



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, AUGUST 8, 2016.

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90(1) (c) and (i) of the *Community Charter*.

II 7:00 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Special Council meeting held June 20, 2016
2. Council meeting held July 18, 2016
3. Committee of the Whole meeting held July 18, 2016

B. BYLAWS FOR FINAL READING

1. **SEWER CAPITAL PROGRAM LOAN AUTHORIZATION**
Final reading of the "Sewer Capital Program Loan Authorization Bylaw, 2016, No. 9380". To authorize borrowing of a sum not exceeding \$1,500,000 for the construction of improvements to the sewer system in the Sewer Service Area.
2. **STORM DRAINAGE CAPITAL PROGRAM LOAN AUTHORIZATION**
Final reading of the "Storm Drainage Capital Program Loan Authorization Bylaw, 2016, No. 9381". To authorize borrowing of a sum not exceeding \$1,500,000 for the construction of improvements to the storm drainage system.
3. **TRANSPORTATION CAPITAL PROJECTS LOAN AUTHORIZATION**
Final reading of the "Transportation Capital Projects Loan Authorization Bylaw, 2016, No. 9382". To authorize borrowing of a sum not exceeding \$2,000,000 for the construction of improvements to transportation infrastructure.
4. **PARKS CAPITAL PROJECTS LOAN AUTHORIZATION**
Final reading of the "Parks Capital Projects Loan Authorization Bylaw, 2016, No. 9383". To authorize borrowing of a sum not exceeding \$1,300,000 for the construction of improvements to the parks infrastructure.
5. **COMMUNITY FACILITIES CAPITAL PROJECTS LOAN AUTHORIZATION**
Final reading of the "Community Facilities Capital Projects Loan Authorization Bylaw, 2016, No. 9384". To authorize borrowing of a sum not exceeding \$195,800 for the construction of improvements to community facilities.
6. **GORDON HEAD RECREATION CENTRE LOAN AUTHORIZATION**
Final reading of the "Gordon Head Recreation Centre Loan Authorization Bylaw, 2016, No. 9386". To authorize the borrowing of a sum not exceeding \$836,630 for the Gordon Head Recreation Centre boiler replacement.

C. PUBLIC INPUT (ON BUSINESS ITEMS D, E, F & G)

D. BYLAWS FOR THREE READINGS

1. **TICKET BYLAW AMENDMENT**

- P. 3** Three readings of the "Ticket Bylaw, 2010, Amendment Bylaw, 2016, No. 9375". To remove the position of "Captain Inspector" and replace with "Captain" and adds "Assistant Deputy Chief and Lieutenant" to the list of officials authorized to issue tickets under the Fire Prevention, Smoke

Alarm and False Alarm Bylaws.

2. **4396 WEST SAANICH ROAD – HOUSING AGREEMENT**
P. 6 Three readings of the “Housing Agreement Authorization Bylaw (4396 West Saanich Road), 2016, No. 9395”. To prohibit a Strata Bylaw or Strata Council from restricting rental of an apartment dwelling unit for residential purposes.

E. RESOLUTIONS FOR ADOPTION

1. **TENDER 18/16 – QUADRA STREET WATER MAIN AND SANITARY SEWER UPGRADE ROGERS TO NICHOLSON**
P. 14 Report of the Director of Engineering dated July 28, 2016 recommending that Council award Tender 18/16 – Water Main and Sanitary Sewer Upgrade Rogers to Nicholson, and change orders within the project budget, to G&E Contracting LP in the amount of \$1,024,100 (excluding GST).

F. REPORTS FROM COMMITTEES

1. **PST EXEMPTION FOR ELECTRIC BICYCLES**
P. 16 Recommendation from the June 23, 2016 Bicycle and Pedestrian Mobility Advisory Committee meeting that Council request the province to restore the provincial sales tax exemption for electric bicycles that are torque (pedal) assist.

G. REPORTS FROM MEMBERS OF COUNCIL

1. **GOWARD HOUSE SOCIETY REQUEST FOR REVIEW OF LEASE AGREEMENT**
P. 25 Further to the Notice of Motion from the July 18, 2016 Council meeting, report from Councillor Haynes dated July 28, 2016 recommending that Council direct staff to undertake a review of the lease arrangement and funding model for the Goward House Society and report to Council on options for consideration.

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting

** IMMEDIATELY FOLLOWING**

The Council Meeting in the Council Chambers

1. **1136 ROY ROAD – DEVELOPMENT PERMIT**
P. 27 From the Committee of the Whole Meeting held July 11, 2016. Report of the Director of Planning dated June 29, 2016 recommending that Council approve Development Permit DPR00628 to construct a new agricultural building within the Floodplain Development Permit Area and that ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined in the report.
2. **761 ENTERPRISE CRESCENT – LIQUOR LICENCE – BREWERY DISTILLERY LOUNGE**
P. 41 Report of the Director of Planning dated July 28, 2016 recommending that Council support the application to the BC Liquor Control and Licensing Branch for a Brewery and Distillery Lounge endorsement to allow the sales of liquor by the glass in designated tasting (lounge) areas at 761 Enterprise Crescent; and 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.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

Cnc1 Aug 8/16

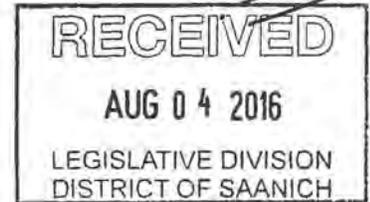


Mayor
Council
Councillors
Administrator
Media

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Carrie MacPhee, Director of Legislative Services
Date: July 29, 2016
Subject: Ticket Bylaw Amendment –
 Fire Department - Designated Bylaw Enforcement Officers

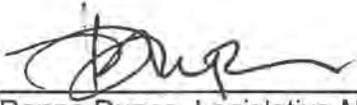


A staff position in the Fire Department formerly known as "Captain Inspector" has been changed to "Captain".

The Ticket Bylaw designates the staff positions authorized to issue tickets under different bylaws. The Captain's position continues to have the responsibility for issuing tickets under the Fire Prevention, Smoke Alarm and False Alarm Bylaws. Bylaw Enforcement Officers also issue tickets under those bylaws and most other regulatory bylaws of the Municipality.

The attached Ticket Bylaw amendment removes the position of "Captain Inspector" and replaces it with "Captain" and adds "Assistant Deputy Chief and Lieutenant" to the list of officials authorized to issue tickets under the Fire Prevention, Smoke Alarm and False Alarm Bylaws.

Council is requested to give three readings to amendment Bylaw No. 9375.

Prepared by 
 Donna Dupas, Legislative Manager

Reviewed by 
 Carrie MacPhee, Director of Legislative Services

Attachment
cc: Paul Thorkelsson, CAO

CAO'S COMMENTS:

I endorse the report of the Director of Legislative Services.


 Paul Thorkelsson, CAO

CM
D.1

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9375

**TO AMEND BYLAW NO. 9029,
BEING THE "TICKET BYLAW BYLAW, 2010"**

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 9029, being the "Ticket Bylaw, 2010" is hereby amended as follows:
 - a) Deleting in Schedule 1 all references to "Captain Inspector" and replacing them with "Captain".
 - b) Deleting "5. Fire Prevention Bylaw, 2006, No. 8807" in Schedule 1 and substituting therefor the following:

SCHEDULE 1

<u>COLUMN 1</u>	<u>COLUMN 2</u>
<u>Designated Bylaws</u>	<u>Designated Bylaw Enforcement Officers</u>
5. Fire Prevention Bylaw, 2006, No. 8807	Senior Bylaw Enforcement Officer Bylaw Enforcement Officer Municipal Police Constable Assistant Deputy Chief Assistant Chief Battalion Chief Captain Lieutenant

- c) Deleting "20. Smoke Alarm Bylaw, 1993, No. 7126" in Schedule 1 and substituting therefor the following:

SCHEDULE 1

<u>COLUMN 1</u>	<u>COLUMN 2</u>
<u>Designated Bylaws</u>	<u>Designated Bylaw Enforcement Officers</u>
20. Smoke Alarm Bylaw, 1993, No. 7126	Senior Bylaw Enforcement Officer Bylaw Enforcement Officer Municipal Police Constable Assistant Deputy Chief Assistant Chief Battalion Chief Captain Lieutenant

- d) Deleting “21. False Alarm Bylaw, 2006, No. 8742” in Schedule 1 and substituting therefor the following:

SCHEDULE 1

<u>COLUMN 1</u>	<u>COLUMN 2</u>
<u>Designated Bylaws</u>	<u>Designated Bylaw Enforcement Officers</u>
21. False Alarm Bylaw, 2006, No. 8742	Senior Bylaw Enforcement Officer Bylaw Enforcement Officer Municipal Police Constable Assistant Deputy Chief Assistant Chief Battalion Chief Captain Lieutenant

- 2) This Bylaw may be cited for all purposes as the **TICKET BYLAW, 2010, AMENDMENT BYLAW, 2016, NO. 9375**”.

Read a first time this day of , 2016.

Read a second time this day of , 2016.

Read a third time this day of , 2016.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

Memo

To: Mayor and Councillors File: 2860-20 West Saanich
From: Donna Dupas, Legislative Manager
Date: August 3, 2016
Subject: **4396 West Saanich Road – Development Permit Amendment**

At the Committee of the Whole meeting held June 13, 2016, Council considered Development Permit Amendment DPA00852 for a proposed 60-unit, six storey apartment building with underground parking at 4396 West Saanich Road.

Registration of a Housing Agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of an apartment dwelling unit for residential purposes is required prior to ratification of the Development Permit.

Attached is "Housing Agreement Authorization Bylaw (4396 West Saanich Road), 2016, No. 9395". This item is scheduled for the Council meeting on August 8, 2016 and Council is requested to give three readings to Bylaw 9395.



Donna Dupas
Legislative Manager

dh

Attachment

cc: Carrie MacPhee, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning
Jagtar Bains, Development Coordinator

CM
D.2

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9395

**TO AUTHORIZE THE DISTRICT OF SAANICH
TO ENTER INTO A HOUSING AGREEMENT**

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. It shall be lawful for The Corporation of the District of Saanich to enter into the Housing Agreement substantially in the form set out in Schedule 'A', annexed hereto.
2. The Mayor and Municipal Clerk of the Municipal Council are hereby authorized and empowered to execute the said agreement under the Seal of The Corporation of the District of Saanich.
3. This Bylaw may be cited for all purposes as the "**HOUSING AGREEMENT AUTHORIZATION BYLAW (4396 WEST SAANICH ROAD), 2016, NO. 9395**".

Read the first time this day of , 2016.

Read the second time this day of , 2016.

Read the third time this day of , 2016.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day , 2016.

Municipal Clerk

Mayor

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2016.

BETWEEN:

**THE CORPORATION OF THE
DISTRICT OF SAANICH**

770 Vernon Avenue
Victoria, BC V8X 2W7

(the "**Municipality**")

OF THE FIRST PART

AND:

TRI-EAGLE PLAZA INC., INC. NO. 0643152

#300, 4396 West Saanich Road
Victoria, BC
V8Z 3E9

(the "**Owner**")

OF THE SECOND PART

WHEREAS

A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*,

B. The Owner is the registered owner in fee simple of lands in the Municipality of Saanich, British Columbia, at civic addresses of 4396 West Saanich Road and legally described as:

PID 027-329-348
Lot 1, Section 8-A, Lake District, Plan VIP84197

(the "Lands");

C. The Owner has made application to the Municipality for a Development Permit Amendment to permit the construction of a residential development *identified as Proposed Building "E" on the Site Context plan prepared by deHoog & Kierulf architects, received February 26, 2016 attached hereto as 'Appendix 1'*.

