

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 6, 2006 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Sanders and Wergeland
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; 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 October 30, 2006, be adopted."

CARRIED

BYLAWS

No. 341
EPW65/XRef:
Vantreight Drive
Bylaw 8811

SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW (4627 VANTREIGHT DRIVE).

Final Reading of the "Sewer Enterprise Boundary Extension Bylaw, 2006, No. 8811". To include 4627 Vantreight Drive in the Sewer Enterprise Boundary.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8811 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 342
ADM40
Bylaw 8812

SIGNING AUTHORITY BYLAW – HOUSEKEEPING AMENDMENT.

Three Readings of the "Signing Authority Bylaw, 2005, Amendment Bylaw, 2006, No. 8812". Housekeeping amendment to increase the level of signing authority to be coincident with the Purchasing Policy.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8812 be introduced and read."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8812 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8812 be now passed."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 343
PQS100
Tender C-07/06

TENDER C-07/06 – MILLWORK, FINISH CARPENTRY – TILLICUM LIBRARY AND FITNESS ADDITION AT PEARKE'S ARENA.

Report of the Director of Purchasing dated November 1, 2006 recommending Tender C-07/06 for millwork, finish carpentry for the Tillicum Library and fitness addition at Pearkes Arena be awarded to Island Architectural Millwork Limited in the amount of \$218,593.20.

MOVED by Councillor Wergeland and Seconded by Councillor Hunter:
“That Tender C-07/06 for millwork, finish carpentry for the Tillicum Library and fitness addition at Pearkes Arena be awarded to Island Architectural Millwork Limited in the amount of \$218,593.20.”

CARRIED

No. 344
ADM40
Bylaw 8798

LAND USE AND DEVELOPMENT APPLICATION FEE BYLAW AMENDMENT – PROPOSED FEE FOR AN AIR SPACE SUBDIVISION PLAN.

Report of the Director of Planning dated October 23, 2006 recommending the Land Use and Development Application Fee Bylaw be amended to include a \$5,000 fee where the application is for the approval of an air space subdivision plan.

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

- Saanich has never dealt with this kind of application before so staff polled other municipalities to see what they charged for an air space subdivision plan application fee.
- Most municipalities do not have a fee as they have not dealt with it before and Vancouver charges an average fee of \$26,000.
- Staff felt that an application fee of \$5,000 should be adequate to cover legal expenses should they arise.

MOVED by Councillor Gillespie and Seconded by Councillor Hunter:
“That the Land Use and Development Application Fee Bylaw be amended to include a \$5,000 fee where the application is for the approval of an air space subdivision plan.”

CARRIED

No. 345
ADM115 – FCM
Resolution to FCM

NATIONAL STRATEGY ON CRYSTAL METH – RESOLUTION TO FEDERATION OF CANADIAN MUNICIPALITIES.

Report from Mayor Leonard dated October 23, 2006 further to a request from the Crystal Meth Victoria Society that Saanich forward a resolution to the FCM regarding a national strategy to address use of crystal meth.

MOVED by Councillor Brice and Seconded by Councillor Gillespie:
“That the following resolution be forwarded to the Federation of Canadian Municipalities:

WHEREAS a growing number of children, youth, and adults are becoming addicted to crystal meth; and

WHEREAS crystal meth is accessible to youth because of its cheap cost and local production;

BE IT RESOLVED that the Federal and Provincial Governments implement a national strategy to reduce the use and availability of crystal meth and other addictive substances, which could include:

- a) **Increasing the number of Health Canada Inspectors to address bulk shipments of crystal meth precursor chemicals;**
- b) **Instituting a ban on importation of ephedrine and pseudoephedrine, save for licensed pharmaceutical companies;**
- c) **Improving treatment for those suffering because of addiction to crystal meth, including:**
 - i) **Addictions treatment programs specifically for youth 13 to 25 following best practices;**
 - ii) **Centres capable of treating individuals for extended periods following the continuum of care model;**
 - iii) **A treatment system prepared to meet current and future demands;**
 - iv) **Immediate detoxification and safe houses for at-risk individuals waiting to get into treatment centres;**
 - v) **Support for improved access to family counselling; and**
 - vi) **Support for improved access to emergency and psychiatric emergency care for meth users exhibiting drug-induced psychosis (up to 60% of chronic meth users).**
- d) **Support the delivery to families, communities, and schools of the information they need to combat the dangers of crystal meth by facilitating public awareness, holding school presentations, improving drug awareness curricula, and ensuring parents have access to needed materials and support.”**

Councillor Gillespie stated:

- It is crucial that schools educate students on the issue of crystal meth use; children should be made aware of it before they get to be high school age.

Councillor Derman stated:

- Crystal meth is a very destructive drug and causes a lot damage to everyone involved with it; he agrees that education is importation.

Councillor Hunter stated:

- Teachers in the Victoria and Saanich School Districts are working with students as young as the grade 6 level on the issue crystal meth.
- Adults also need to be educated on it so they can discuss it with their own children.

The Motion was then PUT and CARRIED

RECOMMENDATIONS FROM COMMITTEES

From the Bicycle Advisory Committee Meetings held February 8 and September 27, 2006.

No. 346
ADM85 - BAC
Safety Issues

CYCLING SAFETY RECOMMENDATIONS

Memorandum from the Bicycle Advisory Committee dated October 18, 2006 recommending all new bicycles and cycling clothing be equipped with reflectors and reflective strips.

Councillor Derman stated:

- Earlier in the year there was a fatal bicycle accident on Richmond Road; the cyclist was not wearing a helmet or any kind of reflective clothing, and the bike did not have any reflectors or lights on it.
- All new bicycles should be manufactured with reflectors and cycling clothing should have reflective strips.

Councillor Brownoff stated:

- It might be less onerous for staff to send a resolution to the Federation of Canadian Municipalities (FCM) instead of trying to figure out who the retail and clothing manufacturing industries are in Canada.

MOVED by Councillor Derman and Seconded by Councillor Hunter: "That a resolution be forwarded to the Federation of Canadian Municipalities requesting that retail and clothing manufacturing industries be required to equip all new bicycles with reflectors, and that reflective strips on clothing designed for cyclists encircle the body (torso, arms, legs)."

Councillor Brice stated:

- There are many cyclists who do not wear any kind of reflective clothing or bike helmets; bicycles with reflectors should be mandatory.

The Motion was then PUT and CARRIED

No. 347
ADM85 - BAC
Improvements to
Trail Surfaces

IMPROVEMENTS TO EXISTING TRAIL SURFACES

Memorandum from the Bicycle Advisory Committee dated October 18, 2006 recommending that the Lochside and Interurban Rail Trails be paved within the next two years.

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

- 1. The Lochside Trail be paved within the next two years and that a letter be forwarded to the Capital Regional District requesting that consideration be given to paving the portions of the Lochside Trail within regional jurisdiction over the next two years; and**
- 2. The Interurban Rail Trail be paved within the next two years."**

Councillor Derman stated:

- Victoria will be hosting the 2009 Northwest Tandem Rally; the tandem

bikes can be up to 20 feet long and carry five people.

- There is some concern from the Rally Association that the tandem bikes will have difficulty maneuvering the Lochside, Interurban Rail, and Galloping Goose Trails because of some gravel sections along the trails; if the trails are not paved they may have to change their proposed routes.
- It is important that the surfaces of these trails be conducive for multi-purpose use.

Councillor Wergeland stated:

- He thinks this issue should be dealt with at a financial plan meeting rather than at a Council Meeting.

Councillor Brice stated:

- There are cost implications associated with paving these trails; there are other stakeholders that should be consulted before it is discussed at a financial plan meeting.

Councillor Hunter stated:

- He agrees that there should be more consultation.
- The trails are meant for all types of users not just cyclists; we do not want cyclists to increase their speed when using the trails.
- He thinks it would be a mistake to support the recommendation without further consideration.

Councillor Brownoff stated:

- This issue should be referred to the CRD and Parks and Recreation Advisory Committee for their input.
- There are many people using the trails who do not want them to be paved.

MOVED by Mayor Leonard and Seconded by Councillor Brownoff: "That the issue of paving the Lochside and Interurban Rail Trail be referred to the Parks, Trails and Recreation Advisory Committee, and the CRD for consultation with stakeholders."

CARRIED

From the Cedar Hill Golf Course Advisory Committee Meeting held October 18, 2006.

No. 348

FIN95

Golf Course Fees
and Charges

CEDAR HILL GOLF COURSE FEES AND CHARGES

Memorandum and Report from the Director of Parks and Recreation dated October 24 and October 18, 2006 respectively, recommending that Council approve the 2007 Golf Course Fees as outlined in the report.

Councillor Gillespie stated:

- The Golf Course sub-committee spent a lot of time discussing the fees and charges for 2007 and felt that a six percent increase in fees was reasonable.

MOVED by Councillor Gillespie and Seconded by Councillor Hunter: "That Council approve the 2007 Golf Course Fees and Charges as outlined in the October 18, 2006 report of the Director of Parks and Recreation."

CARRIED

On a Motion from Councillor Gillespie, the meeting adjourned at 8:00 p.m.
The meeting reconvened at 9:51 p.m.

No. 349
ADM40
Bylaw 8814

LAND USE AND DEVELOPMENT APPLICATION FEE BYLAW AMENDMENT

Three Readings of the "Land Use and Development Application Fee Bylaw 2006, Amendment Bylaw, 2006, No. 8814". To include a \$5,000 fee for an air space subdivision plan.

MOVED by Councillor Wergeland and Seconded by Councillor Brice: "That Bylaw No. 8814 be introduced and read."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brice: "That Bylaw No. 8814 be read a second time."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brice: "That Bylaw No. 8814 be now passed."

CARRIED

From the Committee of the Whole Meeting held November 6, 2006.

No. 350
Epsom Drive
Subdivision and
Development
Variance Permit

3740 EPSOM DRIVE – SUBDIVISION AND DEVELOPMENT VARIANCE PERMIT APPLICATION – J.E. ANDERSON & ASSOCIATES

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Council approve an exemption for proposed Lot A from the 10 percent road frontage requirement of the *Local Government Act* and approve and issue Development Permit DVP2006-00013 further to the subdivision of that part of Lot 18, Block B, Section 32, Victoria District, Plan 1236, lying to the north of a straight boundary joining the points of bisection of the easterly and westerly boundaries of said lot (3740 Epsom Drive)."

CARRIED

No. 351
Quadra Street
Subdivision

4145 QUADRA STREET – SUBDIVISION APPLICATION – JIM MANN

MOVED by Councillor Gillespie and Seconded by Councillor Derman: "That Council approve an exemption for proposed Lot B from the 10 percent road frontage requirement of the *Local Government Act* further to the subdivision of Lot 3, Section 65, Victoria District, Plan 6183 (4145 Quadra Street)."

CARRIED

In Camera Motion **MOVED by Councillor Derman and Seconded by Councillor Gillespie:**
“That the following meeting be closed to the public as the subject matter being discussed relates to the proposed acquisition and/or disposition of land and/or improvements, to personal information about identifiable individuals being considered for appointment, to negotiations about the proposed provision of a municipal service and to labour relations.”

CARRIED

Adjournment On a motion from Councillor Wergeland, the meeting adjourned at 9:53 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

MOTION: **MOVED** by Councillor Gillespie and **Seconded** by Councillor Sanders: “That it be recommended that Council approve an exemption for proposed Lot A from the 10 percent road frontage requirement of the *Local Government Act* and approve and issue Development Permit DVP2006-00013 further to the subdivision of that part of Lot 18, Block B, Section 32, Victoria District, Plan 1236, lying to the north of a straight boundary joining the points of bisection of the easterly and westerly boundaries of said lot (3740 Epsom Drive), and that the Approving Officer be requested to consider one shared driveway for both lots, constructed of permeable pavers.”

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

- Although a shared driveway can mean a reduction in hard surface area and a simplified streetscape, it also requires joint cooperation from the owners for things such as maintenance, clearing, parking, etc.

Councillor Brownoff stated:

- She would also prefer one driveway access and that the applicants use permeable pavers.
- Consultation with neighbours and the community association prior to an application coming forward to Council is important.

Councillor Wergeland stated:

- He is not in favor of imposing a shared driveway on property owners.

Councillor Sanders stated:

- She compliments the applicants for presenting a more complete package of information on the proposed subdivision.

Councillor Derman stated:

- He compliments the applicants on the presentation and for working with the community.
- He hopes the applicants will consider using permeable pavers for the driveway access as their property is close to a Type I watershed.

The Motion was then PUT and CARRIED

Broadway Street
Rezoning

518 BROADWAY STREET (A PORTION) – REZONING APPLICATION – LESLIE HOLDEN.

Report of the Director of Planning dated October 6, 2006 recommending approval of the rezoning from RS-6 to RS-4.

Ms. L. Holden, applicant, stated:

- The neighbours are supportive of the proposed subdivision.

MOTION: **MOVED** by Councillor Gillespie and **Seconded** by Councillor Wergeland: “That a Public Hearing be called.”

CARRIED

Quadra Street
Subdivision**4145 QUADRA STREET – SUBDIVISION APPLICATION – JIM MANN.**

Report of the Director of Planning dated October 11, 2006 recommending that proposed Lot B be exempted from the statutory requirement to provide a minimum 10 percent perimeter road frontage under Section 944(2) of the *Local Government Act*.

Mr. J. Mann, applicant, stated:

- He and his six siblings inherited the property from their parents and are now hoping to subdivide it.
- The proposal is to create one standard lot and one panhandle lot; they do not intend to build on the lots themselves.
- He is an architect by profession and has prepared a preliminary siting concept plan for two proposed houses.
- The existing driveway will be upgraded to access both lots; no trees will be impacted.
- He found out today that there are some concerns regarding the turnaround area for vehicles, and that the Service Requirements are calling for the proposed house designs to be reconfigured to allow onsite vehicular turning on both lots; he believes there are adequate turnaround areas.

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

- The owners at 905 Lucas Avenue have expressed some concerns with issues of privacy and asked for some kind of buffer along the rear property line; it should not be a problem to plant some screening.

Mr. R. Warden, president, North Quadra Land Use Protection Association, stated:

- The concerns that were expressed by some of the neighbours with regard to the proposed subdivision have been addressed by the applicant; the Association does not have any objections to the proposal.
- The Planner's Report states that in order to accommodate a future bike lane, the minimum setback to the building on proposed Lot A must be 10.0 metres from Quadra Street; they would prefer it to be designated a statutory right-of-way.

MOTION:

MOVED by Councillor Gillespie and Seconded by Councillor Brice: "That it be recommended that Council approve an exemption for proposed Lot B from the 10 percent road frontage requirement of the *Local Government Act* further to the subdivision of Lot 3, Section 65, Victoria District, Plan 6183 (4145 Quadra Street), and that the Approving Officer give consideration during the subdivision process to the registration of suitable covenants to address tree preservation, access control, the front yard setback on Quadra Street, dwelling design, and siting of the dwellings in accordance with the concept site plan provided by Jim Mann."

Councillor Brownoff stated:

- She supports the proposed subdivision.
- She would like the Approving Officer to address the issue of suitable

covenants for tree preservation, access, setbacks and dwelling design.

Councillor Sanders stated:

- She would like a covenant to control the orientation of the siting of the proposed dwellings in accordance with the concept site plan presented by the applicant.

Councillor Brice stated:

- She supports the proposal.

The Motion was then PUT and CARRIED

Cedar Hill Road
Rezoning

4257 CEDAR HILL ROAD – REZONING APPLICATION – JAGTAR GAHUNIA.

Report of the Director of Planning dated October 19, 2006 recommending the rezoning from RS-6 to RS-10 not be approved.

Mr. R. McNeil, McNeil Building Designs Ltd., on behalf of the applicant, stated:

- The owners purchased the large 1,200 square metre property with the intention of building a large home.
- They would like to construct a two-storey, plus basement, 4,500 square foot house; many of the existing dwellings along Cedar Hill Road are older, smaller style bungalows but as the street redevelops there will likely be other two storey homes constructed.
- The side yard setbacks will be 12 and 16 feet to allow for privacy to the adjacent neighbours, and the second storey will be recessed.
- The driveway will be circular to allow for turnaround room; vehicles will not have to back out onto Cedar Hill Road.
- Because the site drops in elevation from front to rear, the house will not look so imposing from the street.
- The owners are planning to use high quality finishing materials and extensive landscaping.

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

- The owners did not hold a neighbourhood meeting but they have corresponded with the president of the Gordon Head Residents' Association.

Ms. J. Wenman, 2144 Wenman Drive, on behalf of the Gordon Head Residents' Association, stated:

- The Association has not seen the proposed new concept plans; they were only provided information on the original proposal.
- The proposed new dwelling is too large and would not be in keeping with the existing homes on Cedar Hill Road.

Councillor Hunter stated:

- The application for Epsom Drive was postponed until the applicants held a meeting with the neighbours and community association; he thinks this applicant should be required to follow the same process.

Councillor Sanders stated:

- She is very familiar with the subject neighbourhood; the lots very are large but it is very difficult to back out of driveways on to Cedar Hill Road; it makes sense to have circular driveways.
- The applicants should have at least consulted with their immediate neighbours.

Councillor Gillespie stated:

- He agrees that the applicant should follow the same public consultation process as other applicants.

MOTION:

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That consideration of the rezoning application for 4257 Cedar Hill Road be postponed and the applicant requested to hold a community meeting with the immediate neighbours, including residents on Arbordale Court, and the community association."

Councillor Ngai entered the meeting at 8:45 p.m.

Councillor Brownoff stated:

- The applicants need to hold a neighbourhood meeting and make sure that the residents on Arbordale Court are included.

Mayor Leonard stated:

- He would be more inclined to support the application if the applicants were proposing to rezone to RS-8 instead of RS-10; the size of a dwelling under RS-10 zoning is inconsistent with other homes in the area.

Councillor Brice stated:

- She is not persuaded that the applicants need to build such a large house.
- There may be bungalows that will be replaced along Cedar Hill Road but the proposed house is bigger than necessary and is just over development.

Councillor Wergeland stated:

- It is interesting that there are no residents from the neighbourhood present to speak to the application; he supports postponing it.

Councillor Derman stated:

- Even a house under RS-6 zoning is a fairly large size.

The Motion was then PUT and CARRIED

West Saanich Road
Rezoning

5621 WEST SAANICH ROAD – REZONING APPLICATION – JAMES RESLEIN.

Reconsideration of the report of the Director of Planning dated May 2, 2006 and consideration of the supplemental report dated October 23, 2006, both recommending the rezoning from A-1 to A-7 not be approved.

Mr. J. Reslein, owner and applicant, stated:

- The property has been a working farm for the past 100 years; in the past it was farmed by the Eng family for vegetable crops and then it was taken over by Galey's Farms to grow potatoes; he successfully planted and harvested his first crop this past season.
- In order for the land to become a profitable working farm again it requires a large capital investment for buildings, equipment, water and irrigation; he feels that rezoning the property will help achieve that.
- The 24 acres of A-1, ALR zoned land on the west side of West Saanich Road is divided by Todd Creek with 20 acres below the flood plain and four acres above the floodplain which are presently unused.
- Currently the growing conditions are marginal due to a lack of water and irrigation so applications have been made to obtain a water license for Tod Creek and a water retention license for Prospect Lake.
- It is his goal to have a productive, working, mixed farm with crops and animals, and possibly some kind of cottage industry such as a bakery or B & B operation.
- The land is under-utilized and needs to have some money invested in it in order for it to become a viable farm again.

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

- He supports the proposed subdivision.
- He lives north of the subject property and successfully farms three acres; his property is large enough to sustain llamas, sheep and chickens, and their various holding pens.
- The Interurban Rail Trail runs parallel to the subject property and anyone using it would be able to view a working farm; it is also adjacent to the Red Barn Market so people could visit both locations.
- He hopes that Council will support the proposal.

Ms. M. Haig-Brown, 237 Meadowbrook Road, stated:

- She supports the proposed rezoning; the Haliburton Organic Farm is successful and Saanich was supportive of that proposal.
- We need to grow more local food and this is an opportunity to do so.
- She is excited that Ducks Unlimited has expressed an interest with respect to opportunities for habitat improvements.

Mr. B. Bowker, 237 Meadowbrook Road, stated:

- He supports the rezoning; the applicant wants to create a viable farm and the proposal is a reasonable way to make the farm operational again.
- The applicant has provided lots of information on his proposal and been very responsive to input from the community.

Ms. S. MacPherson, on behalf of the Prospect Lake Community Association, stated:

- The Association supports staff's recommendation to not approve the proposed rezoning.
- Moving farm equipment across West Saanich Road may be an inconvenience but it would not be necessary to do so everyday; there are other farm operations in Saanich that have their houses in a different location from the actual farm land and outbuildings.
- It would be nice to see the land being farmed again but it is not necessary to subdivide it; the owner could end up selling the property to someone in the future who has no interest in farming it.

Councillor Gillespie stated:

- Credit should be given to anyone who is willing to farm; it is not easy to make a living at farming and finding workers to help out is difficult.

MOTION:

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That a Public Hearing be called."

Councillor Ngai stated:

- She supports the proposed rezoning; the applicant is sincere about wanting to farm the property and make it a viable operation.
- If the owner is unable to carry on with farming at some point in the future hopefully there will be family members to take over for him.

Councillor Hunter stated:

- He supports the proposal; the applicant was asked to get feedback from the Environmental Advisory Committee, the farming community, and the Planning Department and has done so.
- The applicant wants to subdivide so there can be two viable farm operations.

Councillor Sanders stated:

- She does not support the proposed rezoning.
- The fact that the property is divided by a road is not an unusual situation; it is not necessary for the residence to be on the same parcel; the Pendrays and Galeys have farmed pockets of land all over the Municipality.
- There is potential for the property to be successfully farmed without it being rezoned.

Councillor Brice stated:

- There is no question that people support farming; however, she is not persuaded that rezoning the property is the best way to proceed.
- Farming is a difficult job and she wishes the applicant well; she cannot support the proposed rezoning of this farm land.

Councillor Brownoff stated:

- She wishes the applicant success but she will not support rezoning the property.
- It is not necessary to have a residence on the property in order to farm it; many farms in Saanich are separate from their dwellings.

Mayor Leonard stated:

- He appreciates the intentions of the applicant, however, we do not rezone people, we rezone land.
- In 1996 the lot was created along with four additional rural residential lots on the east side of West Saanich Road; that was a significant land use change and it was done to provide a building site outside of the Agricultural Land Reserve.
- The rezonings for the Red Barn Market and the Ploughshare were difficult applications to deal with; the more commercial activity you allow beyond Royal Oak and into rural Saanich, the more it becomes a commercial strip rather than a commercial activity to supplement farm use.
- The Red Barn Market has grown far beyond what was expected and is certainly not a commercial activity to supplement an adjacent farm.
- This proposal would create two parcels that could eventually be sold; the intentions were good in 1996 and they sound good now but 10 years from now how many parcels will there be?
- He cannot support the application despite the applicant's good intentions.

Councillor Wergeland stated:

- He does not support subdividing farm land into small parcels; however, this property is unique and is separated by a fairly major road not just a driveway.
- He believes there has to be exceptions and he thinks this application is one of them.

Councillor Derman stated:

- He does not support the rezoning; he would like to know exactly what the applicant has planned for the property.
- He can understand having farm buildings on both sides of West Saanich Road but does not agree there has to be a house on both parcels in order to farm the land.
- Rezoning the property would certainly benefit the owner financially.

The Motion was then PUT and DEFEATED, with Mayor Leonard and Councillors Brice, Brownoff, Derman and Sanders voting against.

Margaret Street
Rezoning

548 MARGARET STREET – REZONING APPLICATION – RONALD L. MacDONALD.

Report of the Director of Planning dated October 30, 2006 recommending approval of the rezoning from RS-6 to RS-4.

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

- He has noticed that there is water that sits on the property during the winter.
- The existing ditch fronting the property helps clean and retain water; it is not a good idea to enclose it.
- Constructing a concrete curb and gutter will just add more pollutants into the watershed.
- He hopes that Council will respect the environment and change the

current engineering standards.

Mayor Leonard stated:

- He is familiar with the property; stormwater issues can be dealt with through the servicing requirements.
- The applicant should be in attendance at the Public Hearing to answer any questions that arise and give us an indication of what will be constructed.
- There are no residents from the neighbourhood present tonight to speak to the application even though the sign on the property advertising the proposed rezoning has been prominent for some time.
- There may be the temptation to postpone the application because the applicant is not present but he does not see any purpose in doing so.
- An RS-4 infill development in this location is most appropriate; the applicant can provide more information at the Public Hearing.

MOTION:

**MOVED by Mayor Leonard and Seconded by Councillor Gillespie:
"That a Public Hearing be called."**

**MOVED by Councillor Hunter and Seconded by Councillor Sanders:
"That consideration of the rezoning application for 548 Margaret Street be postponed until the applicant is able to attend a future Committee of the Whole Meeting."**

Councillor Hunter stated:

- He thinks consideration of the application should be postponed because the applicant is not present; attendance is part of the process and he does not want the applicant to be unprepared at the Public Hearing.

Councillor Brownoff stated:

- She supports postponing consideration of the application; we do not want applicants to think that it is not necessary to attend a Committee of the Whole Meeting and that they can just show up at a Public Hearing.
- There are some issues with the driveway and she would have liked more information from the applicant.

Councillor Brice stated:

- Obviously most applicants come to a Committee of the Whole Meeting because they want to present their case but is it necessary to make attendance our default policy; we should consider the applications on a case by case basis.
- She does not see any advantage to postponing the application.

Councillor Sanders stated:

- She supports postponing the application; she had some questions she wanted answered; she would also like to see a concept plan.

Councillor Ngai stated:

- The application is very straightforward and she does not see any reason to delay it.

Councillor Wergeland stated:

- There needs to be room for exceptions.
- If we want to change Saanich's Service Requirements we should do so; they should not be changed on a case by case basis.
- He is confident that staff will ensure that the applicant follows the Service Requirements and will build accordingly.
- He does not support postponing the application.

The Motion was then PUT and DEFEATED, with Mayor Leonard and Councillors Brice, Gillespie, Ngai and Wergeland voting against.

Councillor Derman stated:

- He agrees that we need to consider changing our engineering standards; staff holds community workshops on progressive ways to deal with stormwater yet Saanich does not follow its own suggestions.
- In this case, he does think there is anything in the Service Requirements that specifies a curb has to be continuous; it could be a curb with voids in it to allow water to run through from the road to the boulevard.

The Main Motion was then PUT and CARRIED, with Councillor Sanders voting against.

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:50 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

