

SPECIAL COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**TUESDAY, JUNE 24, 2008 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Sanders and Wergeland.  
**Staff:** A. Topp, Manager of Community Planning; J. Bains, Development Coordinator; and A. Park, Senior Committee Clerk

**PUBLIC HEARING**

No. 171  
Bylaw No. 8937  
Richmond Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8937”

**PROPOSED TWO FAMILY DWELLING ON RICHMOND ROAD**

To rezone Lot B, Section 36, Victoria District, Plan 18904 **(3514 RICHMOND ROAD)** from Zone RS-6 (Single Family Dwelling) to Zone RD-1 (Two Family Dwelling) for a proposed duplex. A **DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted and to vary the provisions of the Saanich Building and Plumbing Bylaw, 2005, No. 8627, to permit both dwellings to be serviced from the same sewer, water and storm drain connections.

The Notice of Public Hearing; the report from the Director of Planning dated May 27, 2008 recommending approval of the rezoning from zone RS-6 to zone RD-1 and that the Development Permit be approved; and two letters from residents, were introduced.

In response to questions from Council, the Manager of Community Planning stated;

- Home-based business regulations are the same for single family and duplex dwellings.

**APPLICANT:**

Mr. D. Lunt, Mesa Design Group, stated:

- The home has had a secondary suite for approximately 27 years.
- There are six parking spaces available on site.
- The owner will also be creating a dance studio for her private use.

**PUBLIC INPUT:**

- Nil

In response to questions from the Council, the applicant stated:

- There will not be any work done to the exterior of the home apart from upgrading the existing deck.
- The studio will be accessed from the outside.

**MOTION:** **MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That the application to rezone from RS-6 to RD-1 be approved.”**

**CARRIED**

No.172  
Bylaw No. 8937  
Richmond Road.

**“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8937”  
Second, Third and Final Readings.**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 8937 be read a second time.”**  
**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 8937 be now passed.”**  
**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 8937 be adopted by Council and the Seal of the Corporation attached thereto.”**  
**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council approve and issue Development Permit No. DPR2008-00010 on Lot B, Section 36, Victoria District, Plan 18904 (3514 Richmond Road).**  
**CARRIED**

No.173  
Bylaw No. 8938  
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8938”

**PROPOSED NEW RURAL-RECREATIONAL VEHICLE STORAGE AREA**

To create a new A-1RV zone (Rural-Recreational Vehicle Storage) with agriculture, single family dwelling, boarding, home occupation, accessory produce sales, accessory buildings and structures and unenclosed storage of unoccupied recreation vehicles and boats as permitted uses. The proposed new zone would limit the maximum lot coverage for unenclosed storage of unoccupied recreational vehicles and boats to 30% of the lot area.

Bylaw No. 8939  
Burnside Road  
West

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8939”

**PROPOSED RURAL – RECREATIONAL VEHICLE STORAGE FACILITY ON BURNSIDE ROAD WEST**

To rezone Lot 2 and a portion of Lot A, Sections 2 and 101, Lake District, Plan 20192 **(1880 AND 1894 BURNSIDE ROAD WEST)** from Zone A-1 to Zone A-1RV (Rural-Recreational Vehicle Storage) to continue the existing recreational vehicle and boat storage use currently permitted by a Temporary Commercial Permit.

The report from the Director of Planning dated May 22, 2008, recommending that the Zoning Bylaw be amended to include a new A-1RV zone and that the rezoning from A-1 to A-1RV be approved; and a letter from the Strawberry Vale Residents’ Association in support of the application, were introduced.

**APPLICANT:**

Ms. A. Plasterer, 3915 Cadboro Bay Road, stated:

- For the past four years they have been providing the service of recreational vehicle storage at the back of the property on Burnside Road West;
- There is a waiting list for spaces and no alternative storage facility in the CRD area.
- The neighbouring property owners have no objection and have not experienced any problems from this use in the past.

In response to questions from the Council, Ms. Plasterer stated:

- She did not see the need for a covenant restricting the area used for vehicle storage as the new zone accomplishes the same goal.
- There is a home based business license on this property.

**PUBLIC INPUT:**

Nil

**MOTION:**

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

- "1) That the Zoning Bylaw be amended to include a new A-1RV zone in accordance with the report of the Director of Planning dated May 22, 2008: and**
- 2) That the application to rezone from A-1 to A-1RV be approved."**

Councillor Derman stated:

- The vehicle storage area could be moved if its location is not secured through a covenant.

Councillor Gillespie stated:

- The parking of recreational vehicles is a problem for many residents.
- By approving this rezoning, the Council could alleviate those concerns.

Councillor Brownoff stated:

- It is not appropriate to allow further commercial sprawl into rural Saanich.
- Recreational vehicle storage is best located on industrial land.

Councillor Sanders stated:

- This is an inappropriate use for rural lands;
- It is questionable whether a home based business license should allow this type of commercial use.

Councillor Brice stated:

- It is a concern that by approving such a rezoning, the storage of recreational vehicles becomes a permanent use in this rural location.

Councillor Wergeland stated:

- There does not appear to be an alternative location for this service.
- There is a shortage of industrial land.

Councillor Hunter stated:

- He would like further information on the possibility of continuing the temporary commercial use on this property.
- The owner must ensure there are measures in place to control drainage of contaminants.
- More information is needed before Council makes a decision.

Mayor Leonard stated:

- An adjournment of this public hearing would be appropriate in order to obtain a further report from the Director of Planning on the issues raised by Council including; whether the proposed use conflicts with the policies of the Rural Saanich Local Area Plan; the possibility of issuing a new temporary commercial use permit; whether the owner will register a covenant restricting the storage area location; and drainage control measures to deal with contaminants.

**MOVED by Councillor Derman and Seconded by Councillor Brice:  
"That the Public Hearing be adjourned."**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the Special Council meeting for the purposes of a Public Hearing was adjourned at 8:00 p.m.

The Special Council meeting reconvened at 8:11 p.m.

*From the Special Committee of the Whole meeting held June 24, 2008.*

Recommendations

**RECOMMENDATIONS**

No. 174

**4564 WEST SAANICH ROAD – SUBDIVISION AND DEVELOPMENT VARIANCE PERMIT – BOARD OF SCHOOL TRUSTEES, SAANICH SCHOOL DISTRICT #63**

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

- "1) That Council approve an exemption from the minimum 10% perimeter road frontage requirement under Section 944(2) of the Local Government Act for proposed Lot 2 of a subdivision of Lot 1, Section 9, Lake District, Plan 26006, Except Part in Plan VIP83064 (4564 West Saanich Road); and**
- 2) That Council approve and issue Development Variance Permit No. DVP2007-00025 on proposed Lots 1 and 3 of Lot 1, Section 9, Lake District, Plan 26006, Except Part in Plan VIP83064 (4564 West Saanich Road)."**

**CARRIED**



under application.

**MOTION:**

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

- “1) That it be recommended that Council approve an exemption from the minimum 10% perimeter road frontage requirement under Section 944(2) of the Local Government Act for proposed Lot 2 of a subdivision of Lot 1, Section 9, Lake District, Plan 26006, Except Part in Plan VIP83064 (4564 West Saanich Road); and**
- 2) That it be recommended that Council approve and issue Development Variance Permit No. DVP2007-00025 on proposed Lots 1 and 3 of Lot 1, Section 9, Lake District, Plan 26006, Except Part in Plan VIP83064 (4564 West Saanich Road).”**

Councillor Derman stated:

- Provincial government funding for schools is inadequate and has led to the selling off of school lands.

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

The meeting adjourned at 8:10 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK