

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, SEPTEMBER 15, 2008 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 MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Brice:
"That the Minutes of the Council and Committee of the Whole Meetings held September 8, 2008, be adopted."

CARRIED

BYLAWS

No. 231
Saanich Road
Bylaw 8953

3501 SAANICH ROAD (A PORTION)

Final Reading of the "Zoning Bylaw, 2003, amendment Bylaw, 2008, No. 8953" and approval of Amended Development Permits DPR2005-00010 and P/87-00003. Rezoning from C-2 to C-4.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8953 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve and issue Amended Development Permit DPR2005-00010 on Lot 1, Section 7, Victoria District, Plan VIP80801 (3501 Saanich Road)."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice:
"That Council approve and issue Amended Development Permit P/87-00003 on Lots 1 and 2, Section 7, Victoria District, Strata Plan 1468 (3471 Short Street)."

CARRIED

No. 232
Dupplin Road
Bylaw 8955

475 DUPPLIN ROAD

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8955". Rezoning from RS-6 to M-1DW.

MOVED by Councillor Hunter and Seconded by Councillor Brice:
"That Bylaw No. 8955 be introduced and read."

CARRIED

No. 233
PLD60
Bylaw 8956

5184 CORDOVA BAY ROAD (A PORTION)

First Reading of the "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2008, No. 8956". To amend Map 9.1 of the Cordova Bay Local Area Plan to add the Institutional/Assembly designation to the subject portion.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8956 be introduced and read."

CARRIED

No. 234
Cordova Bay Road
Bylaw 8957

5184 CORDOVA BAY ROAD (A PORTION)

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8957". Rezoning from RS-8 to P-1.

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That Bylaw No. 8957 be introduced and read."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 235
PRO00
Fire Dispatch
Service Agreement

OAK BAY FIRE DISPATCH SERVICE AGREEMENT RENEWAL

Report of the Fire Chief dated September 8, 2008 recommending Council authorize renewal of the Fire Dispatch Service Agreement with the District of Oak Bay.

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That Council authorize the renewal of the 2009-2013 Fire Dispatch Service Agreement with the Corporation of the District of Oak Bay."

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:32 p.m.

The Meeting reconvened at 10:02 p.m.

Recommendations

RECOMMENDATIONS

From the Committee of the Whole Meeting held September 15, 2008

No. 236

OCEANWOOD LANE (14 LOTS) – DEVELOPMENT VARIANCE PERMIT – CITTA CONSTRUCION LTD.

MOVED by Councillor Ngai and Seconded by Councillor Derman: "That Council approve and issue Development Variance Permit No. DVP2008-00003 on Strata Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16 and 17, Sections 24 and 25, Plan VIS6414 (1262, 1266, 1270, 1272, 1276, 1280, 1284, 1288, 1292, 1296, 1295, 1291, 1263, 1259 Oceanwood Lane)."

CARRIED

In Camera Motion **MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That the following meeting be closed to the public as the subject matter pertains to the acquisition of land and/or improvements."**

CARRIED

Adjournment On a motion from Councillor, the meeting adjourned at 10:03 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, SEPTEMBER 15, 2008 AT 7:33 P.M.

Present: **Chair:** Councillor Brice
Council: Mayor Leonard and Councillors Brownhoff, Derman, Gillespie, Hunter, Ngai, Sanders, and Wergeland
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

Oceanwood Lane
 Development
 Variance Permit

OCEANWOOD LANE (14 LOTS) – DEVELOPMENT VARIANCE PERMIT – CITTA CONSTRUCTION LTD.

Report of the Director of Planning dated August 22, 2008 recommending approval of Development Variance Permit DVP2008-00003.

Mr. B. Patterson, president, Citta Construction Ltd., stated:

- They are requesting height variances for 14 of the 17 proposed new dwellings; the variances range from .6 metres to a maximum of 2.3 metres.
- They are hoping to create a development that is traditional in design so that the homes blend into the natural environment; this means houses with front porches with stairs, steeper pitched roofs, and nine foot high ceilings which are becoming a standard for high quality housing; the development will be constructed to a Built Green Platinum Standard.
- Built Green practices recommends that roofs be built featuring a “raised heel” roof truss which allows for full insulation to the edge of the attic cavity so that there are no cold spots; this also adds a futher.3 metre to the overall proposed height.
- Great care has been taken to site the houses so that many of the existing trees will be retained and not impacted; the property is quite rocky and most of the lots have side to side or front to back slopes so this has also made it challenging to design a traditional looking home without exceeding the height bylaw.
- Four of the lots will have two-storey dwellings and the remainder will either be 1.5 storeys or single storey homes; the 1.5 storey houses will be constructed like cottages but have dormered bedrooms in the attic with the dormers blended into the roofline.

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

- There may be an opportunity to plant some Fir trees in strategic areas at the rear of lots 8, 9, 10, and 11 which will provide screening between the neighbours; some of the prospective purchasers of those particular lots have also indicated that they would prefer some kind of screening be planted as well.
- The requested variances for lots 8 and 10 have been changed to .6 metres and .75 metres respectively; he has notified the two homeowners that would have been impacted, and as far as he knows they are happy with the proposed changes; he also spoke with the Cordova Bay Association earlier in the day and explained the changes to the proposed variances.

Mr. C. Jones, 4715 Treetop Heights, stated:

- When the proposal was initially presented by the developer for high density housing on the subject site, some of the residents did not support the proposal because of traffic concerns; as a result, the developer revised the proposal to construct houses around a cul-de-sac configuration which also presented challenges as there are rock outcroppings in the middle of the site and numerous trees throughout the property.
- The developer is proposing a development that is sympathetic to the environment and to retain as many trees as possible which has made it difficult to adhere to the existing height bylaws.
- His property is one of the properties located at the rear of Lots 7 to 11; in his previous correspondence to Council he expressed concerns that they could be impacted by the height of some of the proposed new dwellings, and asked that Council postpone consideration of the application so that the issue of the height variances could be further discussed; since then, the developer has promised to reduce the requested height variances for Lots 8 and 10 so he is satisfied.

Mr. J. Colbert, Chair, Planning Committee, Cordova Bay Association, stated:

- The Association has no objection to the proposed Development Variance Permit application.
- The applicants have worked with the neighbourhood and have come to an agreement to adjust variances for two of the lots and the affected property owners are satisfied.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That it be recommended that Council approve and issue Development Variance Permit No. DVP2008-00003 on Strata Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, and 17, Sections 24 and 25, Plan VIS6414 (1262, 1266, 1270, 1272, 1276, 1280, 1284, 1288, 1292, 1296, 1295, 1291, 1263, 1259 Oceanwood Lane)."

Councillor Derman stated:

- He commends the applicants for their commitment to achieving a high quality development constructed to Built Green Platinum Standards.
- He is happy to support the Development Variance Permit application; the applicants have worked extensively with the neighbourhood to address any concerns.
- He is also happy to hear that the applicants will consider planting some additional screening at the rear of lots 8, 9, 10, and 11.

Councillor Brownoff stated:

- She congratulates the applicants for their commitment to achieving such a high quality development and for working with the neighbourhood; the development is very impressive and sympathetic to the environment.
- She is also happy to hear that the applicants will consider planting additional screening, and that the Community Association has been

involved in the process.

Councillor Hunter stated:

- He congratulates the applicants on their development; they have worked hard to resolve any issues and concerns that have been raised by the neighbours.

Councillor Sanders stated:

- She is pleased to see that the applicants worked with the neighbourhood and the Community Association.
- The applicants have taken measures to ensure that the development respects the environment and the urban forest; she is also happy that this will be the first development in the region to achieve a Built Green Platinum Standard.

Councillor Wergeland stated:

- He commends the applicants for their efforts; it is a very exciting development.

Councillor Gillespie stated:

- The developer promised to build a high quality development and that is being achieved; he congratulates them.
- It is amazing to see how many trees are being retained.

Councillor Brice stated:

- She congratulates the applicants for the quality development and for working with the community to address concerns.

The Motion was then PUT and CARRIED

PKA35

Harvest Lane Park -
Concept Plan

HARVEST LANE PARK – CONCEPT PLAN

Report of the Director of Parks and Recreation dated August 22, 2008 recommending Council approve the proposed concept plan for Harvest Lane Park.

The Parks Manager stated:

- The project is proposed to be phased; the only funding that is currently in place for Harvest Lane Park is for construction of the trail and that funding is through the LocalMotion Grant for the San Juan Greenway.
- Harvest Lane Park is in the Gordon Head area at the foot of Mount Douglas; the concept plan has been developed so that Harvest Lane will connect to Parkside Drive.
- Phase 1 will include re-grading of the site, a three metre wide asphalt trail, landscaping, grass seeding, trees, and preparing the site for the future installation of a playground and park furniture; the second phase will include the playground and the remaining development.
- The community was mostly supportive of the Concept Plan although disappointed to hear that the project was being done in phases; the second phase will be referred to the multi-year capital budget

program.

In response to questions from Council, the Parks Manager stated:

- There will be some garbage cans installed in Phase 1 but other garbage cans to support the playground phase will come later; there may be an opportunity to have a bench installed in Phase 1 as well.
- Staff has to consider all of the park priorities; there are 161 parks and approximately \$500,000 in the core capital budget; the priority out of the core budget remains existing infrastructure but if there are grant opportunities or community associations who wish to assist with fundraising then Saanich could consider partnerships.

Mr. D. Gunn, president, Gordon Head Residents' Association, stated:

- The Association supports the Concept Plan and hopes that it will proceed as quickly as possible.

Mr. R. Young, 4331 Cedar Hill Road, stated:

- To the best of his knowledge, the proposed playground is the only one on the west side of Shelbourne Street; they presently take their grandchildren to Majestic Park and there is no crosswalk so it is dangerous to cross Shelbourne Street.
- It would be great if the playground could be constructed as soon as possible.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Hunter: "That Council approve the proposed Concept Plan for Harvest Lane Park and that the annual maintenance costs in the amount of \$5,100 for Phase 1 improvements be included in the 2009 Parks Core Operating budget."

Councillor Derman stated:

- Lots of new housing has been created over the years in the subject area but there is no convenient park for people to use; it would be nice if the park and playground could be constructed as quickly as possible.

Councillor Brownoff stated:

- The report states that annual maintenance costs for Phase 1 improvements will be \$5,100 per year and that the funding will be required in the 2009 Parks Operating budget; she would like the proposed motion to include those maintenance costs in the Parks Core Operating budget.
- It would be prudent of us to actually capture the estimated maintenance costs into the operating budget.
- She thinks it is appropriate that staff are highlighting in their reports how much it is going to cost to maintain a new park.

The Administrator stated:

- Typically maintenance costs would be put forward as a resource request to the new Council who would then consider it during the financial plan; it is Council's prerogative to request that Parks include the maintenance costs in their Core Operating budget.

Councillor Ngai stated:

- She is not comfortable including the maintenance costs; it is only one of many parks and it gives the impression that we are giving this particular park precedence over other parks; she would rather have Parks staff present their parks priority list during the 2009 budget deliberations.

Mayor Leonard stated:

- He supports the recommendation in the report to approve the Concept Plan for Harvest Lane Park but he does not support adjusting next year's budget because that is the purview of the 2009 Council.

Councillor Wergeland stated:

- He appreciates the fact that Parks staff included the maintenance costs in their report.
- He does not agree with singling out this particular park and thinks that all of the parks should be considered as a package during budget deliberations.

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That the motion be amended to delete the inclusion of the estimated annual maintenance costs in the 2009 Parks Core Operating budget."

The Amendment was then PUT and CARRIED, with Councillors Brownoff and Hunter voting against.

The Main Motion as Amended was then PUT and CARRIED

PKA35

Fowler Road
Parkland - Concept
Plan

FOWLER ROAD PARKLAND – CONCEPT PLAN

Report of the Director of Parks and Recreation dated August 22, 2008 recommending Council approve the proposed concept plan for the Fowler Road parkland.

The Parks Manager stated:

- The Fowler Road parkland site is located in the Cordova Bay area; the property was acquired by Saanich in 2004.
- The Parks Department hosted two public meetings and presented two options; there was lots of support from the neighbourhood and the Cordova Bay Association for the option which provided parking and preserved the central area as open space; the Parks, Trails and Recreation Advisory Committee endorsed the subject Concept Plan at their March 2008 meeting.
- The development of the park will be completed in two phases; the first phase will include the construction of the southern-most gravel parking area with a connection to the Lochside Regional Trail, fencing, gates, and tree planting.
- The second phase will include the northern parking lot, a second connection to the trail, a tennis court and washroom building; the washroom building may be done in partnership with Capital Regional District Parks.

- It is anticipated the parking areas could be used as overflow parking from Lochside Park when major events are being hosted; the parking areas will be rustic in nature with split rail fencing around them.

In response to questions from Council, the Parks Manager stated:

- The large open grass area in the centre of the proposed park is intended for unstructured use but can also be used to accommodate overflow parking if required.
- The natural vegetation around the Lochside Trail will be retained.
- It was felt that the proposed park would not generate a significant increase in traffic to the site and would in fact alleviate some of the parking and traffic congestion at Lochside Park.
- The two parking areas will have a gravel surface which will be in keeping with the rural setting; maintenance costs will include opening and closing the gates to the parking areas and maintaining the gravel parking areas.
- There is no lighting proposed for the grassy area.
- There are presently two tennis courts in Lochside Park, however, one of them has failed and has been closed to the public; they wanted to have the ability to re-locate one of the tennis courts to the proposed new park and they will re-engage the community for their input if it is felt there is a need for a new court.
- There will be lighting on the exterior of the washroom building and the provision for bicycle parking.

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

- Engineering staff feel that the limited development in the proposed park will not impact on the road system; however, there is nothing in the park design that would preclude improvements from being undertaken at the intersection of Sayward and Fowler Roads if the need arises in the future.

Mr. W. Christmas, 5087 Lochside Drive, stated:

- Saanich purchased the subject property, subdivided it into two parcels, sold one of the parcels, and removed the other parcel from the Agricultural Land Reserve; basically Saanich got the park for free and now the property is going to be turned into the Cordova Bay parking lot.
- It is proposed to create 69 parking spaces plus room for overflow parking; he attended one of the Open Houses and asked that the Parks and Engineering staff come up with some kind of comprehensive plan that would look at the roadwork in the area, and in particular, the Sayward/Hunt/Fowler Roads intersection.
- Now that Saanich has acquired the property it would be an opportune time to upgrade the intersection; there was also no mention in the report that a geotechnical review was undertaken.
- He does not support extending the sewer line to the proposed washroom facilities as it could open up the properties on the west side of Fowler Road to development.

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

- He is pleased to see some of the park concept plans coming forward for approval.
- The subject site was a wetland and natural area for holding water; when the site was initially approved for acquisition, he recalls that a previous Council member requested that the wetlands be incorporated into the design in respect of the history of the area.

Ms. S. McBride, 837 Sayward Road, stated:

- Sayward Road is a very steep road and traffic along it has increased significantly over the years.
- While she and her family support the development of new parks, they feel that the proposed new park resembles a parking lot rather than a park.
- The Sayward/Hunt/Fowler Roads intersection is a major concern; she feels that the concept plan that was circulated to the residents will make Fowler Road even more dangerous than it currently is, and asks that the concerns associated with the intersection be addressed as part of the park development.

Ms. J. Furtado, 821 Sayward Road, stated:

- There are multiple traffic issues in the area and visibility is a concern.
- There are many people who use Sayward Road, however, there is no sidewalk along the south side so people walk along the side of the road; the existing sidewalk on the north side is in poor condition.
- She hopes that the proposed Concept Plan will address the traffic issues in the area.

Mr. L. Underwood, 772 Menawood Place, stated:

- He supports the proposed Concept Plan; staff did an excellent job consulting with the neighbourhood and the plan reflects the concerns and suggestions that were made.
- He agrees that there should be some improvements made to Fowler Road; traffic is increasing, there are many large trucks that use Fowler Road, and it is dangerous for pedestrians and cyclists.
- Eventually it would be nice to have a sidewalk north of Menawood Place along the west side, a crosswalk with a flashing pedestrian light at the south end of the proposed park, a pedestrian walkway along Fowler Road parallel to the park, and Fowler Road widened to accommodate bicycle lanes.
- He has lived in the subject area since the early 1950's and it is his understanding that the "wetlands" were artificially created by the railway when they excavated the area for fill during railway construction.
- He would not have any issue with extending the sewer line to accommodate the proposed washrooms.

In response to questions and comments, the Director of Engineering stated:

- There were discussions and meetings between the Parks and Engineering Departments during the park design process.

In response to questions and comments, the Park Planning & Design Manager stated:

- There was a geotechnical report done when the Municipality acquired the property which indicated there are some challenges; when they proceed with the detail design of any structure, they will consider the findings of the geotechnical report.
- They are exploring a number of options with respect to the washroom facility; the CRD has been successful in using a compost design for washrooms and a septic system may also be an option.

Councillor Hunter stated:

- The Parks, Trails and Recreation Advisory Committee will be working with the Engineering Department with respect to traffic issues to see if there are any potential solutions.

Mayor Leonard stated:

- The community-at-large has urged the Municipality to provide additional parking for Lochside Park especially for special events; the park is not within walking distance of many residents and transit is infrequent which means that people drive their vehicles to use the park.
- There are still some features of the proposed park that have not been decided on and need more work.
- He feels that the proposed Concept Plan should be approved but with the understanding that Phase 2 is going to need more discussion before it proceeds.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That Council approve the proposed Concept Plan for the Fowler Road parkland."

Councillor Derman stated:

- While he understands the need to have additional parking for special events at Lochside Park, he feels that what is being proposed is excessive and will occupy almost two-thirds of the proposed park if the overflow area is used.
- He respects the work done by staff but he will not be able to support the proposed Concept Plan.

Councillor Brownoff stated:

- While she appreciates that we want to maintain the rural nature of the proposed park, she is concerned that loose gravel is being proposed for the surfaces of the parking areas; there are other options such as grasscrete.
- She is not comfortable with the proposed Concept Plan; she agrees that Phase 2 should be discussed further with respect to features such as the washroom facility.
- There is a lot of traffic that uses the Sayward/Hunt/Fowler Roads intersection and it is very dangerous; she feels that the Engineering Department needs to review it and see what can be done to improve

it.

- She recognizes that we need to have additional parking in the area but she cannot support the proposed Concept Plan.

Councillor Sanders stated:

- She will not support the proposed Concept Plan either; it looks like it was designed as a parking lot just to accommodate the overflow parking from Lochside Park.
- There are still some issues that need to be resolved and traffic is a concern; Phase 2 needs more work and she looks forward to it coming back for more discussion.

Councillor Wergeland stated:

- The subject property was purchased so that some of the parking demands at Lochside Park could be alleviated.
- While using gravel for the surface of the parking lot may not be the ideal material, it is a good start and can be changed in the future if there are issues with it.
- He agrees that there are traffic issues that need to be resolved but he supports the proposed Concept Plan.

Councillor Ngai stated:

- She supports the proposed Concept Plan; she does not think that all greenspace has to look like a park with a playground and equipment.
- The proposed design lends itself so that people can park their vehicles and then take their bikes and use the Lochside Trail.
- Using gravel for the surface of the parking lot makes sense as it is pervious and it is also consistent with what Saanich tries to promote with other developments in the Municipality.

**The Motion was then PUT and CARRIED,
with Councillors Brownoff, Derman, and Sanders voting against.**

Mt. Douglas Cross
Road

Inclusion in Sewer
Service Area

1468 MT. DOUGLAS CROSS ROAD – INCLUSION IN SEWER SERVICE AREA

Report of the Manager of Underground Services dated August 27, 2008 recommending that as the sewage system can be constructed on-site, the application to be included in the Sewer Service Area be denied.

Mr. G. Hughes, owner, 1468 Mt. Douglas Cross Road, stated:

- He and his wife purchased the subject property a few months ago for the purpose of building an equestrian farm and family home.
- They have cleared some of the trees from the property and a riding ring has been constructed around the perimeter of the property.
- The property is in the Agricultural Land Reserve (ALR) and they have no intention of that changing.
- Their existing septic system has failed; however, there is a sewer main in the street fronting their property and other properties to the west of them have been serviced; there is adequate capacity in the Mount Douglas Cross Road sewer system to handle the additional flow from their property so they are requesting that they be permitted

to connect to the system.

- They have letters of support from several of the neighbouring properties.

Ms. L. Mesner, 4121 Glendenning Road, stated:

- She has lived in her present location for the past 38 years; she is not aware of any properties on Glendenning Road being connected to the sewer system.
- When she and other property owners purchased their properties in the area they made the choice to live in a rural area and were aware of the challenges associated with the nature of the area.
- She does not support the application to extend the sewer system to the subject property; the policies that are in place are meant to protect rural areas.

Mr. S. Dumka, 1419 Mount Douglas Cross Road, stated:

- He has lived in his present location for the past 36 years and during that time there have many changes in the area, some of which have improved living in the area.
- When septic systems are not functioning properly there is an unpleasant smell associated with them which is likely the case with this particular property; he was surprised to hear that a new system could be installed on site; he supports the application to connect to the sewer system.

Mr. P. Gerrard, Vice President, Saanich Community Association Network (SCAN) , stated:

- SCAN does not support any amendments outside the Sewer Service Area (SSA) or the Urban Containment Boundary (UCB); the policy in the Saanich Official Community Plan states that consideration can be given to properties outside the UCB only if no other alternative is feasible; in this case, the Vancouver Island Health Authority (VIHA) has confirmed that a new system can be supported on the subject property.
- Due diligence is the responsibility of prospective purchasers; the cost to install a new septic system may be onerous but it is incidental; the recommendation to not support the application should be supported.

Ms. M. Bennett, 4201 Glendenning Road, stated:

- It is important to preserve the integrity of the rural area; VIHA has indicated that there is enough room on the subject property to construct a new on-site system; she does not support the application.
- It is unfortunate that the existing septic system has failed, however, it is a small price to pay to retain the rural nature of the area; she applauds the Capital Regional District for instituting a maintenance program for property owners with septic systems.
- She is disappointed to see that the majority of the trees have been removed from the subject property.

Mr. E. Hannan, 4190 Glendenning Road, stated:

- Although he has only lived in his present location for the past four months, he has lived in the area for the past 14 years.
- He does not support the application; there has been a dramatic change to the look of the subject property as many trees have been removed.

Ms. B. Wise, 4211 Glendenning Road, stated:

- She feels that it is a privilege to live in such a beautiful rural area and that its integrity should be maintained.
- She does not support the application as it could set a precedent for other properties in the area if it is approved.
- Almost all of the trees have been removed from the subject property which is disappointing to see.

Mr. J. Gardiner, 4043 Braefoot Road, stated:

- His brother-in-law owns the subject property; their children play together and plan to ride their horses there.
- There are no plans to subdivide the property at any time in the future; it was necessary for the trees to be removed in order to construct the driveway and riding ring, and prepare the site for the construction of the new house.
- There is a sewer main fronting the subject property and there is adequate capacity so it makes sense for the property to be connected; the connection will not alter the appearance of the property.
- If the application is approved then the existing septic system will be decommissioned.

Councillor Hunter stated:

- He has not heard any compelling reasons that would convince him to approve amending any of the policies in the Official Community Plan or Local Area Plan so that the subject property can be connected to the sewer system.
- He supports the recommendation in the report to not approve the application.

MOTION:

MOVED by Councillor Sanders and Seconded by Councillor Brownoff: "That the application to include Parcel A (DD537891) of Section 51, Victoria District, 529948 B.C. Ltd. (1468 Mt. Douglas Cross Road) within the Sewer Service Area, not be approved."

Councillor Sanders stated:

- The Official Community Plan 2008 has just recently been adopted and it does not support extending the Sewer Service Area to any properties outside the Urban Containment Boundary unless there is no other feasible option.
- She agrees that due diligence is the responsibility of prospective purchasers.
- There is a perimeter of natural vegetation that has been retained but otherwise the subject property looks like it has been clear cut.

Councillor Brownoff stated:

- Just because there is a sewer main fronting the subject property is no reason to justify amending the policies to connect the property to the sewer system; the policies are in place to control growth in rural areas.
- She does not support the application.

Councillor Derman stated:

- He does not support the application; a well maintained septic system will function properly for years.
- There are many properties on the border of the Urban Containment Boundary and if we start making exceptions to the existing policies it could set a precedent in the area and in the Municipality for other properties.

Councillor Gillespie stated:

- As he recalls, in the 1960's there were problems with septic systems in the subject area and that is why some of the properties were connected to the sewer main.
- If septic systems are routinely maintained then they will function properly for years; however, he does not think it is feasible to have a filter bed for a septic field close to where horses are kept.
- He supports the application to extend the Sewer Service Area.

Councillor Wergeland stated:

- Although it may seem logical to approve an extension to the Sewer Service Area because there is a sewer main fronting the subject property, our policies do not support it for properties outside of the Urban Containment Boundary.
- He supports the motion not to approve the application.

Mayor Leonard stated:

- The property is in the ALR and therefore the owners were permitted to remove trees from the subject property in order to support their equestrian farm; however, our policies do not permit extensions to the Sewer Service Area for properties outside of the Urban Containment Boundary in this type of situation.

Councillor Brice stated:

- She supports the motion to not approve the application; our policies are important tools to work with and we are not going to change them to accommodate one property to the exclusion of the greater good.

**The Motion was then PUT and CARRIED,
with Councillor Gillespie voting against.**

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 10:01: p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK