

PUBLIC INPUT:

Mr. R. Bergman, 658 Canterbury Road, stated:

- He supports the development as it will improve the site and enhance the neighbourhood.

MOTION:

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That the application to rezone from P-1 to RS-4 be approved."

Councillor Derman stated:

- The use of raingardens in new developments promotes a sustainable environment and he encourages the applicant to consider such a feature.

Councillor Sanders stated:

- This appears to be good infill development; however, the streetscape plan submitted did not clearly indicate comparative heights and massing as requested.

The Motion was then Put and CARRIED.

Bylaw No. 8974
Ralph Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8974"
Second and Third Readings.

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That Bylaw No. 8974 be read a second time."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: "That Bylaw No. 8974 be now passed."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that following final reading of Bylaw No. 8974, Council approve and issue Development Variance Permit No. DVP2008-00004."

CARRIED

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. A **RESTRICTIVE COVENANT** will also be considered to ensure that the storage of vehicles remains contained in the northwest quadrant of the site.

The Notice of Public Hearing; the reports from the Director of Planning dated May 22, 2008, and November 20, 2008 – the latter 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 also recommending that final reading of the zoning bylaws be withheld pending registration of a covenant to ensure the recreational vehicle storage facility would remain only in the northwest portion of the site; a letter from the Strawberry Vale Residents’ Association stating they have no objection to the rezoning; and a letter from a resident opposed to commercializing rural lands, were introduced.

Mayor Leonard stated that the following motion remained before the Council from the previous Public Hearing on June 24, 2008 which was adjourned for further information:

Motion from June 24, 2008:

“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.”**

MOTION WITHDRAWN.

With the consent of the Council, Councillor Wergeland withdrew the foregoing motion.

APPLICANT:

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

- The recreational vehicle storage business has operated at this location without complaint for the past four years under the authority of a Temporary Commercial Use Permit.
- As the temporary permit cannot be extended further, the rezoning application has been submitted.
- There is a demand for such a service in Victoria.
- A covenant restricting the vehicle storage to the northwest quadrant described is acceptable.

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

- There will be no maintenance of vehicles or boats allowed on the site; it is well controlled.
- A Levelton Engineering study of the site confirmed there has been no problem with leakage of contaminants onto the land.

PUBLIC INPUT:

Ms. B. Meek, President, Strawberry Vale Residents Association, stated:

- The Community Association supports the rezoning; and, as a former motorhome owner, she personally understands the need for such a facility in the area.

Mr. N. Mogensen, 3760 Crestview Road, stated:

- He is opposed to this rezoning as any further erosion of rural and agricultural lands is unacceptable at a time when a major food crisis is approaching.

APPLICANT'S RESPONSE

Ms. Plasterer stated:

- The site is not suited to food production as it is all rock.
- She would be willing to add a covenant prohibiting the maintenance of vehicles or boats on the site.

MOTION:

MOVED by Councillor Wergeland and Seconded by Councillor Hunter:

- "1) That the application to rezone from A-1 to A-1RV be approved;**
- 2) That a covenant be registered prior to final reading which will ensure that the recreational vehicle storage facility remains only in the northwest portion of the site as indicated on the Reference Plan prepared by Glen Mitchell, Land Surveying Inc. and that vehicle or boat maintenance is prohibited on the site."**

Councillor Wergeland stated:

- A storage facility for recreational vehicles is needed in the Victoria area; he has received many complaints that recreational vehicles are being kept in driveways and front yards.

Councillor Gerrard stated:

- The applicant's willingness to provide the restrictive covenant is appreciated.

Councillor Derman stated:

- The site is zoned A-1 which is rural and not necessarily suitable for agriculture.
- This facility has been a long standing use and is not a change for the community; therefore he supports the rezoning.

Councillor Sanders stated:

- It appears that agriculture would not be possible on this site; however, it is preferable that such commercial uses be situated in industrial areas.
- The erosion of rural lands is always a concern.

Councillor Brownoff stated:

- She does not support this rezoning application; it will add to the problem of commercial sprawl into rural lands.

Councillor Murdock stated:

- The need for such a storage facility is apparent but the real issue is commercial encroachment into rural lands.
- He does not support this permanent zoning change and feels more of an effort should be made to preserve rural and agricultural land.

Councillor Brice stated:

- She is not comfortable with making such a use permanent on this site; it is an inappropriate use of rural land.
- Covenants do not always offer the security intended.

The Motion was then Put and CARRIED, with Councillors Brice, Brownoff, Murdock and Sanders voting against.

Bylaw No. 8938
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8938”
Second and Third Readings

MOVED by Councillor Wergeland and Seconded by Councillor Hunter: “That Bylaw No. 8938 be read a second time.”

CARRIED, with Councillors Brice, Brownoff, Murdock and Sanders voting against.

MOVED by Councillor Wergeland and Seconded by Councillor Hunter: “That Bylaw No. 8938 be now passed.”

CARRIED, with Councillors Brice, Brownoff, Murdock and Sanders voting against.

Bylaw No. 8939
Burnside Road West

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8939”
Second and Third Readings

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That Bylaw No. 8939 be read a second time.”

CARRIED, with Councillors Brice, Brownoff, Murdock and Sanders voting against.

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That Bylaw No. 8939 be now passed.”

CARRIED, with Councillors Brice, Brownoff, Murdock and Sanders voting against.

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 8:25 p.m.

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MAYOR

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MUNICIPAL CLERK