

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**TUESDAY, JUNE 25, 2013 AT 7:55 PM**

Present: **Chair:** Councillor Brice  
**Council:** Councillors Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland  
**Staff:** J. Matanowitsch, Manager of Community Planning; and Donna Dupas, Legislative Manager.

1300-50  
Liquor Control and  
Licensing Branch

**450 CREED ROAD - AMENDMENT TO LIQUOR LICENCE FOR HIGHLAND PACIFIC GOLF COURSE**

Report of the Director of Planning dated June 5, 2013 recommending that Council support the request to the Liquor Control and Licensing Branch for a structural change to Liquor Primary License 303522 and for a change of hours to Liquor Primary License 303522 at Highland Pacific Golf Course.

Mr. B. Hick of Rising Tide Consultants attended, along with the applicant, the owners of Highland Pacific Golf Course, and stated that he had nothing further to add to the comments in the Planning report and was available to answer questions.

**PUBLIC INPUT**  
Nil.

**Motion:** **MOVED by Councillor Derman and Seconded by Councillor Wade:** "That it be recommended that Council recommend approval of the requests to the Liquor Control and Licensing Branch for a Structural Change and Change of Hours to Liquor Primary License 303522 for the Highland Pacific Golf Course at 450 Creed Road in order to bring the existing liquor licenses into conformity with new licensing standards as outlined in the report of the Director of Planning dated June 5, 2013."

**CARRIED**

1110-30  
Zoning Bylaw, 2003

**AMENDMENT TO ZONING BYLAW TO EXPAND DEFINITION OF FARM MARKET**

Report of the Director of Planning dated June 7, 2013 recommending that the Zoning Bylaw, 2003 be amended to include a new definition of Farm Market.

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

- This amendment would affect five properties in Saanich that are Zoned A-3.
- At this time, one business in particular has expressed support for this change.
- The addition of red meat and other non-dairy products did not appear to be a substantial change to the definition and would be of benefit to

businesses.

- The classification of farm market and grocery store are the same with respect to assessments.

### **PUBLIC INPUT**

Ms. Daisy Orser, an owner of the Root Cellar, 1286 McKenzie Avenue, stated:

- The Root Cellar is a greengrocer, or farm market, in an urban setting and have operated for five years at this location.
- Their business model is consistent with the policies of the Saanich Official Community Plan (OCP) and is based on the idea of farm market; they support over 100 small scale local producers and would like to expand to include Island raised meats.
- The existing definition of farm market contained in the Zoning Bylaw, 2003, does not allow them to provide the community with the local meat products they want.
- They therefore support the farm market definition proposed by the Director of Planning which will make it consistent with all other farm market operations in the region.

In response to questions from Council, Mr. A. Orser of the Root Cellar, stated:

- The Root Cellar consulted with the Planning Department on this issue and decided not to pursue a site specific rezoning for their property.
- In addition to the wide variety of local produce they offer, they wish to provide local and Island-grown meats and the new farm market definition will accomplish that.

Mr. Nathan Lampard, Jawl and Bundon, solicitors for the Root Cellar, stated:

- The current language in the Zoning Bylaw, 2003, does not allow for the sale of honey, for example, which, in addition to meat products, is inconsistent with other farm markets in the region.
- It is preferable that all farm markets compete on an equal footing.

Mr. D. Musgrove, architect for the Root Cellar, stated;

- His clients explored the rezoning idea; however, the Root Cellar is not a grocery store and further, the property is situated in a floodplain which would preclude rezoning unless they are willing to lose a good part of the property to be built upon.

Mr. Ray Galey, Galey Farms, stated:

- He supports the Root Cellar owners, who support local farmers.
- He would like to see everyone treated equally; other businesses in the A-3 zone may wish to change their operations to do what others are doing in order to stay competitive.

Mr. Rob Galey, Galey Farms, stated:

- Most farm markets are already doing this; the sale of local meats is part of farming now.
- Getting the definition correct is an important immediate step; other

- zoning issues may be looked at later.
- The sale of honey should be covered in the expanded definition.

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

- Honey would be covered by “locally prepared and ready-to-eat foods” in the definition and therefore could be sold at a farm market.

**Motion:**

**MOVED by Councillor Wade and Seconded by Councillor Derman: “That a Public Hearing be called to further consider the proposed zoning bylaw amendment which would expand the definition of farm market.”**

Councillor Wade stated:

- It is important to take away any artificial barriers to increasing the production and availability of local foods.
- We are on the right path and a public hearing is appropriate.

Councillor Derman stated:

- He supports the public hearing but is not convinced the new definition will accomplish the goal of supporting local farmers.
- The expanded definition will apply to other properties in Saanich and its impact is unclear.
- He would like staff to indicate how this change will ensure support for local farmers in the long term, its implications for other A-3 properties in Saanich, and on the issue of the size of facilities allowed.

Councillor Murdock stated:

- The previous definition of farm market was unnecessarily restrictive and the proposed new definition appears to be better aligned with our OCP and policies that support local food production.

Councillor Gerrard stated:

- This is about supporting local farmers.
- There may be other discussions necessary on this topic including how we might encourage young farmers to get into the business.

Councillor Sanders stated:

- The expanded definition allows for the additional products one would expect at a farm market.
- We do not want to put road blocks in the way of a business that is providing local food into a neighbourhood.
- Zoning issues have been raised but that is a discussion for another time.

Councillor Brownoff stated:

- The connection of businesses like the Root Cellar to the farming community is powerful.
- The expanded definition opens up opportunities and is a positive initiative.

Councillor Wergeland stated:

- He supports the expanded definition going to a public hearing.
- It would not be appropriate to limit farm markets to exclusively local products but a percentage could be considered.

Councillor Brice stated:

- We are fortunate that Saanich has such a vibrant farming community; these issues are at the core of what we are trying to do in terms of working relationships with farmers.

**The Motion was then Put and CARRIED**

Adjournment            On a motion from Councillor Brownoff, the meeting adjourned at 8:32 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK