

DISTRICT OF NORTH SAANICH

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

Monday, September 10, 2007 at 7:00 p.m.

PRESENT:

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

ATTENDING:

Chief Administrative Officer B. C. Williams
Director of Corporate Services S. M. Bowden
Director of Financial Services R. M. Gillis
Director of Emergency Services G. R. Wilton
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 7:01 p.m.

APPROVAL OF AGENDA

MOVED BY: COUNCILLOR CHANDLER
SECONDED: COUNCILLOR WILLIAMSON

118-COW That agenda be approved as circulated.

CARRIED

ADOPTION OF MINUTES

MOVED BY: COUNCILLOR SHAW
SECONDED: COUNCILLOR CHANDLER

119-COW That the minutes of the August 13, 2007 Committee of the Whole meeting be approved as circulated.

CARRIED

PRESENTATIONS

IPSOS REID 2007 CITIZEN SURVEY

Catherine Knaus, Ipsos Reid, was in attendance to present to Council the results of the 2007 Citizen Survey. She briefly reviewed the objectives and methodology of the survey, the key findings and detailed findings. She noted that overall, the research should be viewed in the context of a positive and satisfied community, that North Saanich is also perceived as a very safe place to live and residents have very few crime-related concerns. Specific concerns identified by the survey include the level of growth and development, and other issues such as the environment, municipal government services, transportation and taxation. She advised that the primary strengths identified were fire protection, parks/trails/other green space, and maintenance/cleaning/upgrading of streets. Primary weaknesses are communication between Municipal Hall and residents, and neighbourhood planning and zoning. Public Works was identified as both a strength and a weakness. Attitudes towards life in North Saanich are positive, yet growth was identified as the most important issue facing the community. Most municipal services were given a satisfied rating, with fire protection and parks maintenance receiving very good ratings. Ms. Knaus advised that perceptions of District staff are favourable and that most citizens approve of Council's performance. She also noted that residents would rather see the District increase taxes to maintain the current or improved level of services rather than cut services. Ms. Knaus recommended that a citizen survey be conducted every 3 years to allow for implementation of changes and time for the effects of the changes to be noticed by residents.

MOVED BY: COUNCILLOR GREEN
SECONDED: COUNCILLOR WILLIAMSON

120-COW That the Ipsos Reid 2007 Citizen Survey be received and that this report be addressed at the next joint Council / Management workshop.

CARRIED

“RECIPE FOR A COOL PLANET”

Helen Lupowitz, 6776 Jedora Drive, Brentwood Bay, was in attendance to request Council's support for the “Recipe for a Cool Planet” program and provide financial assistance for the development of lesson plans.

MOVED BY: COUNCILLOR SCOONES
SECONDED: COUNCILLOR SHAW

121-COW That the presentation by Helen Lupowitz and the request for funding in the amount of \$1,100 for the “Recipe for a Cool Planet” program be referred to upcoming budget discussions.

CARRIED

REFERRALS / REPORTS

CELL TOWER POLICY

Councillor Williamson expressed support for specifying setbacks in a policy regarding communication towers. The Chief Administrative Officer noted that Industry Canada regulations supercede any local government zoning bylaw or policy.

MOVED BY: COUNCILLOR WILLIAMSON

SECONDED: COUNCILLOR GREEN

- 122-COW That the report dated September 4, 2007 from the Director of Infrastructure Services regarding “Cell Tower Policy” be received, and that District of North Saanich Policy No. 6004.1 be amended to add the following:
- Communication towers are not to be located closer than 250 metres to residential dwellings;
 - Applicants should be encouraged to locate communication towers in utility, industrial, commercial or open space zones; and,
 - Applications to locate communication towers in residential or school zones should be avoided.

CARRIED

CONVERSION OF WASTEWATER (SEPTIC) TANKS FOR RAINWATER STORAGE AND IRRIGATION PURPOSES

Councillor Chandler asked that staff prepare a preliminary policy on wastewater tank conversion and that this issue be discussed at a future strategic planning session.

MOVED BY: COUNCILLOR SHAW

SECONDED: COUNCILLOR WILLIAMSON

- 123-COW That the report dated September 5, 2007 from the Senior Building Official regarding “Conversion of Wastewater (Septic) Tanks for Rainwater Storage and Irrigation Purposes” be received, and that the District of North Saanich retain the requirement for decommissioning septic tanks as outlined in Section 8.7 of Bylaw No. 1150.

CARRIED

OPPOSED: COUNCILLOR CHANDLER

REZONING AND OCP AMENDMENT APPLICATION FOR 10664 AND 10682 McDONALD PARK ROAD

Art Finlayson, A.J. Finlayson Architect Ltd., gave an overview of the proposal for multi-family residential units to be constructed at 10664 and 10682 McDonald Park Road.

Daniel Boot, A.J. Finlayson Architect Ltd., provided a more detailed outline of the proposal and gave an overview of the site plan.

Michael Bocking, Landscape Architect, advised that the proponent is intending to extend and enhance Blue Heron Creek to improve the nature corridor in that location. He also reviewed what landscaping would be incorporated into the site design.

Alice Finall, 9723 Ardmore Drive, noted that two Official Community Plan amendments are required to allow this proposal to proceed, and that the proposed zone will increase the current allowable density in the District of North Saanich. She also advised that this proposal is in contravention of two sections of the current Official Community Plan.

Neil Neate, Delcan Corporation, advised that a location for sewage storage has not yet been confirmed on the site.

Councillor Shaw asked if sewer capacity would be impacted by this development. The Director of Infrastructure Services advised that there is substantial capacity during non-peak hours, and that a study should be conducted to calculate capacity requirements and include other users that may be coming online, such as BC Ferries.

Councillor Chandler moved that the proponent be asked to provide further information about the proposal, but the motion died due to lack of a seconder.

Councillor Williamson suggested that Staff provide Council with a detailed housing strategy for the District of North Saanich, and only then consider any housing developments which would require Official Community Plan amendments.

MOTION WITHDRAWN

MOVED BY: COUNCILLOR WILLIAMSON

SECONDED: COUNCILLOR GREEN

124-COW That the report dated September 5, 2007 from the Director of Development and Community Services regarding "Rezoning and OCP Amendment Application for 10664 and 10682 McDonald Park Road" be received and that the application be denied.

MOVED BY: COUNCILLOR WILLIAMSON

SECONDED: COUNCILLOR GREEN

125-COW That the report dated September 5, 2007 from the Director of Development and Community Services regarding "Rezoning and OCP Amendment Application for 10664 and 10682 McDonald Park Road" be received and that the further consideration of the application be tabled pending completion of the Housing Strategy.

CARRIED

REZONING AND DEVELOPMENT PERMIT APPLICATION FOR PROPOSED MOORAGE FACILITY AT 2157 TRYON ROAD

MOVED BY: COUNCILLOR GREEN

SECONDED: COUNCILLOR SHAW

126-COW That the report dated September 5, 2007 from the Director of Development and Community Services regarding "Rezoning and Development Permit Application for Proposed Moorage Facility at 2157 Tryon Road" be received and referred to the Environmental Advisory Commission for review and recommendation.

CARRIED

**PROPOSED BEACH ACCESS AND SEAWALL STRUCTURE FRONTING THE
McTAVISH ROAD RIGHT OF WAY AT COLES BAY**

Gerry McGeough, 820 McTavish Road, expressed support for the reconstruction of the seawall structure and beach access at the McTavish Road Right of Way at Coles Bay.

Lois Toogood, 9145 Inverness Road, also asked that Council approve the proposed beach access and allow the work to proceed as soon as possible.

Joyce Mylymok, 9244 Jura Road, noted that the bank in this location needs to be reinforced due to erosion and the potential for further loss of property.

Doug Bateman, 9165 Inverness Road, noted that the beach access is also used for kayak and canoe access and asked that this work proceed as soon as possible.

MOVED BY: COUNCILLOR GREEN
SECONDED: COUNCILLOR SCOONES

127-COW That the report dated August 31, 2007 from the Works Superintendent regarding "Proposed Beach Access and Seawall Structure Fronting the McTavish Road Right of Way at Coles Bay" be received, that the proposal be approved and referred to the Environmental Advisory Commission for information, and that the tender be awarded to the low bidder G&E Equipment Rentals Ltd. for the amount of \$19,595 plus GST.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATION TO VARY SETBACK FOR
9655 ARDMORE DRIVE**

MOVED BY: COUNCILLOR SHAW
SECONDED: COUNCILLOR WILLIAMSON

128-COW That the report dated September 5, 2007 from the Director of Development and Community Services regarding "Development Variance Permit Application to Vary Setback for 9655 Ardmore Drive" be received, and that Staff be directed to proceed with the statutory notification to adjacent property owners advising them of the requested change.

CARRIED

MINUTES

TREE AND HEDGEROW COMMITTEE MINUTES

MOVED BY: COUNCILLOR WILLIAMSON

SECONDED: COUNCILLOR SCOONES

129-COW That the minutes of the July 12, 2007 Tree and Hedgerow Committee meeting be received.

CARRIED

ADJOURNMENT

MOVED BY: COUNCILLOR SHAW

SECONDED: COUNCILLOR GREEN

130-COW That the meeting be adjourned at 9:48 p.m.

CARRIED

Councillor Fea