

**DISTRICT OF NORTH SAANICH**

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

**Monday, March 27, 2006 at 7:55 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 of Development & Community Services T. Olsen  
Director of Infrastructure Services T. M. Tanton  
Executive Secretary C. R. Nash

The Chair called the meeting to order at 7:55 p.m.

**REFERRALS / REPORTS**

**DRAFT OFFICIAL COMMUNITY PLAN – VILLAGE CENTRES**

**Mary Mackay, representing her father who is the property owner at 10836 West Saanich Road**, expressed concern with the rezoning application for 10866 West Saanich Road and requested that the application for a café/deli be denied, as it borders property in the Agricultural Land Reserve.

**Peter Chee, owner of the corner store on McTavish and East Saanich Roads**, expressed support for the concept of Village Centres.

**Sheila Irving, 9363 Carnoustie Crescent**, noted that she does not support the concept of Village Centres.

**Alexandra Scott, 1075 Clayton Road**, also advised that she does not support the concept of Village Centres.

Councillor Shaw circulated copies of a proposed resolution regarding village centres. Councillor Chandler requested that the resolution as presented by Councillor Shaw be divided into five parts and voted on separately.

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**SUBJECT TO ADOPTION**

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MOVED BY: COUNCILLOR SHAW

- 1           Committee of the Whole recommends to Council that the concept of Village Centres be approved by Council and embodied in the draft Official Community Plan (OCP).

CARRIED

MOVED BY: COUNCILLOR SHAW

- 2           Committee of the Whole recommends to Council that Council approve the policies noted in the foregoing resolutions related to Village Centres and direct staff to develop statements for inclusion in the draft OCP to give effect to these policies:

Village Centres are to be designated and proposed for the following locations:

- Village Centre No. 1 – McTavish and East Saanich Road area
- Village Centre No. 2 – Canora Road/Rideau Avenue Area
- Village Centre No. 3 – West Saanich Crossroads

CARRIED

OPPOSED: COUNCILLOR WILLIAMSON, COUNCILLOR GREEN,  
COUNCILLOR CHANDLER

MOVED BY: COUNCILLOR SHAW

- 3           Committee of the Whole recommends to Council that Village Centre areas be defined by general location and reference to nearby commercial/agricultural activities rather than by site specific boundaries.

CARRIED

OPPOSED: COUNCILLOR WILLIAMSON, COUNCILLOR GREEN,  
COUNCILLOR CHANDLER

MOVED BY: COUNCILLOR SHAW

- 4           Committee of the Whole recommends to Council that strip mall and big box types of development not be supported in Village Centres, and the form and character of development should not change the fundamental characteristics of the surrounding neighbourhood.

CARRIED

OPPOSED: COUNCILLOR GREEN

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**SUBJECT TO ADOPTION**

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MOVED BY: COUNCILLOR SHAW

- 5           Committee of the Whole recommends to Council that in considering residential uses in Village Centres Nos. 1 and 2, further development is supported but must take into account the congestion and traffic safety issues resulting from the Pat Bay/McTavish interchange project and the proposed new school on Forest Park Drive.

CARRIED

**\*DEFEATED\***

MOVED BY: COUNCILLOR CHANDLER

- 6           Committee of the Whole recommends to Council that properties designated as agricultural not be included in Village Centres.

DEFEATED

OPPOSED: MAYOR DALY, COUNCILLOR FEA, COUNCILLOR GREEN,  
COUNCILLOR SCOONES, COUNCILLOR SHAW

**PROCESSING OF REZONING APPLICATIONS AND THE DRAFT OFFICIAL  
COMMUNITY PLAN**

MOVED BY: MAYOR DALY

- 7           Committee of the Whole recommends to Council that the report dated March 22, 2006 from the Director of Development and Community Services regarding "Processing of Rezoning Applications and the Draft Official Community Plan" be received, and that all current rezoning applications, with the exception of 9174 East Saanich Road, be held in abeyance until after the adoption of the draft Official Community Plan.

CARRIED

**COMMENTS ON THE DRAFT OFFICIAL COMMUNITY PLAN RELATED TO  
AGRICULTURE**

MOVED BY: COUNCILLOR FEA

- 8           Committee of the Whole recommends to Council that the report dated March 22, 2006 from the Director of Development and Community Services regarding "Comments on the Draft Official Community Plan Related to Agriculture" be received, and that:

- (a) The draft Official Community Plan not be revised to exempt properties in the Agricultural Land Reserve from obtaining a development permit, and that section 15.2.1 be reworded to specify that agricultural uses are exempt but not non-farm uses on agricultural lands.

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**SUBJECT TO ADOPTION**

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- (b) Policy statement 5.10 be reworded as follows: *“It is the policy of the District of North Saanich to not forward any requests for subdivision pursuant to section 946 of the Local Government Act within the Agricultural Land Reserve unless the new parcel is two acres or less in size and sited on soils rated as having an agricultural capability of Class 4 or higher by the Canada Land Inventory”.*
- (c) Policy statement 5.2 be revised to indicate that further work will be done by the District on edge planning and development of a buffer strip for the protection of agriculture.
- (d) The Consultant be directed to amend section 5.7 as per the recommendations made by the Agricultural Task Force.
- (e) The consultant be directed to make the changes suggested by the Ministry of Agriculture and Lands in Items 5, 7, 8, 11 to 13, 14 – first bullet, 15 – first bullet 16, 19, 20 and 22 of their November 2005 letter.

CARRIED

**TREE REMOVAL AND PRUNE FOR VIEW REQUEST OPPOSITE 10177 WEST SAANICH ROAD**

MOVED BY: COUNCILLOR GREEN

- 9                    Committee of the Whole recommends to Council that the report dated March 7, 2006 from the Works Superintendent regarding “Tree Removal and Prune for View Request Opposite 10177 West Saanich Road” be received, and that the requested removal of the Big Leaf Maple trees and the limb pruning of one Douglas Fir tree opposite 10177 West Saanich Road to improve the view be approved, provided all costs associated with the work are the responsibility of the requestor, Mr. M. Matheson, and that the work is carried out by an accredited tree service company with a current business license and appropriate liability insurance, and also that the District be notified of when the work is to be scheduled to ensure compliance to these conditions.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 735 TOWNER PARK ROAD**

Frank Paper, 735 Towner Park Road, reviewed his revised proposal for beach access at 735 Towner Park Road.

MOVED BY: COUNCILLOR FEA

- 10                    Committee of the Whole recommends to Council that Staff be directed to proceed with the required notifications to adjacent property owners regarding the Development Variance Permit application to relax the required distance to the natural marine boundary from 15 metres to 0 metres for the purpose of constructing retaining walls and a stairway to the beach fronting 735 Towner Park Road (Lot 5, Section 16, Range 2 West, Plan 3577), and that it be noted

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**SUBJECT TO ADOPTION**

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that the restrictive covenant registered against the Title to this property does not apply to the proposed construction.

CARRIED

Al Burgoyne, Chair of the Environmental Advisory Commission, reviewed the issues considered by the Environmental Advisory Commission when considering the proposal for a beach access, stairway and deck at 735 Towner Park Road.

MOVED BY: COUNCILLOR GREEN

- 11            Committee of the Whole recommends to Council that the revised proposal from Frank Paper, 735 Towner Park Road, dated March 13, 2006 be referred to the Environmental Advisory Commission for review and recommendation.

CARRIED

**DEVELOPMENT PROCEDURES BYLAW**

Council agreed that development permit signs could be generic in nature for a one-year trial period, but requested that all rezoning and subdivision signs be more detailed.

MOVED BY: COUNCILLOR GREEN

- 12            Committee of the Whole recommends to Council that the report dated March 22, 2006 from the Director of Development and Community Services regarding "Development Procedures Bylaw" be received, and that Staff be directed to bring the Development Procedures Bylaw forward for first and second reading.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATION TO VARY THE DISTANCE TO A FRONT LOT LINE FOR A SINGLE FAMILY DWELLING AT 1580 LANDS END ROAD**

Daniel Boot, representing the property owners at 1580 Lands End Road, reviewed the development variance permit application for 1580 Lands End Road.

David Nunney, 1570 Sylvan Place, advised that his property overlooks the property at 1580 Lands End Road and noted no objection to the development variance permit application.