- D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to ensure that all dwelling units remain available for both rental and owner occupied accommodation.

NOW THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"**Apartment Unit**" means a dwelling unit in a building which contains 3 or more dwelling units with each dwelling unit having its principal access from an entrance or hallway common to other dwelling units.

"**Owner**" includes a person who acquires an interest in the Lands and is thereby bound by this Agreement.

"**Strata Corporation**" means, for the portions of the Lands or a building on the Lands, that are subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

2.0 No Restrictions on Rentals

2.1 The Owner covenants and agrees that

- (a) no restrictions shall be placed on the availability of Apartment Units constructed on the lands for rentals by non-owners for residential purposes;
- (b) No application shall be made to deposit a strata plan for buildings on the lands containing Apartment Units unless the strata bylaws accompanying the strata plan contain no restrictions on the rental of strata lots for residential purposes;
- (c) The Strata Corporation shall not pass any bylaws that would restrict the availability of Apartment Units for rentals, including without limiting the foregoing:
 - i) bylaws prohibiting the rental of strata lots for residential purposes
 - ii) bylaws limiting the number or percentage of strata lots that may be rented for residential purposes;

- (d) The Strata Corporation shall notify the Municipality of any proposed amendments to its Strata Bylaws.

3.0 Notice to be Registered in Land Title Office

- 3.1 Notice of this Agreement will be registered in the Land Title Office by the Municipality at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

4.0 GENERAL PROVISIONS

4.1 Notice

If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and
- (b) on the date of delivery if hand-delivered,

to the Municipality:

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, BC V8X 2W7

Attention: Director of Planning

to the Owner, for portions of the Lands not in a strata plan:

TRI-EAGLE PLAZA INC., INC. NO. 0643152
#300, 4396 West Saanich Road
Victoria, BC
V8Z 3E9

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) a notice sent by the impaired service is considered to be received on the date of delivery, and

- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is to be the essence of this Agreement.

4.3 Binding Effect

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with Section 483(6) of the *Local Government Act*, this Agreement is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

4.4 Waiver

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

4.5 Headings

The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

4.6 Language

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

4.7 Cumulative Remedies

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

4.8 Entire Agreement

This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

4.9 Further Assurances

Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

4.10 Amendment

This Agreement may be amended from time to time upon terms and conditions acceptable to the parties.

4.11 Law Applicable

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first written above.

THE CORPORATION OF THE DISTRICT)
OF SAANICH by its Authorized signatory)
))
))
_____))
Richard Atwell,)
Mayor)
))
))
_____))
Donna Dupas,)
Municipal Clerk)

TRI-EAGLE PLAZA INC.,)
INC. NO. 0643152 by its Authorized signatory)
))
))
_____))
))
))



The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administration
Media

*vendors
Aug 3/16 PA*

Report

To: Mayor and Council

From: Harley Machielse, Director of Engineering

Date: July 28, 2016

Subject: Award of Tender #18/16 Quadra Street – Water Main and Sanitary Sewer Upgrade Rogers to Nicholson

PURPOSE

The purpose of this report is to request approval to award Tender #18/16 Quadra Street -Water Main and Sanitary Sewer Upgrade Rogers to Nicholson.

BACKGROUND

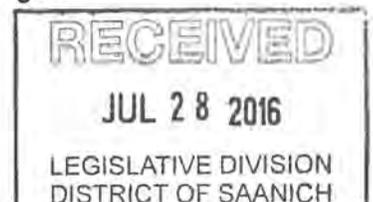
A tender was issued for the supply of all materials, equipment, labour and services necessary to replace the Quadra Street water main from Rogers Avenue to Nicholson Street and sanitary sewer replacement from McBriar Avenue to Nicholson Street. In general the work involves; the replacement and abandonment of approximately 560m of existing CI water main with 250 mm Ductile Iron or PVC water main and Thirty Five (35) 19mm residential water service reconnections/tie-ins along with replacement of approximately 174m of existing AC sewer main with 200 mm PVC main and Four (4) sewer service reconnections. Also included is all asphalt repair, curb and sidewalk repair, shoulder and boulevard reinstatement required to complete the work and restore the areas to its original condition or better.

SUMMARY

Two responses were received from the following vendors (rounded to the nearest dollar and excluding GST):

- **G&E Contracting LP** **\$ 1,024,100**
- **Don Mann Excavating Ltd** **\$ 1,639,579**

Funding for this work is available in the Water and Sewer Utility Capital budgets.

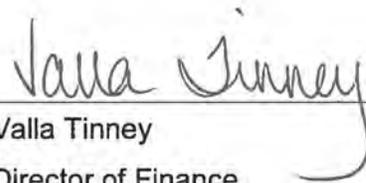


CM
E.1

RECOMMENDATION

That **Tender #18/16 Quadra Street – Water Main and Sanitary Sewer Upgrade Rogers to Nicholson**, and change orders within project budget, be awarded to **G&E Contracting LP** who submitted the low compliant bid of **\$ 1,024,100** (excluding GST).

Prepared by  (Jeff Howard)
PSR Harley Machielse
Director of Engineering

Reviewed by 
Valla Tinney
Director of Finance

CAO COMMENTS:

I endorse the recommendation of the Director of Engineering.


Paul Thorkelsson, CAO

District of Saanich
Legislative Services
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-1775
f. 250-475-5440
saanich.ca



LEGISLATIVE SERVICES

Bicycle and Pedestrian Mobility Advisory Committee

Mayor
Councillors
Administrator

Council
Administrator
Media
Aug 2/16 MA

File: 1420-30 Biped

Memo

To: Donna Dupas, Legislative Manager
From: Tania Douglas, Senior Committee Clerk / Secretary BiPed
Date: July 12, 2016
Subject: **PST Exemption for Electric Bicycles**

At the June 23, 2016 meeting of the Bicycle and Pedestrian Mobility Advisory Committee, members briefly discussed a motion that was brought forward to exempt electric bicycles from provincial sales tax. Committee consensus was that persons using green transportation should benefit via a tax break. The following motion was made:

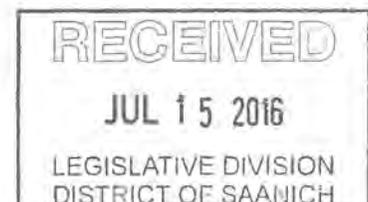
“That the Bicycle and Pedestrian Mobility Advisory Committee recommends that Council call on the province to restore the provincial sales tax exemption for electric bicycles that are torque (pedal) assist.”

An excerpt from the June 23, 2016 minutes, and a provincial government bulletin on provincial sales tax on bicycles and tricycles are attached for your reference.

Tania Douglas

/td

copy: Councillor Derman



PST EXEMPTION FOR ELECTRIC BICYCLES

It was noted that there are three different types of electric bicycle (throttle assist, cadence assist and torque assist). The first two types of electric bicycle are not appropriate for the Galloping Goose, and in some European places they are banned, or regulated in their speed.

It was felt that the proposed motion to exempt all electric bicycles from provincial sales tax (PST) is too broad. The incentive is good, but a definition of an electric bicycle is needed and areas where they should be permitted needs defining. The province determines allowable speeds, but the original CRD concept was that pedal-assist (torque) bikes are allowed up to 32 km/hr maximum on the Goose. In the absence of the member who made the original motion, the following amended motion was made:

Motion: MOVED by D. Wick and Seconded by J. Grayson, “That the Bicycle and Pedestrian Mobility Advisory Committee recommends that Council call on the province to restore the provincial sales tax exemption for electric bicycles that are torque (pedal) assist.”

CARRIED



Bicycles and Tricycles

Provincial Sales Tax Act

This bulletin has been rewritten and replaces the previous version dated April 23, 2013.

This bulletin explains how PST applies to bicycles and tricycles.

Table of Contents

Exempt Sales and Leases	1
Taxable Sales and Leases	3
Additional Information	4
Purchases and Leases for Your Business	5

Exempt Sales and Leases

Exempt Bicycles and Tricycles

You do not charge PST on the sale or lease of:

- non-motorized bicycles (described as bicycles in this bulletin),
- non-motorized, adult-sized tricycles where each wheel of the tricycle has a diameter of 350 mm or more (described as **qualifying tricycles** in this bulletin).

Parts

Parts are items that are essential to the basic functioning of a bicycle or qualifying tricycle. You do not charge PST when you sell or install replacement parts specifically designed for bicycles or qualifying tricycles, such as:

- frame and fork sets
- handle bar stems, tape, rim tape, grips and end plugs
- pedal, chain and gear, and chain guard assemblies
- seats, fenders and shock absorbers
- wheels, tubes, tires and brake assemblies

Bicycle and Tricycle Attachments

When you sell a bicycle or qualifying tricycle, any basic items that are installed on, or attached to, the bicycle or tricycle at the time of the sale are considered to form part of that sale. Therefore, you do not charge PST on the purchase price of the attachments or the services to install them even if you separately itemize the accessories and installation services on the bill of sale.

Bicycle and tricycle attachments include the following, and similar, items:

- carriers, including handle bar bags, rat traps, baskets, panniers, saddlebags, crates, tool bags and child seats
- drinking bottles, bottle cages, bells, horns
- pumps, pump clips, hoses and hose attachments
- toe clips, toe straps, mirrors, locks, kickstands, streamers and flags
- training wheels

You must charge PST on the purchase price of attachments that are not installed on, or attached to, the bicycle or tricycle at the time of the sale of the bicycle or tricycle, and on attachments that are sold on their own.

Note: The exemption for bicycles and qualifying tricycles does not include non-basic items, such as bicycle computers and trailers even if they are installed on, or attached to, a bicycle or qualifying tricycle at the time of sale.

Bicycle and Tricycle Accessories

With the exception of exempt safety equipment (see Safety Equipment below), you must charge PST on all items and accessories that are not installed on, or attached to, the bicycle or qualifying tricycle at the time of the sale or that are sold on their own.

You must also charge PST on the sale of other taxable goods, such as oil, grease and tube repair kits, pant clips, cycling shoes, shoe covers, rain capes and other cycling clothing that do not qualify for the safety equipment exemption referred to in the Safety Equipment section below.

Note: Cycling shoes and clothing purchased for children under 15 are exempt. For more information, see **Bulletin PST 201**, *Children's Clothing and Footwear*.

Services and Repairs

You do not charge PST when you perform services to bicycles and qualifying tricycles, including services to bicycle attachments that are attached to the bicycle or tricycle at the time it is brought in for service. Examples of exempt services include:

- complete overhauls
- inspecting and cleaning the frame and fork
- lubricating the chain
- replacing a broken pedal
- safety checks
- tune-ups

You also do not charge PST when you install attachments to a bicycle or qualifying tricycle after the purchase of the bicycle or tricycle.

However, you must charge PST when you provide services to bicycle or tricycle accessories that are not attached to the bicycle or tricycle at the time the bicycle or tricycle is brought in for service (e.g. your customer brings in a pannier for you to replace a broken clip).

For more information, see **Bulletin PST 301**, *Related Services*.

Taxable Sales and Leases

You must charge PST on the sale or lease of the following:

- electric bicycles and tricycles (e.g. e-bikes and electric-assist bicycles)
- motorized and non-motorized push-style scooters
- tricycles that have a wheel or wheels with a diameter of less than 350 mm
- unicycles

You must also charge PST on the sale and installation of attachments, replacement parts and accessories for taxable goods, such as electric bicycles and tricycles.

Services and Repairs

You must charge your customer PST on services provided to taxable goods, such as electric bicycles and tricycles, or to their parts or accessories. Examples of services subject to PST include services to install, repair, adjust or maintain electric bicycles and tricycles, parts or accessories.

Converting Bicycles to Electric-Assist

You must charge PST when you sell or lease electric bicycles or tricycles (new or used). This includes bicycles and tricycles that have been converted to electric-assist.

If at the **time of sale** of a bicycle or qualifying tricycle, you also sell and install an electric-assist or booster kit for the bicycle or tricycle, PST applies as follows:

- you do not charge PST on the bicycle or qualifying tricycle,
- you charge PST on the electric-assist or booster kit,
- you do not charge PST on the services provided to install the kit, and
- you charge PST on the sale of all other items you use to install the kit, including shop supplies and miscellaneous materials, such as retaining clips, power poles and plastic zip ties.

Example:

Your customer purchases an electric-assist cargo bike from your shop, along with the following attachments and accessories: upgraded disc brakes, child seats, panniers, kickstand and fenders, which you will install at or before the time of sale.

The cargo bike does not come from the manufacturer with the electric-assist kit installed.

PST applies as follows:

You do not charge PST on the cargo bike, upgraded disc brakes, panniers, kickstand and fenders.

You charge PST on the electric-assist kit and the child seats.

You do not charge PST on the services to install all the attachments, accessories and the electric-assist kit.

After the kit is installed, the bicycle or tricycle is no longer a non-motorized bicycle or tricycle. Therefore, you must charge PST on parts and services later provided to the electric bicycle or tricycle, even if the parts are actually designed for use on a non-motorized bicycle (e.g. disc brakes).

Additional Information

Safety Equipment

You do not charge PST when you sell, repair or install the following safety equipment items if they are designed for use on bicycles:

- bicycle lights, including replacement parts specifically designed for the lights, such as generators, specifically designed batteries (e.g. AA or AAA batteries do not qualify) and bulbs, and
- reflectors.

Provided they are designed for use on bicycles, these items are exempt whether or not they are to be used on a bicycle. Therefore, these items are also exempt from PST when used on tricycles of any size, or on electric bicycles and tricycles.

You also do not charge PST when you sell, lease or provide services to helmets, or to safety vests and safety bibs designed to enhance the visibility of the wearer. These items are exempt whether or not they are to be used by a person riding a bicycle or tricycle.

For more information, see **Bulletin PST 100**, *Safety Equipment and Protective Clothing*.

Out-of-Province Sales

You do not charge PST on taxable goods you ship to an out-of-province location. To show why you did not charge PST, your records must provide evidence that the goods were shipped out of BC.

Sales to Other Retailers

You do not charge PST on taxable goods you sell to other retailers if they are purchasing the goods solely for resale. If they are registered to collect PST, they must provide you with their PST number. If they are a wholesaler, they must provide you with a *Certificate of Exemption - General (FIN 490)*.

If they do provide their PST number and you issue a bill, invoice or receipt, you must record that PST number on the bill, invoice or receipt to show why you did not collect the PST. Alternatively, you may record your customer's PST number on a written agreement you have entered into related to that sale.

If your customer provides an exemption certificate, you must keep a copy of the certificate in your records to show why you did not collect the PST.

For more information, see **Bulletin PST 208**, *Goods for Resale*.

Purchases and Leases for Your Business

Taxable Goods

You must pay PST on the purchase or lease of new or used taxable goods you use in your business, such as:

- advertising materials, such as flyers and brochures
- computer hardware
- energy for heat and light
- equipment used to perform your services (e.g. tools, machinery, wrenches and screwdrivers)
- items you purchase to give away as free promotions
- shelving and display equipment
- stationery, furniture and office equipment

You must also pay PST on the following.

- Software, unless a specific exemption applies (e.g. custom software). For more information, see **Bulletin PST 105**, *Software*.
- Related services you purchase for your own equipment, such as repairs to your office equipment. For more information, see **Bulletin PST 301**, *Related Services*.

If your supplier does not charge you PST on taxable items, you must self-assess (pay directly to us) the PST due on your next PST return. If you do not have a PST number, you must self-assess the PST due using a *Casual Remittance Return (FIN 405)* on or before the last day of the month following the month you obtained the taxable items.

For example, if you purchase a taxable item in June, you must file the return and pay the PST no later than July 31.

Exempt Goods

You are exempt from PST on the following.

- Goods you obtain solely for resale or lease to your customers (see **Bulletin PST 208**, *Goods for Resale*)
- Parts and materials that will become part of the bicycles or tricycles you are servicing, such as replacement parts, oil, grease and paint

- Containers and packaging materials you obtain solely for packaging goods for sale or lease (see **Bulletin PST 305**, *Containers and Packaging Materials*)

To purchase the above items without paying PST, give the supplier your PST number.

Change in Use

If you take taxable goods from your resale inventory for business or personal use, you must self-assess the PST due on your cost of the goods.

If you have a PST number, you must self-assess the PST due on your next PST return. If you do not have a PST number, you must self-assess the PST due using a *Casual Remittance Return (FIN 405)* on or before the last day of the month following the month you used the goods for a taxable purpose.

If you purchase both exempt goods for resale and taxable goods you will use in your business as a single purchase, you need to tell your supplier which goods are exempt and which goods are taxable.

If you take taxable goods from your lease inventory for business or personal use, you must self-assess PST as explained in **Bulletin PST 315**, *Rentals and Leases of Goods*.

Goods Brought Into BC

You must pay PST if you purchase or lease taxable goods outside BC and bring, send or receive the goods in BC. You must pay PST on the total amount you pay to bring the goods into BC, including charges for transportation, customs, excise and any other costs, except the goods and services tax (GST).

If your supplier does not charge you PST at the time of the sale or lease, you must self-assess the PST due on your next PST return. If you do not have a PST number, you must self-assess the PST due using the *Casual Remittance Return (FIN 405)* on or before the last day of the month following the month you brought, sent or received goods into BC. For example, if you brought taxable goods into BC in June, you must file the return and pay the PST no later than July 31.

For more information, see **Bulletin PST 310**, *Goods Brought Into BC*.

Need more info?

Online: gov.bc.ca/pst

Toll free in Canada: 1 877 388-4440

Email: CTBTaxQuestions@gov.bc.ca

Subscribe to our **What's New** page to receive email updates when information changes.

The information in this bulletin is for your convenience and guidance and is not a replacement for the legislation.

References: *Provincial Sales Tax Act*, sections 9, 10, 34, 35, 37, 39 and 119; *Provincial Sales Tax Exemption and Refund Regulation*, sections 35, 55, 57 and 73.



Mayor
Councillors
Administrator

Council
Administration
Media
Aug 8/16 DA

Report

To: Mayor and Councillors

From: Councillor Fred Haynes

Date: July 28, 2016

Subject: **Goward House Society Request for Review of Lease Agreement**
(Notice of Motion Presented July 18, 2016)

I provide this report to ask Council's kind consideration that we request staff to undertake a review of the lease agreement and funding arrangements in place for the Goward House Society's use of Goward House.

While the Society has not seen the terms and conditions of the management agreements for the other institutions in Saanich which also provide support for seniors, it understands there are differences in the funding resources for repairs and the level of grant funding.

In confirmation that the Society is agreeable to change from its current lease arrangement to a management agreement similar to that in place with other institutions, please see the attached July 12, 2016 letter from Mr. David Eyles, President of the Goward House Society.

As described in the Societies letter of December 2, 2014, and the report from our staff of March 9 and December 7, 2015 differences exist in the lease and management agreements for these institutions. These differences impact on how capital and operating costs are covered. In result as described again in the letter of June 1, 2016, the Society continues to indicate it is struggling to cover costs for major capital repairs.

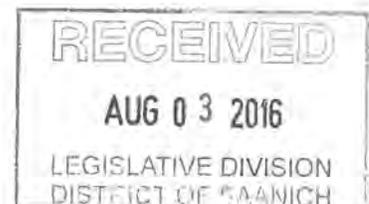
Similar to other successful institutions in Saanich such as the Silver Threads Society, Cedar Hill New Horizons, Saanich Volunteer Services and the Cordova Bay 55 Plus Association, the Society has been positively engaged for 25 years in programs that help serve the needs of our seniors for healthy aging in place within our community.

While the Society understands Council has requested an overall review of the community grants, there is concern at the length of time this more general review may take.

RECOMMENDATION:

That staff undertake a review of the lease arrangement and funding model for the Goward House Society and report to Council on options for consideration.

Councillor Fred Haynes



CM
G.1



The Goward House Society

2495 Arbutus Road,

Victoria, BC

V8N 1V9

(250) 477-4401

email: gowardhouse@shaw.ca

Website: www.gowardhouse.com

July 12, 2016

Councillor Fred Haynes
District of Saanich,
770 Vernon Ave.,
Victoria, B.C., V8X 2W7

Dear Fred,

Regarding your question to Goward House as to whether we would be willing to replace our lease with another agreement such as a management agreement similar to what the other organizations serving seniors have, I would say the following:

-Yes, we definitely wish to change from the lease agreement we now have.

-Yes, in all probability it would be desirable for us to have a management agreement similar to that in place by other institutions. However I am sure it is appreciated that as we have not seen those agreements it would be premature for us to commit to that unreservedly in advance.

- As mentioned our interest is to have our situation reviewed with the objective that we and our partner in serving seniors, the Saanich Council, arrive at an agreement regarding our relationship which is fair to both parties and in line with Saanich's other institutions particularly regarding responsibility for major repairs and level of grant funding.

I hope this information helps. If you require any other information I am sure Elaine can help as needed.

Best Wishes

David Eyles, President
Goward House Society.

The mission of Goward House Society is to provide a vibrant activity centre combining fellowship with social, educational and special interest programs for Greater Victoria Residents aged 50 and over.



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrative
Media

Report

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: June 29, 2016
Subject: Development Permit Application
 File: DPR00628; DPE00628 • 1136 Roy Road

PROJECT DETAILS

Project Proposal: The applicant has requested a Development Permit in order to construct a new agricultural building within the Floodplain Development Permit Area. A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and protect stormwater storage areas.

Address: 1136 Roy Road

Legal Description: Lot 28, Section 5, Lake District, Plan 1521

Owner: Nigel John Pollock

Applicant: Planster Consulting (Luke Mari)

Parcel Size: 696.56 m²

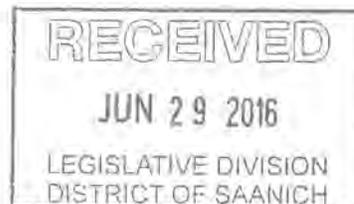
Existing Use of Parcel: Vacant

Existing Use of Adjacent Parcels: North: P-4N (Natural Park) Zone
 South: A-1 (Rural – 2 ha Lot) Zone
 East: P-4N (Natural Park) Zone
 West: P-4N (Natural Park) Zone

Current Zoning: A-1 (Rural – 2 ha Lot) Zone

Minimum Lot Size: 2 ha (20,000 m²)

Proposed Zoning: n/a



Proposed Minimum Lot Size: n/a

Local Area Plan: Carey

LAP Designation: (Future) Park and Open Space

Community Assn Referral: Resident's Association of Strawberry Vale, Marigold & Glanford
• Referrals sent November 30, 2015 and June 8, 2016. Response received June 21, 2016 stating they are not in favour of building on a floodplain, and noting comments and concerns.

PROPOSAL

The applicant has requested a Development Permit in order to construct a new agricultural building within the Floodplain Development Permit Area. A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and protect stormwater storage areas.

PLANNING POLICY

Official Community Plan (2008)

4.2.10.22. "Retain the storm water holding capacity of natural storage areas to reduce peak flows."

Carey Local Area Plan (1999)

10.2 "Acquire and reserve land for neighbourhood, community, and municipal parks, as shown on Map 10.1."

Development Permit Area Guidelines

The site is within the Floodplain Development Permit Area. The following guidelines are applicable:

1. Major or significant wooded areas and native vegetation should be retained wherever possible.
2. The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of on-site infiltration.
3. No alteration of land should be allowed unless demonstrated through environmental studies that it would not adversely affect the natural environment, nor conflict with the provisions of the Deposit of Fill and the Soil Removal Bylaws.
4. Where a building or structure intrudes partially or completely within a floodplain any modification to the building foundation should be designed to minimize the loss of floodplain storage.
6. Land should remain free of buildings and structures for human habitation except where:

- a) the foundations are at least partially out of the area of the floodplain, and
- b) those portions of a building or structure capable of being used for human habitation are located above the floodplain elevation, and
- c) those portions of a building or structure not capable of being used for human habitation or the storage or placement of goods or equipment extend below the boundary of the flood plain to a maximum of 60 cm (2.0 ft) measured vertically.

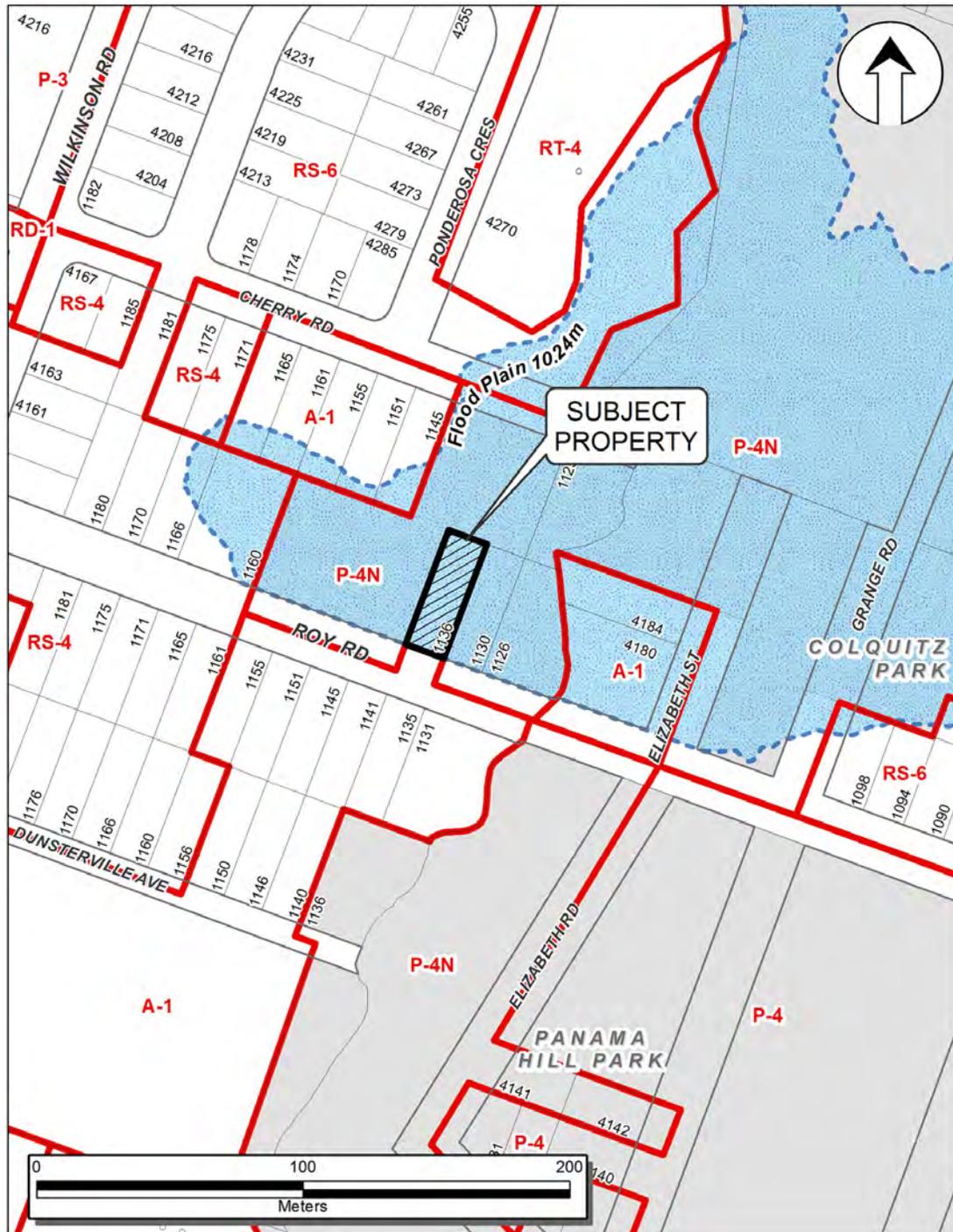


Figure 1: Neighbourhood Context

DISCUSSION

Neighbourhood Context

The 696.56 m² vacant site is zoned A-1 (Rural) Zone. The property is inside the Urban Containment Boundary, but outside the Sewer Service Area. It is situated within the floodplain on the north side of Roy Road. The property is surrounded on three sides by Colquitz Park (P-4N—Natural Park) Zone. This parcel is identified in the Carey Local Area Plan as potential “Future Park”, however it currently remains in private ownership. Saanich has explored purchasing the property in the past, however it never came to fruition. Properties to the south, across Roy Road, are not in the floodplain, contain single family dwellings, and are zoned A-1 (Rural – 2 ha Lot) Zone.

The floodplain in this area is defined by the 10.24 m (geodetic datum) contour (see Figure 1), based on a floodplain boundary 1.5 m above the recorded flood level. Nearby lots with a suitable building and servicing site outside of the floodplain have mostly been developed with single family dwellings. Most adjacent lots are within the floodplain and have been acquired by the District of Saanich for inclusion in Colquitz Park.

Land Use, Building Siting and Design

The proposed use of the land is agricultural, and a variety of uses are planned, including vegetable garden; tree farming (ornamental); and the cultivation of indigenous, non-invasive plants and other types of ornamentals. Initial use is intended to be the cultivation of ornamentals in the area identified as “garden” on the site plan. The proposed use is permitted under the existing A-1 zoning. The A-1 Zone also permits Accessory Produce Sales, which is defined in the Zoning Bylaw as the retail sale of agricultural products which are produced on the same lot. Should retail sales take place there would be adequate space on this property for parking.

Like surrounding parcels, the current lot was created as part of a subdivision approved in 1912. The subject property measures 15.24 m wide by 45.7 m deep (50 ft x 150 ft), and is 696.56 m² in area. The proposed building would be located 7.5 m from the front property line and would be 6.1 m wide by 12.19 m deep (20 ft x 40 ft), with an area of 74.32 m² (800 ft²).

The property is generally flat, with a geodetic elevation of 8.73 m near the front property line to approximately 8.9 m at the rear property line. The geodetic elevation in the area of the proposed agricultural building is between 8.82 m and 8.84 m. A watercourse traverses the northwest corner of the site, connecting a slough on the adjacent land to the west to Colquitz River to the east.

A form and character Development Permit is not required for agricultural buildings, the Floodplain Development Permit Area is designated to deal with hazardous conditions and floodplain storage. Thus, the design of the proposed agricultural building is not a consideration of this Development Permit application. In this case the proposed design is not for human habitation. The building has been designed to minimize any loss of floodplain storage, and to allow for flow through of flood water. This would be achieved through the provision of 200 mm square flow-through passages at floor level, which would allow any floodwaters to flow through the building without impacting the floodplain storage capacity of the site.

Development Permit Considerations

The intent of the Flood Plain Development Permit guidelines are to protect environmentally sensitive landscapes; to minimize the loss of floodplain storage capacity; and to minimize the potential for damage that could be caused by flooding.

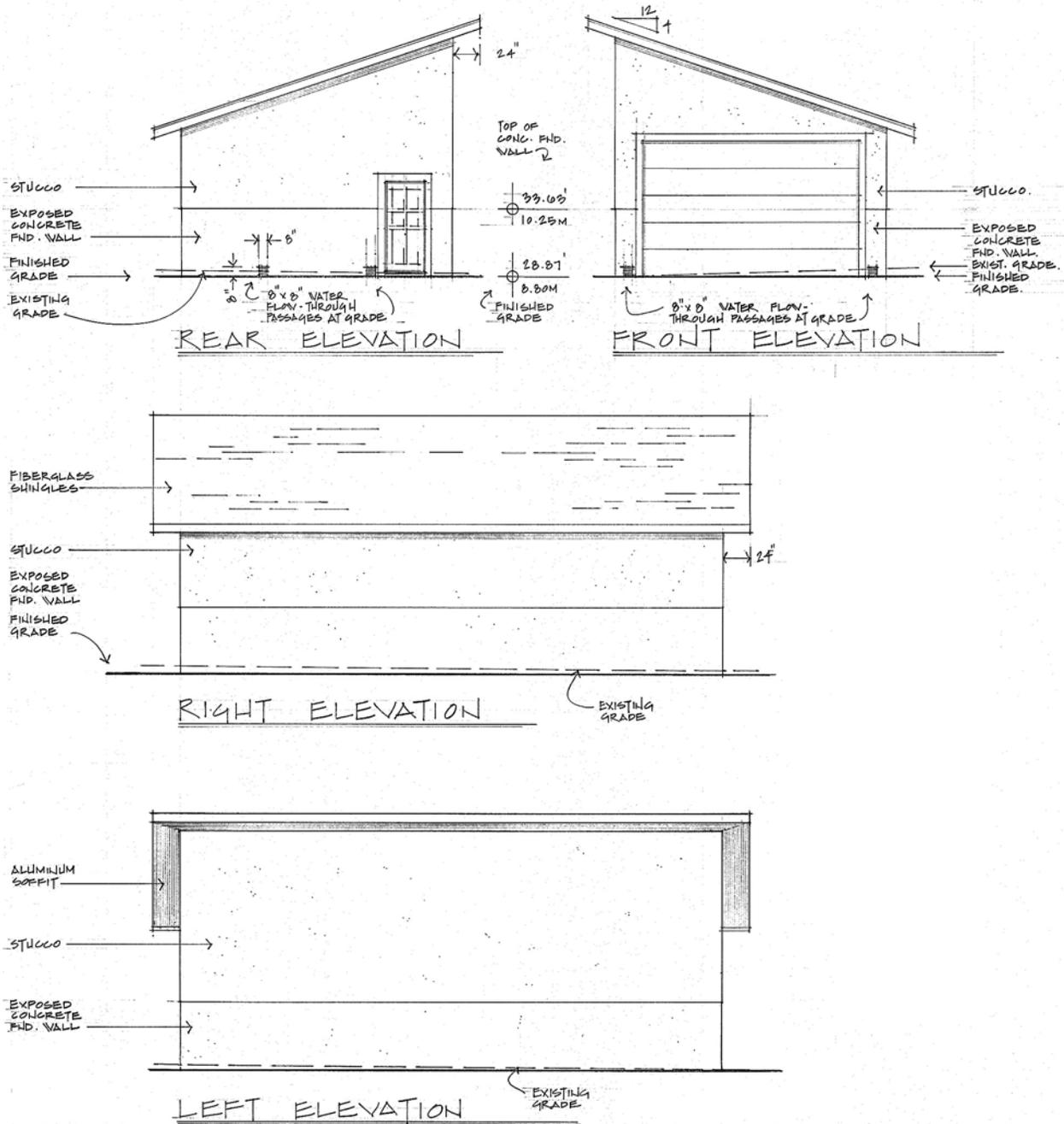


Figure 3: Proposed Elevations (from plans by Deziqn Zone)

Environment

The land is cleared for the most part, with a few Larch trees located along the west and front lot lines, a spruce near the watercourse to the rear, and a cottonwood clump near the midpoint of the east property line. Parks staff met with the applicant on site and noted that a small hawthorne tree was located on the boulevard in the area previously shown as proposed driveway. The applicant provided revised drawings with the proposed driveway relocated to retain the tree. Parks notes that a small multi-stem Lombardi Poplar is located within the proposed building envelope and will be removed under a tree permit.

In terms of protecting the floodplain storage capacity, the building has been designed to minimize any loss of floodplain storage, and to allow for flow through of flood water. This would be achieved through the provision of 200 mm square flow-through passages at floor level, which would allow any floodwaters to flow through the building without impacting the floodplain storage capacity of the site.

CONSULTATION

As part of the review process, the application was referred to the Resident's Association of Strawberry Vale, Marigold & Glanford on November 20, 2015. Revised plans were referred to the Association on June 8, 2016.

The Association responded in an email on June 21, 2016, noting the following comments and concerns:

1. They are not in favour of building on a flood plain, despite the building incorporating drainage channels to deal with any water issues, noting that daylighting of creeks, restoration of creek banks and rain gardens are ways to naturally deal with runoffs.
2. In the event that the application is approved, they would like to ensure that the building is screened from the road with appropriate vegetation since this is a residential neighbourhood, despite the A-1 zoning in some instances. A large, garage-like structure is not attractive.
3. With the garage-door opening facing the road, they question whether the applicant is really interested in farming the plot, or is just looking to build additional storage.

In an email dated June 27, 2016 the applicant responded to these comments as follows:

1. Lots of structures are constructed in floodplains provided that the necessary technical requirements are met which the applicants note they have.
2. The applicant will commit to improved landscaping to ensure there is adequate screening, and has provided a Landscape plan showing proposed plantings. The landscape plan would be secured by covenant. In the applicant's discussions with nearby residents, they note there was a preference towards having a building rather than a vacant lot.
3. Vehicles access and egress from the street which is why the garage door is placed as is, it needs to be accessible to vehicles. Placing the garage door facing the rear property line defeats the intent of the design as building a driveway all the way to the rear of the property drastically increases the impervious surface area.

SUMMARY

The applicant proposes to construct a new agricultural building within a floodplain. The use is permitted under existing zoning, and the proposed building meets height and setback requirements. The proposal complies with all relevant guidelines for the Floodplain Development Permit Area. A Restrictive Covenant would be required to save the District and Province harmless in case of flooding.

RECOMMENDATION:

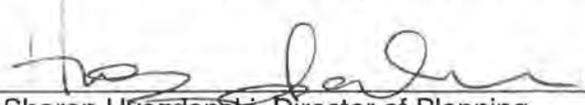
- 1) That Development Permit DPR00628 be approved.
- 2) That ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to ensure that the Owner will save the District and Province harmless in case of flooding on the property, and that plantings occur as per the Landscape Plan by Planster Consulting received and date stamped June 29, 2016.

Report prepared by: 

 Chuck Bell, Planner

Report prepared and reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdan, Director of Planning

CWB/jsp
 H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00628\REPORT_1136 ROY ROAD_JUNE 23, 2016.DOC

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


 Paul Thorkelsson, CAO

COPY

DISTRICT OF SAANICH

NO. DPR00628
DPE00628

DEVELOPMENT PERMIT

TO: **Nigel John Pollock**
[REDACTED]
Victoria BC [REDACTED]

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot 28, Section 5, Lake District, Plan 1521

1136 Roy Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By supplementing the provisions of the Zoning Bylaw 2003, to require the lands to be developed in accordance with the plans prepared by Dezign Zone received April 14, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring

properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.

- (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
- (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.

8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.

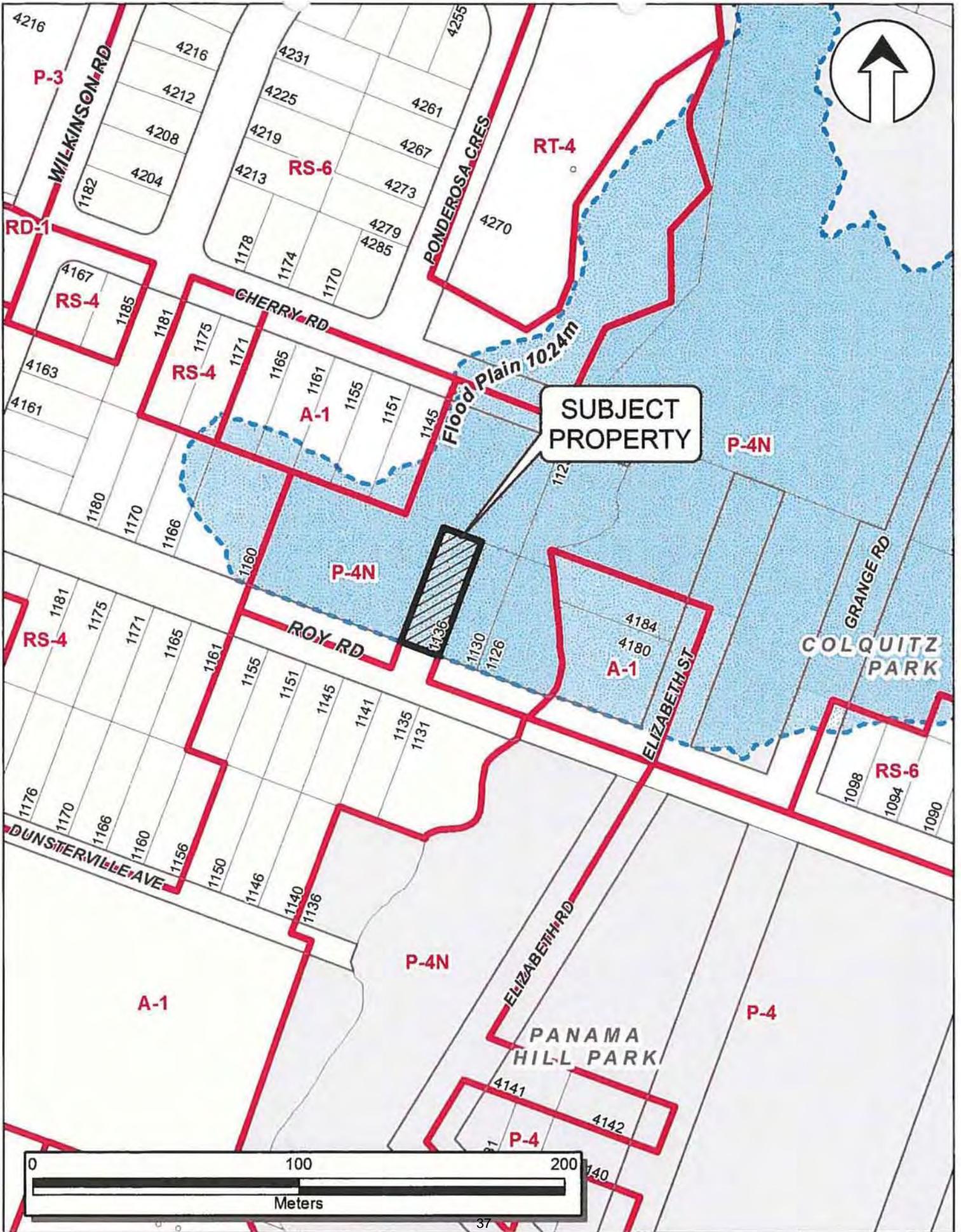
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: January 20, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: **FLOODPLAIN DP TO CONSTRUCT AN ACCESSORY STRUCTURE**

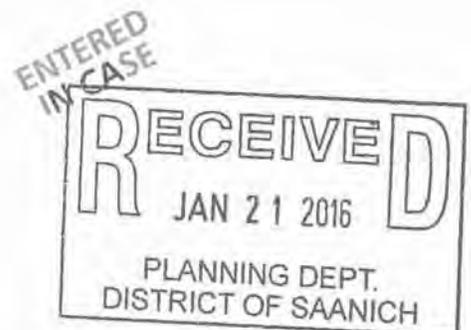
SITE ADDRESS: 1136 ROY RD
PID: 007-266-855
LEGAL: LOT 28 SECTION 5 LAKE LAND DISTRICT PLAN 1521
DEV. SERVICING FILE: SVS01978
PROJECT NO: PRJ2015-00664

The above noted application for Floodplain Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

CC: Harley Machielse, DIRECTOR OF ENGINEERING



Development Servicing Requirements

Development File: SVS01978
Civic Address: 1136 ROY RD
Page: 1

Date: Jan 20, 2016

Gen

1. PROPOSED AGRICULTURAL BUILDING AND DRIVEWAY MUST BE CONSTRUCTED SO THE FINISHED GRADE IS THE SAME AS THE EXISTING GRADE TO ENSURE THERE IS NO NET LOSS OF FLOODPLAIN STORAGE.
2. THE EXISTING 300 MM CONCRETE CULVERT ON ROY ROAD MUST BE EXTENDED TO ACCOMMODATE PROPOSED DRIVEWAY.
3. A COVENANT MUST BE REGISTERED ON THE TITLE OF THIS PROPERTY TO SAVE THE DISTRICT AND THE PROVINCE HARMLESS IN CASE OF FLOODING.

2860-30 Roy

From: Luke Mari <luke.mari@planster.ca>
To: <council@saanich.ca>
Date: 7/6/2016 8:18 AM
Subject: July 11th COW- 1136 Roy Road DP

POST TO	Gen	POSTED
COPY TO	Sh	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED:	bl.m	

Good Day Mayor and Council,

I have been recently advised by legislative services that the Development Permit for 1136 Roy Road will be before Council this Monday, July 11th. This application was originally scheduled for July 4th but due to some changes to the staff report, the date was revised to July 11th.

Unfortunately, I [redacted] won't be able to attend the Council meeting and provide a presentation, I apologize for this. I believe we have covered the necessary bases by complying with all of the District's requirements and by our extensive community consultation of all properties within 100m with no objections noted.

If for some reason, there is something missing and Council feels they cannot approve the Development Permit, I would ask that the consideration of the Development Permit be postponed to the August 8th Committee of the Whole and I would be very happy to attend this meeting and provide any additional information that Council could require.

Thanks for your time,

Luke

—
Luke Mari
Planster.ca
Luke.Mari@planster.ca
250.881.6077



Council Administrator Media



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: July 28, 2016
Subject: Liquor Licence Request – Application for Brewery & Distillery Lounge Endorsements
File: LIQ00017 • 761 Enterprise Crescent

PROJECT DETAILS

Project Proposal: The applicant requests a Council resolution in support of an application to the BC Liquor Control and Licensing Branch (LCLB) for Brewery and Distillery Lounge Endorsements, in order to sell liquor by the glass in designated tasting (lounge) areas within the brewery/distillery.

Address: 761 Enterprise Crescent

Legal Description: Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703

Owner: 761 Enterprise Holdings Inc.

Applicant: Macaloney Brewers & Distillers Ltd.

Parcel Size: 4173.9 m²

Existing Use of Parcel: Brewery/Distillery

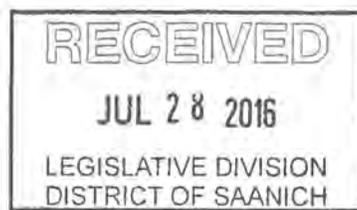
Existing Use of Adjacent Parcels: North: M-3 (Industrial Park) Zone
South: M-3 (Industrial Park) Zone
East: Highway 17
West: M-3 (Industrial Park) Zone

Current Zoning: M-3B/D (Industrial Park Brewery/Distillery) Zone

Minimum Lot Size: n/a

Proposed Zoning: No Change

Proposed Minimum Lot Size: n/a



CW
2

Local Area Plan: Carey

LAP Designation: Industrial Park

Community Assn Referral: Referrals sent to the Royal Oak Community Association and the North Quadra Community Association on June 22, 2016. No response has been received to date.

PROPOSAL

The applicant requests a Council resolution in support of an application to the BC Liquor Control and Licensing Branch (LCLB) for Brewery and Distillery Lounge Endorsements, in order to sell liquor by the glass in designated tasting (lounge) areas within the brewery/distillery.

Council, at their meeting held June 13, 2016, gave final reading and adoption to bylaws creating the Industrial Park Brewery/Distillery Retail Sales Zone (M-3B/D) and rezoning the property at 761 Enterprise Crescent to zone M-3 B/D for a proposed brewery/distillery. In addition, Council approved Development Permit Amendment DPA00860 for changes to the parking layout and signs for the brewery/distillery. Building Permits have been issued for tenant improvements to the building to accommodate the use.

PROCESS AND POLICY

Liquor Control and Licensing Branch (LCLB)

The LCLB process requires that a local government, in respect to a Brewery/Distillery Lounge Application, consider and comment on the location; proximity to other social or recreational facilities and public buildings; person capacity and hours of liquor service of the lounge; potential noise; community impact; and views of residents.

Council Policy

For a new liquor-primary application, Council Policy (04/105) requires early notice to Community Associations, schools, businesses and social facilities within a 180 m radius of the subject property. The application is then considered at a Public Hearing following notification to owners, residents, the community association, and any schools, businesses and social facilities also within a 180 m radius.

Council has previously requested that staff process this application in a timely manner. Per Council policy noted above, a Public Hearing is required for new liquor license applications. Should Council wish to expedite this application for economic development reasons, Council could choose to waive the requirement for a Public Hearing. This would mean Council could finalize review of this application at the Committee of the Whole meeting. If a Public Hearing is required the earliest date for the hearing would be August 22, 2016.

The justification for not requiring a Public Hearing for this liquor license would be: 1) public input can be provided in writing and in person at the Committee of the Whole meeting; and 2) opportunity for public input on the development including the sale and tasting of liquor was provided during the recent rezoning and development permit process.

COMMENT

The LCLB specifically requests comment on the following:

a) Location

The 4173.9 m² site is located on the west side of Enterprise Crescent in the Royal Oak Industrial Park. Surrounding land use is industrial on three sides. There are single family dwellings to the west of Glanford Avenue and to the east across Highway 17 (see Figure 1).

b) Proximity to other Social and Recreational Facilities and Public Buildings

There are no other social and recreational facilities and public buildings within 180 m radius of the site. The nearest school, Glanford Middle School, is 850 m to the southwest. There is a church on Quadra Street, 450 m to the east. Bird of Paradise neighbourhood public house is located on Glanford Avenue, 60 m northwest of the site.

c) Person Capacity and Hours of Liquor Service

The requested occupant load (patrons plus staff) for the establishment is 90 persons. Proposed hours of operation are 9:00 am to 10:00 pm daily.

d) Noise

The site is located in an industrial area away from any residential uses. The brewery and distillery lounge are interior areas overlapping the on-site store, tasting room and production facility. It is not anticipated that the lounge area(s) would result in excessive noise detectable from outside the building.

e) Traffic and Parking

It is not anticipated that the facility would generate excessive additional traffic in the neighbourhood. Based on the operational characteristics of the business, it is anticipated that most visitors would arrive by coach or shuttle bus. A Parking Needs Assessment was completed for the development as part of the rezoning and development permit amendment process. Based on the findings, Council approved a Zoning Bylaw variance to permit the land to be developed with 25 vehicle parking stalls and one bus parking stall (39 stalls required).

f) Community Impact

Approval of this application is not expected to have an adverse impact on the community. The brewery/distillery operation would offer a cultural experience for local residents and tourists and provide an economic benefit to Saanich. It is expected that other businesses in the community may benefit from tourism clustering and partnerships. The distillery supports local agriculture by using BC barley. The bi-products can be used by local farmers to feed livestock.

COMMUNITY CONSULTATION

Early Notification

In accordance with Council policy, early notice was mailed on June 22, 2016 to the Royal Oak Community Association, the North Quadra Community Association and 16 businesses located within 180 m radius of the site.

Three local businesses in the Royal Oak Industrial Area responded indicating no objections to the proposal. To date, no response has been received from the Community Associations.

Applicant

The applicant was advised by Planning staff that a public information meeting to engage the community was not necessary, as extensive consultation, which included meetings with local businesses, the Royal Oak Community Association and a Public Hearing, were undertaken in 2016 as part of the rezoning and development permit amendment process. Notices related to that process made clear that a tasting room, lounge and retail sale of product produced on the site were a component of the business plan.

Fire and Police

The application was also referred to the Saanich Fire Department and Saanich Police for comment. The Fire Department has responded indicating no objections to the proposal. Saanich Police met with the applicant on site as part of the rezoning and development permit amendment process and provided feedback on the security measures being undertaken by the applicant and ways to avoid incidents of impaired driving. It was noted that the presence of staff after hours may assist with concerns of vagrancy in the area.

SUMMARY

There are no social and recreational facilities and public buildings within 180 m radius of the site. It is not anticipated that the sale of liquor by the glass in designated tasting (lounge) areas within the brewery/distillery will have an adverse impact on local businesses or the broader community. The lounge area(s) within the brewery/distillery are not expected to result in excessive noise detectable from outside the building. Traffic generation and parking were considered as part of the rezoning and development permit amendment process. It is anticipated that most visitors will arrive by coach or shuttle bus. For these reasons, the application can be supported.

RECOMMENDATION

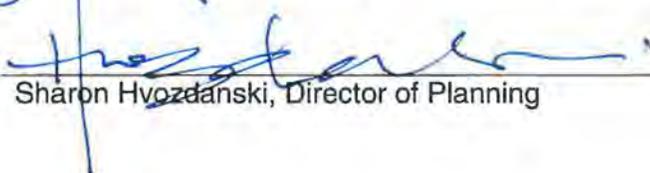
1. That the application to the BC Liquor Control and Licensing Branch (LCLB) for a Brewery and Distillery Lounge Endorsement, in order to sell liquor by the glass in designated tasting (lounge) areas with the brewery/distillery at 761 Enterprise Crescent be supported.
2. That the minutes of the Public Hearing and received correspondence be provided to the Liquor Control and Licensing Branch as representing the views of residents with respect to the application.

Note:

Should Council wish to expedite this application for economic development reasons, Council could choose in this particular case to waive its policy requiring a Public Hearing for new Liquor License applications. Justification for this approach is outlined in the body of this report. A motion to this effect would be required and recommendation 2 noted above, would need to be modified to reference the minutes of the Committee of the Whole meeting instead of the minutes of the Public Hearing.

Report prepared by: 
Neil Findlow, Senior Planner

Report prepared and reviewed by: 
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
Sharon Hvozdzanski, Director of Planning

NDF/si
H:\TEMPEST\PROSPERO\ATTACHMENTS\LIQ\LIQ00017\REPORT_JULY 28, 2016.DOCX

Attachments

cc: Paul Thorkelsson, CAO

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.



Paul Thorkelsson, CAO



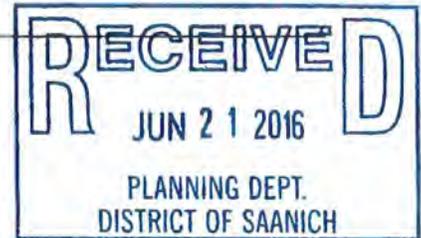
APPLICATION SUMMARY
For Applicant and Local Government/First Nation
Brewery & Distillery Lounge Endorsements

Date: June 8, 2016

Job #27584417-3 (brewery)
 #27584771-3 (distillery)

Created by: Janine Lind
 Senior Licensing Analyst

Re: Application for Brewery & Distillery Lounge Endorsements
 Brewery #306936
 Distillery #306935
 Brewery & Distillery Name: Victoria Caledonian Brewery & Distillery
 Applicant Licensee: Macaloney Brewers & Distillers Ltd.
 Location: 761 Enterprise Crescent, Saanich



1. APPLICATION INFORMATION

Date Application deemed complete: June 8, 2016

Local Government or First Nation Jurisdiction: District of Saanich

The primary business focus of the proposed Lounge: Food and Beverage

Person Capacity/Occupant Load Requested (person capacity is patrons plus staff)*:

- Person 01 = 65 persons (overlaps on-site store)
- Person 02 = 75 persons (overlaps separate tasting room)
- Person 03 = 90 persons (overlaps lower production facility)

***Maximum overall establishment capacity is not to exceed 90 persons total.**

Liquor Service Hours Requested:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM	10:00 PM

Statutory Prohibitions to Consider: none identified

Terms and Conditions Requested: none

The Lounge Endorsement, if approved, allows a licensed brewery and distillery to sell and serve their products by the glass (or other single serving) in a designated interior lounge and/or patio area on the manufacturing site. In a manufacturer lounge, sale and service may also include any kind of liquor for consumption on site, provided the cost of products other than the manufacturer's own product does not exceed 20% of the total cost of products for sale in in any given quarter. Food and non-alcoholic beverages must be available at reasonable prices to customers during all hours of liquor service. Hours of service and capacity are subject to local government consideration and comment. Minors are permitted when accompanied by a parent or guardian.

