

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**TUESDAY, JUNE 12, 2007 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai (8:05 pm), Sanders and Wergeland.  
**Staff:** Neil Findlow, Supervisor of Local Area Planning; Von Bishop, Manager of Development and Municipal Facilities; Rae Roer, Parks Manager; and Andrea Park, Senior Committee Clerk.

PLD55

Rural Saanich Local Area Plan

**RURAL SAANICH LOCAL AREA PLAN UPDATE**

Report of the Director of Planning dated May 22, 2007 recommending the Rural Saanich Local Area Plan 2007 be approved.

Chapters 1 to 4

The Supervisor of Local Area Planning stated:

- Basic Policy direction has not changed in the 2007 Plan.

Mr. R. Wells, 600 Linnet Lane, stated:

- He has spoken to several Rural Saanich Advisory Committee members who were disappointed not to have had a final meeting to review this draft
- Several committee members did not receive a copy of the draft plan.

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

- As a member of the Advisory Committee he would prefer that another meeting be called to review the draft Plan with the Planning Department.

Chapters 5 to 7

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

- Staff are to be complimented on the 2007 draft plan
- Chapter 5 should include mention of the First Nations people who are part of the history of rural Saanich.
- Policy 7.1 mentions sustainability principles but they are not defined.

Mr.T. Berscheid, 336 Cyril Owen Place, stated:

- His wife, Lynn Husted, submitted her comments on the draft plan to the Planning Department.
- He is opposed to any further encroachment on the Urban Containment Boundary.

In response to a question from Council, the Supervisor of Local Area Planning, stated:

- There are references to sustainability principles in the Forward and throughout Chapter 7; it is possible to elaborate further on the principles.

Councillor Hunter stated:

- He supports including a definition of sustainability principles in the same manner as other definitions appear throughout the document.

Councillor Derman stated:

- Staff are to be commended on the quality of this plan.
- He supports clarification of the sustainability principles.
- Policy 7.2 should be amended to read:  
"7.2 Seek to maintain Rural Saanich outside the Urban Containment Boundary."

**MOTION:**

**MOVED by Councillor Hunter and Seconded by Councillor Gillespie:**

**"That:**

- 1) A Public Hearing be called;**
- 2) Prior to the Public Hearing the draft Rural Saanich Local Area Plan be referred to the Rural Saanich Advisory Committee and the Agricultural Land Commission for review and comments;**
- 3) The Director of Planning be requested to include a definition or explanation of 'sustainability principles' which are referenced in Policy 7.1;**
- 4) Policies 5.1 through 5.5 be approved;**
- 5) Policies 6.1 through 6.6 be approved;**
- 6) Policy 7.1 be approved; and**
- 7) Policy 7.2 be amended to read: 'Seek to maintain Rural Saanich outside the Urban Containment Boundary'."**

**CARRIED**

Chapters 8 to 10

The Supervisor of Local Area Planning outlined some additional changes to the Plan and stated:

- Policy 8.2 is not necessary since all inventoried watercourses are now included in municipal bylaws.
- In Chapter 8, pg.26, under the heading "Groundwater", add:
- "That the following key bylaws are particularly relevant to Rural Saanich." at the end of the paragraph.
- Under the heading "Municipal Regulatory Tools", paragraph 2 should be revised to read:
- "The Watercourse Bylaw prohibits activities which might pollute a watercourse or change water flows. Approval from Saanich is required for work on any watercourse."
- Clause (a) should be removed from Policy 8.6.
- Map 10.1 is intended to be conceptual only, and Map 10.2 should be corrected to show Killarney Park as a CRD park.
- On pg. 47, under the heading "Structured Athletic and Unstructured Recreation Parks", paragraph 4 should be reworded so that the Community Hall and Heals Rifle Range are clearly not to be considered; this will result in corrections to Map 10.2, Table 10.4 and Policy 10.6.
- Minor drafting errors should be corrected in Map 10.3 including changing the title "Trunk Trails" to "Major Trails".
- Policy 10.7 (c) should be amended to remove the words "Saanich Parks and" as they are redundant.

In response to questions from Council, the Supervisor of Local Area Planning stated:

- Planning will consider adding information on volume of aquifers in Chapter 8.
- Planning will add the words "and the general community" on pg.50, of Chapter 10 so that consultation on equestrian improvements will include not just Municipal and CRD Parks staff but the community as well.

Mr. R. Wells, 600 Linnet Lane, stated:

- With respect to Policy 8.3 the Advisory Committee had recommended revising the tree bylaw to include a grid system to evaluate the three trees per acre rule, and tree restoration or habitat restoration.
- Policy 9.7 supports peer review when it would be preferable to use the best practice laid out in the Farm Practices Protection Act.

Ms. K. Whitworth, President, Royal Oak Community Association stated:

- She did not receive a copy of the Rural Saanich Local Area Plan and she understands several members of the Advisory Committee also did not receive one.
- On behalf of Advisory Committee member L. Gustafson, she commented that outdoor burning was not discussed by the Committee and without an opportunity to consider this issue, she does not support the statements in the plan.

Mr. T. Berscheid, 336 Cyril Owen Place, stated:

- Valuable information on outdoor burning is available on the Lung Association website and this issue could be looked into further.
- Chipping and composting should be encouraged.
- The Horse Council has information on their website on manure management.

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

- Policy 8.8 states "Maintain air quality" but an earlier draft stated "Improve air quality".
- She would prefer a clear statement from Council that they do not support any exclusions from the ALR.

Ms. S. Levey, 243 Stevens Road, stated:

- This draft plan is a very good document.
- The recommendations with respect to tree preservation have been watered down.
- She urges Saanich to protect open forests near the city.
- The Urban Containment Boundary should be maintained.

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

- He supports amending the Tree Bylaw to repeal the right to consolidate the annual three- tree- per- acre cut in one area.
- Plans for Killarney Park are unclear; the CRD has not yet committed to its care.

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Councillor Ngai entered the meeting at 8:05 pm.  
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In response to questions from Council, the Supervisor of Local Area Planning stated:

- With respect to Policies 8.3 and 8.8 (b) which discuss reviewing the Tree Bylaw and the Fire Prevention Bylaw, it was considered preferable to leave the wording non specific to be flexible for staff and stakeholders.

Councillor Hunter stated:

- He recommends that all of the Policies in Chapter 10.0 "Parks, Trails and Open Spaces" be referred to the Parks, Trails and Recreation Advisory Committee for review.
- Policy 10.1 should be amended to delete the words "in principle".

Councillor Brice stated:

- She recommends that Policy 8.3 be amended to simply state: "Review the effectiveness of the Tree Preservation Bylaw to limit unnecessary tree removal on rural land."

Councillor Brownoff stated:

- She recommends that further consideration be given to including habitat restoration in the policies of Chapter 8.
- A recent report from UVIC compares air quality in municipalities that allow outdoor burning with air quality in municipalities that do not allow outdoor burning; this report would be of interest to the Rural Saanich Advisory Committee.
- She recommends revising Policy 9.7 to replace "peer review" with possible reference to the "best practices" standard from the Farm Practices Protection Act.

Councillor Derman stated:

- The Plan should support the concept of restoration of habitat/forest and include a grid system; he supports strengthening the wording of Policy 9.7.

**MOTION**

**MOVED by Councillor Derman and Seconded by Councillor Brice; "That:**

- 1) Policies 8.1, 8.4, 8.5, and 8.7 through 8.11 be approved;**
- 2) Policy 8.2 be deleted;**
- 3) Policy 8.3 be amended to read: 'Review the effectiveness of the Tree Preservation Bylaw to limit unnecessary tree removal on rural land';**
- 4) Clause (a) of Policy 8.6 be deleted;**
- 5) Policies 9.1 to 9.6 and Policies 9.8 and 9.9 be approved;**
- 6) Policy 9.7 be revised to incorporate wording from legislation such as the Farm Practices Protection Act;**
- 7) Policies 10.2 to 10.6 and Policy 10.8 be approved;**
- 8) Policy 10.1 be amended to delete the words "in principle";**

**9) Clause (c) of Policy 10.7 be amended to delete the words 'with Saanich Parks and'."**

Mayor Leonard stated:

- Any substantive changes to the draft Plan arising from this meeting or from comments of the Agricultural Land Commission could be considered at a meeting of the Committee of the Whole prior to a Public Hearing.