MOVED BY: COUNCILLOR SHAW

- 13            Committee of the Whole recommends to Council that the report dated March 22, 2006 from the Director of Development and Community Services regarding "Development Variance Permit Application to Vary the Distance to a Front Lot Line for a Single Family Dwelling at 1580 Lands Ends Road" be received, and that the application be referred to the Advisory Planning Commission and the Environmental Advisory Commission for review and recommendation.

CARRIED

**APPOINTMENT OF LIAISONS**

MOVED BY: COUNCILLOR SCOONES

- 14            Committee of the Whole recommends to Council that:
- (a) Mr. Ron Barnhart represent the Environmental Advisory Commission on the Tree and Hedgerow Committee;
  - (b) Mr. Ian Norie represent the Environmental Advisory Commission on the Agricultural Task Force; and,
  - (c) Mr. Richard Bailey represent the Environmental Advisory Commission on the Parks Commission.

CARRIED

**PROPOSED SEAWALL CONSTRUCTION AT 10664 MADRONA DRIVE**

Peter Kerr, 10664 Madrona Drive, advised that he is satisfied with the recommendations of the Environmental Advisory Commission.

MOVED BY: COUNCILLOR SHAW

- 15            Committee of the Whole recommends to Council that the request to construct a seawall at Lot A, Block 73, Range 3 West, North Saanich District, Plan VIP74147 (10664 Madrona Drive) be approved subject to the following conditions:
- (a) Prior to commencing construction, a BC Land Surveyor must survey and stake the natural boundary;
  - (b) All construction activity must be done in accordance with the Best Management Practices published by the Department of Fisheries and Oceans;
  - (c) All necessary silt abatement measures must be undertaken including runoff control and silt fences;
  - (d) No equipment may be refueled within 15 metres of the top of bank;
  - (e) Once the seawall construction is done that planting of native vegetation on all disturbed areas be done as practical;
  - (f) The east end of the seawall ties into the west end of the District seawall; and
  - (g) The height of the seawall not to exceed 2 ¼ to 2 ½ metres.

CARRIED

**PLANNED GIVING**

MOVED BY: COUNCILLOR SCOONES

- 16            Committee of the Whole recommends to Council that Staff be directed to prepare a policy and procedure regarding the donating or gifting of property to the District of North Saanich.

CARRIED

**POSSIBLE SALE OF WATERFRONT LOTS**

**Scott Montague, 8915 Lochside Drive**, noted that wildlife would be negatively impacted if the waterfront lots were developed, and questioned if Councillor Shaw would be in a conflict of interest when voting on financing options for the Deep Cove/ Pat Bay sewer project since he lives in the area.

MOVED BY: COUNCILLOR GREEN

- 17            Committee of the Whole recommends to Council that the Parks Commission recommendation that the Waterfront Lots A, B and C from the decommissioned Bazan Bay Treatment Plant be retained as dedicated parkland be considered by Staff in the preparation of the upcoming report on this issue.

CARRIED

MOVED BY: COUNCILLOR CHANDLER

- 18            Committee of the Whole recommends to Council that the possible sale of Waterfront Lots A, B, and C from the decommissioned Bazan Bay Treatment Plan be referred to the Environmental Advisory Commission for review and recommendation.

CARRIED

**MINUTES**

**ENVIRONMENTAL ADVISORY COMMISSION MINUTES**

MOVED BY: COUNCILLOR GREEN

- 19            Committee of the Whole recommends to Council that the minutes of the March 8, 2006 Environmental Advisory Commission meeting be received.

CARRIED

**PARKS COMMISSION MINUTES**

MOVED BY: COUNCILLOR GREEN

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

CARRIED

**SUBJECT TO ADOPTION**

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

MOVED BY: COUNCILLOR GREEN

- 21            Committee of the Whole recommends to Council that the minutes of the March 14, 2006 Deep Cove / Pat Bay / McDonald Park Road Sewer Area Residents Liaison Committee meeting be received.

CARRIED

**ADJOURNMENT**

MOVED BY: COUNCILLOR FEA

- 22            That the meeting be adjourned at 10:20 p.m.

CARRIED

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Councillor Williamson