

**Minutes of the Special Meeting
of the
Municipal Council of the District of North Saanich
Wednesday, September 20, 2006, at 7:00 p.m.**

PRESENT:

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

ABSENT:

Councillor B. Williamson

ATTENDING:

Chief Administrative Officer B. C. William
Director, Development and Community Services T. Olsen
Director, Infrastructure Services T. Tanton
Executive Secretary C. Nash

APPROVAL OF AGENDA

MOVED BY: COUNCILLOR SHAW
SECONDED: COUNCILLOR GREEN

528 That the agenda be approved with the addition of the following late items:

- Letter dated September 13, 2006 from Alex Marr, North Saanich Residents Association, regarding letters from North Saanich Farmers respecting OCP Agricultural Policy.
- Revised pages 2, 7, and 8 of the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan".

CARRIED

Mayor Daly noted that Councillor Williamson would be absent from tonight's meeting, but that his comments regarding the report had already been forwarded to other Council members. Mayor Daly also advised that there would be no Public Participation at tonight's meeting, and that the purpose of the meeting was to receive and discuss the Director of Development and Community Services report dated September 14, 2006 regarding "Draft Official Community Plan".

CORRESPONDENCE**Draft Official Community Plan**

MOVED BY: COUNCILLOR FEA
SECONDED: COUNCILLOR GREEN

529 That the e-mail dated August 24, 2006 from Derek and Wendy Bjornsfelt requesting that the staff report contain only the information that was specified in the motion passed on June 13, 2006 be received.

CARRIED

MOVED BY: COUNCILLOR SCOONES
SECONDED: COUNCILLOR GREEN

530 That the letter dated August 31, 2006 from Ivan Mishchenko, 11121 Rosborough Road, Maurita Prato, 920 Towner Park Road, Hamish Crawford, 1819 McTavish Road, and Brian Hughes, 11293 Chalet Road regarding feedback on changes to the agricultural section of the draft Official Community Plan be received.

CARRIED

MOVED BY: COUNCILLOR FEA
SECONDED: COUNCILLOR SHAW

531 That the following correspondence be received:

- E-mail dated September 2, 2006 from Graham and Marnie Scholes requesting that information related to the Village Centres be removed from the staff report.
- E-mail dated September 7, 2006 from Hugh Richards requesting to make a presentation to Council regarding the draft Official Community Plan.
- E-mail dated September 10, 2006 from M.S. du Toit regarding exclusion of ALR land from the village centre concept.
- Letter dated September 10, 2006 from Ivan Mishchenko, 11121 Rosborough Road, Maurita Prato, 920 Towner Park Road, Hamish Crawford, 1819 McTavish Road, and Brian Hughes, 11293 Chalet Road regarding concerns with land use policies in the agriculture section and village centres in the draft Official Community Plan.
- Letter dated September 13, 2006 from Alex Marr, President, North Saanich Residents Association, regarding letters from North Saanich farmers respecting OCP agricultural policy.

CARRIED

MOVED BY: COUNCILLOR GREEN

SECONDED: COUNCILLOR FEA

- 532 That the letters dated September 8, 2006 and September 13, 2006 from R. Gary McCaig and Pat Zanichelli requesting that their properties at 9064 and 9028 East Saanich Road be removed from “DP Area #4 – Identified Sensitive Ecosystems” in the draft Official Community Plan be received.

CARRIED

REPORTS

Draft Official Community Plan

The Director of Development and Community Services gave an historical update on the current Official Community Plan review process, noting what public consultation has taken place, and outlined the next steps.

Councillor Shaw noted that the preambles should not be changed substantially, except for required minor changes. Councillor Chandler noted that reference to School District properties in Ardmore and reference to the sewer project need to be updated, and suggested that Council reexamine the District’s water pricing policy.

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR FEA

- 533 That the report dated September 14, 2006 from the Director of Development and Community Services with regard to the “Draft Official Community Plan” be received, and that the following recommendations in the report be approved:

- Recommendation 1 – The preambles should not be re-written except for Section 6 as noted in Recommendation 9.
- Recommendation 2 – Authorize Staff to ask the solicitor to review Section 19 of the Draft Official Community Plan (OCP). Any policy statements that are within the regulatory authority of the District should be moved back into the main body of the draft OCP. Other policy statements can remain in Section 19 but rewritten as community objectives. Section 19 should be renamed “Community Objectives” instead of Non-Binding Policies.

CARRIED

The Director of Development and Community Services reviewed what communication activities related to the OCP update have occurred to date, and noted that it is up to Council to determine if more public consultation is required. Councillor Shaw suggested that the proposed OCP newsletter be sent out just prior to the public hearing, with notice of the date of the public hearing. Councillor Green suggested that neighbourhood meetings be held with the public to gain input on a revised draft OCP, prior to finalization of the OCP and the public hearing. Councillor Chandler asked that a section of “frequently asked questions about the OCP” be provided on the District’s website. Councillor Chandler also supported Councillor Green’s suggestion to hold neighbourhood meetings prior to the public

hearing. Mayor Daly noted that he felt considerable public input had already been received on the draft Official Community Plan. Councillor Shaw suggested that the next draft of the OCP be widely distributed, therefore not requiring the need for neighbourhood meetings. Councillor Fea supported the suggestion of neighbourhood meetings but noted concern with additional costs to the District. Councillor Scoones supported the idea of neighbourhood meetings as long as the process is completed in a short time frame. The Director of Development and Communities Services noted that a revised draft OCP could be ready by mid October and that the newsletter will be sent out prior to the neighbourhood meetings once the dates are finalized.

MOVED BY: COUNCILLOR GREEN

SECONDED: COUNCILLOR CHANDLER

534 That four neighbourhood meetings be scheduled for each quadrant of the District between October 15 – 31, 2006 and largely communicated to the public in order to seek input from the public on the draft Official Community Plan which will include revisions incorporated after tonight's meeting.

CARRIED

MOVED BY: COUNCILLOR FEA

SECONDED: COUNCILLOR GREEN

535 That the following recommendations in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 3 – The practice of having copies of the most recent draft of the OCP posted on the District's website and hard copies available to the public at the Municipal Hall for no cost be continued.
- Recommendation 4 – A newsletter summarizing the key features of the draft OCP should be sent to all households in North Saanich.

CARRIED

The Chief Administrator Officer noted that there are inconsistencies with the regional context statement in the current OCP, and that the draft OCP corrects a number of these inconsistencies. The Chief Administrative Officer also noted that discussions have taken place with staff at the CRD who have endorsed the draft regional context statement that has been prepared. The Director of Development and Community Services advised that a Regional Context Statement can be an independent document, but it must reflect the most current OCP.

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR FEA

536 That the Regional Context Statement be prepared on the draft OCP which will include revisions incorporated after tonight's meeting.

CARRIED

MOVED BY: COUNCILLOR SCOONES
SECONDED: COUNCILLOR SHAW

537 That the following recommendations in the report dated September 14, 2006 from the Director of Development and Community Services regarding “Draft Official Community Plan” be approved:

- Recommendation 7 – That Staff be authorized to further explore measures to ensure the public is confident that lands in the Agricultural Land Reserve are protected and will not be included in Village Centres. Regardless, the clause “but not necessarily limited to” should be removed from all policy statements.

CARRIED

It was noted that water pricing and servicing policy statements do not need to be included in the OCP. Councillor Scoones requested clearer policy statements in section 19 of the OCP. Councillor Chandler suggested that Council support a policy that ALR land be protected even though the land is not suitable for farming. Councillor Fea suggested that tax breaks be sought for land owners who own land that is not suitable for farming.

MOVED BY: COUNCILLOR CHANDLER
SECONDED: COUNCILLOR GREEN

538 That Staff be authorized to examine a policy statement that ALR land be valued as a means of protecting green space even though the land is not being used for farming.

CARRIED

Councillor Green questioned the need to define village centres and expressed concern about increased traffic that would result with village centres. Councillor Fea noted that village centres with boundaries would control and limit sprawl. Mayor Daly encouraged Council to consider including properties which lie between and around existing commercial properties in the village centre concepts at McTavish / East Saanich Road and West Saanich / Birch. Councillor Chandler requested that boundaries be defined to only the four corners at the McTavish / East Saanich Village Centre, or that public input be sought as to where the boundaries should be. Councillor Green did not support the concept of village centres. Councillor Scoones agreed with Councillor Chandler’s suggestion that the boundaries be defined to only the four corners at the McTavish / East Saanich Village Centre. Councillor Chandler also suggested that the Deep Cove Store and the Gas Station be defined as the initial boundary for the West Saanich village centre, and that public input be sought on expanding that boundary. Councillor Scoones expressed concern with the proposed multi-family designation at 9125 East Saanich Road. Councillor Green noted that due to very high property values here, affordable housing in North Saanich should be studied further.

DEFEATED

MOVED BY: COUNCILLOR SHAW

SECONDED: COUNCILLOR SCOONES

- 539 That the maps of the two proposed village centres in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be included in the next draft OCP, and that the Canora / Rideau area be removed from the Village Centre concept.

DEFEATED

OPPOSED: COUNCILLOR SCOONES, COUNCILLOR GREEN, AND
COUNCILLOR CHANDLER

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR CHANDLER

- 540 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 8 – That the application for an OCP amendment and rezoning of the seven properties at Canora and Rideau be considered on its own merits and not be included in the Village Centre concept.

CARRIED

DEFEATED

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR GREEN

- 541 That the McTavish / East Saanich Village Centre boundaries be confined to the three corners (9142, 9139, and 9125 East Saanich Road) and that the West Saanich Village Centre be confined to 10930 and 10940 West Saanich Road in the revised draft of the Official Community Plan.

DEFEATED

OPPOSED: COUNCILLOR SHAW, COUNCILLOR FEA, AND MAYOR
DALY

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR FEA

- 542 That the existing businesses at 9182 and 9174 East Saanich Road and 1973 McTavish Road be included in the boundary which will also include the 3 corner properties at 9125, 9139 and 9142 East Saanich Road (with no

specified land use designation for 9125 East Saanich Road) for the East Saanich / McTavish Village Centre Concept, and that the West Saanich Village Centre boundary be confined to 10930 and 10940 West Saanich Road in the revised draft of the Official Community Plan.

CARRIED

OPPOSED: COUNCILLOR GREEN

DEFEATED

MOVED BY: COUNCILLOR CHANDLER

SECONDED: COUNCILLOR GREEN

543 That high density development be excluded from all village centres.

DEFEATED

OPPOSED: COUNCILLOR SHAW, COUNCILLOR FEA, AND MAYOR DALY

MOVED BY: COUNCILLOR FEA

SECONDED: COUNCILLOR GREEN

544 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 9 – To ensure the accuracy of the Official Community Plan, either the reference to the Local Government Act should be deleted or the correct reference to the LGA made.

CARRIED

MOVED BY: COUNCILLOR CHANDLER

SECONDED: COUNCILLOR GREEN

545 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 10 – That Staff be directed to review the use of strong language in the OCP in consultation with the District's solicitor.

CARRIED

MOVED BY: COUNCILLOR SHAW

SECONDED: COUNCILLOR FEA

546 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 11 – The revisions suggested in Appendix "M" should be added to section 6 of the draft OCP.

CARRIED

MOVED BY: COUNCILLOR GREEN

SECONDED: COUNCILLOR SHAW

547 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 12 – A commentary about gravel and sand deposits should be added to the preamble of Section 9 of the draft OCP as shown in Appendix "N".

CARRIED

MOVED BY: COUNCILLOR SCOONES

SECONDED: COUNCILLOR GREEN

548 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 13 – The legend on Schedule "B" should be revised to more clearly show what uses are proposed and what are existing.

CARRIED

MOVED BY: COUNCILLOR GREEN

SECONDED: COUNCILLOR FEA

549 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding "Draft Official Community Plan" be approved:

- Recommendation 14 – Policy statements should be added to Section 10 as shown in Appendix "O".

CARRIED

MOVED BY: COUNCILLOR SHAW
SECONDED: COUNCILLOR CHANDLER

550 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding “Draft Official Community Plan” be approved:

- Recommendation 15 – That Appendix “A” be cited as a background document used in the preparation of the OCP but that it not be attached.

CARRIED

MOVED BY: COUNCILLOR FEA
SECONDED: COUNCILLOR GREEN

551 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding “Draft Official Community Plan” be approved:

- Recommendation 16 – A severability clause should be added.

CARRIED

MOVED BY: COUNCILLOR SCOONES
SECONDED: COUNCILLOR GREEN

552 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding “Draft Official Community Plan” be approved:

- Recommendation 17 – Policy statements 12.2, 12.6, 13.11, 13.14 be deleted.

CARRIED

MOVED BY: COUNCILLOR SCOONES
SECONDED: COUNCILLOR GREEN

553 That the following recommendation in the report dated September 14, 2006 from the Director of Development and Community Services regarding “Draft Official Community Plan” be approved:

- Recommendation 18 – Remove all unnecessary references regarding attachments.

CARRIED

Special Council

MOVED BY: COUNCILLOR GREEN
SECONDED: COUNCILLOR SHAW

554 That the meeting proceed past 11:00 p.m.

CARRIED

ADJOURNMENT

MOVED BY: COUNCILLOR SHAW
SECONDED: COUNCILLOR SCOONES

555 That the meeting be adjourned at 11:02 p.m.

CARRIED

CERTIFIED CORRECT

APPROVED AND CONFIRMED

Bruce Williams
Chief Administrative Officer

Ted Daly
Mayor