**The Motion was then Put and CARRIED.**

Chapters 11 and 12.

The Supervisor of Local Area Planning stated:

- In light of new legislation respecting groundwater protection, page 58 of Chapter 10 should be updated.
- Policy 11.8 is redundant and should be deleted.
- A correction to Map 12.1 should be made to state "Unused Road R/Ws".
- On page 69, paragraph 3, regarding truck routes, sentence two should be amended so that it reads "There is a concern by some residents that truckers may be using West Saanich Road as an alternative to the highway."
- A correction to bike routes shown on Map 12.4 is necessary.

In response to questions from Council, the Supervisor of Local Area Planning stated:

- Policy 12.1 will be reworded to show the correct section of Burnside Road West.
- VIHA is responsible for ensuring the proper operation of wells and septic systems in the District.

Mr. T. Berscheid, 336 Cyril Owen Place, stated:

- Wells, servicing, and groundwater issues should be looked at again as there may be some authority for the District of Saanich to act in this regard.
- The Beaver Lake/Westwood Vale Community Association is concerned about traffic issues and would like the major problem areas to be included in the policy document.

Councillor Derman stated:

- He is pleased to see the Plan addresses bicycle use in Rural Saanich.

**MOTION**

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

- 1) Policies 11.1 to 11.7 be approved;**
- 2) Policy 11.8 be deleted;**
- 3) Policies 12.2 to 12.14 be approved;**
- 4) Policy 12.1 be amended to identify the appropriate section of Burnside Road West."**

**CARRIED**

Chapters 13, 14 and 15

Mr. A. Bickerton, 1980 Burnside Road West, stated:

- Traffic is a problem in his neighbourhood.
- He would appreciate having sewer connections and housing for seniors, but such amenities do not comply with the Rural Saanich Local Area Plan.
- He maintains a 7 acre forest in accordance with the tree bylaw.

Mr. R. Wells, 600 Linnet Lane, stated:

- Policy 14.5 supports, in principle, country inns, which does not reflect the wishes of the Rural Saanich Advisory Committee.

Mr. T. Berscheid, 336 Cyril Owen Place, stated:

- The community associations should be involved earlier in the process for development applications, not just at the public hearing stage; this could be included in a policy within the Draft Rural Saanich Local Area Plan.

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

- Residents are strongly opposed to expansion of the commercial node at Prospect Lake Road/ Sparton Road/West Saanich Road as noted in Policy 14.2.
- They also oppose country inns.

The Supervisor of Local Area Planning stated:

- An application for a country inn was received some time ago but was tabled until after the new local area plan was completed.
- The Planning Department supports opportunities for a country inn business on a reasonable scale.

In response to questions from Council, the Supervisor of Local Area Planning stated:

- They will consider amending Policy 14.5 to use the word "consider" instead of the words "support in principle".
- With respect to expanding the commercial node, it is important to enable residents of rural Saanich to meet their needs locally and therefore local business expansion may be appropriate.
- He will consider an improvement to the language used in Policy 14.2.

**MOTION**

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

- 1) Policies 13.1 to 13.9 be approved;**
- 2) Policies 14.1, 14.3, 14.4 and 14.6 to 14.9 be approved;**
- 3) Policy 14.5 be amended by striking out the words 'support in principle' and inserting the word 'consider';**
- 4) The Director of Planning be requested to consider amending the wording of Policy 14.2; and**
- 5) Policies 15.1 to 15.8 be approved."**

**CARRIED**

Chapters 16 and 17

The Supervisor of Local Area Planning stated:

- The Planning Department is currently reviewing Development Permit Guidelines for the entire municipality.

**MOTION**

**MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That Policies 16.1 and 16.2 be approved."**

**CARRIED**

Councillor Brownoff stated:

- After lengthy consideration, a good policy document has been developed.

Mayor Leonard stated:

- This Draft Plan, as amended, will be considered by the Rural Saanich Advisory Committee and the Agricultural Land Commission. The Draft Plan may be further considered at a Committee of Whole meeting prior to the Public Hearing, depending on the extent of the changes.

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:00 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK