
SUBJECT TO ADOPTION

DISTRICT OF NORTH SAANICH

**Minutes of the meeting of
Committee of the Whole**

Monday, February 27, 2006 at 7:00 p.m.

PRESENT:

Chair	B. Williamson
Mayor	T. Daly
Councillors	P. Chandler
	S. Fea
	C. Green
	A. Scoones
	B. Shaw

ATTENDING:

Chief Administrative Officer	B. C. Williams
Director of Corporate Services	S. M. Bowden
Director of Financial Services	R. M. Gillis
Director, Development & Community Services	T. Olsen
Director of Infrastructure Services	T. M. Tanton
Works Superintendent	B. T. Robinson
Executive Secretary	C. R. Nash

The Chair called the meeting to order at 7:00 p.m.

REFERRALS / REPORTS

OUTSTANDING BUILDING PERMITS – PROPOSED SECTION 57 NOTICES

The Director of Development and Community Services gave a brief overview of the history of outstanding building permits in the District of North Saanich and the intent of Section 57 Notices.

Neil Munro, 10951 Boas Road, expressed concerns with the process in place to deal with outstanding building permits, and requested a six month extension on his permit.

Lorne Maitland, 1787 Orcas Park Terrace, requested a one month extension on his permit.

Shelin Hussein, 1697 Lands End Road, questioned the status of the building permit for 1697 Lands End Road and requested an extension of one month on the permit.

MOVED BY: COUNCILLOR SCOONES

- 1 Committee of the Whole recommends to Council 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:

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

CARRIED

BARRETT DRIVE CENTERLINE

Milton Moore, 1662 Barrett Drive, noted that the centerline on Barrett Drive is important to reduce the chance of accidents at night and during fog.

Richard Fell, 8613 Minstrel Place, expressed his support for the restoration of the centerline on Barrett Drive.

MOVED BY: COUNCILLOR GREEN

- 2 Committee of the Whole recommends to Council 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

CARRIED

DRAFT OFFICIAL COMMUNITY PLAN – REFINING THE DEVELOPMENT PERMIT AREAS

MOVED BY: COUNCILLOR SHAW

- 3 Committee of the Whole recommends to Council that the report dated February 22, 2006 from the Director, Community & Development Services

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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.”

CARRIED

MOVED BY: COUNCILLOR SCOONES

- 4 Committee of the Whole recommends to Council 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.”

CARRIED

MOVED BY: COUNCILLOR SHAW

- 5 Committee of the Whole recommends to Council that 9028 East Saanich Road be included on the map for Development Permit Area No. 2 in the draft Official Community Plan.

CARRIED

MOVED BY: COUNCILLOR FEA

- 6 Committee of the Whole recommends to Council 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*.

CARRIED

MOVED BY: COUNCILLOR SCOONES

- 7 Committee of the Whole recommends to Council 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.

CARRIED

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MOVED BY: COUNCILLOR SHAW

8 Committee of the Whole recommends to Council 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:

(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 sub-sections 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.”

CARRIED

MOVED BY: COUNCILLOR SCOONES

9 Committee of the Whole recommends to Council 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.

CARRIED

MOVED BY: COUNCILLOR FEA

10 Committee of the Whole recommends to Council 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.

CARRIED

The Chair called for a 5 minute recess.

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AMENDING THE OFFICIAL COMMUNITY PLAN TO PROTECT CREEKS, WETLANDS, RIPARIAN AREAS AND SIGNIFICANT WATER RESOURCES

MOVED BY: COUNCILLOR GREEN

- 11 Committee of the Whole recommends to Council 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*.

CARRIED

MALAHAT ROUTE STUDY

MOVED BY: COUNCILLOR GREEN

- 12 Committee of the Whole recommends to Council 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 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.

CARRIED

DEFEATED

MOVED BY: COUNCILLOR SHAW

- 13 Committee of the Whole recommends to Council that the Chief Administrative Officer develop a plan for obtaining a petition on public opposition to the Malahat Route Study.

DEFEATED

OPPOSED: COUNCILLOR WILLIAMSON, COUNCILLOR CHANDLER,
COUNCILLOR FEA, COUNCILLOR GREEN

MINUTES

PARKS COMMISSION MINUTES

MOVED BY: COUNCILLOR FEA

- 14 Committee of the Whole recommends to Council that the minutes of the February 16, 2006 Parks Commission meeting be received.

CARRIED

DEEP COVE / PAT BAY / McDONALD PARK ROAD SEWER AREA RESIDENTS LIAISON COMMITTEE MINUTES

MOVED BY: COUNCILLOR SHAW

- 15 Committee of the Whole recommends to Council that the minutes of the February 7, 2006 Deep Cove / Pat Bay / McDonald Park Road Sewer Area Residents Liaison Committee meeting be received.

CARRIED

COMMUNITY CULTURAL AND SPIRIT COMMITTEE

MOVED BY: COUNCILLOR FEA

- 16 Committee of the Whole recommends to Council that the minutes of the February 1, 2006 Community Cultural and Spirit Committee meeting be received.

CARRIED

ADJOURNMENT

MOVED BY: COUNCILLOR FEA

- 17 That the meeting be adjourned at 8:46 p.m.

CARRIED

Councillor Williamson