

DISTRICT OF SAANICH
 MINUTES OF THE SPECIAL COUNCIL MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, OCTOBER 06, 2015 AT 7:00 P.M.

Present: **Chair:** Councillor Plant
 Council: Councillors Brice, Brownoff, Derman, Haynes, Murdock, and Wergeland
 Staff: D. Dupas, Legislative Manager, A. Pollard, Manager, Environmental Services, M. Roth, Environmental Planning Officer, N. Findlow, Senior Planner; J. Bains, Development Coordinator, and P. Masse, Senior Committee Clerk

PUBLIC HEARING:

2870-30
 Blackberry Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9349”

PROPOSED AMENDMENT TO MULTI-FAMILY COMMERCIAL CHRISTMAS HILL ZONE

To amend the existing MFC-CH (Multi-Family Commercial Christmas Hill) Zone by increasing the permitted Gross Floor Area devoted to all commercial uses from 372m² to 585m². This proposed amendment will allow for the construction of a commercial office building on Lot C, Section 49, Victoria District, Plan VIP68393 (**779 BLACKBERRY ROAD**). A **DEVELOPMENT PERMIT AMENDMENT** will be considered to allow variances to allowable projections, the number of parking stalls and the parking configuration. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing
- Reports from the Director of Planning dated July 29, 2015 and June 9, 2015 recommending that:
 - The amendment to the MFC-CH Zone and the Development Permit Amendment be approved.
 - Final Reading of the Zoning Amendment and ratification of the Development Permit Amendment be withheld pending modification of existing covenant registered as EN00696 to secure the following:
 - a) Amendment of an existing clause to increase the maximum Gross Floor Area of all buildings designed for an office or retail use from 372m² to 585m²; and
 - b) Include a new restriction that any on-site storage is limited to the storage of files, documents and office equipment accessory to an office use only. Specifically, the storage of construction related materials or equipment is strictly prohibited, including the parking of construction vehicles after hours or on weekends.
 - Final Reading of the Zoning Amendment and ratification of the Development Permit Amendment be withheld pending registration of a new covenant to secure the following:

- a) Construction to a BUILT GREEN® Gold standard or equivalent;
 - b) Installation of air-sourced heat pumps; and
 - c) Providing \$5,000 to Saanich to be donated to the Swan Lake Christmas Hill Nature Sanctuary Society.
- Report from the Advisory Design Panel dated February 10, 2015.
 - Five letters from the North Quadra Residents Association

APPLICANT:

K. Baker, KB Design Inc., stated:

- All concerns raised during the development process have been addressed.
- Planning reports indicate ground-sourced heat pumps will be installed; in fact, air-sourced heat pumps will be a requirement of the proposed covenant.

PUBLIC INPUT:

H. Wolf, Kincaid Street, stated:

- He has always encouraged a destination, commercial development or coffee shop for this location.

H. Charania, North Quadra Community Association (NQCA), stated:

- The NQCA does not object to this development and are satisfied with the amended wording of the proposed covenant.
- The NQCA acknowledges and appreciates the donation of \$5,000 towards the Swan Lake Christmas Hill Nature Sanctuary Society; however, it is suggested that an additional \$3,000 be contributed to be applied specifically to the Christmas Hill portion of the sanctuary.

In response to questions from Council, the applicant stated:

- Controlling the exterior lighting at night with a timer will be discussed with the owner; however, the exterior lighting has been carefully considered and will not be obtrusive, it will be diffused through goose-neck, downward facing light fixtures.

In response to questions from Council, the Senior Planner stated:

- The proposed covenant will include the requirement for air-sourced heat pumps, not ground-sourced heat pumps.

COUNCIL DELIBERATIONS:

Motion:

**MOVED by Councillor Derman and Seconded by Councillor Wergeland
“That:**

- 1. The application to amend the MFC-CH (Multi-Family Commercial Christmas Hill) Zone to increase the permitted Gross Floor Area devoted to all commercial uses from 372m² to 585m² be approved.**
- 2. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit Amendment be withheld pending modification of existing covenant registered as EN00696 to secure the following:**

- a) Amend an existing clause to increase the maximum Gross Floor Area of all buildings designed for an office or retail use from 372m² to 585m²; and
 - b) To include a new restriction that any on-site storage is limited to the storage of files, documents and office equipment, accessory to an office use only. Specifically, the storage of construction related materials or equipment is strictly prohibited, including the parking of construction vehicles after hours or on weekends.
3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit Amendment be withheld pending registration of a new covenant to secure the following:
- a) Construction to a BUILT GREEN® Gold standard or equivalent;
 - b) Installation of air-sourced heat pumps; and
 - c) Providing \$5,000 to Saanich to be donated to the Swan Lake Christmas Hill Nature Sanctuary Society.”

Councillor Derman stated:

- The community contribution proposal is appreciated.

Councillor Haynes stated:

- This is a well-designed building which will be a positive addition to the neighbourhood.

The Motion was then Put and CARRIED

2870-30
Blackberry Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9349”
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9349 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9349 be now passed.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That it be recommended that Council approve and issue Development Permit Amendment DPA00821 on Lot C, Section 49, Victoria District, Plan VIP68393 (779 BLACKBERRY ROAD)”.

CARRIED

2870-30
Dieppe Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9353”

PROPOSED NEW COMPREHENSIVE DEVELOPMENT DIEPPE ROAD ZONE

To create a new CD-4DR (Comprehensive Development Dieppe Road) Zone with the following permitted uses:

Development Area A: Food Processing; Office; Wholesale and Warehouse Distribution; Accessory Building and Structures.

Development Area B: Attached Housing; Home Occupation Office and Daycare for Preschool Children; Accessory Buildings and Structures.

Regulations with regard to Accessory Off-Street Parking, Lot Coverage, Density, Buildings and Structures, Fences and Retaining Walls, Buildings and Structures for Attached Housing and Accessory Buildings and Accessory Buildings and Structures form a part of this proposed zone.

2870-30
Dieppe Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9354”

PROPOSED REZONING TO CONSTRUCT A MIXED-USE DEVELOPMENT ON DIEPPE ROAD

To rezone Lot D (DD234442I), Sections 11 and 100, Lake District, Plan 2611 Except Part in Plan 2395 RW (**4247 DIEPPE ROAD**), That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the South West of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160' From the Most Southerly Corner of Said Lot A (**4253 DIEPPE ROAD**), and That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698, Lying to the North East of Boundary Parallel to the South West Boundary of Said Lot A, and Extending From a Point on the South Easterly Boundary of Said Lot A, Distant 160' From the Most Southerly Corner of Lot A (**4255 DIEPPE ROAD**) from Zone A-1 (Rural) and Zone M-5 (Food Processing Zone) to a new Zone CD-4DR (Comprehensive Development Dieppe Road), Zone RS-6 (Single Family Dwelling – minimum lot size – 560m²) and Zone RS-4 (Single Family Dwelling – minimum lot size – 460m²) in order to construct a mixed-use development comprising a 3,630m² commercial/industrial building for food processing use, 33 attached housing units in eight blocks, 8 bare land strata lots and one fee-simple lot for single family dwelling use. A **DEVELOPMENT PERMIT** will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Reports from the Director of Planning dated September 22, 2015, July 10, 2015 and April 14, 2015, recommending that:
 - The amendment to Zoning Bylaw 8200 to include a new site-specific CD-4DR (Comprehensive Development Dieppe Road) Zone be approved.

- Final Reading of the Zoning Amendment Bylaws and ratification of the Development Permit be withheld pending registration of a covenant secure the following:
 - a) Community contribution proposal totaling \$168,500;
 - b) Construction of the commercial / industrial building to LEED® Silver or an equivalent standard and the residential component to BUILT GREEN® Gold or an equivalent standard; and
 - c) Registration of a Building Scheme for bare land strata lots 1-8.
- Two letters from the applicant dated September 16, 2015 and June 18, 2015
- Report from the Advisory Design Panel dated May 23, 2014
- Five letters from the North Quadra Land Use Protection Association
- Two letters from the Neighbourhood Block Watch NQ014
- Six letters from residents

APPLICANT:**I. Fatt, Owner, stated:**

- The subject property was purchased by his great grandfather in the late 1800's and has been worked by generations of family and employees.
- The existing building needs to be replaced due to employee comfort, appearance of the facility, retaining the existing food safety designation, efficiency of operations and to upgrade the refrigeration, electrical and water consumption systems to more eco-friendly equipment.
- Islands West is a food operation that promotes local food security and safety, it successfully provides local farms access to the island market as well as providing significant local employment.
- Efforts have been made to ensure traffic, noise and neighbourhood impacts continue to be kept at a minimum.
- The consultation process for the proposal was extensive and included three open houses and several meetings with the North Quadra Community Association. All suggestions were respectfully considered and most concerns were accommodated.
- This proposal is a major investment for his family, it has been a long road; however, they are proud to be a part of Saanich, are good corporate citizens and are excited by the continued growth and community support of Islands West and Portofino Bakery.

P. deHoog, Architect, deHoog and Kierulf Architect Inc., stated:

- Buffering the industrial processing facility with the residential townhomes and single family dwellings will effectively mitigate any impacts to the existing single family dwellings. Buffering opportunities have been considered throughout the development.
- Three large Garry oaks exist on the property and will be retained.
- In order to improve existing traffic and safety concerns, a new property line has been created through a road dedication to soften the corner at Douglas Street and Dieppe Road.

- All noise generating equipment will be located indoors where processing will occur. A sound wall is proposed for the perimeter of the parking lot to abate vehicular noise.

D. Strongitharm, Senior Associate, CitySpaces Consulting, stated:

- Community amenity contributions are usually determined through a bonus density policy in the Official Community Plan or through a voluntary, negotiated agreement, which is the standard practice in Saanich and most of the Province.
- The applicants are not standard developers, they are long-standing members of the community and good corporate citizens, it is important to retain existing businesses in Saanich.
- This proposal keeps local ownership and production in the community, but also supports local farmers and food security.
- The new taxes generated by the new facility will result in a municipal benefit of approximately \$80,000 to \$100,000 per year and will generate approximately \$250,000 in Development Cost Charges.
- The applicant has committed to a community amenity contribution that is fair and reasonable and is equivalent to the historic norm in Saanich.

PUBLIC INPUT:

M. Moore, Dieppe Road, stated:

- He is opposed to the proposal as the sidewalk installation being proposed is not sufficient for the level of pedestrian and vehicular traffic, the sidewalk should be extended to Quadra Street. A safe, controlled intersection is needed at Caen Road and Quadra Street. Bike lanes would be appreciated on Dieppe Road and Douglas Street.

K. Paul, Caen Road, stated:

- He is generally in support of the proposal; however, traffic volumes and speeding on Caen Road are already dangerous, increasing residential density will increase the issues. The sidewalk proposed is not sufficient; traffic calming issues need to be considered.

S. Brygadyr, Cameo Street, stated:

- He is in full support of the development proposal; however, he is perplexed at how the character and density of the proposal has radically changed over time.
- The intersection of Douglas Street and Dieppe Road needs safety improvements. Sidewalk installation needs to extend to Quadra Street and on-street parking needs to be addressed.

R. McFarlane, Caen Road, stated:

- He is in support of the development going forward; however, pedestrians face dangerous conditions on Caen Road due to speed, visibility and on-street parking. A sidewalk should be installed the length of Caen Road to Quadra Street.

L. Petelski, Kincaid Street, Block Watch Captain, stated:

- She is in support of the development; the applicants are generous to the community and have always addressed any Block Watch concerns.
- The proposed sidewalk and traffic light installations are appreciated and will help mitigate some of the safety issues that exist.
- The community amenity contribution being proposed is sufficient.

R. Galey, Galey Farms, Blenkinsop Road, stated:

- He is in support of the development as he prefers density versus sprawl. The support the applicants give to local farmers is important and appreciated.

P. Wing, Kincaid Street, stated:

- Two of the stated permitted uses are 'Food Processing' and 'Wholesale and Warehouse Distribution'. The definition of these permitted uses is not clearly stated, he would like further clarification.

J. Makhni, Dieppe Road, stated:

- The sidewalk installation should extend to Quadra Street due to traffic and safety concerns. Caen Road and Quadra Street should have a controlled intersection.

H. Wolf, Kincaid Street, stated:

- The community amenity contribution towards Gabo Creek is appreciated. This is a great way to begin the rehabilitation of this important waterway.

H. Charania, Genevieve Road, stated:

- He is opposed to the proposal due to the radical changes to the plans since the original application, the number of variances and the inadequate community amenity contribution.
- Only 20% of food processing that occurs on the site is sourced from local farms. No food production occurs on the site.
- Noise and traffic generated from the facility negatively impacts residential neighbours.
- While the food processing facility is appreciated and employs over 100 people, the road dedication should not infringe on residential setbacks.
- According to Provincial guidelines and the *Local Government Act*, Council has an obligation to require up to 5% of the value of the land being developed as an amenity contribution. Using this formula at a modest 3% of the value of the land being developed, the community contribution for this proposal should be approximately \$750,000.
- Bike lanes along Douglas Street and Dieppe Road should be required as a part of this proposal.
- This proposal is in direct contradiction to the Local Area Plan.

K. Whitworth, Viewmont Avenue, stated:

- The community amenity contribution proposed is not sufficient. Dedication for a bike lane on Douglas Street should be secured due to the lack of walkability in the area.

R. Silver, White Rock, BC, stated:

- He has been employed with Islands West for 13 years as the Hazard Analysis Critical Control Points (HACCP) Coordinator, which is the world's most recognized food safety program.
- Islands West was HACCP certified in 2008 and has maintained that certification since. Ideally, Islands West would like to rebuild at the current location to ensure certification is maintained; however, a new facility is needed regardless of where it is located.

R. Aspden, McBriar Avenue, stated:

- He is the General Manager of Islands West and has been employed there for over 30 years, which has allowed him to grow and support his family in Saanich.
- Islands West and Portofino Bakery continue to grow their business and offer employment opportunities to the community; if the facility is not improved or replaced it could result in an important family owned and operated Saanich business failing.

R. Moore, Dieppe Road, stated:

- Dieppe Road is too narrow and dangerous, more traffic will only make the issues worse.

In response to questions from Council, the Senior Planner stated:

- Definitions of 'Food Production' and 'Wholesale Warehouse Distribution' are identified in the General Regulations section of Zoning Bylaw 8200.
- The road dedication and the addition of porches to the townhomes triggered the need to request a further front yard setback variance. Planned setbacks are reflected in the proposed zone schedule.
- The Local Area Plan (LAP) did not contemplate the commercial / industrial component of this proposal. The proposed residential density would exceed the range indicated in the North Quadra LAP; however, it is in line with current mixed-use development models. Planning staff do not feel the proposed density is inappropriate for the site and that it is keeping with the spirit of the LAP and the policies of the OCP.

In response to questions from Council, the Development Coordinator stated:

- The community contribution portion dedicated to roadwork is above and beyond what is required in the development requirements.
- Development Cost Charges (DCC) accrued through this development cannot be applied to extending the proposed sidewalk to Caen Road or Quadra Street. The cost of extending the sidewalk would have to be considered through the Capital Works budget. DCC charges are collected for a myriad of infrastructure, the road works identified in the Capital Works budget do not include the extension of sidewalk along Dieppe Road to Quadra Street at this time.

COUNCIL DELIBERATIONS:

Motion:

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That:**

- **The amendment to Zoning Bylaw 8200 to include a new site-specific CD-4DR (Comprehensive Development Dieppe Road) Zone be approved;**
- **The application to rezone the site from A-1 (Rural) Zone and M-5 (Food Processing) Zone to a new CD-4DR (Comprehensive Development Dieppe Road) Zone, RS-4 (Single Family Dwelling) and RS-6 (Single Family Dwelling) Zones be approved.**
- **Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:**
 - o **A \$168,500 community contribution for the following:**

	Proposed Community Contribution	Estimated Value
1.	Full curb, gutter, and sidewalk upgrades extending beyond the parcel frontage along the east side of Dieppe Road to Caen Road and then as far up Caen Road as funds allow in accordance with Saanich Engineering specifications	\$90,000
2.	Two additional street lights on Caen Road	\$3,000
3.	Contribution to the Saanich Affordable Housing Trust Fund	\$63,000
4.	Contribution to Saanich for Gabo Creek environmental enhancement/awareness	\$12,500
Total Community Contribution		\$168,500

- o **Construction of the commercial / industrial building to LEED® Silver or an equivalent standard and the residential component to BUILT GREEN® Gold or an equivalent standard; and**
- o **Registration of a Building Scheme for bare land strata lots 1-8.”**

Councillor Haynes stated:

- Retaining existing and viable companies in Saanich is as important as attracting new business.
- Saanich needs to actively protect local food security. The Fatt family reinvesting is a valuable community and economic benefit.
- Islands West supports many community kitchens, which can be viewed as a community contribution.

Councillor Wergeland stated:

- He appreciates the Fatt family for reinvesting in Saanich.
- The redevelopment of the subject property is an amenity in of itself.
- The proposed buffering within the development and the access and egress considerations to mitigate traffic and noise is well designed and appreciated.

Councillor Derman stated:

- Caen Road is a hazardous street to bike, walk or drive; traffic calming measures, including sidewalks, should be considered.
- The adjustment proposed to the 90 degree turn on Dieppe Road would force traffic to speed up and would make it more dangerous for bicyclists. It is an oversight that bike lanes are not being considered for this proposal.
- He is in full support of the industrial facility continuing as it is an important part of the community; however, it should not be supported by creating residential density.
- The density proposed is substantially higher than what is suggested in the LAP and is too dense for the site.
- The community amenity contribution proposal is not sufficient for the density requested.

Councillor Brice stated:

- The applicant is prepared to make a significant investment to keep a valued business in Saanich. The community amenity contribution proposal is sufficient enough to garner her support.

Councillor Brownoff stated:

- Retaining a local, family business is warranted and important to the community.
- Council will be looking at creating policy or guidelines related to community amenity contributions in the near future.
- The design of the industrial building is sympathetic to surrounding neighbours; however, there will be traffic impacts to the area.
- Residents of Caen Road are encouraged to voice their concerns regarding a lack of sidewalks by submitting a letter to the Saanich Administrative Traffic Committee.
- The Gabo Creek donation is appreciated, as is the green nature of the proposal and the concept of offering housing options to the facility's employees.

Councillor Murdock stated:

- He is in support of the proposal on balance and he is pleased to see the owner reinvest in Saanich.
- The density is not a comfortable fit for the area; however, it will not detract from the overall character of the neighbourhood.
- The applicant is to be commended for the community amenity contribution; however, other elements, including bike lanes, could have been explored further.
- He appreciates members of the community association for the effort and time they have put into the consideration of this proposal.

Councillor Plant stated:

- He supports the proposal on balance. Saanich currently lacks a clear policy in regard to community amenity contributions; however, it will be looked at more closely in the near future.
- It is disappointing that a bike lane was not more cohesively considered through the development plans.

**The Motion was then Put and CARRIED
Councillor Derman OPPOSED**

2870-30
Dieppe Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9353”
Second and Third Readings

**MOVED by Councillor Brice and Seconded by Councillor Haynes:
“That Bylaw No. 9353 be read a second time.”**

**CARRIED
Councillor Derman OPPOSED**

**MOVED by Councillor Brice and Seconded by Councillor Wergeland:
“That Bylaw No. 9353 be now passed.”**

**CARRIED
Councillor Derman OPPOSED**

2870-30
Dieppe Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2015, NO. 9354”
Second and Third Readings

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That Bylaw No. 9354 be read a second time.”**

**CARRIED
Councillor Derman OPPOSED**

**MOVED by Councillor Wergeland and Seconded by Councillor Brice:
“That Bylaw No. 9354 be now passed.”**

**CARRIED
Councillor Derman OPPOSED**

**MOVED by Councillor Brice and Seconded by Councillor Wergeland:
“That it be recommended that Council approve and issue Development Permit DPR00543 on Lot D (DD234442I), Sections 11 and 100, Lake District, Plan 2611 Except Part in Plan 2395 RW (4247 DIEPPE ROAD), That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the South West of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160’ From the Most Southerly Corner of Said Lot A (4253 DIEPPE ROAD), and That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the North East of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160’ From the Most Southerly Corner of Said Lot A (4255 DIEPPE ROAD).”**

**CARRIED
Councillor Derman OPPOSED**

1110-30
Official Community
Plan

“OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2015, NO. 9355”

PROPOSED AMENDMENTS TO STREAMSIDE AND ENVIRONMENTAL DEVELOPMENT PERMIT AREA ATLASES

To amend the Streamside Development Permit Area Atlas and the Environmental Development Permit Area Atlas, Schedules 2 and 3 of Appendix “N” of the Official Community Plan, in order to improve the accuracy of the Atlases and be consistent with Riparian Area Regulations.

The Clerk introduced the following:

- Notice of Public Hearing;
- Reports from the Director of Planning dated September 21, 2015 and July 24, 2015, recommending that:
 - Council approve the amendment to Schedule 2 to Appendix N of the Official Community Plan Bylaw, 2008, No. 8940-Streamside Development Permit Area Atlas (Amendments 1,2, and 4 – 14, as outlined in the report from the Director of Planning dated July 24, 2015);
 - Council approve the amendment to Schedule 3 to Appendix N of the Official Community Plan Bylaw, 2008, No. 8940-Environmental Development Permit Area Atlas (amendments 8 and 9, as outlined in the report from the Director of Planning dated July 24, 2015) as requested by the owners; and
 - Request staff to bring forward amendment 3 to a future Public hearing when the requested information is available.

APPLICANT:

District of Saanich

PUBLIC INPUT:

C. Davidson, West Saanich Road, stated:

- If the proposed revisions are not approved it may result in an unfair and additional wait for affected property owners.

D. Doore, Mayfair Drive, stated:

- He owns several properties in Saanich which are affected by the EDPA guidelines; any decisions regarding the EDPA should be tabled until the Town Hall meeting has occurred.

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

- The intent of the Public Hearing is to speak to the nature of the bylaws before Council and the scope of the conversation is to speak to the revisions detailed in Bylaw No. 9355.
- Notification procedures for all bylaws on this evening’s agenda were undertaken correctly and in accordance with Provincial legislation.

A. Bull, Wilkinson Road, stated:

- She is unsure of the intent of the proposed bylaw and why any EDPA associated bylaws are before Council prior to the Town Hall meeting, sufficient information was not received from staff when she inquired.

M. Haig-Brown, Meadow Brook Road, stated:

- She is aware that the proposed bylaw is in regard to housekeeping amendments and that the purpose is to more accurately reflect mapping.

T. Birmingham, Royal Wood Place, stated:

- It is unclear what is being decided upon at this Hearing, it is important that all Public Hearing related information and documents be made available to the public.

J. Birmingham, Royal Wood Place, stated:

- One of the proposed revisions to the EDPA affects his property, he would appreciate clarification regarding the proposed amendments.

N. DeNux, Quayle Road, stated:

- In support of the revisions to the EDPA; he and his wife have been waiting an extended time for this approval.
- He was able to access all related documents from the Saanich website. He would appreciate this bylaw going forward.

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

- The proposed revisions to the Streamside and Development Permit Area Atlases are housekeeping amendments intended to ensure mapping is current and accurate.

In response to questions from Council, the Environmental Planning Officer stated:

- Neighbours affected by Normandy Creek were notified that Normandy Creek would not be included in this round of housekeeping amendments as Council has directed staff to get more clarification prior to bringing it forward for Council review.

COUNCIL DELIBERATIONS:

Motion:

**MOVED by Councillor Derman and Seconded by Councillor Brice:
“That:**

- 1. Council approve the amendment to Schedule 2 to Appendix ‘N’ of the Official Community Plan Bylaw, 2008, No. 8940-Streamside Development Permit Area Atlas (amendments 1, 2, 4-14);**
- 2. Council approve the amendment of Schedule 3 to Appendix ‘N’ of the Official Community Plan Bylaw, 2008, No. 8940-Environmental Development Permit Area Atlas (amendments 8 and 9), as requested by the owners; and**
 - a) Request staff to bring forward amendment 3 to a future Public Hearing when the requested information is available.”**

Councillor Murdock stated:

- Improvements could be made to the process of how items going forward for Council consideration are communicated to the public.
- The Public Hearing information is not readily available on line, notification is effective, but obtaining further information on line is challenging. It is not the fault of staff but is a process piece that could be looked at.

The Motion was then Put and CARRIED

1110-30
Official Community
Plan

“OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2015, NO. 9355”

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9355 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9355 be now passed.”

CARRIED

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 10:57 pm.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK