

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, OCTOBER 30, 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; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

Public Hearing **PUBLIC HEARING**

No. 333
Bylaw No. 8809
PLD60

"OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2006, NO. 8809".

HARMONIZATION OF DEVELOPMENT PERMIT AREAS JUSTIFICATIONS AND GUIDELINES WITH THE STREAMSIDE DEVELOPMENT PERMIT AREA

The intent of this proposed bylaw is to amend the *Development Permit Areas Justification and Guidelines* of the Official Community Plan to include references to the Streamside Development Permit Area and to delete the Tod Creek Watershed Development Permit Area and the South Wilkinson Valley Watercourse Development Permit Area which have been superseded by the Streamside Development Permit Area.

The Notice of Public Hearing and report of the Manager of Environmental Services dated September 25, 2006 recommending the Development Permit Areas Justifications and Guidelines be amended to include minor technical and clerical changes as outlined in the report, were introduced.

APPLICANT:

The Corporation of the District of Saanich.

PUBLIC INPUT:

Mr. B. Bridgeman, Friends of Mt. Douglas Park, stated:

- Trying to re-establish native vegetation along streams is very difficult and it is important to protect it.
- They hope that the Bylaw that supersedes the previous two permit areas will actually strengthen regulations and not make them weaker.

Mr. K. Whitcroft, president, Quadra Cedar Hill Community Association, stated:

- The Association supports the proposed amendments; they will strengthen the protection of the riparian zones.
- Map 1: Development Permit Area 28 - Fire Hazard: He would like to know when this area was included.

APPLICANT'S RESPONSE:

The Director of Planning Services stated:

- The Fire Hazard Development Permit Area was included in the Official Community Plan in September.

MOTION: **MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That the Development Permit Areas Justifications and Guidelines be amended to include minor housekeeping changes as outlined in the September 25, 2006 report of the Manager of Environmental Services."**

CARRIED

No. 334
Bylaw No. 8809
PLD60

"OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2006, NO. 8809".
Second, Third, and Final Readings.

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8809 be read a second time."

CARRIED

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8809 be now passed."

CARRIED

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8809 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

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 16, 2006, be adopted."

CARRIED

BYLAWS

No. 335
ADM40
Bylaw 8808

TAX EXEMPTION REAL PROPERTY BYLAW.
Final Reading of the "Tax Exemption Real Property Bylaw, 2006, No. 8808". To provide tax exemptions for 2007 for the properties identified.

MOVED by Councillor Ngai and Seconded by Councillor Sanders: "That Bylaw No. 8808 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 336
ADM40
Bylaw 8810

TAX EXEMPTION REAL PROPERTY BYLAW (RIPARIAN LAND).
Final Reading of the "Tax Exemption Real Property Bylaw (Riparian Land), 2006, No. 8810". To provide a tax exemption for 2007 for a portion of 203 Goward Road.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8810 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 337
ADM40
Bylaw 8807

FIRE PREVENTION BYLAW.

Final Reading of the "Fire Prevention Bylaw, 2006, No. 8807". To provide for fire protection and control and consolidate Bylaw 7755.

MOVED by Councillor Sanders and Seconded by Councillor Hunter:
"That Bylaw No. 8807 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 338
ADM40/FIN95
Bylaw 8792

SANITARY SEWER BYLAW.

Amendment and Third 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 Derman and Seconded by Councillor Brice:
"That Bylaw No. 8792 be amended to replace Schedule D with the final maps showing the sewer service area."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
"That Bylaw No. 8792 be now passed."

CARRIED,

with Councillors Gillespie and Wergeland voting against.

No. 339
EPW65
Bylaw 8811

SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW (4627 VANTREIGHT DRIVE).

Three Readings 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 Ngai:
"That Bylaw No. 8811 be introduced and read."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Ngai:
"That Bylaw No. 8811 be read a second time."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Ngai:
"That Bylaw No. 8811 be now passed."

CARRIED

On a Motion from Councillor Gillespie, the meeting adjourned at 7:37 p.m.

The meeting reconvened at 7:45 p.m.

From the Committee of the Whole Meeting held October 30, 2006.

No. 340
Linwood Ave.
Development
Permit

#6 – 3281 LINWOOD AVENUE – DEVELOPMENT PERMIT – BRETT AND KIMBERLEY WALDNER

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Council approve and issue Development Permit DPR2006-00017 on Strata Lot 6, Section 62, Victoria District, Strata Plan 47 (#6-3281 Linwood Avenue).”

CARRIED

In Camera Motion

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That the following meeting be closed to the public as the subject matter being discussed relates to discussions with municipal officers and employees respecting District objectives, measures and progress reports for the purposes of preparing the strategic plan and to personal information about identifiable individuals being considered for appointment.”

CARRIED

Adjournment

On a motion from Councillor Sanders, the meeting adjourned at 7:46 p.m.

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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, OCTOBER 30, 2006 AT 7:38 P.M.

Present: **Chair:** Councillor Ngai
Council: Mayor Leonard and 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.

Linwood Ave.
Development Permit **#6 – 3281 LINWOOD AVENUE – DEVELOPMENT PERMIT – BRETT AND KIMBERLEY WALDNER.**

Report of the Director of Planning dated October 12, 2006 recommending approval of Development Permit DPR2006-00017.

Mr. B. Waldner, applicant and owner, #6-3281 Linwood Avenue, stated:
– He and his wife purchased their townhouse about 18 months ago and they would like to construct an eight foot by twelve foot sundeck at the rear of their unit.
– In 1989 sundecks were approved for all six of the units but only three of the owners went ahead and had one built.
– The proposed deck will face the rear yards of adjacent lots but it should not impact on their privacy.

Mr. K. Whitcroft, president, Quadra Cedar Hill Community Association, stated:
– The Association does not have any objections with the proposed sundeck.
– He would like to know why the proposal was not referred to the Association from the Planning Department.

MOTION: MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That it be recommended that Council approve and issue Development Permit DPR2006-00017 on Strata Lot 6, Section 62, Victoria District, Strata Plan 47 (#6-3281 Linwood Avenue).”

CARRIED

Emily Carr Drive.
Rezoning **4382 EMILY CARR DRIVE – REZONING APPLICATION – NUMBER TEN ARCHITECTURAL GROUP.**

Report of the Director of Planning dated October 19, 2006 recommending approval of the rezoning from RS-10 to RS-12.

Mr. W. Hamill, Number Ten Architectural Group, stated:
– The proposal is for a small two-storey addition at the rear of the existing dwelling; an ensuite will be constructed on the upper floor and a bedroom on the lower floor.
– When the house was originally constructed it met the gross floor area requirement at the time; with the proposed new addition the lot coverage will increase from 19 percent to 20.5 percent.
– The proposed addition will not be visible from the street as the roofline will be lower than the rest of the building; it will not impact

the privacy of the adjacent dwelling as there will be no windows on that side.

- The owners have letters of support from the adjacent neighbours, the Broadmead Area Residents' Association, and the Broadmead Covenant Enforcement Society.

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

- He has not discussed with the owners the possibility of a covenant to restrict the size of the addition; the drawings of the proposed addition are basically completed so it may not be necessary.

Councillor Derman stated:

- He would like more information at the Public Hearing on whether or not the owners are agreeable to a restrictive covenant on the proposed addition.

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

Councillor Wergeland stated:

- Given the size of the lot he does not think it is necessary for the owners to covenant the size of the proposed addition.

The Motion was then PUT and CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 7:46 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK