

SPECIAL COUNCIL MEETING
FOR THE PURPOSES OF A **PUBLIC HEARING**
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, AUGUST 10, 2004 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Cubberley, Derman, Gillespie, Ngai, Pickup, Wergeland and Wade.
Staff: R. Fuoco, Director of Planning; D. Halldorson, Development Manager; and M. Greco, Senior Committee Clerk.

No. 290
Bylaw No. 8585
ADM40

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8585"

PROPOSED NEW BED AND BREAKFAST REGULATIONS

Currently Saanich's Zoning Bylaw permits a Bed and Breakfast (B&B) operation within the principal dwelling only. The intent of this proposed bylaw is to amend the existing regulations to allow a B&B accommodation in accessory or agricultural buildings on parcels located within the Agricultural Land Reserve and have "farm status" as determined by the BC Assessment Authority.

The Notice of Public Hearing; report of the Director of Planning dated June 4, 2004 recommending approval; 1 letter from the applicant; 1 letter in support and 1 letter in opposition; were introduced.

APPLICANT:

The Corporation of the District of Saanich.

PUBLIC INPUT:

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

- S He questioned whether there was a limit to the amount of Bed and Breakfast accommodations permitted on each parcel and whether a homeowner can build a new accessory building to use as a B&B if one does not already exist.
- S He is concerned that this regulation will result in small hotels in rural Saanich in the future.

Councillor Ngai entered the meeting at 7:35 p.m.

The Director of Planning stated:

- S The proposed regulations will permit a Bed and Breakfast accommodation to occur in either the dwelling unit or an accessory building to a limit of 40m² but not both.

APPLICANT'S RESPONSE:

Nil.

- S A new accessory building could be built for a B&B but it can not have cooking, sleeping and bathroom facilities otherwise it would be defined as a dwelling unit in the Zoning Bylaw and would not qualify as a 'Home Occupation Use'.
- S Under the Zoning Bylaw, a B&B should have sleeping accommodation and bathroom facilities.

**Moved by Councillor Gillespie and Seconded by Councillor Derman:
"That the proposed amendment to the Zoning Bylaw to permit a Bed and Breakfast accommodation in accessory or agricultural buildings on parcels located within the Agricultural Land Reserve and have 'farm status' as determined by the BC Assessment Authority be approved."**

Councillor Gillespie stated:

- S The proposed amendment will help make farming more viable and encourage young people to become interested in farming.
- S This will also give smaller farms an opportunity to earn additional income.

Councillor Pickup stated:

- S She is pleased that the recommendation includes parcels in the Agricultural Land Reserve that have "farm status".
- S The proposed amendment will help farmers diversify.

In response to questions from Council, the Director of Planning stated:

- S If a Business License Application is made for a B&B, the License Department will inspect the site before issuing the licence.
- S If an application is made for a Building Permit, both the Building Inspection and Licence Department will inspect the site.
- S The applicant is made fully aware of the rules and procedures surrounding B&Bs as a home occupation use.

Councillor Cubberley stated:

- S He supports tying the regulations to farm status.
- S The regulations for agri-tourism need to be examined more closely so that it does not frustrate the intent of retaining farmland for farming.
- S There are other avenues to explore to encourage and promote farming as it grows economically.

Councillor Brownoff stated:

- S The regulations for Bed and Breakfast accommodation in the Agricultural Land Reserve need to be secure.
- S Farming is a significant part of our economic development in the region.

Councillor Derman stated:

- S This proposed amendment will add to the viability of farming.

- S He is not concerned about the potential of 'mini hotels' as a Bed and Breakfast accommodation use is limited to such a small area.
- S The new regulation will be monitored to see if it needs to be modified in the future.
- S Farming deserves to be promoted and supported.
- S The direction of agri-tourism needs to be examined further so that agriculture stays in agri-tourism.

Councillor Wade stated:

- S Any new building that is constructed for a Bed and Breakfast accommodation is limited to 40m² which is not a hotel size; site coverage will be another controlling influence in this regard.
- S Farming needs to be supported and maintained.

The Motion was then Put and CARRIED

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"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8585"
Second, Third and Final Readings.

**Moved by Councillor Brownoff and Seconded by Councillor Cubberley:
"That Bylaw No. 8585 be read a second time."**

CARRIED

**Moved by Councillor Gillespie and Seconded by Councillor Wergeland:
"That Bylaw No. 8585 be now passed."**

CARRIED

**Moved by Councillor Gillespie and Seconded by Councillor Wergeland:
"That Bylaw No. 8585 be adopted by Council and the Seal of the Corporation be attached thereto. "**

CARRIED

Adjournment On a motion from Councillor Brownoff the meeting adjourned at 8:05 p.m.

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MAYOR

I hereby certify that these minutes are correct.

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MUNICIPAL CLERK