

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 12, 2014 AT 7:30 PM

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland
Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Council adopt the minutes of the May 5, 2014 Council and Committee of the Whole meetings."

CARRIED

BYLAWS

1110-30
Oil Burning
Equipment and
Flammable Liquid
and Combustible
Liquid Fuel Tank
Bylaw

REVISED OIL BURNING EQUIPMENT AND FLAMMABLE LIQUID AND COMBUSTIBLE LIQUID FUEL TANK BYLAW

Rescindment of Third Reading of "Oil Burning Equipment and Flammable Liquid and Combustible Fuel Tank Bylaw, 2014, No. 9265", approval of the amendment to clause 10(a); and Third Reading of Bylaw 9265 as amended.

MOVED by Councillor Derman and Seconded by Councillor Murdock: "That Council rescind Third Reading of the "Oil Burning Equipment and Flammable Liquid and Combustible Fuel Tank Bylaw, 2014, No. 9265."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That the "Oil Burning Equipment and Flammable Liquid and Combustible Fuel Tank Bylaw, 2014, No. 9265" be amended by adding "used or" to clause 10(a)."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9265 be given Third Reading, as amended."

CARRIED

RECOMMENDATIONS FROM COMMITTEES

5550-20
Audit and
Financial
Statements

2013 AUDIT FINDINGS REPORT AND AUDITED FINANCIAL STATEMENTS

Recommendation from the May 8, 2014 Finance, Audit and Personnel Standing Committee Meeting that Council approve the 2013 Audit Findings Report and 2013 Audited Financial Statements.

MOVED by Councillor Brownoff and Seconded by Councillor Murdock: "That Council approve the 2013 Audit Findings Report and the 2013 Audited Financial Statements."

CARRIED

REPORTS FROM MEMBERS OF COUNCIL

1300-20
UBCM

CLIMATE CHANGE ACTION AND ECONOMIC RISKS OF NATURAL DISASTERS

Report from Councillor Brownoff dated May 7, 2014 recommending Council endorse and forward to the 2014 Union of British Columbia Municipalities' (UBCM) Annual Convention, a resolution to call upon the Province to establish a process, in partnership with local governments, to evaluate BC's climate change targets in the context of the recent reports from the Intergovernmental Panel on Climate Change; and that the UBCM bring a resolution to the Federation of Canadian Municipalities' (FCM) 2015 Annual General Meeting calling upon the Government of Canada to work with other countries at the 2015 Climate Change Convention in Paris to develop an international treaty to replace the Kyoto Protocol.

MOVED by Councillor Brownoff and Seconded by Councillor Murdock: "That Council endorse the following resolution and forward it to the 2014 Union of British Columbia Municipalities' (UBCM) Annual Convention:

WHEREAS the Provincial Government committed to meeting the goals of BC's Climate Action Plan released June 2008, recent reports, including the Fifth Assessment Report by the Intergovernmental Panel on Climate Change (IPCC) and the TD Economics Special Report on Natural Catastrophes: a Canadian Economic Perspective highlight financial implications of climate change, and that "economic cost of severe weather is under-appreciated";

AND WHEREAS the frequency of weather events has increased, and Municipal Governments have finite financial resources, and under-investing relative to needs to mitigate costs of these events, could become unmanageable;

THEREFORE BE IT RESOLVED that UBCM call upon the Province to establish a process, in partnership with local governments, to evaluate BC's climate change targets in the context of the recent reports from the IPCC;

AND BE IT FURTHER RESOLVED that UBCM bring a resolution to the Federation of Canadian Municipalities' (FCM) 2015 Annual General Meeting calling upon the Government of Canada to work with other countries at the 2015 Climate Change Convention in Paris to develop an international treaty to replace the Kyoto Protocol."

Councillor Brownoff stated:

- The paper by TD Economics details the increasingly frequent number of natural catastrophes and the economic impact.
- It is a concern that Emergency Preparedness definitions do not include sea-level rise or tsunamis.

- All levels of government should be involved in planning for the effects of climate change and undertaking a study on the impacts.

Councillor Derman stated:

- The insurance industry is aware of the consequences of climate change as a result of their cost increases.
- All levels of government should be involved in establishing a long-term direction and the commitment to mitigating climate change.
- It is important not to design or accommodate development around vehicles; planning initiatives and engineering choices must reflect a focus on mitigating climate change.

Councillor Sanders stated:

- Four years ago, Council committed to addressing climate change issues; this resolution is timely and increases awareness.

Councillor Murdock stated:

- Saanich has reduced its greenhouse gas emissions by over 14% but there is still work to be done to meet our commitment.
- The Climate Adaptation Plan prepares and responds to the effects of a changing climate.
- Local governments will bear the burden of adaptation and impact of climate change.
- Senior government support is needed in order to make the necessary changes.

The Motion was then Put and CARRIED

1300-50
Provincial Co-
operation

PROPOSED CLOSURE OF THE VICTORIA YOUTH CUSTODY SERVICES CENTRE

Report from Councillor Brownoff dated May 7, 2014 recommending Council send a letter to the Minister of Children and Family Development requesting the Ministry work with the community on a viable plan for the use of the Victoria Youth Custody Services Centre (VYCS) that ties into a comprehensive gap analysis of youth services; and consider re-purposing some of the space at the VYCS Centre to allow the facility to remain open as Vancouver Island Provincial youth custody centre, and that such a review of re-purposing include evaluation of using part of this facility for mental health services for youth, or space for addictions treatment for adults, or act as a remand centre for female offenders being held from Vancouver Island Courts.

MOVED by Councillor Brownoff and Seconded by Councillor Gerrard:
“That Council send a letter to the Honourable Stephanie Cadieux, Minister of Children and Family Development, requesting the Ministry:

- 1. Work with the community on a viable plan for the use of the Victoria Youth Custody Services Centre (VYCS) that ties into a comprehensive gap analysis of youth services; and**
- 2. Consider re-purposing some of the space at the VYCS Centre to allow the facility to remain open as Vancouver Island Provincial youth custody centre, and that such a review of re-purposing include evaluation of using part of this facility for mental health services for youth, or space for addictions treatment for adults, or act as a remand centre for female offenders being held from Vancouver Island Courts.”**

Councillor Brownoff stated:

- The Provincial Government has cited closing the Victoria Youth Custody Services Centre (VYCS) due to cost-savings measures; "Time Out III: A Profile of BC Youth in Custody" highlights that youths in custody benefit from supportive environments, helping relationships and community connectedness.
- Re-purposing the space to allow the facility to remain open should be considered; the space could also be used for mental health services for youths, addictions treatment for adults or act as a remand centre for female offenders.
- Local police departments do not want to house young offenders in cells with adults.

Councillor Gerrard stated:

- It is not appropriate to have young offenders in custody with adult offenders; remanding youths to facilities on the mainland restricts visitation from relatives and support groups.
- Re-purposing the VYCS may allow space for youths with mental health issues or females remanded into custody.

Councillor Sanders stated:

- The programs offered by this facility are important to the success in decreasing the number of repeat young offenders.
- There is a need for youth mental health services, addiction treatment for adults and remand facilities for female offenders.

Councillor Wergeland stated:

- Evaluation for use of part of this facility for re-purposing should be considered.

Councillor Derman stated:

- Closure of the VYCS as a cost-savings measure ignores the value of the services provided by the facility.

Mayor Leonard stated:

- Local Mayors are meeting with the Minister of Children and Family Development to discuss concerns.
- He appreciates that the resolution has a tone for negotiation and offers alternative uses for the facility.
- It is an asset to have the VYCS in a location that is accepted by the community; it will be difficult to re-open a similar facility in the area should the VYCS be closed.

The Motion was then Put and CARRIED

Adjournment

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

The meeting reconvened at 8:41 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held May 12, 2014

2870-30
Alderley Road

5630 ALDERLEY ROAD – REZONING APPLICATION AND NON-FARM USE AGRICULTURAL LAND RESERVE APPLICATION – MANJIT LIDER

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Council endorse Option 3, as outlined in the report of the Director of Planning dated March 26, 2014, and forward the Agricultural Land Reserve application to the Agricultural Land Commission for permission for a non-farm use prior to consideration of the rezoning application.”

CARRIED

In Camera Motion

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That pursuant to Section 18(c) and 19(a) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to labour or other employee relations and negotiations between the District and another government body.”

CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:42 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 12, 2014 AT 7:57 PM

Present:

- Chair:** Councillor Wergeland
- Council:** Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, and Wade
- Staff:** Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdanski, Director of Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

2870-30
Alderley Road

5630 ALDERLEY ROAD – REZONING APPLICATION AND NON-FARM USE AGRICULTURAL LAND RESERVE APPLICATION – MANJIT LIDER

Report of the Director of Planning dated March 26, 2014 recommending Council endorse Option 3 as outlined, and forward the Agricultural Land Reserve (ALR)

application to the Agricultural Land Commission (ALC) for permission for a non-farm use prior to consideration of the rezoning application from A-1 to A-2 to permit a secondary dwelling for a resident farmer.

In response to a question from Council, the Director of Planning stated:

- The applicant has built a new single-family dwelling on the site; at the current time, zoning only allows one dwelling on the property.
- The older dwelling has to either be demolished or be converted to a studio or farm building; in order to retain the dwelling, an application for non-farm use must be approved by the Agricultural Land Commission (ALC).
- If the ALC approves the application for non-farm use, Council could then consider options including a temporary use permit which could be issued for up to six years.

The applicant, M. Lider, Alderley Road, presented to Council and highlighted the following:

- The intention is to farm this property for the long-term.
- To achieve farm status, the property was originally used for hay crops.
- Currently, the property is being used for growing berries and organic vegetables and keeping chickens; in the future, the applicant intends to increase the area to be cultivated for vegetables and to grow fruit and nut trees, grow grapes for wine, and breed animals for organic meat.
- Having a farmer living on site would provide security of the land and animals and would assist the farmer by offering rent-free accommodations.

PUBLIC INPUT:

M. Romaine, Old East Road, stated:

- Preservation of farmland is critical for food security; strategies are being identified to enable new farmers to have access to farmland and training.
- Rezoning of properties should not be linked to the ability to have additional dwellings for farming; temporary use permits need to be enforced and monitored.

A. Moldoveanu, Alderley Road, stated:

- He is opposed to rezoning; rezoning is not necessary to facilitate farming.
- A variance may allow the old house on the property to avoid demolition and be used for farming purposes.
- Rezoning this property and the added density would increase the volume of traffic on Alderley Road; rezoning is not compatible with the Official Community Plan, is not supported by the Cordova Bay Association for Community Affairs and would change and erode the rural character of the area.

A. Rampon, Alderley Road, stated:

- There are no issues with increased traffic from this property; the increased traffic on Alderley Road is due to the public travelling to the Alderley Grange farm stand.
- The owners are trying to make a go of farming their property; having the farmers living on site will assist the farmers financially.

M. Morris, stated:

- He is the resident farmer for this property and part of the next generation of young farmers in Canada; he has made investments on the property by adding chicken and goat sheds and irrigation ditches.
- The goal is to farm this property long-term; living on the property would help lower fuel costs of commuting and reduce carbon emissions.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wade: "That it be recommended that Council endorse Option 3, as outlined in the report of the Director of Planning dated March 26, 2014, and forward the Agricultural Land Reserve application to the Agricultural Land Commission for permission for a non-farm use prior to consideration of the rezoning application."

Councillor Derman stated:

- The ultimate authority is the ALC; after receiving direction from the ALC, Council will consider the options available.

Councillor Brice stated:

- It is exciting to hear about residents actively farming in the community; Council has to ensure that these opportunities continue in perpetuity.
- The opinion of the ALC will give Council more information to make a decision.

Councillor Wade stated:

- The ALC is tasked with protecting farmland and farmers.
- The option of a temporary use permit for a secondary dwelling may be considered once the opinion of the ALC is received.

Councillor Brownoff stated:

- A temporary use permit has a life-expectancy and would have to be monitored.
- Policies for temporary use housing for farm workers should be considered by the Peninsula Agricultural Commission (PAC).
- She appreciates the passion of new farmers.

Councillor Sanders stated:

- She appreciates the passion and desire to farm and the business plan.
- The ALC will advise if there is a legitimate need for an additional dwelling on the property; it is not unusual for farmers not to live on their farmland.

Councillor Gerrard stated:

- Food security and helping young farmers is important; most young farmers have to rent property for farming because it is too expensive to purchase land.
- The ALC will provide their decision and then Council will consider the options.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:40 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK