Transportation and Highways proposed bridge crossing from Cherry Point to Deep Cove at either Moses Point or Coal Point.

- (b) The District of North Saanich encourages members of the public to correspond directly by either emailing their concerns to malahat@stantec.com or to Stantec Consulting Ltd. 977 Fort Street, Victoria, British Columbia, V8V 3K3.
- 13 That the minutes of the February 16, 2006 Parks Commission meeting be received.
- 14 That the minutes of the February 7, 2006 Deep Cove / Pat Bay / McDonald Park Road Sewer Area Residents Liaison Committee meeting be received.
15. That the minutes of the February 20, 2006 Committee of the Whole meeting be received.
- 16 That the minutes of the February 1, 2006 Community Cultural and Spirit Committee meeting be received.

OTHER

- (a) Report dated February 18, 2006 from the Director of Financial Services regarding TD Canada Trust Overdraft Protection. 054

Staff recommendation: That the District of North Saanich arrange overdraft protection and business VISA with TD Commercial Banking in the amount of \$140,000.

11. BY-LAWS

- By-Law No. 1115 “North Saanich Official Community Plan By-Law No. 874 (1998), Amendment By-law No. 1115 (2006)” 055

For first two readings.

12. UNFINISHED BUSINESS

- 1. Development Variance Permit Application - 279 Coal Point Lane**

Staff recommendation: That the application for a Development Variance Permit to relax the required distance from the natural marine shoreline from 15 metres to 5.25 metres to facilitate the construction of a deck with

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fire pit, and to increase the maximum permitted lot coverage of the subject site from 20% to 23.4% be approved/denied

2. Development Variance Permit Application – 2275 Tryon Road

Staff recommendation: That the application for a Development Variance Permit to authorize the construction of an addition to the principal dwelling located at 2275 Tryon Road resulting in an increase in the maximum floor area from 465 m² to 528.9 m² be approved/denied.

Please note the following correspondence has been received with regard to this issue:

- Letter dated February 23, 2006 from Gary and Fran Hackett 060

13. MOTIONS AND NEW BUSINESS**14. IN CAMERA**

In accordance with Section 90(1) of the Community Charter, the remainder of the meeting will be held In Camera to consider the following items:

- law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

15. ADJOURNMENT