

SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, JUNE 16, 2009 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
 Council: Councillors Brice, Derman, Hunter, Murdock, Sanders and Wergeland.
 Staff: J. Bains, Development Coordinator; J. Chow, Planner; and A. Park, Senior Committee Clerk

PUBLIC HEARING

Bylaw No. 8995
Tennyson Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2009, NO. 8995”

PROPOSED REZONING ON TENNYSON AVENUE

To rezone Lot 2, Section 7, Victoria District, Plan 9027 except part in Plan VIP53056 (**3304 & 3308 TENNYSON AVENUE**) from Zone RD-1 (Two Family Dwelling) to Zone M-1DW (Industrial – Douglas West Zone) to convert an existing dwelling to an office and permit industrial uses. 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; to vary the front yard setback from 7.5m to 4.6m and the interior sideyard setback from 6.0m to 1.6m; to vary the parking requirements from 8 spaces to 7 and the surfacing materials to permit unconsolidated materials; and to vary the distance allowed for projection of stairs beyond the face of the building from 1.2m to 2.4m.

The Notice of Public Hearing; the report from the Director of Planning dated April 15, 2009 recommending approval of the rezoning from RD-1 to M-1DW; approval of the Development Permit DPR00396; and that an easement over 3312/3314 Tennyson Avenue be registered at the BC Land Title Office to provide access for the subject property prior to final reading of the rezoning bylaw; were introduced.

APPLICANT:

Mr. D. Carlsen, Dennis Carlsen Consulting, applicant, stated:

- This rezoning will permit the existing vacant duplex to be converted to an industrial office use with parking and storage in the rear yard.
- New trees and landscaping will be placed on the frontage and along the adjacent property line.
- A stormwater management plan will direct water from the roof and parking lot to a bioswale.
- The land use and variances requested are supported by the Planning Department.

PUBLIC INPUT:

Nil

MOTION: **MOVED** by Councillor Wergeland and **Seconded** by Councillor Derman:
 “1) That the application to rezone from RD-1 to M-1DW be approved; and
 2) That an easement over 3312/3314 Tennyson Avenue be registered at the BC Land Title Office to provide access for the subject property prior to final reading of the rezoning bylaw.”

CARRIED

Bylaw No. 8995
Tennyson Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2009, NO. 8995”
 Second and Third Readings.

MOVED by Councillor Wergeland and **Seconded** by Councillor Derman: “That Bylaw No. 8995 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and **Seconded** by Councillor Derman: “That Bylaw No. 8995 be now passed.”

CARRIED

MOVED by Councillor Derman and **Seconded** by Councillor Wergeland: “That it be recommended that Council approve and issue Development Permit DPR00396 on Lot 2, Section 7, Victoria District, Plan 9027 except part in Plan VIP53056 (3304 and 3308 Tennyson Avenue).”

CARRIED

Liquor Primary
 Licence
ADM120/Creed
 Road

PROPOSED LIQUOR PRIMARY LICENCE FOR TWO MOBILE BEVERAGE CARTS AND WINDOW KIOSK AT HIGHLAND PACIFIC GOLF COURSE

To consider an application to the B.C. Liquor Licensing and Control Branch for a liquor-primary licence to permit two mobile beverage carts and a window beverage kiosk at the Highland Pacific Golf Course on Lot A, Lake District, Plan VIP78109 **(450 CREED ROAD)**.

The Notice of Public Hearing; the report from the Director of Planning dated May 26, 2009 recommending that the request for the Liquor Control and Licensing Branch to issue a liquor-primary licence that will permit two mobile beverage carts and a kiosk at the Highlands Pacific Golf Course at 450 Creed Road be supported; and 13 letters from residents in support of the application; were introduced.

APPLICANT:

Ms. A. Plasterer, Director, Goodwill Investments Ltd., applicant, stated:

- The 200 acre site at 450 Creed Road was purchased by her father, Herbert Plasterer, in 1961 with the intention of creating a golf course; in 2002 Council approved a development permit for a golf course and tourist accommodation.
- An award winning 9 hole golf course and clubhouse has been created with an additional nine holes under construction; they offer a top quality golf experience at an affordable price.

- The beverage cart and window kiosk licence is necessary to control the use of liquor by patrons playing the course.
- The food primary licence currently allows liquor service for seated dining purposes between 11:00 a.m. and midnight; the amendment will allow patron participation entertainment activities on the premises as well.

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

- The beverage cart drives on the cart paths throughout the course serving hot and cold beverages and food; liquor will be served between 11:00 a.m. and 9:00 p.m.
- The cart is also useful for monitoring the activities of patrons on the range; course marshalls also police the course.
- Patrons are not allowed, under liquor licensing regulations, to bring their own beverages to the course.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brice:

- “1) That the request for the Liquor Control and Licensing Branch to issue a liquor-primary licence that will permit two mobile beverage carts and one window kiosk at the Highland Pacific Golf Course, 450 Creed Road, be supported;**
- 2) That the comments contained in the Planners report dated May 26, 2009 be endorsed and forwarded to the Liquor Control and Licensing Branch;**
- 3) That the minutes of the public hearing and received correspondence be provided to the Liquor Control and Licensing Branch as representing the views of the residents with respect to the application.”**

Councillor Derman stated:

- The beverage cart will allow for a better level of control over drinking on the course.

Councillor Wergeland stated:

- The applicant has created an excellent golf facility in the community.
- He appreciates their extensive consultation process.

Councillor Sanders stated:

- She is aware of problems with patrons bringing alcohol on to other golf courses and has been reassured that the cart licence will assist the applicant to avoid such activities.

The Motion was then Put and CARRIED

Food Primary
Licence
ADM120/Creed
Road

PROPOSED AMENDMENT TO EXISTING FOOD PRIMARY LICENCE TO PERMIT ENTERTAINMENT AT HIGHLAND PACIFIC GOLF COURSE

To consider an application to the B.C. Liquor Licensing and Control Branch to amend an existing food-primary licence in order to allow "patron participation entertainment" in the licensed clubhouse at the Highland Pacific Golf Course **(450 CREED ROAD)**.

The Notice of Public Hearing; the report from the Director of Planning dated May 26, 2009 recommending that the request for the Liquor Control and Licensing Branch to amend the food-primary licence to include patron participation entertainment at the Highland Pacific Golf Course clubhouse at 450 Creed Road be endorsed; and 13 letters in support of the application; were introduced.

APPLICANT:

Ms. A. Plasterer, Director, Goodwill Investments Ltd., was present but did not speak to the application at this time as her comments on the food primary licence had been presented during consideration of the liquor primary licence application heard previously.

PUBLIC INPUT:

Nil

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brice:

- "1) That the request for the Liquor Control and Licensing Branch to amend the food-primary licence to include patron participation entertainment at the Highland Pacific Golf Course clubhouse, 450 Creed Road, be supported:**
- 2) That the comments contained in the Planners report dated May 26, 2009 be endorsed and forwarded to the Liquor Control and Licensing Branch;**
- 3) That the minutes of the public hearing and received correspondence be provided to the Liquor Control and Licensing Branch as representing the views of residents with respect to the application."**

CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 7:50 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK