

SPECIAL COUNCIL MEETING  
FOR THE PURPOSES OF A **PUBLIC HEARING**  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**TUESDAY, NOVEMBER 16, 2004 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brownoff, Cubberley, Gillespie, Derman, Pickup, Wade and Wergeland.  
**Staff:** Anne Topp, Manager of Planning Services; Jagtar Bains, Development Manager; and MaryAnn Greco, Senior Committee Clerk.

No. 414  
Bylaw No. 8613  
Cordova Bay Rd

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004 NO. 8613”

**PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON CORDOVA BAY ROAD**

To rezone Lot 1, Section 25, Lake District, Plan 5597 (**4609 CORDOVA BAY ROAD**) from zone RS-18 (single family dwelling - minimum lot size 2ha) to zone RS-12 (single family dwelling - minimum lot size 930m<sup>5</sup>) for a proposed two lot residential subdivision.

The Notice of Public Hearing; the report from the Director of Planning dated October 12, 2004 recommending rezoning approval; and 1 letter in support from the Cordova Bay Community Association; were introduced.

**APPLICANT:**

Nil.

**PUBLIC INPUT:**

Nil.

**APPLICANT-S RESPONSE:**

Nil.

**Moved by Councillor Derman and Seconded by Councillor Gillespie: “That the application to rezone to RS-12 be approved.”**

Councillor Pickup stated:

- She is pleased that the existing driveway will serve both properties through a reciprocal agreement.
- Separate driveway accesses should be prohibited in the future as it will impact the street fronting trees.

The Manager of Planning Services stated:

- A restrictive covenant will be requested during subdivision review to prohibit any new access to Cordova Bay Road.

**The Motion was then Put and CARRIED**

No. 415  
Bylaw No. 8613  
Cordova Bay Rd

AZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8613"  
Second, Third and Final Readings.

**Moved by Councillor Cubberley and Seconded by Councillor Wade: “That Bylaw No. 8613 be read a second time.”**

**CARRIED**

**Moved by Councillor Cubberley and Seconded by Councillor Gillespie: "That Bylaw No. 8613 be now passed."**

**CARRIED**

**Moved by Councillor Cubberley and Seconded by Councillor Gillespie: "That Bylaw No. 8613 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 416  
Bylaw No. 8615  
ADM40

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004 NO. 8615"

**PROPOSED BYLAW AMENDMENT TO INCLUDE EDUCATION SUPPORT SERVICES IN THE P-1 (ASSEMBLY) ZONE**

The intent of this proposed bylaw is to amend the P-1 (Assembly) zone to include education support services as a permitted use and to include a new definition of Education Support Services as follows:

Education Support Services - means the use of land, buildings or structures to accommodate the administrative and/or office uses of individuals, groups, associations or professions that support or provide education services.

The Notice of Public Hearing; report of the Director of Planning dated September 24, 2004 recommending approval; and 1 letter in support from School District No. 63, were introduced.

**APPLICANT:**

The Corporation of the District of Saanich.

**PUBLIC INPUT:**

Nil.

**APPLICANT-S RESPONSE:**

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

- The British Columbia Assessment Authority has advised that the portion of a school that is being rented is taxable space.
- She is not sure if the space is taxed at the commercial rate.

Councillor Brownoff stated:

- The University of Victoria is charged a property tax for space that is rented to businesses within the Student Union Building; the space is taxed at the commercial rate.

**Moved by Councillor Pickup and Seconded by Councillor Brownoff: "That the Zoning Bylaw be amended to include Education Support Services as a permitted use in the P-1 zone and to include a new definition of Education Support Services."**

Councillor Wade stated:

- She will not support the amendment as there is no clarity on whether the space will be taxed at the commercial rate and rented at a market price; there could be a benefit not available to owners of other commercial space in the community.

- She supports the intent of the amendment and hopes that this use will be monitored to ensure the rates are comparable to market prices.

Councillor Derman stated:

- Renting out vacant schools is a way to retain the land and buildings and provide much needed revenue to the School Boards.
- If a problem arises in the future, Council has the ability to address the situation.

Councillor Pickup stated:

- The School Boards are at a disadvantage with their funding formula so this is a way to bring in additional revenues and keep the schools viable.
- She believes that the space currently being rented at Blanshard Elementary School and Mt. View School is taxed at a commercial rate.

**The Motion was then Put and CARRIED with Councillor Wade voting against.**

No. 417  
Bylaw No. 8615  
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8615”  
Second, Third and Final Readings.

**Moved by Councillor Pickup and Seconded by Councillor Derman: “That Bylaw No. 8615 be read a second time.”**

**CARRIED**

**with Councillor Wade voting against.**

**Moved by Councillor Pickup and Seconded by Councillor Derman: “That Bylaw No. 8615 be now passed.”**

**CARRIED**

**with Councillor Wade voting against.**

**Moved by Councillor Pickup and Seconded by Councillor Derman: “That Bylaw No. 8615 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**with Councillor Wade voting against.**

Adjournment

On a motion from Councillor Cubberley the meeting adjourned at 7:43 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK