

amendment will enhance the viability of farm market businesses.

Councillor Derman stated:

- The farm market provides customers with the convenience of one stop shopping for local produce; for local farmers this is critical.
- Building on this initiative, Saanich will in the near future be starting up a Task Force on Food Security and Local Agriculture.

The Motion was then Put and CARRIED

1110-30
Zoning Bylaw

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9229”
Second, Third and Final Readings

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9229 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9229 be now passed.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Derman:
“That Bylaw No. 9229 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

PUBLIC HEARING

2870-30
Zoning Bylaw

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9230”

PROPOSED NEW UTILITY WOODLAND ZONE

To create a new Zone P-2WL (Utility Woodland) with underground holding tank, underground pumping station and accessory parking as permitted uses. Regulations with respect to buildings and structures are unique to this proposed zone.

2870-30
Arbutus Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9231”

PROPOSED REZONING FOR PARKLAND AND FOR SEWER INFRASTRUCTURE ON ARBUTUS ROAD

To rezone Lot 1, Section 44, Victoria District, Plan 14502 (**2391 ARBUTUS ROAD**) from Zones RS-12 (Single Family Dwelling) and RS-14 (Single Family Dwelling) to Zone P-4N (Natural Park) and to rezone Lot 2, Section 44, Victoria District, Except part in Plan VIP60742 (**2435 ARBUTUS ROAD**) from Zones RS-10 (Single Family Dwelling) and RS-12 (Single Family Dwelling) to Zone P-4N (Natural Park) and a new Zone P-2WL (Utility Woodland) to secure the long term preservation of the vast majority of lands known as “Haro Woods” as a Nature Park and to allow for improvements to trunk sewer infrastructure with the installation of an underground attenuation tank.

The Clerk introduced the following:

- Notice of Public Hearing
- Report from the Director of Planning dated June 12, 2013 recommending approval of a new Zone P-2WL (Utility Woodland); approval of the application to rezone the site at 2391 and 2435 Arbutus Road from RS-10, RS-12, and RS-14 to P-4N and P-2WL; that prior to issuance of a building permit for the construction of the underground attenuation tank, the following items be submitted to the District of Saanich:
 - Proof of registration of a blanket easement for pedestrian access on the proposed CRD lot;
 - A tree management and native species re-vegetation plan for the proposed CRD lot and for any disturbed area related to the replacement of existing sewer pipes on the adjacent Saanich or University of Victoria lots; and
 - An Environmental Management Plan.
- Letter from the Cadboro Bay Residents Association dated January 11, 2013 providing comments;
- Letter from the Gordon Head Residents Association dated October 29, 2012 providing comments.
- Survey Comments
- Letter dated July 15, 2013 from a resident.

APPLICANT:

The District of Saanich

Mr. D. Strongitharm, City Spaces Consulting, attended along with Ms. B. McBain of City Spaces and Mr. M. Cowley, Engineer, CRD, and stated:

- The purpose of this application is to subdivide and rezone the properties at 2391 and 2435 Arbutus Road from residential zones RS-10, RS-12, and RS-14 to P-4N, a natural park zone, and with a 1.56 hectare parcel to be zoned as Utility Woodland.
- This proposal has come forward after a comprehensive series of consultations with the community.
- The proposed rezoning will address the community's desire for preservation of the majority of the lands for natural park and, further, permit a land transfer so that Saanich will own the lands with the highest environmental value for parkland and the CRD will own the smaller parcel of previously disturbed land for the proposed installation of an underground tank for temporary storage of wastewater during rain storm events.
- The attenuation tank will be completely underground and covered by natural vegetation; no fencing is proposed so that trails would be permitted through the lot.
- Significant setbacks of 25 and 35 metres are proposed; since the tank will operate by gravity, no pumps are required and noise and odour will not be issues.
- The location for parking is still to be determined.
- Improvements to the cycling and walking environment will be undertaken as part of this project and will include road widening and a 2 metre wide sidewalk along Finnerty, Arbutus and Haro Road frontages, and a 1.5

metre wide bike lane along Arbutus and Finnerty Roads.

- Construction is anticipated to last for 12 months; a traffic management plan will be prepared.
- A detailed survey of the topography, trees and vegetation will be undertaken by the CRD to assist with planning how to minimize disturbances.

PUBLIC INPUT:

Mr. H. Drage, 2761 McColl Place, stated:

- It has been a long process to reach this point and the Mayor and Council are to be congratulated.
- The P-4N zoning of these lands embodies the wishes of the community to have a forest park.

Ms. D. Dickson, 4059 Monarch Place, stated:

- She appreciates Council moving ahead with this rezoning.
- The Friends of Haro Woods look forward to working with Saanich staff as the park development moves forward.

Mr. B. Furber, 2751 Arbutus Road, stated:

- With this rezoning, a healthy natural forest environment can be created for the long term.
- We now must do what is in our power to reduce site disturbances and restore the disturbed areas to a vibrant forest environment; this will take a long term commitment from Saanich Parks and the community.

Mr. G. Moser, 2349 Manhattan Place, stated:

- He compliments Council on the process undertaken to inform and engage with the community prior to making a decision on these lands.
- This is a positive outcome as the old zoning could have allowed a subdivision to be built on the Haro Woods site.

COUNCIL DELIBERATIONS:

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That:

- 1) the Zoning Bylaw, 2003, be amended, to include a new P-2WL (Utility Woodland) Zone;**
- 2) the application to rezone Lot 1, Section 44, Victoria District, Plan 14502 (2391 ARBUTUS ROAD) from Zone RS-12 (Single Family) and RS-14 (Single Family) to Zone P-4N (Natural Park) be approved;**
- 3) the application to rezone Lot 2, Section 44, Victoria District, Plan 14502, Except part in Plan VIP60742 (2435 ARBUTUS ROAD) from Zone RS-10 (Single Family) and RS-12 (Single Family) to Zone P-4N (Natural Park) and Zone P-2WL (Utility Woodland) be approved;**
- 4) prior to issuance of a building permit for the construction of the underground attenuation tank, the following items be submitted to the District of Saanich:**
 - **Proof of registration of a blanket easement for pedestrian access on the proposed CRD lot.**
 - **A tree management and native species re-vegetation plan**

for the proposed CRD lot and any disturbed area related to the replacement of existing sewer pipes on the adjacent Saanich or University of Victoria lots.

– An Environmental Management Plan.”

Councillor Derman stated:

- Saanich Council was not solely responsible for this outcome; he would like to thank all those in the community who have worked toward this goal for such a long time; it never would have happened without their efforts.

Councillor Brownoff stated:

- The future of the Haro Woods lands has been a concern for many years.
- She is hopeful that a “Friends” organization similar to the Friends of Mount Doug will form and support the municipality’s initiatives for the new parkland.
- She is confident that the CRD will carry out its commitments as stated and anticipates synergy with the University of Victoria lands.
- This is a positive outcome resulting from the efforts of many.

The Motion was then Put and CARRIED

2870-30
Zoning Bylaw

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9230”
Second, Third and Final Readings

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“ That Bylaw No. 9230 be read a second time.”**

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9230 be now passed.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9230 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

2870-30
Arbutus Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9231”
Second, Third and Final Readings

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “ That Bylaw No. 9231 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9231 be now passed.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 9231 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 7:55 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK