May 29, 2011, at 7:00 p.m.

Central Saanich Municipal Council Chamber

PRESENT: Mayor Jack Mar
Councillors Bryson, Garrison, Kubek, Mason, Olsen, and Siklenka
Hope V. Burns, Director of Planning and Building Services and Acting Administrator
Susan Brown, Municipal Clerk
Rosalyn Tanner, Director of Financial Services
David McAllister, Director of Engineering & Public Works
Bonnie McKenzie, Manager of Community Services (partial)

Mayor Mar introduced Mr. David McAllister, the new Director of Engineering and Public Works / Municipal Engineer.

The Municipal Clerk noted the following additions to the Agenda:

Under Section VII – Staff Memoranda and Reports

Under Item No. 3. Development Variance Permit Application for Proposed Subdivision; 1145 Verdier Avenue, Norscott Developments Ltd.:


Under Item No. 6 Staff Memorandum – DP & DVP Application; 800 Block Verdier Avenue (Brentwood Villas):

New Item 6(b) Correspondence from Boulevard Transportation Group, August 25, 2011

Under Section VIII – Bylaw for Consideration of First and Second Reading and Referral to a Public Hearing to be Held on October 11, 2011, at 6:30 p.m.:

New Item No. 1 - “Central Saanich Land Use Bylaw Amendment Bylaw No. 1758, 2011” [A Bylaw to Amend the Land Use Bylaw (6665 Buena Vista Road)]

New Item 1(a) Staff Memorandum Additional Information – Rezoning Application; 6665 Buena Vista Road (Koski / Faulkner)

New Item 1(b) Consideration of First and Second Reading of Bylaw No. 1758, 2011

New Item 1(c) Referral to a Public Hearing to be Held on October 11, 2011

Under Section XII – New Business / Other Competent Business:

New Item 2 Notice of Motion Submitted by Councillor Kubek Re: Request for Copy of Report from the Capital Regional District

New Item 3 Notice of Motion Submitted by Councillor Kubek Re: Official Community Plan Changes

Under Section XIII – Correspondence (Receive for General Information)

Under Item No. 8 - Correspondence Pertaining to the Issue of Smart Meters:

New Item 8(b) T Cornish, August 27, 2011
I. APPROVAL OF THE AGENDA:

498.11 MOVED AND SECONDED
That the Agenda for the Special (Open) Council Meeting of August 29, 2011, be approved as amended by the Late Items Agenda.
CARRIED UNANIMOUSLY

II. ADOPTION OF THE MINUTES:

Minutes of the Special (Open) Council Meeting held on August 8, 2011

499.11 MOVED AND SECONDED
That the Minutes of the Special (Open) Council Meeting held on August 8, 2011, be approved as circulated.
CARRIED UNANIMOUSLY

III. BUSINESS ARISING FROM THE MINUTES:

IV. RISE AND REPORT:

V. PUBLIC INQUIRIES AND ANSWERS THERETO:

Norm Ryder, Saanichton, asked if the District had received a response to its June 20, 2011 letter to BC Hydro in regard to Smart Meters.

The Municipal Clerk responded that no response had yet been received.

Mr. Ryder asked Council to consider demanding a moratorium on the installation of Smart Meters in Central Saanich until the question of health concerns had been addressed.

It was agreed by members of Council that consideration of a moratorium be deferred until Council could also consider the wording of motions considered by the City of Victoria and the District of North Saanich on this matter. The Director of Financial Services advised that she would try to obtain the wording for consideration later in the meeting under General Information Correspondence pertaining to Smart Meters.

Mr. Ryder then asked whether Central Saanich still had wharfs and if the District maintained them.

The Acting Administrator replied that the District owned two wharfs – Brentwood Bay / Marchant Road Wharf and Saanichton Bay / James Island Road Wharf - which were both maintained by the District.

Mr. Ryder expressed concern about specific boaters mooring without approval at the municipal wharf and on private buoys in Brentwood Bay. Ms. Burns advised that the Bylaw Enforcement Officer was aware of these individuals, and that she would refer this concern to him. Mr. Ryder also noted a concern with the noise from the generators from certain boats. She noted that generator noise over the water was a difficult issue to deal with.

VI. REPORTS OF COMMITTEES:

1. Standing Committees: Nil

2. Advisory Committees / Other: Nil

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

Peninsula Recreation Commission - Councillor Kubek noted the success of the Grand Opening Celebration event for the Centennial Tennis Park held on August 27, 2011 and expressed appreciation to the Commission and staff for their contribution to the project and event.
MOVED AND SECONDED
That the District of Central Saanich send a letter to the Panorama Recreation Commission to acknowledge its support and assistance in the design and construction of the Centennial Tennis Park, and to acknowledge the assistance of the Commission and its staff with the Grand Opening Celebration, and in particular to express the District’s appreciation to Eric Knoester for all his assistance throughout the process.
CARRIED UNANIMOUSLY

Mayor Mar commented on the presence of Stanley Oakes and his family, of the Oakes who previously owned the land and donated it to the District.

VII. STAFF MEMORANDA AND REPORTS:
The agenda was varied to consider Items 2 to 6 before Item 1. 2010 Annual Municipal Report.

2. Development Variance Permit Application for Reduction of Required Parking Spaces: 7081 Central Saanich Road, Island View Golf Centre Ltd.

a) Attached for Council’s consideration was the following documentation pertaining to this application:
   i) Staff Memorandum dated July 7, 2011, from the Planner entitled “ALC Application for Non-Farm Use & Development Variance Permit; 7081 Central Saanich Road (Island View Golf Centre Ltd.)”; [Previously received at the July 18, 2011 Special (Open) Council Meeting.]
   ii) Excerpt from the Minutes of the Special (Open) Council Meeting held on July 18, 2011, in regard to this application;
   iii) Notice sent to owner/occupants and adjacent property owners dated August 8, 2011;
   iv) Draft Copy of Development Variance Permit No. 3090-20-10/11 (DVP); and,
   v) Correspondence received pertaining to this application subsequent to the July 18, 2011, Special (Open) Council Meeting: Nil

The Acting Administrator advised that the required notification had been carried out. She overviewed the documentation, advising that no written submissions had been received. She outlined the recommendations, noted the wording of the approving resolution, 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

Dan Casey, Transportation Planner, Boulevard Transportation Group, advised that he had been retained by the applicant to undertake an independent assessment of the off-street parking requirement for driving range uses in the District and spoke to the requested Development Variance Permit to reduce the required parking by a further 10 spaces to a minimum of 73 on-site spaces.

The Mayor then invited members of the public to speak on the matter.

Vern Michell, noted that he owned the land beside the applicant’s land, and that he had no objections whatsoever to the requested variance.

MOVED AND SECONDED
That with regard to a new mini-putt golf facility located on the property at 7081 Central Saanich Road, the issuance of a Development Variance Permit 3090-20-10/11 be approved to further reduce the required parking by 10 spaces to a minimum of 73 on-site parking spaces.
CARRIED UNANIMOUSLY

Due to a potential conflict of interest with respect to Items VII. 3., 4., 5. & 6., Councillor Kubek excused himself from the Council Chamber at 7:16 p.m. He
stated that with respect to Item 3, he had a business relationship in connection with the property, with respect to Item 4, he had a previous business relationship with the applicant with respect to an adjacent property, with respect to item 5 he had a business relationship with an owner in the Strata Corporation, and with respect to item 6 he had a perceived conflict as his daughter was employed at Brentwood Bay Lodge which was owned by the same owners of the property under application.

3. Development Variance Permit Application for Proposed Subdivision; 1145 Verdier Avenue, Norscott Developments Ltd.

a) Attached for Council’s consideration is the following documentation pertaining to this application:

i) Staff Memorandum dated August 22, 2011, from the Planner entitled “Additional Information – Development Variance Permit Application; 1145 Verdier Avenue (Norscott Developments Ltd.”);
ii) Staff Memorandum dated July 12, 2011, from the Planner entitled “Development Variance Permit Application; 1145 Verdier Avenue (Norscott Developments Ltd.”);
[Previously received at the July 18, 2011 Special (Open) Council Meeting.] iii) Excerpt from the Minutes of the Special (Open) Council Meeting held on July 18, 2011, in regard to this application;
iv) Notice sent to owner/occupants and adjacent property owners dated August 8, 2011;
v) Draft Copy of Development Variance Permit No. 3090-20-11/11 (DVP); and,
vi) Correspondence received pertaining to this application subsequent to the July 18, 2011, Special (Open) Council Meeting:
   1. M&V Morry, August 13, 2011
   2. B&P Jestico and M Karakai, August 25, 2011 (Late Item)

The Acting Administrator advised that the required notification had been carried out. She overviewed the documentation, advising that two written submissions had been received. She outlined the recommendations, noted the wording of the approving resolution, 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

Will Perebom, Victoria Design, spoke on behalf of the applicant. Referencing displayed plans, he described the proposed lots and the internal driveway. He pointed out the siting and elevations of the units and noted that one building would be single family and the other a duplex, but that they would be similar in scale and character. He then spoke to the garage parking, articulated building wall, green space, and the streetscape, and responded to questions from members of Council.

Henry Vanderlugt, noted that he had lived in the area for many years and that there was some misinformation circulated about the project. He advised that one of the letters in opposition noted that three sewer connections would be trespassing private property, but the sewer would actually run in an easement. Another concern raised was that with secondary suites there was the potential for six suites, when in actuality there cannot be a secondary suite in the duplex.

The Mayor then invited members of the public to speak on the matter.

Rick Nelson, commented that there was only one suite proposed in the single family house.
MOVED AND SECONDED
That with regard to the proposed subdivision and redevelopment of the property at 1145 Verdier Avenue, the issuance of Development Variance Permit 3090-20-11/11 be approved to:
1. Reduce the minimum frontage for a duplex lot from 26.0m to 16.15m for the proposed Lot 1; and,
2. Reduce the minimum frontage for a single-family residential lot from 21.0m to 13.96m for the proposed Lot 2.
CARRIED UNANIMOUSLY

4. Development Variance Permit Application for for Proposed Subdivision; 8100 McPhail Road

a) Attached for Council’s consideration is the following documentation pertaining to this application:

i) Staff Memorandum dated July 27, 2011, from the Director of Planning & Building Services entitled “Development Variance Permit; 8100 McPhail Road (“Dunmora” – Grant Rogers’ Proposed Subdivision); [Previously received at the August 8, 2011 Special (Open) Council Meeting.]

ii) Excerpt from the Minutes of the Special (Open) Council Meeting held on August 8, 2011, in regard to this application;

iii) Notice sent to owner/occupants and adjacent property owners dated August 15, 2011;

iv) Correspondence received pertaining to this application subsequent to the August 8, 2011, Special (Open) Council Meeting: Nil

The Acting Administrator advised that the required notification had been carried out. She overviewed the documentation, advising that no written submissions had been received. She outlined the recommendations, noted the wording of the approving resolution, 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

At the invitation of the Mayor, no representative of the applicant rose to address Council.

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

MOVED AND SECONDED
That with regard to the proposed subdivision of the lands at 8100 McPhail Road, the issuance of Development Variance Permit 3090-20-12/11 be approved to vary the sideyard setback required by bylaw to retain a cottage on one of the proposed strata lots, from the required 1.5m (4.9ft) to 0.9m (3ft).
CARRIED UNANIMOUSLY

5. Staff Memorandum

a) Staff Memorandum dated August 19, 2011, from the Director of Planning and Building Services entitled “Development Variance Permit Application for Fencing Quail Ridge Strata Corporation; 1287 Verdier Avenue”

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

MOVED AND SECONDED
That the Staff Memorandum dated August 19, 2011, from the Director of Planning and Building Services entitled “Development Variance Permit Application for Fencing Quail Ridge Strata Corporation; 1287 Verdier Avenue” be received and Council:
1. Instruct Staff to prepare a Development Variance Permit to vary the maximum fence height from 1.9m to 2.44m;
2. Instruct Staff to undertake the statutory notification procedures; and,
subject to public comment;

**TABLING MOTION**

505.11

MOVED AND SECONDED

That the preceding main motion be tabled to allow a representative of the applicant to address Council concerning this application.

CARRIED

OPPOSED: Two Members

Jason Middleton, Quail Ridge Strata Corporation, advised Council of the concerns of Quail Ridge residents with the noise and behavior of individuals congregating around the adjacent bus stop at night. He noted that there were units for sale in the complex for this reason.

Staff were directed to forward the concerns expressed by the Quail Ridge Strata Corporation representative regarding the evening activity of individuals congregating around the adjacent bus stop, to the Police Service in relation to the potential enforcement issues.

506.11

MOVED AND SECONDED

That the main motion be lifted from the table.

CARRIED UNANIMOUSLY

The question was then called on the main motion and it was:

CARRIED UNANIMOUSLY

6. **Staff Memorandum**

a) Staff Memorandum dated August 23, 2011, from the Director of Planning and Building Services entitled “Development Permit & Development Variance Permit Application; 800 Block Verdier Avenue (Brentwood Villas)”

b) Correspondence from Boulevard Transportation Group with respect to this matter, August 25, 2011 (Late Item)

The Director of Planning and Building Services overviewed the Staff Memorandum and highlighted some of the Planning Department comments and comments from the Advisory Planning Commission.

At the invitation of the Mayor, the applicant provided a presentation to Council.

Dan Behune, Managing Director, Brentwood Bay Lodge, circulated a package of presentation materials to members of Council on table (a copy of which will be retained on record), and using PowerPoint slides, he provided an overview of the Garden Villa concept and history. He reviewed the design criteria, the mixed use purpose, the Green Building features, and the streetscape.

Joe Newell, Architect, using PowerPoint slides, provided an overview of the building statistics (such as FAR, setbacks, building height, etc.), including number of parking spaces. He reviewed the elevations, signage and floor plans. He then responded to a question from a member of Council.

Dan Casey, Transportation Planner, Boulevard Transportation Group, reviewed the parking study undertaken on behalf of the applicant. In response to questions from a member of Council, Mr. Casey reviewed where commercial trucks delivering to the hotel would park, noting there was plenty of parking in front of the hotel, and the number of seats in the restaurant and pub - 200.

In reply to a question as to whether there would be an issue with the new residents of the proposed developments due to noise from the pub, Mr. Behune noted that the pub had an older clientele and was generally empty by 9:00 p.m. He also noted that the design is such that the majority of living space would be to the south side, away from the pub, and that there would be extensive screening. In response to a further question, Mr. Behune noted that the Lodge would start using staff parking under the pub, which up to now had
MOVED AND SECONDED
That the Staff Memorandum dated August 23, 2011, from the Director of Planning and Building Services entitled “Development Permit & Development Variance Permit Application; 800 Block Verdier Avenue (Brentwood Villas)” be received and Council:

1. Instruct Staff to prepare a Development Variance Permit with variances to:
   a) Reduce the front yard setback from 7.5m to 2.1m;
   b) Reduce the required side yard interior setback from 3m total to 0.4m;
   c) Reduce the setback of parking areas from any lot line from 2.5m to 0.8m (with screening provided instead);
   d) Reduce the number of required off-street parking spaces from 76 to 56 (a variance of 20 spaces) for this development combined with that required by covenant for Brentwood Lodge;

2. Instruct Staff to undertake the statutory notification procedures; and subject to public comment;

3. Consider issuance of the Development Variance Permit;

4. Consider issuance of the Development Permit subject to the following conditions:
   a) Consolidation of the two lots and amendment of the restrictive covenant registered on the properties to ensure that 30 spaces are allocated for the use of Brentwood Lodge for pub patron parking;
   b) Submission of details of site amenities including the exterior bicycle rack, fencing, screening, permeable paving and landscaping of the site and boulevard areas;
   c) Submission of a deposit of 125% of the estimated costs of installing, planting and irrigating the proposed planting;
   d) Submission of a detailed grading plan;
   e) Submission of sealed engineering plans and deposit to cover the construction of the roadway improvements with the Ministry of Transportation and Infrastructure’s approval;
   f) Professional engineering analysis and security deposit to cover all Engineering requirements including sewer, water and drainage services, and sidewalk plans;
   g) All roof top mechanical equipment is to be appropriately screened;
   h) Submission of details of all exterior lighting, including all site lighting and exterior building lighting. All fixtures are to be ‘down cast’ with a restricted light spread;
   i) All utilities to serve the development shall be placed underground;
   j) Proposed details of energy efficiency measures to be incorporated into this development;
   k) A signage master plan is to be submitted for sign permit issuance with no free standing sign allowed; and,
   l) A restrictive covenant to be registered on the property restricting the development to that as shown on the approved Development Permit related to the proposed construction of the multi-family residential / commercial project at 842 Verdier Avenue.

CARRIED UNANIMOUSLY

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

1. 2010 Annual Municipal Report

The Acting Administrator briefly overviewed the 2010 Annual Municipal Report, and noted that it was presented tonight for Council's consideration and for Council to consider any submissions and questions from the public. The Director of Financial Services commented on the Financial Statements component of the Report, noting that the Annual Municipal report is normally presented in June, but that due to a lengthy audit, the 2010 report was being presented later this year.

The Mayor invited members of the public to come forward to speak to this matter or ask questions, and no one took the opportunity to address Council.
508.11 MOVED AND SECONDED
That the Staff Memorandum dated August 8, 2011, from the Administrator entitled ‘2010 Annual Municipal Report’ be received, and:
1. The 2010 Annual Municipal Report and any submissions from the public be considered and received for information;
2. The District’s 2010 audited Financial Statements and related information schedules be approved, and the Annual Report be made available for public inspection during regular business hours; and,
3. The Financial Information Act / Statement of Financial Information Schedules (Council Remuneration; Employee Remuneration; Payments to Suppliers) be approved as presented, the Schedules be forwarded as required to the Ministry of Community, Sport and Cultural Development and the Schedules be made available for public inspection during regular business hours.
CARRIED UNANIMOUSLY

7. Staff Memorandum

a) Staff Memorandum dated August 11, 2011, from the Planner entitled “District Consent as Upland Owner (Brooks Park) to Assignment of Provincial Foreshore Lease 100445; 7070 Brentwood Drive”

The Director of Planning and Building Services overviewed the Staff Memorandum and noted that the property owner could not be in attendance.

509.11 MOVED AND SECONDED
That the Staff Memorandum dated August 11, 2011, from the Planner entitled ‘District Consent as Upland Owner (Brooks Park) to Assignment of Provincial Foreshore Lease 100445; 7070 Brentwood Drive’ be received, and Council, in connection with the proposed assignment of the Crown foreshore lease for private moorage fronting a portion of Brooks Park (Licence No. 100445 covering Lot 623, Cowichan District), indicate the District’s consent, as the owner of the adjoining upland property, for the Province to proceed with the proposed assignment of the foreshore lease area in conjunction with the sale of the nearby property at 7070 Brentwood Drive.
CARRIED UNANIMOUSLY

8. Staff Memorandum

a) Staff Memorandum dated August 24, 2011, from the Director of Planning and Building Services entitled “Residential Densification Study – Terms of Reference”

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

510.11 MOVED AND SECONDED
That the Staff Memorandum dated August 24, 2011, from the Director of Planning and Building Services entitled “Residential Densification Study – Terms of Reference” be received, and Council:
1. Endorse the proposed Residential Densification Study process as set out in the Staff Memorandum;
2. Endorse the Terms of Reference for the Residential Densification Study for the purposes of hiring a professional planning consultant (team) as set out in Appendix “A” ; and,
3. Appoint Councillors Kubek and Bryson to assist in the interview of the consultants.
CARRIED UNANIMOUSLY

9. Staff Memorandum

a) Staff Memorandum dated August 24, 2011, from the Planner entitled “Land Use Bylaw Amendment – Deer Fencing”

The Director of Planning and Building Services overviewed the Staff Memorandum noting that Land Use Amendment Bylaw No. 1756 attached to the Memorandum could be considered for two readings and referral to Public Hearing to be held at 6:30 p.m. on October 11, 2011.
The Staff Memorandum dated August 4, 2011, from the Planner entitled “Land Use Bylaw Amendment – Deer Fencing” was received without a motion.

511.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1756, 2011” [A Bylaw to Amend the Land Use Bylaw (Fence Height for Crop Protection)] receive first reading.
CARRIED UNANIMOUSLY

512.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1756, 2011” receive second reading.
CARRIED UNANIMOUSLY

The Director of Planning and Building Services responded to questions regarding the type of fencing that would be permissible under the Bylaw, noting that the requirement for open mesh netting or wire applied to only the first 25 feet from the front of the property, and that if there was a type of fencing that did not quite fit in the definition, a variance could be sought. In response to another question, she advised that an agricultural property was one that was “in an agricultural zone”.

513.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1756, 2011” be referred to a Public Hearing to be held on Tuesday, October 11, 2011, at 6:30 p.m.
CARRIED UNANIMOUSLY

10. Staff Memorandum

a) Staff Memorandum dated August 22, 2011, from the Director of Financial Services entitled “Write-off of Outstanding Property Taxes for A – 6181 Old West Saanich Road”

The Director of Financial Services overviewed the Staff Memorandum.

514.11 MOVED AND SECONDED
That the Staff Memorandum dated August 22, 2011, from the Director of Financial Services entitled “Write-off of Outstanding Property Taxes for Unit A – 6181 Old West Saanich Road” be received, and Council approve the write-off of the outstanding property taxes in the amount of $1,975.79 (plus any interest) for folio number 340501.001 (Unit A – 6181 Old West Saanich Road), and a request be forwarded to the Minister of Community, Sport and Cultural Development for approval of the write-off.
CARRIED UNANIMOUSLY

11. Staff Memorandum

a) Staff Memorandum dated August 22, 2011, from the Director of Financial Services entitled “Five Year Financial Plan Bylaw Amendment Bylaw”

The Director of Financial Services overviewed the Staff Memorandum and noted that the proposed amendment Bylaw No. 1759 could be considered for three readings.

The Staff Memorandum dated August 22, 2011, from the Director of Financial Services entitled “Five Year Financial Plan Bylaw Amendment Bylaw” was received without a motion.

515.11 MOVED AND SECONDED
CARRIED UNANIMOUSLY
516.11 MOVED AND SECONDED
That “Central Saanich Five Year Financial Plan Bylaw Amendment Bylaw No. 1759, 2011” receive second reading.
CARRIED UNANIMOUSLY

517.11 MOVED AND SECONDED
That “Central Saanich Five Year Financial Plan Bylaw Amendment Bylaw No. 1759, 2011” receive third reading.
CARRIED UNANIMOUSLY

12. Staff Memorandum

a) Staff Memorandum dated August 22, 2011, from the Manager of Community Services entitled “Centennial Park Core Redesign Project (Phase 1)”

The Manager of Community Services overviewed the Staff Memorandum.

518.11 MOVED AND SECONDED
That the Staff Memorandum dated August 22, 2011, from the Manager of Community Services entitled “Centennial Park Core Redesign Project (Phase 1)” be received, and Council endorse the holding of a public information meeting regarding the redesign of the Centennial Park Core (as outlined in the Staff Memorandum) on Wednesday, September 14, 2011, 5:00 p.m. to 8:00 p.m., in the Centennial Park Fieldhouse.
CARRIED UNANIMOUSLY

In response to a question on how the Open House would be promoted, the Manager of Community Services and the Director of Planning and Building Services advised that it would be publicized in the newspaper, posted on the website, and that notices would be mailed out to immediate property owners, stakeholders and user groups.

VIII BYLAWS:

For Consideration of First and Second Reading and Referral to a Public Hearing to be Held on October 11, 2011, at 6:30 p.m.:

1. “Central Saanich Land Use Bylaw Amendment Bylaw No. 1758, 2011” [A Bylaw to Amend the Land Use Bylaw (6665 Buena Vista Road)] (Late Item)

a) Staff Memorandum dated August 25, 2011 from the Planner entitled “Additional Information – Rezoning Application; 6665 Buena Vista Road (Koski / Faulkner)”
b) Consideration of First and Second Readings
c) Referral to a Public Hearing to be Held on Tuesday, October 11, 2011, at 6:30 p.m.

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

The Staff Memorandum dated August 25, 2011 from the Planner entitled “Additional Information – Rezoning Application; 6665 Buena Vista Road (Koski / Faulkner)” was received without a motion.

519.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1758, 2011” [A Bylaw to Amend the Land Use Bylaw (6665 Buena Vista Road)] receive first reading.
CARRIED UNANIMOUSLY

520.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1758, 2011” receive second reading.
CARRIED UNANIMOUSLY

521.11 MOVED AND SECONDED
That “Central Saanich Land Use Bylaw Amendment Bylaw No. 1758, 2011” be referred to a Public Hearing to be held on Tuesday, October 11, 2011, at 6:30 p.m.
CARRIED UNANIMOUSLY
For Consideration of Final Adoption:

1. “Central Saanich Sewage Collection Area No. 1, Extension Bylaw (Portion of 2338 Mt. Newton Cross Road) No. 1693, 2010”
   [A Bylaw to Amend the Sewer Loan Authorization Bylaw No. 322, 1971 to Extend Sewage Collection Area No. 1 to a Portion of 2338 Mt. Newton Cross Road]

522.11 MOVED AND SECONDED
   That “Central Saanich Sewage Collection Area No. 1, Extension Bylaw (Portion of 2338 Mt. Newton Cross Road) No. 1693, 2010” be reconsidered, finally passed and adopted.
   CARRIED UNANIMOUSLY

Due to a potential conflict of interest with respect to Bylaw No. 1754, Councillor Kubek excused himself from the Council Chamber at 8:29 p.m. He stated that he had a previous business relationship with the owner of the property (to which the tree removal relates) with respect to the neighbouring property.

2. “Central Saanich Tree Protection Bylaw Amendment Bylaw (8100 and 8100A McPhail Road) No. 1754, 2011”
   [A Bylaw to Amend Central Saanich Tree Protection Bylaw No. 1595, 2008 (8100 and 8100A McPhail Road)]

523.11 MOVED AND SECONDED
   That “Central Saanich Tree Protection Bylaw Amendment Bylaw (8100 and 8100A McPhail Road) No. 1754, 2011” be reconsidered, finally passed and adopted.
   CARRIED UNANIMOUSLY

Councillor Kubek returned to the Council Chamber at 8:30 p.m.

IX. DELEGATIONS / PRESENTATIONS: Nil

X. CORRESPONDENCE & PETITIONS:

Due to a potential conflict of interest with respect to Items X. 1. and 2., Councillor Kubek excused himself from the Council Chamber at 8:30 p.m. He stated that he owned property on Peden Lane.

1. E M B Rolinski Re: Peden Lane Traffic Issues
   a) Correspondence dated August 9, 2011

   The Acting Administrator introduced this matter.

   The letter writer was not in attendance at the Meeting to speak to her correspondence. However, Ms. Carole Francoueur asked if she could address Council on this issue.

   C: Francoueur, spoke to the traffic situation in Moodyville, and suggested that the District should look into its commercial truck restrictions for trucks over 7 metres, as they should not be using the lanes.

524.11 MOVED AND SECONDED
   That the correspondence dated August 9, 2011, from E M B Rolinski regarding Peden Lane traffic issues be received, and referred to Staff for review and appropriate action as deemed warranted, or recommendation back to Council if required, and that a copy of the correspondence be forwarded to the Central Saanich Police Service in relation to the potential enforcement issues.
   CARRIED UNANIMOUSLY

Staff were directed to refer the comments of Ms. Francoueur in relation to commercial truck traffic in Moodyville to Engineering Staff for consideration in its review of Peden Lane traffic issues.
2. B&D Miles Re: Moodyville Parking and Night Time Beach Activity
   
a) Correspondence dated August 9, 2011
   
The Acting Administrator introduced this matter.
   
The Mayor invited the correspondent to speak to his letter, but he was not present.
   
525.11 MOVED AND SECONDED
   That the correspondence dated August 9, 2011, from B&D Miles regarding parking in the Moodyville area and night time beach activities, be received, and referred to Staff for review, to liaise with the Tsartlip First Nation, and appropriate action as deemed warranted, or recommendation back to Council if required, and a copy of the correspondence be forwarded to the Central Saanich Police Service in relation to the potential enforcement issues.
   CARRIED UNANIMOUSLY
   
Councillor Kubek returned to the Council Chamber at 8:42 p.m.
   
Mr. Bob Miles entered the Council Chamber and requested an opportunity to speak to his correspondence.
   
Due to a potential conflict of interest with respect to Items X. 2., Councillor Kubek excused himself from the Council Chamber at 8:43 p.m. He stated that he owned property on Peden Lane.
   
Mr. Bob Miles, 729 Stelly's Cross Road, spoke to his correspondence. He stated that his family was not looking for a favour, but that the situation had become a health issue for them. He advised that it is the individuals who come at night, park on the street and party on the beach who are the problem, noting that 99% of them are not First Nation people. He noted that if residential parking were in effect, the police would have something to enforce against them.
   
Councillor Kubek returned to the Council Chamber at 8:45 p.m.
   
3. Town of Sidney Re: Sidney Lions Club Food Bank – Request for Funding
   
a) Correspondence dated August 15, 2011
   
The Acting Administrator introduced this matter.
   
526.11 MOVED AND SECONDED
   That the correspondence dated August 15, 2011, from the Town of Sidney requesting funding for the Sidney Lions Club Food Bank be received and referred to the 2012 Grant-in-Aid Process.
   CARRIED UNANIMOUSLY
   
4. School District No. 63 (Saanich) Re: School Playgrounds – Request for Municipal Funding
   
a) Correspondence dated August 16, 2011
   
The Acting Administrator introduced this matter.
   
527.11 MOVED AND SECONDED
   That the correspondence dated August 16, 2011, from School District No. 63 (Saanich) requesting municipal funding for school playgrounds be received and referred to the 2012 Grant-in-Aid Process.
   CARRIED UNANIMOUSLY
   
5. K Jarzebiak, Chair of the Boulders Climbing Gym Society Re: Urgent Request for Reimbursement of Development and Permitting Fees for the Project
   
a) Correspondence dated August 10, 2011
The Acting Administrator introduced this correspondence and noted the amount of the relevant District fees and charges as follows: Building Permit - $11,825; Engineering Deposit - $49,675; Development Cost Charges - $9,000.12; and a deposit of around $500. She noted that any "additional requirements" for the structure as referenced by the correspondent, were not requirements of the District, but were necessary to address seismic requirements.

Kimanda Jarzebiak, Chair, Boulders Climbing Gym Society, spoke to her correspondence, noting the uniqueness and accessibility of this facility. She provided information about the sport, noting the importance of having a training centre, and the tourism and recreational opportunities the facility represents. She stated that unfortunately, they have to complete the facility by the deadline or they lose the funding, but that they would be unable to complete because of the cost overruns. She noted the biggest issue was having to build in a higher seismic class than anticipated from 2005 to 2011. She then explained the challenges of obtaining support from the different government levels.

The Director of Financial Services responded to a question from a member of Council. She advised that the $21,000 refund would represent about .25% in tax increase, and noted that the District needed to be mindful that there were other facilities that would compete with this one once established. She noted Council could invite a Grant in Aid application.

528.11 MOVED AND SECONDED
That the correspondence dated August 10, 2011, from K Jarzebiak, Chair of the Boulders Climbing Gym Society requesting reimbursement of fees be received, and that the Building Permit Fee and Development Cost Charges (District's portion) paid by the Society to the District in relation to the Boulders Climbing Gym project be refunded to the Society.
CARRIED UNANIMOUSLY

6. Central Saanich Police Board Re: Equity in Funding for Municipal Police Services

a) Correspondence dated August 24, 2011
The Acting Administrator introduced this matter.

529.11 MOVED AND SECONDED
That the correspondence dated August 24, 2011, from the Central Saanich Police Board be received, and Council forward a letter of support to UBCM for Equity in Funding for Municipal Police Services.
CARRIED UNANIMOUSLY

Due to a potential perceived conflict of interest with respect to Item 7., Councillor Olsen excused himself from the Council Chamber at 8:43 p.m. He stated that he was a band member of the Tsartlip First Nation which had recently announced a proposal with respect to the Peninsula Co-op.

7. Capital Regional District (CRD) Re: Referral of Central Saanich Official Community Plan Amendment Bylaw No. 1736, 2011 (Peninsula Co-op Supermarket)

a) Correspondence dated August 11, 2011
In response to questions from members of Council, the Director of Planning and Building Services noted that the Co-op had advised that it did not wish to withdraw its application. She responded that the cost implications of the dispute resolution process were not known at this point.

530.11 MOVED AND SECONDED
That the correspondence dated August 11, 2011, from the Capital Regional District (CRD) Re: Referral of Central Saanich Official Community Plan Amendment Bylaw No. 1736, 2011 (Peninsula Co-op Supermarket) be received, and the District invoke the dispute resolution mechanisms in Part 25 of the Local Government Act, and request the Minister of Community, Sport and Cultural Development to appoint a facilitator to deal with the proposed Regional Context Statement amendment in relation to Bylaw No. 1736, 2011, using if necessary the...
non-binding resolution process, or settlement of the dispute by a peer panel, or final proposal arbitration or full arbitration.  
CARRIED  
OPPOSED: Councillors Bryson & Mason

Councillor Olsen returned to the meeting at 9:07 p.m.

XI UNFINISHED BUSINESS: Nil

XII NEW BUSINESS / OTHER COMPETENT BUSINESS:

1. Calendar of Meetings – September 2011

The possibility of cancelling the September 6, 2011 Special (Open) Council Meeting was discussed, but it was agreed to proceed as scheduled.

The September 2011 Calendar of Meetings was received for information without a motion.

2. Notice of Motion Submitted by Councillor Kubek Re: Request for Copy of Report from the Capital Regional District

Councillor Kubek spoke to his Notice of Motion.

531.11 MOVED AND SECONDED
That the District of Central Saanich request the Capital Regional District Board to release to the public the CRD Staff Report that was presented to the August 10, 2011 "In Camera" Board Meeting, in relation to District of Central Saanich items raised by CRD Director Vic Derman.  
CARRIED UNANIMOUSLY

3. Notice of Motion Submitted by Councillor Kubek Re: Official Community Plan Change

Councillor Kubek spoke to his Notice of Motion.

532.11 MOVED AND SECONDED
That Staff be directed to bring forward a bylaw to amend the paragraph under 5.2.3, policy 3 of the Official Community Plan by deleting the following sentence:

"No single use large footprint (>5,000 m²) commonly referred to as "big box stores" will be considered."

CARRIED UNANIMOUSLY

XIII CORRESPONDENCE (Receive for General Information)

With regard to Item 8. Correspondence pertaining to Smart Meters, the Director of Financial Services advised that she was unable to obtain the City of Victoria resolution concerning this matter tonight. The Municipal Clerk advised that she would obtain the resolutions adopted by the City of Victoria and the District of North Saanich in regard to this matter and bring the issue forward as an item on the September 6, 2011 Special (Open) Council Meeting.

1. Correspondence from the Union of BC Municipalities (UBCM):
   a) 2010 Central Saanich Resolution – Federal and FCM Response
   b) Member Release – RCMP Contract Negotiations
   c) Member Memo – Public Health Act – Survey Results

2. Correspondence from the Federation of Canadian Municipalities (FCM):
   a) FCM News – Week of August 1, 2011
   b) FCM News – Week of August 15, 2011

3. Correspondence from the Municipal Insurance Association (MIA):
   a) MIABC Dividend Cheque

4. Correspondence Pertaining to Island View Beach Regional Park Drainage Ditches:
   a) Capital Regional District (CRD) – Response to Council’s July 20, 2011 Correspondence, August 5, 2011
   b) J Austin, August 24, 2011
5. Copy of Correspondence from the Town of Smithers to the Premier of BC Re: Municipal Police Service Agreement – Correspondence dated July 11, 2011

6. Copy of Correspondence from the District of Saanich to the Capital Regional District Board, Copied to CRD Municipalities Re: Senior Government Support for Light Rail Transit – Correspondence dated August 3, 2011

7. Agricultural Land Commission Re: Decision on Application to Include Land in the Agricultural Land Reserve – 8049 Thomson Place – Correspondence dated August 4, 2011

8. Correspondence Pertaining to the Issue of Smart Meters:
   a) Canadian Office and Professional Employees (cope 378), August 17, 2011
   b) T Cornish, August 27, 2011 (Late Item)

9. Correspondence Pertaining to the Proposed Redevelopment of Portside Marina:
   a) B Anderson, August 9, 2011
   b) M Swallow, August 17, 2011
   c) C Swallow, August 17, 2011
   d) D Philipps, August 18, 2011

10. T Murray, Saanich Peninsula BCTFD Co-ordinator Re: BC Thanksgiving Food Drive (BCTFD) – Correspondence dated August 12, 2011

11. Letters of Thanks:
   a) C Longden & B E Hall Re: Improvements of Pathways at Water’s Edge Village

12. International Association of Heat and Frost Insulators and Allied Workers Union Local 118 Re: Request to Support City of Burnaby’s Resolution to UBCM Regarding the Importance of Mechanical Insulation – Correspondence dated August 22, 2011

Item Nos. 1-12 were received for information without a motion.

ADJOURNMENT

On motion, the Regular Council Meeting held on August 29, 2011, adjourned at 9:24 p.m.

Jack Mar  
Mayor

Susan Brown  
Municipal Clerk

Recorded by:  Susan Brown  
Municipal Clerk