THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the REGULAR COUNCIL Meeting
Monday, March 7, 2011, at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Jack Mar, Mayor
Councilors Bryson, Garrison, Kubek, Mason, Olsen, and Siklenka
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer

The Municipal Clerk noted the following additions to the Agenda:

Under Section VI – REPORTS OF COMMITTEES

Under 1 Standing Committees:

Item 1(b)(iii) Amended copy of “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1736, 2011” to replace pages 31-34 on agenda
Item 1(b)(iv) Amended copy of “Central Saanich Land Use Bylaw Amendment Bylaw No. 1737, 2011” to replace pages 35-37 on agenda

Correspondence to be considered in conjunction with Item No. 1 under the Planning & Development Committee Minutes of February 28, 2011 Re: “OCP Amendment and Rezoning Application, Co-op Supermarket Proposal, 6700 Block West Saanich Road”

New Item 1(b)(v) Peninsula Co-op, March 3, 2011
New Item 1(b)(vii) E Chambers, March 6, 2011

Under Section XIII – CORRESPONDENCE (Receive for General Information)

Additional Correspondence Pertaining to the Senanus Drive / Mt. Newton Cross Road Waterline Extension Project:
New Item 5(c) Mount Newton Neighbourhood Association, March 6, 2011
New Item 5(d) Residents and Ratepayers of Central Saanich Society, March 5, 2011

The Mayor requested the presentation from the Central Saanich Senior Citizens’ Association, currently under Section IX – Delegations / Presentations, be considered after Section V – Public Inquiries and Answers Thereto.

I. APPROVAL OF THE AGENDA:

149.11 MOVED AND SECONDED
That the Agenda for the Regular Council Meeting of March 7, 2011, be approved as amended by the Late Items Agenda and Mayor Mar’s request.
CARRIED UNANIMOUSLY

II. ADOPTION OF THE MINUTES:

Minutes of the Regular Council Meeting held on February 21, 2011

150.11 MOVED AND SECONDED
That the Minutes of the Regular Council Meeting held on February 21, 2011, be approved as circulated.
CARRIED UNANIMOUSLY
Minutes of the Special (Open) Council Meeting held on February 23, 2011

151.11 MOVED AND SECONDED
That the Minutes of the Special (Open) Council Meeting held on February 23, 2011, be approved as circulated.
CARRIED UNANIMOUSLY

Minutes of the Special (Open) Council Meeting held on February 28, 2011

152.11 MOVED AND SECONDED
That the Minutes of the Special (Open) Council Meeting held on February 28, 2011, be approved as circulated.
CARRIED UNANIMOUSLY

III. BUSINESS ARISING FROM THE MINUTES: Nil

IV. RISE AND REPORT:

Mayor Mar advised as follows:
Re: Unauthorized Tree Cutting (Sewell – 1870 Keating Cross Road)

At the In Camera Special Council Meeting held on February 28, 2011, Council resolved to Rise and Report as follows:

The Defendant Randall Sewell, and his company Jenna and Braden Holdings, have admitted to cutting 67 protected trees at 1870 Keating Cross Road. They have agreed to settlement of the District’s enforcement action against them by endorsement of a Court Order requiring them to pay $125,000 to the District for the purposes of the District’s legal costs and for planting trees in the District.

V. PUBLIC INQUIRIES AND ANSWERS THERETO:

1. Mr. Paul Bonner, Old East Road, advised Council that following adoption of the recent Truck Route Amendment Bylaw, there have been a steady stream of trucks in the area and the Bylaw is not being adhered to.

VI. DELEGATIONS / PRESENTATIONS:

1. Central Saanich Senior Citizens Association (CSSCA) Re: Partnership with the District of Central Saanich

   a) Correspondence dated February 1, 2011

Ms. B. Gustafson, Board President, introduced the members of the Seniors Association delegation present at the Meeting: Ms. C. Gillis-Crooks, Board Secretary; Ms. S. Viggers, Board Treasurer; Ms. G. Otto, Founding Member of CSSCA; Ms. B. Roberts, Board First Vice President; and Mr. G. Colussi, Activity Coordinator. Ms. Otto provided Council with a history of the Association, including its establishment, construction of a building, and the importance of the Association for the community. Ms. Gustafson overviewed the activities provided by the Centre and spoke to sustainability options. In closing, the Centre is seeking financial assistance of around $18,000 per annum.

A discussion occurred between Council and the delegation, and Staff responded to questions.

The Mayor thanked the CSSCA for their informative presentation.

153.11 MOVED AND SECONDED
The correspondence dated February 1, 2011, from the Central Saanich Senior Citizens Association regarding a partnership with the District of Central Saanich, together with the associated presentation at the Council Meeting, be received, and this matter be further considered during upcoming 2011 Budget deliberations and Staff be requested to advise of potential funding options and potential sources of external grant funding to address the request from the Association for an $18,000 annual financial appropriation from the District.
CARRIED UNANIMOUSLY
VII. REPORTS OF COMMITTEES:

1. Standing Committees:

   a) Special Parks & Facilities Committee

      i) Minutes of the Special Parks & Facilities Committee Meeting held on
         February 23, 2011

         154.11 MOVED AND SECONDED
         That the Minutes of the Special Parks & Facilities Committee Meeting
         held on February 23, 2011, be approved as circulated.
         CARRIED UNANIMOUSLY

      ii) Staff Memorandum

         a) Staff Memorandum dated February 23, 2011, from the Administrator
            entitled “Central Saanich Firehall Project – Proposed and
            Recommended Next Steps”
         b) A Package Containing the Comment Sheets from the November 30,
            2010 (2nd) Public Open House;
         c) “Advanced Traffic Warning Investigation” Completed by Boulevard
            Transportation Group

         155.11 MOVED AND SECONDED
         That the Staff Memorandum dated February 23, 2011, from the
         Administrator entitled “Central Saanich Firehall Project – Proposed and
         Recommended Next Steps” be received, and:
         1. In relation to the proposed Central Saanich Main Firehall Project, Staff
            be instructed to proceed with preparation of the necessary Loan
            Authorization Bylaw for introduction at a future Regular Council
            Meeting, and then proceed with preparation of the documentation to
            facilitate an alternative approval (counter-petition) process;
         2. Council grant early approval of the Supplementary Budget Request
            attached as Appendix “D” to this Memorandum, and thereby proceed
            with the preparation of working drawings, the alternative approval
            process, and finalization of the environmental risk assessment and
            any further site remediation which may be required as a result of that
            assessment; and,
         3. Council confirm, for the purposes of preparation of working drawings,
            that the firehall be designed, constructed and certified to meet
            minimum criteria of LEED Canada Silver as per the District’s adopted
            “Municipal Green Building Policy”.
         CARRIED UNANIMOUSLY

   b) Planning & Development Committee

      i) Minutes of the Planning & Development Committee Meeting held on
         February 28, 2011

         156.11 MOVED AND SECONDED
         That the Minutes of the Planning & Development Committee Meeting
         held on February 28, 2011, be approved as circulated.
         CARRIED UNANIMOUSLY

      ii) Staff Memorandum

         a) Staff Memorandum dated February 22, 2011, from the Director of
            Planning and Building Services entitled “OCP Amendment and
            Rezoning Application, Co-op Supermarket Proposal, 6700 Block West
            Saanich Road”
         b) Staff Memorandum dated February 28, 2011, from the Senior
            Engineering Technologist entitled “Rezoning Co-op Development
            Report on Potential Safety Issues”
         c) Correspondence dated March 2, 2011, from Merrick Architecture Re:
            Peninsula Co-op Market Rezoning Application – Site Revisions &
            Parking
d) “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1736, 2011”
   [A Bylaw to Amend the Official Community Plan (Commercial Supermarket)]

e) “Central Saanich Land Use Bylaw Amendment Bylaw No. 1737, 2011”
   [A Bylaw to Amend the Land Use Bylaw (Peninsula Co-op Supermarket)]

f) Correspondence to be Considered Pertaining to this Issue:
   i) Peninsula Co-op, March 3, 2011
   ii) A&L Pugh, March 3, 2011
   ii) E Chambers, March 6, 2011

MOVED AND SECONDED
That the Staff Memorandum dated February 22, 2011, from the Director of Planning and Building Services entitled “OCP Amendment and Rezoning Application, Co-op Supermarket Proposal, 6700 Block West Saanich Road” be received, and Council:

1. Consider amending the OCP Bylaw No. 1600, 2008, by amending the text in Policies Section 3.3.1, 5.2.2, 10.2.1, and 12.3.1 to, in general terms, allow for the creation of another urban containment area in the OCP to facilitate the development of rural lands for commercial use;

2. Consider amending the OCP Bylaw No. 1600, 2008, Schedule A, to change the land use designation of Lot 9 and the south portion of Lots 11 and 13, Section 13 R1E, SSD, Plan 1296 (6700 block West Saanich Road) from Rural to Arterial Commercial;

3. Consider amending the OCP Bylaw No. 1600, 2008, Schedule B, to designate a new urban settlement area boundary area to include those lots described as Lot 9 and the south portion of Lots 11 and 13, Section 13, R1E, SSD, Plan 1296 (6700 block West Saanich Road);

4. Consider amending the OCP Bylaw No. 1600, 2008, Schedule “D” to Appendix “1” (Land Use Plan) by designating Lot 9 and the south portion of Lots 11 and 13, Section 13, R1E, SSD, Plan 1296 (6700 block West Saanich Road), as a development permit area for form and character (Arterial Commercial);

5. Advise Staff that early consultation is not required with adjacent local, provincial or federal government authorities, First Nations or School District No. 63 pursuant to Section 879 of the Local Government Act for the OCP amending Bylaw;

6. Examine the amending OCP Bylaw in conjunction with the Five Year Financial Plan and Waste Management Plan after first reading;

7. Consider amending the Land Use Bylaw to create a new Co-op Supermarket Zone (C-2A) with proposed zoning regulations in relation to allowable uses, density of development, building setbacks, building height and consequential amendments to Section 49 (Requirements for Screening), Section 55 (Works and Services Standards), and Section 60 (Sign Regulations) as per the requirements of the C-2 Zone;

8. Consider first and second readings of both bylaws;

9. Instruct Staff to undertake the statutory notification procedures for the public hearing; and if no early public consultation is warranted, 10. Refer the bylaws to a Public Hearing to be scheduled for May, 2011.

CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

“Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1736, 2011”
[A Bylaw to Amend the Official Community Plan (Commercial Supermarket)]

MOVED AND SECONDED
That “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1736, 2011” receive first reading.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

MOVED AND SECONDED
That Bylaw No. 1736 receive second reading.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen
160.11 MOVED AND SECONDED
That Bylaw No. 1736 be referred to a Public Hearing to be held on May 4 (and 5 if necessary), 2011, at 6:30 p.m. to be held in the Cedar Room at the Saanich Fairgrounds.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

“Central Saanich Land Use Bylaw Amendment Bylaw No. 1737, 2011”
[A Bylaw to Amend the Land Use Bylaw (Peninsula Co-op Supermarket)]

161.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1737, 2011” receive first reading.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

162.11 MOVED AND SECONDED
That Bylaw No. 1737 receive second reading.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

163.11 MOVED AND SECONDED
That Bylaw No. 1737 be referred to a Public Hearing to be held on May 4 (and 5 if necessary), 2011, at 6:30 p.m. to be held in the Cedar Room at the Saanich Fairgrounds.
CARRIED
OPPOSED: Councillors Bryson, Mason and Olsen

164.11 MOVED AND SECONDED
That Council request the applicant to hold a public information meeting regarding this proposal prior to the scheduled Public Hearing.
CARRIED UNANIMOUSLY

c) Administration & Finance Committee

i) Minutes of the Administration & Finance Committee Meeting held on February 28, 2011

165.11 MOVED AND SECONDED
That the Minutes of the Administration & Finance Committee Meeting held on February 28, 2011, be approved as circulated.
CARRIED UNANIMOUSLY

ii) Staff Memorandum

a) Staff Memorandum dated February 28, 2011, from the Administrator entitled “Status / Update on “Action Items” and Special Projects Currently Referenced in the District’s Corporate Strategic Plan”

166.11 MOVED AND SECONDED
That the Staff Memorandum dated February 28, 2011, from the Administrator entitled “Status / Update on “Action Items” and Special Projects Currently Referenced in the District’s Corporate Strategic Plan” be received, and Council receive for information the status / update on the various Actions and special projects which are contained in the current version of the District of Central Saanich Strategic Plan.
CARRIED UNANIMOUSLY

2. Advisory Committees / Other: Nil.

3. Regular Status Reports from Members of Council Who Participate on Advisory Bodies, Committees, Boards, or Commissions:

Agricultural Area Plan: Councillor Bryson advised of a Steering Committee Meeting scheduled for March 8, 2011, at 2:30 p.m. to review the first draft of the Agricultural Area Plan.
CRD Island View Beach Regional Park Community Discussion: Councillor Bryson noted this item from Section XIII – Correspondence. Staff advised the Manager of Community Services would be in attendance.


Brentwood Bay / Mill Bay Ferry: Mayor Mar that the ferry will be closed until the month of May.

BC Hydro: Councillor Olsen advised of a public meeting scheduled for March 9, 2011, at the Hotel Grand Pacific regarding the proposed rate increases.

Peninsula Agricultural Commission (PAC): Councillor Bryson referenced the recent release of the Annual Report, and spoke to the work of the PAC.

167.11 MOVED AND SECONDED  
That the Peninsula Agricultural Commission (PAC) 2010 Annual Report be received, and the District forward a letter to the PAC thanking it for its hard work, dedication and service to the agricultural interests of the Saanich Peninsula.  
CARRIED UNANIMOUSLY

VIII. STAFF MEMORANDA AND REPORTS:

1. Development Variance Permit Application – 1304 Greig Avenue; Lot 1, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 (Eurosa Farms Ltd.)

   a) Attached for Council’s consideration was the following documentation pertaining to this application:
      i) Staff Memorandum dated January 13, 2011, from the Planner entitled “Development Variance Permit Renewal Application; 1304 Greig Avenue (Eurosa Farms Ltd.)” [Previously received at the February 7, 2011, Regular Council Meeting.]
      ii) Excerpt from the Minutes of the Regular Council Meeting held on February 7, 2011, in regard to this application;
      iii) Notice February 15, 2011;
      iv) Correspondence received pertaining to this application subsequent to the February 7, 2011, Regular Council Meeting: Nil

   The Municipal Clerk advised that the required notification had been carried out. She overviewed the documentation, advising that no written submissions had been received. She outlined the Administrator’s recommendations, noted the wording of the approving resolutions, if considered by Council, and advised that it would now be appropriate to hear from those wanting to speak on the matter.

   b) Opportunity to be Heard

      The Mayor invited the property owner to address this matter.

      No one took the opportunity to speak to this application.

      The Mayor then invited members of the public to speak on the matter, and no one rose to address Council.

168.11 MOVED AND SECONDED  
That in connection with the existing bulk storage structure on Lot 1, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 (1304 Greig Avenue), Council approve the issuance of a Development Variance Permit to vary the minimum side yard exterior setback from 6.0m to 5.0m for the existing structure.  
CARRIED UNANIMOUSLY

Due to a potential conflict of interest, Councillor Kubek vacated the Council Chamber at 8:00 p.m. He stated he has a business relationship with the contractor for this project.
2. Staff Memorandum

   a) Staff Memorandum dated March 3, 2011, from the Senior Engineering Technologist II entitled “Water Main Replacement East Saanich Road”

   The Municipal Engineer overviewed the Staff Memorandum and responded to questions from Council.

169.11 MOVED AND SECONDED

   That the Staff Memorandum dated March 3, 2011, from the Senior Engineering Technologist II entitled “Water Main Replacement East Saanich Road” be received, and Council authorize the replacement of +/- 840m of the existing asbestos concrete (AC) water main within the East Saanich Road Renewal work zone be undertaken as part of the East Saanich Road reconstruction project at an estimated additional cost of $361,000 (District of Central Saanich share $121,333).

   CARRIED UNANIMOUSLY

Councillor Kubek returned to the Council Chamber at 8:02 p.m.

Due to a potential conflict of interest, Councillor Bryson vacated the Council Chamber at 8:02 p.m. He stated his property was adjacent to the proposed catchment area and he leased land within the proposed catchment area.

3. Staff Memorandum

   a) Staff Memorandum dated March 2, 2011, from the Senior Engineering Technologist entitled “Mt Newton X Rd / Senanus Drive Tree Assessment and Mitigation”

   The Municipal Engineer overviewed the Staff Memorandum and responded to questions from Council.

170.11 MOVED AND SECONDED

   That the Staff Memorandum dated March 2, 2011, from the Senior Engineering Technologist entitled “Mt Newton X Rd / Senanus Drive Tree Assessment and Mitigation” be received for information.

   CARRIED UNANIMOUSLY

Councillor Bryson returned to the Council Chamber at 8:05 p.m.

Due to a potential conflict of interest, Councillor Kubek vacated the Council Chamber at 8:05 p.m. He stated that he is the property owner for 1187 Clarke Road.

4. Staff Memorandum

   a) Staff Memorandum dated February 28, 2011, from the Director of Planning & Building Services entitled “Request for Amendment of Restrictive Covenant – 1187 Clarke Road”

   The Director of Planning & Building Services overviewed the Staff Memorandum.

171.11 MOVED AND SECONDED

   That the Staff Memorandum dated February 28, 2011, from the Director of Planning & Building Services entitled “Request for Amendment of Restrictive Covenant – 1187 Clarke Road” be received, and Council authorize the amendment of the Section 219 restrictive covenant registered on property at 1187 Clarke Road, to change the requirement from solar hot water heating systems to requiring that all houses be built to Energuide80 pursuant to the EnerGuide Rating System developed by National Resources Canada, with all legal costs to be borne by the applicant to amend the covenant and register the amendment on title.

   CARRIED UNANIMOUSLY

Councillor Kubek returned to the Council Chamber at 8:07 p.m.
IX BYLAWS: Nil

X. CORRESPONDENCE & PETITIONS:

1. Saanich Peninsula Hospital Foundation Re: Potential Use by District of Mure Brook Dams for Storm Water Retention
   a) Correspondence dated February 25, 2011

   The Administrator briefly overviewed the correspondence and Staff recommendation.

   It was noted the letter writer was not in attendance at the Meeting.

172.11 MOVED AND SECONDED
That the correspondence dated February 25, 2011, from the Saanich Peninsula Hospital Foundation regarding the potential use by the District of Mure Brook Dams for storm water retention be received, and referred to Staff for review and appropriate action as deemed warranted, or recommendation back to Council if required.
CARRIED UNANIMOUSLY

   a) Correspondence dated February 28, 2011

   The Administrator briefly overviewed the correspondence and Staff recommendation.

   It was noted the letter writer was not in attendance at the Meeting.

173.11 MOVED AND SECONDED
That the correspondence dated February 28, 2011, from the Greater Victoria Public Library (GVPL) and attached 2011 Operating Budget and Five Year Financial Plan (2011-2015) be received and forwarded to the District's 2011 Annual Budget and Five Year Financial Plan deliberations.
CARRIED UNANIMOUSLY

XI UNFINISHED BUSINESS: Nil

XII NEW BUSINESS / OTHER COMPETENT BUSINESS:

1. 2011 Budget Schedule

   The Administrator briefly updated Council with respect to proposed meeting dates/times to discuss the 2011 Budget.

174.11 MOVED AND SECONDED
That the District hold a stand alone Special Administration & Finance Committee Meeting on Monday, March 14, 2011, at 5:30 p.m. to discuss the 2011 Core Budget.
CARRIED UNANIMOUSLY

XIII CORRESPONDENCE (Receive for General Information):

1. Correspondence from BC Ferries:


3. City of Coquitlam Re: Online Municipal Voting – Correspondence dated February 16, 2011

4. Correspondence Pertaining to the Proposed Rezoning of 1196 Dignan Road:
   a) L Butler, February 22, 2011

5. Correspondence Pertaining to the Senanus Drive / Mt Newton Cross Road Waterline Extension Project:
   a) L Waters, February 22, 2011
b) L Laban, February 21, 2011  
c) Mount Newton Neighbourhood Association, March 6, 2011  
d) Residents and Ratepayers of Central Saanich Society, March 5, 2011

6. Terasen Re: Renaming Terasen Gas to FortisBC – Correspondence dated February 23, 2011

7. Correspondence from the Federation of Canadian Municipalities (FCM):  
a) FCM News – Week of February 21, 2011  
b) Breaking News – FCM Protecting Municipal Rights in the Comprehensive Economic and Trade Agreement (CETA)

8. Correspondence Pertaining to Woodwynn Farm:  
a) J Hildebrand, February 27, 2011  
b) J Dunkerley, February 28, 2011

9. City of Burnaby Re: British Columbia’s Heritage Program – Correspondence dated February 17, 2011


11. Child Find British Columbia Re: May is “Green Ribbon of Hope” Month – Correspondence dated February 1, 2011

12. Capital Regional District (CRD) – CRD Seeks Community Input to Set Future Direction for Island View Beach Regional Park – Correspondence dated March 2, 2011

13. Minutes of Various Boards, Committees and Commissions:  
a) Peninsula Recreation Commission, February 3, 2011

Item Nos. 1-13 were received for information without a motion.

ADJOURNMENT

On motion, the Regular Council Meeting held on March 7, 2011, adjourned at 8:11 p.m.

Jack Mar  
Mayor

Sara C. Ribeiro  
Municipal Clerk

Recorded by:  
Sara C. Ribeiro, Municipal Clerk