

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 19, 2006 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai and Sanders
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; Ann Topp, Manager of Community Planning; 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 June 12, 2006, be adopted."

CARRIED

BYLAWS

No. 217
Claremont Ave.
Bylaw 8757

783 CLAREMONT AVENUE.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8757". Rezoning from A-1 and M-5 to RS-8 and RS-12.

MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That Bylaw No. 8757 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 218
ADM40
Bylaw 8773

**PARKS MANAGEMENT AND CONTROL BYLAW AMENDMENT –
ISSUANCE OF PARKING OFFENCE NOTICES.**

Final Reading of the "Parks Management and Control Bylaw, 1997, Amendment Bylaw, 2006, No. 8773". To provide for the issuance of parking offence notices for cars illegally parked in municipal parks.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8773 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 219
Mt. Douglas X Rd.
Bylaw 8779

1504 MT. DOUGLAS CROSS ROAD.

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8779". Rezoning from RS-18 to RS-12.

MOVED by Councillor Ngai and Seconded by Councillor Hunter: "That Bylaw No. 8779 be introduced and read."

CARRIED

No. 220
Cherry Tree Bend
 Bylaw 8780

ZONING BYLAW AMENDMENT – NEW RT-6 ZONE AND DEFINITION OF ACCESSORY DWELLING UNIT.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8780”. To create a new zone RT-6 (attached housing) and a new definition of Accessory Dwelling Unit.

MOVED by Councillor Gillespie and Seconded by Councillor Ngai: “That Bylaw No. 8780 be introduced and read.”

CARRIED

No. 221
Bethune Ave.
 Bylaw 8781

3494 BETHUNE AVENUE.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8781”. Rezoning from RS-6 to RT-6.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8781 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

No. 222
ADM115 – CREST
 Cost Allocation

CREST COST ALLOCATION METHOD.

Report of the Director of Finance dated June 13, 2006 further to a letter from Capital Region Emergency Services Telecommunications dated May 25, 2006.

MOVED by Councillor Ngai and Seconded by Councillor Hunter: “That the June 13, 2006 report of the Director of Finance pertaining to the CREST Cost Allocation Method be received for information.”

CARRIED

No. 223
PQS100
 Tender 18/06

TENDER 18/06 – MCKENZIE AVENUE BIKE LANES.

Report of the Director of Purchasing dated June 14, 2006 recommending Tender 18/06 for the McKenzie Avenue bike lanes be awarded to Sparker Construction Ltd. in the amount of \$684,267.18.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Tender 18/06 for the McKenzie Avenue bike lanes be awarded to Sparker Construction Ltd. in the amount of \$684,267.18.”

CARRIED

Adjournment

On a Motion from Councillor Gillespie, the meeting adjourned at 7:34 p.m.
 The meeting reconvened at 9:04 p.m.

From the Committee of the Whole Meeting held June 19, 2006.

No. 224
Tillicum Road
 Development
 Permit
 Amendment

3170 TILLICUM ROAD (TILLICUM SHOPPING CENTRE) – DEVELOPMENT PERMIT AMENDMENT – MUSSON CATTEL MACKAY PARTNERSHIP.

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council approve and issue Amended Development Permit No. P/2/98 on Lot 1, Sections 13, 14, 15, 15A, and 80, Victoria District, Plan 32836 (3170 Tillicum Road).”

CARRIED

No. 225
Dupplin Road
Development
Variance Permit

495 DUPPLIN ROAD – DEVELOPMENT PERMIT AMENDMENT – SEARIDGE MANAGEMENT INC.

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That:

- 1. Council approve and issue Amended Development Permit No. DPR P/71/87 on Lot 8, Section 7, Victoria District, Plan 2336 (495 Dupplin Road); and**
- 2. The restrictive covenant and easement for the parking be registered before a building permit is issued.”**

CARRIED

No. 226
Sayward Hill Terr.
Development
Permit

748 SAYWARD HILL TERRACE – DEVELOPMENT PERMIT – DE HOOG & KIERULF ARCHITECTS.

MOVED by Councillor Derman and Seconded by Councillor Hunter: “That:

- 1. Council approve and issue Development Permit No. DPR2006-00008 on a Part of Lot 2, Section 42, Lake District, Plan VIP77795 (748 Sayward Hill Terrace); and**
- 2. Saanich accept the offer to provide a trail right-of-way.”**

CARRIED

In Camera Motion

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That the following Council meeting be closed to the public as the subject matter being discussed relates to personal information about identifiable individuals being considered for appointment.”

CARRIED

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 9:05 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE IN CAMERA COUNCIL MEETING HELD MAY 1, 2006

ADM50
Freeman

FREEMAN

MOVED by Councillor Derman and Seconded by Councillor Brice:
“That at a Special Ceremony on June 10, 2006, Council confer the freedom of the Municipality on Ron Lou-Poy and John Pendray.”

CARRIED

THE FOLLOWING WAS REPORTED FROM THE IN CAMERA COUNCIL MEETING HELD APRIL 24, 2006

Fowler Road
Offer to Purchase

5455 FOWLER ROAD – OFFER TO PURCHASE.

MOVED by Councillor Derman and Seconded by Councillor Hunter:
“That Council accept the Offer to Purchase from Amrik Dulai for Lot A, Section 40, Lake District, Plan VIP80481 (5455 Fowler Road) in the amount of \$611,100.”

CARRIED

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 19, 2006 AT 7:35 P.M.

Present: **Chair:** Councillor Ngai
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Gillespie, Hunter, and Sanders
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; Ann Topp, Manager of Community Planning; and Shirley Leggett, Senior Committee Clerk.

Tillicum Road
 Development Permit
 Amendment

**3170 TILLICUM ROAD (TILLICUM SHOPPING CENTRE) –
 DEVELOPMENT PERMIT AMENDMENT – MUSSON CATTEL
 MACKAY PARTNERSHIP.**

Reports of the Director of Planning dated June 6, 2006 recommending approval of the amended Development Permit DPA2005-00017; and the Advisory Design Panel dated March 14, 2006 recommending approval of the design.

In response to a question from Council, the Manager of Community Planning stated:

- The applicants have not confirmed what the use will be for the proposed CRU #3 building adjacent to the Montana's restaurant; it will not be a Wendy's restaurant.

Mr. S. Craig, Rio Can Real Estate Investment Trust, owner, stated:

- The proposal is to expand the Tillicum Shopping Centre by adding 17,800 square feet under the Old Navy store and constructing one additional stand alone building on the south side of the Burnside Road entrance; a future building is proposed adjacent to the Montana's restaurant.
- They want to keep reinvesting in the property until the entire Centre has been redeveloped and revitalized.
- They met with representatives of the Gorge Tillicum Community Association about a year ago to present their proposal and at that time they were considering a Wendy's restaurant in the proposed CRU #2 building; it was not supported by the Association and they now have the TD Bank as a prospective tenant; revised plans were provided to Saanich.

Mr. J. Philips, PWL Partnership Landscape Architects Inc., stated:

- They are proposing a whole series of new connections throughout the site in order to link the Centre to the theatre and the park, and enhance pedestrian safety.
- There will be new pavement treatments that will create distinct pedestrian pathways and crossings within the rear parking area.
- There is an extensive tree planting and landscape plan proposed for the site; irrigation systems will be installed.
- The bus stop and shelters located at the rear entrance to the Centre will be extensively upgraded and enhanced; additional benches and garbage receptacles will be located throughout the site.

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

- There has been a recent change in the Shopping Centre's management so developing a Transportation Demand Management (TDM) plan is progressing slowly.
- There have been conversations with Saanich's recreation staff regarding shared shower facilities at Pearkes Recreation Centre for those staff at the Shopping Centre who cycle to work.
- They are making progress with a number of the Shopping Centre's tenants although the larger tenants are reluctant to commit their employees to a TDM plan.
- They have spoken with the tenants of some of the businesses about encouraging their staff to cycle to work or use transit and many of them are receptive to the idea.
- Their new Shopping Centre manager is developing a formal plan that they hope to present to all of their tenants at their next tenants meeting at the end of the summer.
- They are proposing to incorporate six or seven additional areas for bicycle parking into their site plan.

Mr. C. Watmough, 362 Ker Avenue, stated:

- He owns property at both 362 and 370 Ker Avenue; the Shopping Centre backs onto his property and he is concerned that once the new library is constructed and shares the parking area with the Recreation Centre, that there will be a spillover of vehicles parking along Ker Avenue because there is no space in the parking lot.
- The applicant is also asking for a parking variance of 580 spaces which will further reduce the amount of parking at the Shopping Centre.

Mr. M. Rosen, 6075 West Saanich Road, stated:

- He would like to know how the applicants plan to recycle cooking oils if they construct another restaurant.
- He would also like clarification on the size of the footprint of the stand alone buildings and if they will use green roof technology.
- With global warming, weather patterns have changed over the years and Victoria can get hit with heavy bursts of rain; he would like to know if the existing storm drain system will be able to handle excess runoff.

Ms. T. Watmough, 362 Ker Avenue, stated:

- The loading bays for the Shopping Centre back onto their property; they can hear the back up alarm on the delivery trucks every morning at 6:30 as they approach the loading bays.
- When she jogs through the park behind the two restaurants there is garbage lying on the ground and the shrubs have not been maintained; one of the restaurants also plays loud music early in the mornings.
- Parking surveys need to be undertaken during summer months as well as during the winter; if the Shopping Centre is expanded the parking situation could be further impacted.

Mr. R. Caton, 388 Ker Avenue, stated:

- There is a lot of noise and pollution from vehicles driving to the Shopping Centre and this will increase with any expansion.
- He can walk to the Centre but there is a shortage of sidewalks in the area so other people who live further away may not be comfortable

- walking to the Centre as they feel unsafe.
- The applicants are proposing to reduce the number of parking spaces by 20 percent; he is also concerned that parking will spill over on to Ker Avenue and other neighbouring streets.
- Delivery trucks should not be using the loading bays before 7:30 a.m. and if they are residents should call the police.

Responding to questions and comments, Mr. Craig stated:

- He will discuss the issue of recycling cooking oils when and if they come back with a restaurant proposal.
- The footprint of proposed building CRU #2 which will likely be occupied by the TD Bank is 5,000 square feet; there will not be a green roof.
- They will be making improvements to the existing storm drain system.
- He was not aware that delivery trucks were arriving so early in the morning; residents should either contact him or the police if it continues to happen.
- The company that was maintaining the landscaping is no longer doing so; the plantings that have died will be replaced and routinely maintained.
- The new Shopping Centre manager is very community-minded and approachable; he agrees it would be a good idea to hold meetings once or twice a year with the immediate neighbours as it would help improve the relationship between them.
- He agrees that issues such as the noise pollution from the loud music and early morning truck deliveries, as well as the littering should be addressed.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Amended Development Permit No. P/2/98 on Lot 1, Sections 13, 14, 15, 15A, and 80, Victoria District, Plan 32836 (3170 Tillicum Road).”

Councillor Hunter stated:

- It would be a good idea for Saanich staff to be part of these meetings as well since the Recreation Centre and new library also share the same site.

Councillor Derman stated:

- He congratulates the proponents; the Shopping Centre was beginning to degrade but they have managed to make it more successful and attractive.
- He appreciates the applicants’ attempts to make the site greener and more pedestrian friendly; he is also encouraged that they are working on a TDM program.
- It is important to encourage the use of alternate modes of transportation; this will help alleviate congestion on our road network throughout the region.

Councillor Brownoff stated:

- She is very appreciative of the redevelopment of the Shopping

- Centre; it is a benefit to the community.
- The streetscape around the Centre is slowly improving; she is happy that the bus shelters will be improved as they are not a very inviting place to wait for a bus.
 - When some of these malls were constructed in the 1950's and 1960's it was the standard to use a lot of asphalt; today it is not appropriate and developers are starting to incorporate more landscaping.
 - She hopes that a TDM program will be developed between the Shopping Centre, the Recreation Centre, and the new library, and that the Centre will work on having a positive relationship with the neighbourhood.

Councillor Brice stated:

- She supports the proposed expansion to the Centre.
- The site is becoming more vibrant with a mixed use; people can go there to shop, visit the Recreation Centre and will be able to visit the library once it is constructed.
- The neighbours need to have some assurance from Rio Can that their concerns will be dealt with and developing a working relationship with them is a good idea.

The Motion was then PUT and CARRIED

Dupplin Road
Development Permit
Amendment

495 DUPPLIN ROAD – DEVELOPMENT PERMIT AMENDMENT – SEARIDGE MANAGEMENT INC.

Report of the Director of Planning dated June 6, 2006 recommending approval of the amended Development Permit DPA2006-00008, and that a restrictive covenant and easement for the parking be registered before a building permit is issued.

Mr. G. Wilson, applicant, Searidge Management Inc., stated:

- The total area that the application pertains to is 10,780 square feet; there are two buildings: building "A" is two storeys with 2,512 square feet and building "B" is three storeys with 2,301 square feet including a two bedroom suite on the third floor.
- Construction on the buildings started almost 25 years ago and it was meant to house a marble processing plant; the owner exceeded the building permit approvals which resulted in issues around the building code standards and zoning regulations; the buildings were subsequently abandoned.
- When he purchased the adjacent property it was a condition of the sale that the subject property be purchased as well; he presently is hoping to either sell the property or find tenants to lease the space once construction of the two buildings is completed.
- There will be 21 parking spaces: six spaces between the two buildings with access from Tolmie Lane, two tandem spaces parallel to Tolmie Lane, and 13 spaces on an adjacent parcel which is in the City of Victoria.
- He is requesting variances for building height, landscaping, on-site maneuvering and siting of parking, and commercial loading, in order to meet the current zoning requirements; a number of building code upgrades are required as well.

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

- There will have to be discussions with the Engineering Department with regard to improving Tolmie Lane and treating stormwater; Tolmie Lane is 20 feet wide in terms of its right-of-way and he is proposing to build out 18 feet of that; he may have to provide an easement on a small portion of it.
- He will be working with the CRD on some kind of treatment on the asphalt along Tolmie Lane to improve safety; the lane access to Tolmie Lane will be also be restricted to an 18 foot access.

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

- Tolmie Lane has not been part of the study pertaining to crossings of the Galloping Goose Trail; while the intent is that the work being done on Dupplin Road and recently on Kelvin Road will provide a template for all crossings, he agrees that Tolmie Lane may require additional consideration.

Mr. D. Morman, stated:

- For the past 25 years he has owned a car business on Alpha Terrace which bounds the property where the 13 additional parking spaces are located that the applicant referred to.
- Many people think that it will be a benefit to the community to complete construction of the two buildings but there is a multiple listing advertising the property for sale in an "as is" condition.
- The corridor connecting Saanich and the City of Victoria is a problem; he has called the Victoria police five times in the past 30 days because of crimes being committed.
- Even though the applicant states that this corridor will be restricted, there is no guarantee; the only access to the development will be from Tolmie Lane and presently there is a lot of traffic that accesses the other commercial businesses.
- If the variances are approved it will further increase the congestion and impact the other business owners.
- He does not think this development will be good for the community; there are no guarantees that it will be completed as it is presently listed for sale; it should just be demolished.
- He believes this application is just to get driveway access from the rear of the property and avoid the cost of developing the roadway on Alpha Terrace.

Mr. W. Connelly, 515 Dupplin Road, stated:

- He owns a property that is adjacent to the subject site; he is concerned about the variance pertaining to the loading zone; the intersection is a problem now for motorists and an additional loading zone on Dupplin Road will further restrict traffic.
- He is also concerned about emergency vehicle access from Tolmie Lane; he does not think there is adequate road clearance to be able to access the development as 20 parking spaces on CRD land were eliminated, and a barrier was moved forward onto Tolmie Lane which has meant further restrictions.
- The building was constructed non-conforming and he does not think it is justifiable to grant so many variances.
- He has also had to call the Saanich police on many occasions; if the development is completed it will mean there will be more transients and traffic in the area so he does not support it.

In response to a question from Council, Mr. Connelly stated:

- The 20 parking spaces were not legitimate spaces; there was an area that was used for parking that had barriers placed on it years ago and when this application came forward, the barriers were moved back into the lane and the parking spaces were eliminated.

Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:

- The subject buildings have been abandoned for many, many years and are an eyesore.
- The Association feels that the requested variances can be supported as the non-conformity of the development was created by the previous owner.
- If the lighting were improved it would help deter vandalism and crime on Tolmie Lane.
- The Association supports the Development Permit Amendment on the condition that the restrictive covenant and easement for the parking be registered prior to a building permit being issued.

Mr. J. Share stated:

- His father owns a unit at 515 Dupplin Road across the road from the subject development.
- He is concerned that the property is listed for sale and that the applicant will just flip the property once he gets his application approved.
- Tolmie Lane is already congested and adding tandem parking will further impact it.
- He agrees that improved lighting along Tolmie Lane is a good idea and will help deter criminal activities.

In response to questions and comments, Mr. Wilson stated:

- Alpha Terrace will be blocked off and it will be part of their Development Variance Permit; the application is going forward to the City of Victoria.
- In order to obtain access from Alpha Terrace they would be required to construct a \$50,000 to \$100,000 wall along the Galloping Goose Trail; he does not see any motivation for any developer to spend that kind of money for an access that is of no value.
- The loading bay is on Tolmie Lane not Dupplin Road.
- The proposed two tandem parking spaces are on-site issues; they should not affect traffic or the operation of the site.
- Part of the engineering requirements is lighting along Tolmie Lane and they are also proposing lighting along their buildings.
- The 20 parking spaces that were eliminated were initially created by CRD Parks as an access point to the Galloping Goose Trail but it was never used for that purpose.
- The development includes a residence so that will help deter transients once the industrial users have left for the day.
- Emergency vehicle access has been reviewed by both Saanich and Victoria for both sites and they will meet their requirements.
- He was very clear at the start of his presentation that he purchased the subject site because the vendor of the property that he was interested in buying, would not sell the property unless he purchased this site as well.
- The property is listed for sale as well as for tenancy; neither of those

options will likely occur until after he has fixed up the buildings; he is not entertaining any kind of sale at this time but the option is there.

- There is no access from the subject site to the property located directly behind it except for parking.
- They will not be contributing further to the non-conformity of the buildings; the proposed variances are for conditions that already exist.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That it be recommended that:

- 1. Council approve and issue Amended Development Permit DPR P/71/87 on Lot 8, Section 7, Victoria District, Plan 2336 (495 Dupplin Road); and**
- 2. The restrictive covenant and easement for the parking be registered before a building permit is issued."**

Councillor Gillespie stated:

- The vacant and derelict buildings are an eyesore and a prime location for drug dealing in Saanich; he is happy that a developer is willing to complete the buildings and bring them up to building code standards.
- He is also happy to hear that there is no access to this site from the property behind it.
- The garbage containers for the units at 501 to 515 Dupplin Road are supposed to be located on private property and not on Tolmie Lane.

Councillor Hunter stated:

- Perhaps the Administrator could ensure that staff and the police department take into consideration the concerns expressed by the three gentlemen who own businesses in the immediate vicinity of the proposed development; they need some assurance that we will be working diligently to address the issues that concern the neighbourhood.
- As the Director of Engineering indicated we are working on improving the crossings along the Goose so we need to ensure that we talk to the neighbours and work with them.

Councillor Derman stated:

- He supports the application; it will be a considerable improvement to a problem that has existed for many years.
- As this area redevelops he hopes that developers will do as much as possible to help restore the health of the watershed.

The Motion was then PUT and CARRIED

Sayward Hill Terr.
Development Permit

748 SAYWARD HILL TERRACE – DEVELOPMENT PERMIT – DE HOOG & KIERULF ARCHITECTS.

Reports of the Director of Planning dated June 6, 2006 recommending Development Permit DPR2006-00008 be approved and that the offer to provide a trail right-of-way be accepted; and the Advisory Design Panel dated May 8, 2006 recommending approval of the design.

Mr. M. Jawl, Sayward Hill Developments Ltd., stated:

- The proposal is to construct a six-storey, 16-unit strata title condominium.
- The model for the proposed development has been on display to the public for sometime now and many people have viewed it.
- The proposal is consistent with the policies of the Cordova Bay Local Area Plan and the Development Permit Guidelines; they have received a favorable response from the community.

Mr. M. Rosen, 6075 West Saanich Road, stated:

- Simon Fraser University, the University of BC, BCIT, and Emily Carr, are constructing a library lab building that is 100 percent sustainable: the electricity comes from the sun by using solar panels, the water comes from rainfall, the heat is geothermal, and all of its sewage is treated on site to a tertiary level; this is accomplished at a comparable cost to conventional building costs.
- He would like to know why we do not acknowledge that kind of sustainability here in Victoria; UVic does not use it, and we do not see it in these types of large developments.
- He would also like to know why Saanich does not press developers to adopt some measures of sustainable building development.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gillespie:

“That it be recommended that:

- 1. Council approve and issue Development Permit application DPR2006-00008 on a Part of Lot 2, Section 42, Lake District, Plan VIP77795 (748 Sayward Hill Terrace); and**
- 2. Saanich accept the offer to provide a trail right-of-way.”**

In response to questions from Council, Mr. P. de Hoog, stated:

- The issue of energy efficiency is a very current one; the market has not reached the point where developers can undertake the same level of sustainability in market buildings that the previous speaker mentioned; very few people are willing to pay the up-front costs for future savings over 30 years.
- The industry is slowly moving towards increasing sustainability; in their building they will be using high performance glass and significant overhangs on the building to reduce heat loss or gain, energy efficient lighting fixtures, low water irrigation systems, native plantings, and rainwater management through the golf course.

Mayor Leonard stated:

- The applicant has provided comprehensive material and a detailed model pertaining to their proposal as well as undertaken a thorough consultation process with the neighbourhood and Community Association.
- This latest phase of the Sayward Hill Development is very attractive and will provide another component to the mix of housing types found in the overall development; he is happy to support it.

Councillor Derman stated:

- He supports the proposal; it is important to take a more sustainable approach to development than what has been done in the past.
- It would be a good idea for the developer to promote energy efficient

appliances in their marketing materials.

Councillor Brownoff stated:

- She supports the proposed development; it is an attractive area and proposal.
- It is important to educate people so that they take responsibility for reducing energy consumption.

Councillor Gillespie stated:

- He congratulates the proponents on their development; the stormwater management system is first class and there are actually fish in the ponds and streams.
- The development is in a setting that works with nature.

The Motion was then PUT and CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:05 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK