

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, JANUARY 29, 2008 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland.
Staff: Colin Doyle, Director of Engineering; S. Hvozdzanski, Supervisor of Strategic Planning; and Andrea Park, Senior Committee Clerk.

ADM 115-CRD
Core Area Liquid
Waste Management
Plan

CAPITAL REGIONAL DISTRICT - CORE AREA LIQUID WASTE MANAGEMENT PLAN

Presentation by Dwayne Kalynchuk, General Manager, Environmental Services.

Mr. Kalynchuk stated:

- The CRD is presently in the program development and facility planning phase of the sewage treatment strategy for the Core Area.
- A decentralized, integrated wastewater treatment system is the selected approach, potentially having five to six treatment plants and a separate biosolids site.
- Westland Resources Group Inc. is leading the site selection process which includes analysis of sites, and environmental and social reviews.
- A conceptual facility construction and operation plan will be necessary.
- A transportation and service area may be affected if sludge is to be trucked to the Hartland Landfill.
- Project Principles guiding each phase of the project are: to be a good neighbour; to minimize the carbon footprint and greenhouse gas emissions; to do triple bottom line analyses; to choose innovative but proven technology; to optimize beneficial reuse and resource recovery opportunities; and to accommodate new technology.
- Extensive public communication of each phase of the project's progress has been accomplished, including dialogue with First Nations groups.
- The Province requires that a business case analysis be provided; business advisory scope services are being provided by Ernst & Young.
- A value for money assessment for taxpayers will be available soon outlining the cost to each municipality of this project.
- Funding analysis and an affordability study will be completed; alternative procurement options will be studied.
- Since this is intended to be a P3 project resulting in a long term contract, front end due diligence is essential.
- A detailed integrated resource management study will be done, analysing opportunities in resource recovery.

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

- The figures on value for money to taxpayers should be available within one month.
- Heat generated can be transferred up to 2 or 3 km from the plant.
- Federal regulations on sewage are anticipated under the Fisheries Act; a national standard will be established for sewage discharges without harm to fish.
- Mandatory treatment will be the result for areas such as Victoria which

has a high risk level under the federal regulations.

- Further analysis will be done on inflow and infiltration risks.

ADM115-CRD
Management of
On-Site Sewage
Systems

CAPITAL REGIONAL DISTRICT- MANAGEMENT OF ON-SITE SEWAGE SYSTEMS

Presentation by Dwayne Kalynchuk, General Manager, Environmental Services

Mr. Kalychuk stated:

- A Provincial directive required the CRD to address on site sewage systems as part of the Core Area Liquid Waste Management Plan.
- A new onsite sewage systems maintenance program for Types 1, 2 and 3 systems in the Capital Regional District has now been approved and planned for implementation in 2008.
- Costs of the program are to be shared between participating municipalities.
- The program requires compulsory pump out of septic tanks and compulsory maintenance of small treatment plants.
- The number of systems in the area to be serviced is estimated at 11,000.
- The Vancouver Island Health Authority (VIHA) is involved with septic system location and installation, responding to complaints and taking action on public health hazards, but VIHA does not inspect systems.
- The initial budget for the program is \$200,000.
- This is a start up program and other measures may be considered later.

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

- A database will be established this year with the assistance of the industry; the number of municipalities participating is anticipated to increase while the number of septic system participants is expected to decrease over time.
- Future consideration could be given to gray water removal from septic systems.
- CRD will monitor to ensure reasonable pump out costs are maintained since lack of competition may be an issue.
- Sewage pump out records are filed with the CRD by industry operators and the septage disposal facility produces records for the CRD as well, thus assisting compliance with the bylaws.
- CRD will have access to the septage disposal facility database.
- An extensive education program is planned to promote a successful maintenance program.
- The CRD cannot export septage outside the Capital Region according to its letters patent; the Core Committee will consider this issue.

ADM115-CRD
Regional Growth
Strategy

CAPITAL REGIONAL DISTRICT - PROPOSED AMENDMENT TO THE REGIONAL GROWTH STRATEGY

Presentation by Mr. Robert Lapham, General Manager, Planning and Protective Services, CRD on the Regional Growth Strategy

Report of the Director of Planning dated Dec.17/07 recommending that the Regional Growth Strategy Amendment not be accepted for the reasons outlined.

Mr. Lapham stated:

- The Regional Growth Strategy (RGS) was adopted in 2003 establishing a region- wide, long term vision to manage growth.
- The key elements of the strategy are the establishment of urban containment boundaries, centre development, complete communities, green space protection and green belt acquisition; a housing affordability strategy and transportation strategy were also established.
- The intent is to match infrastructure expansion with planning and development patterns in the area and to curb urban sprawl.
- The proposed amendment to the RGS would expand the regional urban containment and servicing policy area within the District of Highlands to include an additional 267 hectares of land to allow for extension of water and sewer services to accommodate development.
- In accordance with the procedure mandated for RGS amendments, all CRD municipalities must comment; Eight have rejected the amendment based on concerns of sprawl, timing, servicing costs, increased greenhouse gas emissions, and inconsistency with RGS principles; Four have accepted it for reasons such as municipal autonomy, local approvals being in place, the expansion being adjacent to existing development and its financial benefits.
- As a result of the first decision to reject the amendment, a facilitator was appointed by the Province and a further time period for comment may be allowed before finalizing a decision.
- Revisions and amendments may be considered every five years by the CRD to address concerns or enhance benefits; the CRD Board of Directors has approved a review but not its extent.
- A funding application has been made to the Province to develop a regional sustainability strategy which will require revision to the RGS.
- Regional elements considered for enhancement include transportation planning, social sustainability planning, climate change and resilient communities issues.

RGS Five Year
Review

Mr. B. McMinn, 499 Millstream Lake Road, stated:

- He is a Highlands resident, former Mayor, and a Director of the Regional Planning Society, and opposes the RGS amendment.
- There is no need for the expansion as there is sufficient land available within the urban containment policy area; it would put development pressure on adjacent areas.

Mr. P. Gerrard, 2878 Inlet Avenue, stated:

- He urges Council to oppose the amendment.
- The proposed extension favours a few landowners; it has limited benefit and there is land elsewhere for growth.
- The RGS took a long time to complete and reach consensus; an

amendment such as this should be part of the RGS Five Year Review.

Mr. G. Holloway, 4745 Rosehill Road, and on behalf of the Royal Oak Community Association, stated:

- There is widespread community support for the principles of the RGS and the proposed amendment is contrary to those principles.
- The Royal Oak Community Association has advised the CRD and Saanich Council of its opposition.

Mr. I. Graeme, 2615 Dean Avenue, stated:

- He supports the recommendation in the Director of Planning's report that the amendment not be supported.
- Each municipality established its urban containment boundary as part of the RGS process; the need for this expansion has not been established.
- This is a substantial amendment and should have been considered as part of the Five Year Review process.
- As a taxpayer he is disappointed by the amount of resources consumed in processing this amendment.

Mr. D. Murdock, 405-899 Darwin Ave, Co-Chair, Sierra Club, Victoria Group, stated:

- He opposes the amendment to the RGS.
- Development arising from this change will contribute to urban sprawl, compound existing traffic congestion, overwhelm water and sewer infrastructure and deplete natural resources and contradicts the principles of the RGS.

Ms. N. Chambers, 4317 Blenkinsop Road, stated:

- She is opposed to the amendment as it is shortsighted, contradicts the RGS principles, encourages more development while not providing affordable housing and does not protect biological diversity.
- It is consistent with Saanich's stated progressive stance on environmental issues to oppose this amendment.

Ms. S. Henry, 3906 Holland Avenue, on behalf of the Strawberry Vale Residents Association, stated:

- The Association opposes the amendment.
- The goal of the RGS is to contain development requiring servicing within the designated Regional Urban Containment Servicing Policy Area (RUCSPA).
- The amendment will enable urban sprawl and contradicts the RGS principles.
- The RGS 5 year review is the vehicle for such amendments.
- There are already traffic challenges in the Strawberry Vale neighbourhood which have not been resolved.

Ms. K. Roessingh, 3706-2371 Lam Circle, stated:

- She is a UVIC ecology student and grew up in the Highlands.
- The proposed amendment supports development which cannot be carried out within the ecological capacity of the area; it is not "Smart Growth".

- More stringent requirements are advisable before considering such amendments to the RGS.

Mr. H. Charania, 757 Genevieve Road, stated:

- He supports the recommendations of the Director of Planning to reject the amendment; the integrity of the urban containment boundary must be preserved.
- Although the amendment is strongly opposed, the CRD Board of Directors has allowed it to get to this stage of consideration.
- He encourages Council and the CRD not to consider such an amendment during the upcoming Five Year Review process.

Mr. R. Woodson, 2836 Inez Drive, stated:

- He was involved in the development of the RGS and appreciates the public discussion now.
- He supports the staff report as the amendment would weaken the Strategy.

Mr. D. Chambers, 4317 Blenkinsop Road, stated:

- He is a farmer and is opposed to the amendment.
- The RGS presently offers a healthy rural option.

Mr. B. Loucks, Blenkinsop Valley Community Association, stated:

- The Association opposes the amendment; it would set a precedent for altering urban containment boundaries thereby reducing rural land and greenspaces.

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

- He is opposed to the amendment as it is contrary to the goal of managing the natural resources environment sustainably.

Mr. M. Brown, President, Quadra Cedar Hill Community Association, stated:

- The Association is opposed to the amendment.
- Public money has been wasted by considering such an amendment at this time.

Ms. S. Stuart, 4635 Blenkinsop Road, stated:

- The Bear Mountain development does not respect the environment.
- She is opposed to the amendment.

MOTION

Moved by Councillor Derman and Seconded by Councillor Hunter: "That Bylaw No. 3443, Capital Regional District Growth Strategy Bylaw No. 1, 2002, Amendment Bylaw No. 1, 2007, not be accepted for the following reasons:

- 1. The amendment is contrary to a key objective of the Regional Growth Strategy, namely, keeping urban settlement compact;**
- 2. There is sufficient land area within the regional urban containment policy area boundary to accommodate growth rates as projected in the Regional Growth Strategy;**
- 3. The amendment would result in urban sprawl that will further contribute to regional greenhouse gas emissions and road and traffic demands;**
- 4. Highlands and Rural Saanich share contiguous boundaries. Allowing more intense development in rural Highlands than what is envisaged in the Regional Growth Strategy, puts additional development pressure on both of these valuable natural resource areas;**
- 5. The amendment would allow for the extension of water service beyond proposed servicing areas, for reasons other than public health, environmental issues, fire suppression or for agricultural needs."**

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

- Any amendments arising from the RGS Five Year Review follow the same process as this amendment requiring 100 percent support from all municipalities.

Councillor Gillespie stated:

- Rental units are not being constructed; homes are not affordable.
- We need to ensure a water supply will meet increasing population demand.

Councillor Brownoff stated:

- Amendments to the RGS should be considered as part of the Five Year Review process.
- Processing this amendment has been an onerous process with financial consequences.
- She supports the motion.
- The Province will consider changes to the process in upcoming legislation.

Councillor Derman stated:

- In addition to the reasons to support the Regional Growth Strategy that have already been stated, it is also important to look at everything we do through the lens of climate change.
- The RGS is a cornerstone document for how we achieve sustainable communities.
- This proposed amendment shows a lack of commitment to the RGS and should not have proceeded this far.

Councillor Wergeland stated:

- He supports the motion.

- The RGS is perhaps too general and we must therefore offer some flexibility to municipalities.

Councillor Sanders stated:

- The Five Year Review is the proper forum for such amendments to the RGS.
- There is no need for this expansion of the urban containment boundary.
- She supports the motion.

Councillor Hunter stated:

- The Highlands was always intended to be a rural/natural area for the region.
- He supports the motion; it is an affirmation of the RGS.

The Motion was then PUT and CARRIED.

Adjournment

On a Motion from Councillor Brownoff, the meeting adjourned at 9:45 p.m.

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 CHAIR

I hereby certify these Minutes are accurate.

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 MUNICIPAL CLERK