

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, DECEMBER 11, 2006 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland  
**Staff:** Tim Wood, Administrator; Russ Fuoco, Director of Planning; Mike Lai, Manager, Transportation; Carrie M. MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That the Minutes of the Council and Committee of the Whole Meetings held December 4, 2006, be adopted."**

**CARRIED**

**BYLAWS**

No. 383  
PLD55  
Bylaw 8801

**4289 AND 4293 WILKINSON ROAD.**

Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8801". To amend the Carey Local Area Plan to designate Lots I and K, Plan 2533 as multi-family housing.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8801 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 384  
Wilkinson Road  
Bylaw 8802

**4289 AND 4293 WILKINSON ROAD.**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8802" and approval of Development Permit DPR2005-00029. Rezoning from A-1 to RM-4.

**MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Bylaw No. 8802 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Council approve and issue Development Permit DPR2005-00029 on Lots I and K, Section 98, Lake District, Plan 2533 (4293 and 4289 Wilkinson Road)."**

**CARRIED**

No. 385  
ADM40  
Bylaw 8792

**SANITARY SEWER BYLAW.**

Final Reading of the "Sanitary Sewer Bylaw, 2006, No. 8792". To provide for the management and regulation of the sanitary sewer system and impose sewer user charges.

**MOVED by Councillor Brice and Seconded by Councillor Hunter: "That Bylaw No. 8792 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED,**

**with Councillor Gillespie voting against.**

No. 386  
PLD55  
Bylaw 8823

**1108 TOLMIE AVENUE.**

First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8823". To amend the Quadra Local Area Plan to designate Lot C, Plan 1732 for multi-family housing.

**MOVED by Councillor Ngai and Seconded by Councillor Hunter: "That Bylaw No. 8823 be introduced and read."**

**CARRIED**

No. 387  
Tolmie Avenue  
Bylaw 8824

**1108 TOLMIE AVENUE.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8824". Rezoning from RS-6 to RT-3.

**MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Bylaw No. 8824 be introduced and read."**

**CARRIED**

No. 388  
Cordova Bay Rd.  
Bylaw 8825

**4705 CORDOVA BAY ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8825". Rezoning from RS-18 to RS-12.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8825 be introduced and read."**

**CARRIED**

No. 389  
Kremlin Street  
Bylaw 8822

**3815 KREMLIN STREET.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8822". Rezoning from RS-6 to RS-4.

**MOVED by Councillor Sanders and Seconded by Councillor Ngai: "That Bylaw No. 8822 be introduced and read."**

**CARRIED**

No. 390  
PLD55  
Bylaw 8827

**2390 ARBUTUS ROAD.**

First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8827". To amend the Cadboro Bay Local Area Plan to designate Part Lot 14, Plan 954 as a temporary commercial permit area.

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That Bylaw No. 8827 be introduced and read."**

**CARRIED**

No. 391  
Emily Carr Drive  
Bylaw 8817

**4382 EMILY CARR DRIVE**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8817". Rezoning from RS-10 to RS-12.

**MOVED by Councillor Brice and Seconded by Councillor Sanders: "That Bylaw No. 8817 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 392  
ADM115  
Coal Fired  
Electricity  
Generating Plants

**NEW COAL FIRED ELECTRICITY GENERATING PLANTS IN BRITISH COLUMBIA.**

Report from Councillor Derman dated December 4, 2006 recommending Council write to the appropriate provincial authorities opposing the development of the proposed new coal based electricity generating plants at Tumbler Ridge and in the Princeton area, and that the letter urge the province to meet demands for electricity through renewed efforts to support conservation and through the use of generating methods that contribute minimally, if at all, to the production of greenhouse gases.

**MOVED by Councillor Derman and Seconded by Councillor Sanders:  
"That:**

- 1. Council write to the appropriate provincial authorities opposing the development of the proposed new coal based electricity generating plants at Tumbler Ridge and in the Princeton area, and that the letter urge the province to meet demands for electricity through renewed efforts to support conservation and through the use of generating methods that contribute minimally, if at all, to the production of greenhouse gases; and**
- 2. Copies of the report and correspondence be forwarded to all member Municipalities and Districts in the Union of British Columbia Municipalities."**

Councillor Derman stated:

- Global warming is a very serious issue and is related to the population's activities and the production of greenhouse gases; the reduction of greenhouse gas needs to be addressed before catastrophic damage is done.
- The coal technology that is being considered by the provincial government for proposed new electricity generating plants at Tumbler Ridge and in the Princeton area will contribute to increased greenhouse gas production in the province; this kind of technology has the potential to cause huge problems and is counterproductive.
- It is also recognized that such technologies and plants emit pollutants that can be harmful to people's health.

Councillor Hunter stated:

- He would be more comfortable dealing with this issue if he knew whether or not the District of Tumbler Ridge and the City of Princeton support the proposed generating plants; it might be more appropriate to contact those two Municipalities before we proceed with any correspondence.

Councillor Wergeland stated:

- He does not have enough information about the proposed technology to make an informed decision.
- Perhaps we should let the general public provide feedback on the issue and forward it to next year's Union of British Columbia Municipalities'

(UBCM) Annual Convention for discussion.

Councillor Brownoff stated:

- She supports sending a letter but would like to know who the appropriate provincial authority is and who will be operating the facilities.

Mayor Leonard stated:

- We should confirm whether or not this issue has been discussed before at the UBCM; it might have more impact if the recommendation came from the UBCM or the Association of Vancouver Island Coastal Communities (AVICC).

Councillor Derman stated:

- Both the District of Tumbler Ridge and the City of Princeton have been looking for support from other Municipalities across the Province although we may not have received letters from them.
- If Council wishes to delay further consideration of the issue until they have more information it can come forward again in January.

Councillor Brice stated:

- If we forward Councillor Derman's report to the AVICC requesting their support and clarification on the issue it may not be necessary to wait until their Annual Meeting in the spring.
- If the AVICC has received responses from other Municipalities that information could be sent along with Councillor Derman's report to the appropriate provincial authority.

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That the December 4, 2006 report of Councillor Derman be forwarded to the Mayor and Councillors of the District of Tumbler Ridge and City of Princeton, and to the executives of the Union of British Columbia Municipalities and Association of Vancouver Island Coastal Communities, requesting clarification on their positions with regard to the proposed new coal based electricity generating plants."**

**CARRIED**

No. 393  
FIN105  
 Saanich Legacy  
 Foundation - Grant

**CENTENNIAL BOOK COMMITTEE REQUEST TO GRANT FUNDS TO SAANICH LEGACY FOUNDATION.**

Report of the Director of Finance dated December 5, 2006 recommending Council approve a grant of \$14,767 to the Saanich Legacy Foundation to establish a \$10,000 bursary program and assist with operating expenses.

Mr. P. McKivett, Chair, Centennial Book Committee, stated:

- The Centennial Book can be considered a collector's item as all of them were sold; the project was very successful and raised \$14,747.
- It was the intention of the Book Committee that proceeds from the sale of the book be transferred to the Saanich Legacy Foundation and that a bursary program be established.
- They will contact high schools in Saanich and advise them that there are opportunities for bursaries for Saanich high school residents who show a talent for writing; a panel will judge the submissions and award the bursaries.

In response to questions from Council, Mr. McKivett stated:

- The Committee wanted to ensure that the Saanich legacy continue and that the recipients be Saanich residents; they discussed including UVic and Camosun College but their students come from a broad geographical range.
- The Legacy Foundation already has a process in place for distributing grants for various projects throughout the Municipality so issuing the bursaries will not be a problem.

**MOVED by Councillor Ngai and Seconded by Councillor Brownoff: "That Council approve a grant of \$14,767 to the Saanich Legacy Foundation to establish a \$10,000 bursary program and assist with operating expenses."**

**CARRIED**

Adjournment On a Motion from Councillor Hunter, the meeting adjourned at 7:50 p.m.

The meeting reconvened at 8:45 p.m.

*From the Committee of the Whole Meeting held December 11, 2006*

No. 394  
Cordova Bay Road  
Development  
Permit  
Amendment

**4550 CORDOVA BAY ROAD – DEVELOPMENT PERMIT AMENDMENT – GUSTAV RICHARD KLIMACH.**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That Council approve and issue Amended Development Permit P/41/85 on Lot 2, Section 24, Lake District, Plan 6939 (4550 Cordova Bay Road)."**

**CARRIED**

No. 395  
ADM40  
Bylaw 8826

**WATER UTILITY BYLAW**

Three Readings of the "Water Utility Bylaw, 2000, Amendment Bylaw, 2006, No. 8826". To increase water rates.

**MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That Bylaw No. 8826 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That Bylaw No. 8826 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That Bylaw No. 8826 be now passed."**

**CARRIED**

No. 396  
ADM75  
Strategic Plan

**2007 – 2011 STRATEGIC PLAN.**

**MOVED by Councillor Gillespie and Seconded by Councillor Hunter: "That the 2007-2011 Strategic Plan be adopted."**

**CARRIED**

In Camera Motion     **MOVED by Councillor Derman and Seconded by Councillor Brownoff:**  
**“That the following Council meeting be closed to the public as the**  
**subject matter being considered relates to personal information about**  
**identifiable individuals being considered for appointment, to**  
**personnel matters, and to the proposed acquisition and/or disposition**  
**of land and/or improvements.”**

**CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at  
8:46 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, DECEMBER 11, 2006 AT 7:50 P.M.**

Present:                   **Chair:**       Councillor Gillespie  
                                  **Council:**   Mayor Leonard and Councillors Brice, Brownoff, Derman, Hunter, Ngai, Sanders and Wergeland  
                                  **Staff:**       Tim Wood, Administrator; Russ Fuoco, Director of Planning; Mike Lai, Manager, Transportation; Carrie M. MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

Cordova Bay Rd.       **4550 CORDOVA BAY ROAD – DEVELOPMENT PERMIT**  
 Development Permit **AMENDMENT – GUSTAV RICHARD KLIMACH.**  
 Amendment            Reports of the Director of Planning dated October 31, 2006 recommending approval of Amended Development Permit DPA2005-00028; and the Advisory Design Panel dated July 13, 2006 recommending approval of the design.

- Mr. J. Aalders, CEI Architects, stated:
- A hotel has operated on the subject property for about the past 50 years; renovations have been made to the hotel during that time and presently there are 20 units in two separate buildings.
  - The proposal is to remove the existing house and a cabin and replace it with a three storey, six-unit building; the daylight basement level will function as a spa; the existing 20 units will be upgraded to fire and health safety regulations.
  - They will provide a right-of-way access to the Municipality for Parks maintenance vehicles, and six parking spaces will be designated as “shared” use for both the motel and park users.
  - The existing driveway access at Cordova Bay Road will remain in its current location and will be upgraded; there will be a small turnaround area by the park for emergency vehicle access.
  - Exterior finishes will include horizontal hardi plank siding, shingled gables and cultured stone; there will be a patio area facing Cordova Bay Road.

- In response to questions from Council, Mr. Aalders stated:
- They will not be increasing the impervious surface area; they are still working with a civil engineer on the stormwater management plan but it will meet Schedule H of the Engineering Specifications.

**MOTION:                   MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Amended Development Permit P/41/85 on Lot 2, Section 24, Lake District, Plan 6939 (4550 Cordova Bay Road).”**

**CARRIED**

Sea Ridge Lane  
Restrictive  
Covenant  
Amendment

**943 SEA RIDGE LANE – RESTRICTIVE COVENANT AMENDMENT – DANIEL KELLY.**

Report of the Director of Planning dated November 20, 2006 recommending the request to modify the access restriction component of Covenant No. EW154023 not be approved.

Mr. D. Kelly, owner, 2227 Tashy Place, stated:

- He purchased the subject property approximately two years ago and was aware of the restrictive covenant.
- He is requesting that the covenant be amended so that a driveway access can be constructed to the property from Seamist Court.
- He is aware of the traffic and parking concerns that some of the residents have and notified eight of the property owners on Seamist Court with regard to his request to amend the covenant.
- Two of the residents were opposed to amending the covenant and the resident at 854 Seamist Court contacted him and explained the concerns that he and three of the other property owners had.
- He outlined measures that he will take to help address those concerns and subsequently received a letter of support from the owner of 854 Seamist Court.
- The proposed extended driveway meets Saanich’s driveway design criteria and the additional visitor parking will help address parking issues.

Ms. S. Ferrell, 945 Sea Ridge Lane, stated:

- The proposed driveway will be located next to their house.
- The idea of a driveway access from Sea Ridge Lane to the subject property is ridiculous; there is already a problem with a lack of parking on the street.

Ms. B. Wong, 955 Seamist Rise, stated:

- She does not support amending the covenant.
- Seamist Court is very steep with sharp curves and it is difficult for vehicles to brake during inclement weather; visibility is also limited and a driveway access from Seamist Court will further impact it.

**MOTION:**

**MOVED by Councillor Sanders and Seconded by Councillor Brownoff: “That it be recommended that the request to modify the access restriction component of Covenant No. EW154023 for Lot 2, Section 28, Lake District, Plan VIP77918 (943 Sea Ridge Lane), be rejected.”**

Councillor Derman stated:

- He agrees that Seamist Court is a very steep, windy road with poor sight lines.
- To address public concerns with regard to parking and traffic, the subdivision was approved based on the developer splitting the road access to the proposed lots between Seamist Court and Sea Ridge Lane.
- The neighbourhood was assured that access to specific lots on Sea Ridge Lane would be restricted and it would not be right to change it.

Councillor Brownoff stated:

- When the subdivision application came before Council there were many residents who expressed concern with traffic and parking.
- The applicant could put a pedestrian walkway through his property to Seamist Court.
- She does not support amending the covenant.

Councillor Sanders stated:

- The covenant to restrict access was made for good reasons; she supports honoring the promise that was made to the residents when the subdivision was approved.
- Safety is a concern; Seamist Court has a steep grade with poor visibility.

Councillor Wergeland stated:

- When the subdivision was approved the developer promised to address the neighbourhood's concerns pertaining to parking and traffic by registering a covenant to restrict access; it would be wrong to amend the covenant.

Councillor Hunter stated:

- When the subdivision application was considered in 2003 there was lots of public debate regarding traffic and parking.
- He does not support amending the covenant.

**The Motion was then PUT and CARRIED**

Wilkinson Road  
Rezoning

**4168 WILKINSON ROAD – REZONING APPLICATION – CHACE JOHNATHON WHITSON.**

Report of the Director of Planning dated November 29, 2006 recommending approval of the rezoning from RS-6 to RD-1 and Development Permit DPR2006-00022, and that a covenant be registered prior to final reading to create a root protection zone around the Garry oak in the northeast corner of the lot of 1.0 m beyond the drip zone of the tree.

Mr. C. Whitson, applicant, 4168 Wilkinson Road, stated:

- The proposal is to rezone the subject property and construct a two storey dwelling on the rear, west side of the existing dwelling.
- He thinks a duplex will be a good addition to the neighbourhood; it is more affordable than a single family dwelling so it will provide an opportunity for younger people to get into the housing market.
- The design of the new unit will reflect the proportions of the existing dwelling and have a good street presence.
- Exterior finishes will include hardi plank siding, cedar shingles under the roof gables, and shake dormers.

In response to questions from Council, Mr. Whitson stated:

- The driveway will be wide enough so that vehicles can turn around; three additional grasscrete parking spaces will also be provided.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That a Public Hearing be called."**

**CARRIED**

ADM40

Water Utility Rates

**2007 WATER UTILITY RATES.**

Report of the Director of Finance dated December 4, 2006 recommending the 2007 water utility rates be increased as outlined.

In response to questions from Council, the Director of Finance stated:

- The agricultural water rate applies to golf courses, nurseries, etc.; the farm rate applies to farms in the Agricultural Land Reserve.

**MOTION:**

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: “That:**

- 1. The Regular retail water rate be increased from \$0.691 per cubic meter to \$0.731 per cubic meter;**
- 2. The Agricultural water rate be increased from \$0.385 per cubic meter to \$0.395 per cubic meter; and**
- 3. The Parks water rate be increased from \$0.321 per cubic meter to \$0.329 per cubic meter.”**

**CARRIED**ADM75

Strategic Plan

**2007 – 2011 STRATEGIC PLAN.**

Report of the Director of Finance dated December 6, 2006 recommending Council adopt the 2007 – 2011 Strategic Plan.

Councillor Brice stated:

- The Plan specifically mentions climate change and that is due in part to the position taken by the Environmental Advisory Committee; she thanks staff for responding so quickly.

Ms. B. Meek, on behalf of the Strawberry Vale Residents' Association, stated:

- The Association recognizes and appreciates the amount of time and effort that was spent working on the Strategic Plan.
- Under Healthy Community Initiatives - C1(f): Implement a Saanich volunteer plan; would this include community associations?
- Under C2(a): Complete comprehensive development permit guidelines; and C2(b): Review affordable housing policies; and under Sustainable Environment Initiatives – P4(a): Complete a strategic plan; will these reports be made available to community associations for review?
- Under Safe Community Initiatives – P1: Increase community engagement; what does the target mean?
- Under Balanced Transportation Initiatives – C2(a) and (b); and C8(a) and (b); how do community associations know what the priorities are?
- There is a lack of a sidewalk along Wilkinson Road between Tulip Avenue and West Burnside Road; this has become a safety issue due to the increase in traffic; how long will it be before this is addressed?

Ms. S. Henry, on behalf of the Strawberry Vale Residents' Association, stated:

- Accomplishing Saanich's vision for 2025 will depend on community involvement through effective communication and responsive action from politicians and staff.
- Efforts need to be made to ensure adequate lead time for citizens and community associations in order to provide feedback on community initiatives.
- There needs to be a proactive approach to traffic calming and safe pedestrian facilities, and a balanced all-encompassing walking and cycling community.

Mr. K. Whitcroft, 1044 Inverness Avenue, stated:

- The Strategic Plan is a credit to staff and he appreciates their efforts.
- Staff gets lots of feedback from the community on what they think is important and staff have to prioritize that information.

Councillor Hunter stated:

- Saanich residents are very fortunate to have so many amenities and services in their Municipality.
- Council and staff are working very hard to prioritize all of the requests for improvements to the Municipality's infrastructure.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Brice: "That it be recommended that the 2007-2011 Strategic Plan be adopted."**

Councillor Derman stated:

- The Planning and Transportation Advisory Committee was also concerned about the lack of reference to global warming in the Strategic Plan and expressed those concerns to staff; he wants to thank them for the quick and appropriate response.

Councillor Brownoff stated:

- Putting together the Strategic Plan has been a long process and she thanks staff for all of their hard work.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:45 p.m.

.....  
CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