2. APPLICATION SUITABILITY INFORMATION (Fit and Proper)

Applicant has met the eligibility and suitability requirements for this type of endorsement as stated in the *Liquor Control and Licensing Act*.

3. LOCATION/SITE FACTORS

The legal description of the site is: PID 000-232-271, Lot 1, Section 8B, Lakeland District, Plan 33271. The proposed brewery and distillery lounge are interior areas overlapping the on-site store, tasting room and production facility.

The following sections are compiled from information provided by the applicant except where indicated otherwise.

The Applicant's "Letter of Intent" (attached) provides information relative to the categories noted below. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.

- a) Purpose
- b) Target Market
- c) Composition of the Neighborhood
- d) Site factors
- e) Benefits to the Community
- f) Impact of Noise on the Surrounding Community
- g) Other impacts on the Surrounding Community

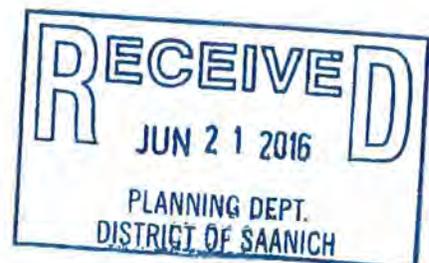
Community Indicators

Contravention Statistics

- The Liquor Control and Licensing Branch can provide contravention statistics for liquor primary and liquor primary club establishments within your area upon request.

POPULATION AND SOCIO-ECONOMIC INFORMATION :

- Circle population statistics for 2006 are available from BC Stats by emailing your request to BC.Stats@gov.bc.ca
- BC Stats Community Facts includes the BC Benefits recipient and EI Beneficiary statistics and is available at <http://www.bcstats.gov.bc.ca/data/dd/facsheet/facsheet.asp>
- Statistics Canada Population breakdown by categories is available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>



4. PUBLIC INTEREST

In providing the resolution on the proposed Brewery Lounge application, Local Government must consider and comment on each of the regulatory criteria indicated below.

The written comments must be provided to the general manager by way of a resolution within 90 days after the Local Government receives notice of the application, or any further period authorized by the General Manager, Liquor Control and Licensing Branch, in writing.

Regulatory criteria Local Government or First Nation must consider and comment on:

- a) the location of the lounge;
- b) the proximity of the lounge to other social or recreational facilities and public buildings;
- c) the person capacity and hours of liquor service of the lounge;
- d) the impact of noise on the community in the immediate vicinity of the lounge;
- e) the impact on the community if the application is approved.

If the operation of the lounge may affect nearby residents, the Local Government must gather the views of residents* in accordance with section 11.1 (2) (c) of the Act and include in the resolution:

- (i) the views of the residents*,
- (ii) the method used to gather the views of the residents*, and
- (iii) comments and recommendations respecting the views of the residents*;

*** Note: "residents" includes business owners**

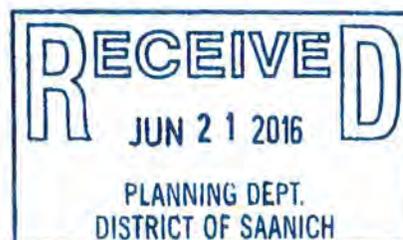
For use by Liquor Control and Licensing Branch:

REGULATORY CONSIDERATIONS

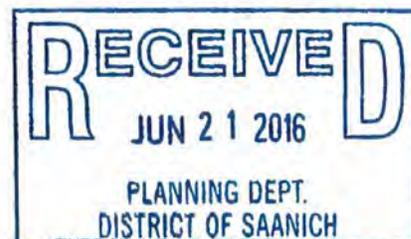
Liquor Control and Licensing Act, sections: 11, 16 and 18
Liquor Control and Licensing Regulations sections: 4, 5, 6, 8, 9, 10

POLICY CONSIDERATIONS

Class of Licence
Applicant Eligibility Assessment
Site and Community Assessment
Building Assessment and Issue of a Licence



ATTACHMENT 1
APPLICANT'S LETTER OF INTENT



PART 5: Letter of Intent (Functions and Services to be Provided)

Explain the functions and services your facility or venue will provide. The information you provide in the letter of intent must address all of the factors indicated below.

I have attached a separate sheet.

1. Purpose

Describe the purpose of the endorsement including beverage service, entertainment and hospitality services you intend to provide:

2. Describe the target market. Your proposed endorsement area may serve some of the following:

- Urban locals
- Suburban locals
- Rural locals
- Neighbouring communities
- Tourists

Other (please specify): CORPORATE MEETINGS + EVENTS

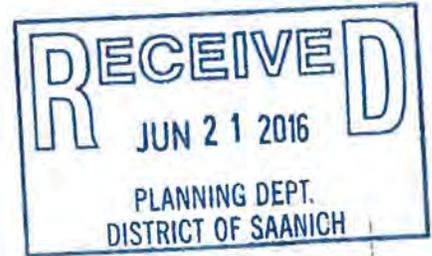
3. Describe the composition of the neighbourhood. The composition of the neighbourhood may include some of the following:

- Commercial
- Residential
- Industrial
- Light Industrial
- Urban
- Downtown
- Suburban
- Rural
- Agricultural Land Reserve (ALR)
- First Nations' Land
- Neighbouring residents

Other (please specify):

4. Provide a street map of the area surrounding the manufacturing site which identifies the following social and public facilities within a reasonable distance* (see below):

- All other licensed liquor primary or liquor primary club establishments
- Churches
- Clubs
- Schools (K-12, colleges, universities)
- Preschools
- Day care centres
- Health care facilities
- Seniors facilities
- Recreational/sports facilities
- Neighbouring residents
- Police stations
- Fire halls
- Libraries
- Government buildings
- Any other relevant local public or private facilities



2016 JUN 23 2:15

*Note: What constitutes a reasonable distance will vary depending on individual circumstances.

Reasonable Distance Guidelines:

- In a densely populated city or municipality, reasonable distance is probably a 2 block radius;
- In a pocket community having no adjacent developed regional areas (e.g. Gold River, Tumbler Ridge, Whistler, Valemont) reasonable distance is probably the whole community;
- In a rural area having large acre parcels, reasonable distance is probably up to 8 km (five miles);
- In a moderately populated area of developed subdivisions, suburbs, reasonable distance is probably 1.5 or 2 km (1 mile).

On the same map, please mark the boundaries of the neighbourhood of the proposed location as per the reasonable distance guidelines above. State what distance measure you chose.

5. Benefits to the Community

Describe the community/market need you are addressing by providing an additional licensed area within the community (e.g. the proposed lounge will support tourism activities at the manufacturing facility OR there are currently no licensed establishments in the area).

6. Impact of Noise on the Surrounding Community

Describe the noise impact expected from your proposed endorsement area and describe the measures you will take to ensure others, including neighbouring residents, are not disturbed if the endorsement area is approved (e.g. entertainment will not involve amplified music given the bylaws in place; noise from outdoor patio will be addressed by closing patio at 10 p.m.; outdoor lighting and cameras will be installed; additional traffic should not create additional noise given the location and size of the endorsement).

7. Other Impacts on the Surrounding Community

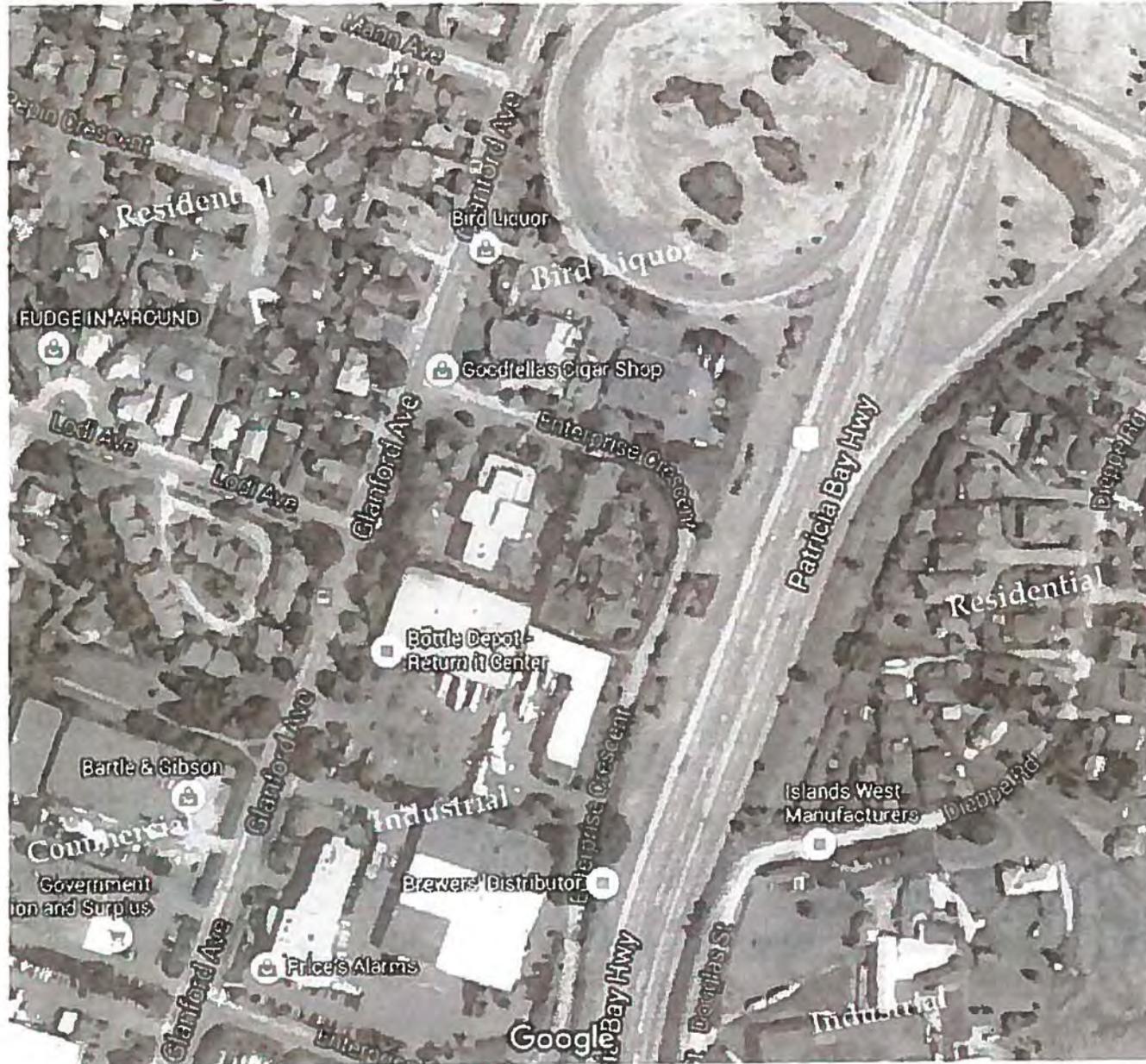
Describe any further impacts of the new licensed area(s) on the surrounding community if the endorsement application is approved.

8. Other Information and Requests

Provide any additional information or requests that might be relevant to your manufacturer endorsement application (such as zoning restrictions, bylaw restrictions, entertainment, etc.)

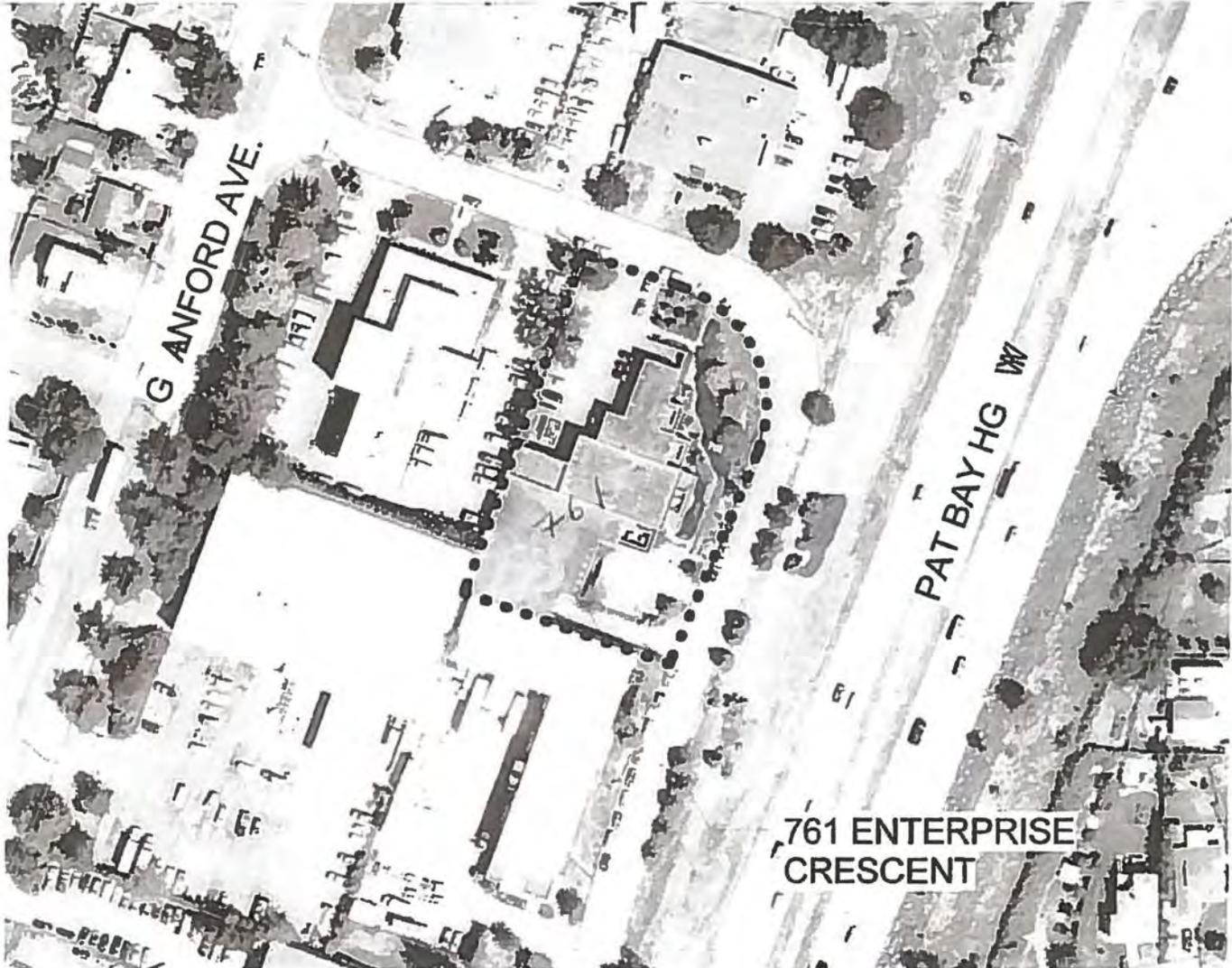
2 Block Radius: Residential areas and pub/liquor store shown. No churches, clubs, schools, pre-schools, day care, health care, seniors facilities, recreational, police, fire, libraries or government. Music for Young Children has relocated from 761 Enterprise Crescent.

RECEIVED
 JUN 21 2016
 PLANNING DEPT.
 DISTRICT OF SAANICH



RECEIVED
 NOV 23 2015

A:\Work\dmhwy\00000_2015\Project\201518\Inventory\Documents\Building\Permit_Summary\2015\Drawings\Site Plan_20151120.rvt



CIVIC ADDRESS

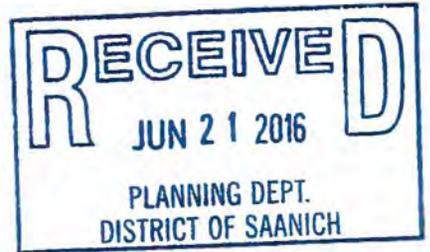
Street Number: 761
Street Name: Enterprise Crescent

LEGAL DESCRIPTION:

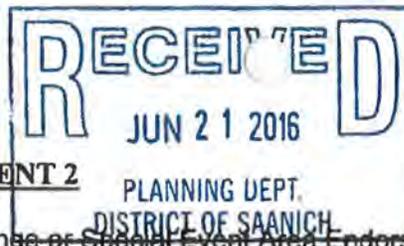
LOT 1 SECTION 8B LAKE LAND DISTRICT
PLAN 33271 EXCEPT PLAN 3470

Project Description:

Tenant Improvement in industrial warehouse.
New Brewery/Distillery with tasting room and
on site liquor store.



ERIC BARKER ARCHITECT inc.	727 Pandora Ave, Victoria, BC V8W 1Y9 Ph: (250) 385 4565 www.ericbarkerarchitect.com	Graeme Macaloney Victoria Caledonia Distillery	CONTEXT PLAN			No.	Description	Date	A1.3
			Date	2015/11/20	Project No.	201518			

**ATTACHMENT 2**Sample Resolution Template for a Winery Lounge or Special Event Area Endorsement

General Manager, Liquor Control and Licensing Branch

RE: Application for a winery lounge or special event area endorsement at: (address of proposed establishment)

At the (council/board) meeting held on (date), the (council/board) passed the following resolution with respect to the application for the above named Winery licence:

"Be it resolved that:

1. The (council/board) (recommends/does not recommend) the issuance of the winery lounge or special event area endorsement for the following reasons: (detail and explain reasons for recommendation)

2. The (council's/board's) comments on the prescribed considerations are as follows: (see the following page for sample comments for each criterion – a comment on each must be included in the resolution. Where a staff report has been prepared that addresses the criteria this can be used to provide Council's comments provided the staff report is referenced in the resolution and there is a clear statement that Council endorsed the comments in the report.)
 - (a) The location of the winery lounge or special event area (provide comments)
 - (b) The proximity of the winery lounge or special event area to other social or recreational facilities and public buildings (provide comments)
 - (c) In the case of a winery lounge, the person capacity of the winery lounge (provide comments)
 - (d) hours of liquor service of the winery lounge or special event area
 - (e) traffic, noise, parking and zoning, and
 - (f) The impact on the community if the application is approved (provide comments)

If the operation of the winery lounge or special event area may affect nearby residents, the local government must gather the views of residents of an area determined by the local government or first nation.

If the local government or first nation wishes to provide comments to the general manager, it must provide the following in writing:

- (a) Its comments addressing the criteria in subsection (9);
- (b) If it has gathered the views of residents under subsection (10),
 - (i) the views of the residents*
 - (ii) the method used to gather the views of the residents*, and
 - (iii) it's comments and recommendations respecting the views of the residents*
 - (iv) The reasons for its recommendations.

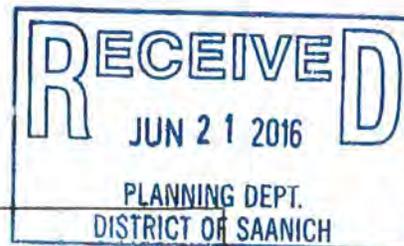
*** Note: "residents" includes business owners**

3. The (council's/board's) comments on the views of residents are as follows: (describe the views of residents, the method used to gather the views and provide comments and recommendations with respect to the views. If the views of residents were not gathered, provide reasons).

The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the (council/board) of (local government/First Nation) on (date).

Sincerely,

(signature)
(name and title of official)
(local government/First Nation)



Note:

- All of the items outlined above in points 1, 2 (a) through (f) and 3 must be addressed in the resolution in order for the resolution to comply with section 10 of the Liquor Control and Licensing Regulation.
- Any report presented by an advisory body or sub-committee to the council or board may be attached to the resolution.

ATTACHMENT 3

Sample Resolution for a Winery Lounge or Special Event Area Endorsement Application

The following are examples that illustrate the type of comments that local government and First Nations might provide to demonstrate they have taken into consideration each of the criterion in reaching their final recommendation. Comments may be a mix of positive, negative and neutral observations relevant to each criterion. The final recommendation is the result of balancing these 'pros and cons'.

The list is not intended to illustrate every possible comment as the variations are endless, given the wide range of applications and local circumstances.

It is important that the resolution include the comment and not refer to a staff report, as the general manager cannot suppose that the local government considered all the criteria unless comment on each criterion is specifically addressed in the resolution itself.

Local government or First Nation staff may wish to contact the Liquor Control and Licensing Branch for assistance on drafting the content of a resolution before it is presented to local government or First Nation to avoid resolutions that do not comply with the regulations.

(a) The location of the winery lounge or special event area:

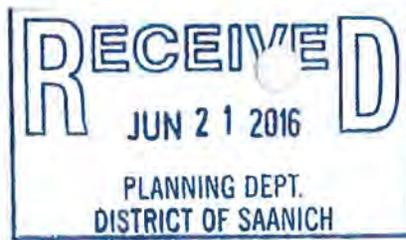
The location of the winery lounge is within the primary manufacturing facility. It has an interior and a patio area. It is located in a remote location and is suitable for such an endorsement.

(b) The proximity of the winery lounge to other social or recreational facilities and public buildings:

The only nearby social, recreational and public buildings do not conflict with the operation of a winery lounge.

– or –

The proposed location of the winery lounge is across a lane from a church with an attached retirement facility and church hall routinely used for youth group gatherings. The proximity of the proposed winery lounge is considered compatible with the neighbouring facilities.



(c) The person capacity of the winery lounge:

The maximum person capacity of the winery lounge is 65 persons as per building authorities.

(d) Hours of liquor service of the winery lounge:

Hours of liquor service are proposed to be from 4 PM to 10 PM daily. A larger capacity or later hours is not supported given the few number of police on duty to respond to concerns.

(e) Traffic, noise, parking and zoning:

Traffic in the area is not an issue. The road is located away from the main road resulting in noise not being an issue. Ample parking is available at the winery. Zoning permits a winery lounge for the sale and service of wine by the glass or bottle.

(f) The impact on the community if the application is approved:

If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents.

The Council's comments on the views of residents are as follows:

The views of residents within a half mile* of the proposed winery lounge area were gathered by way of *written comments that were received in response to a public notice posted at the site and newspaper advertisements placed in two consecutive editions of the local newspaper. Residents were given 30 days from the date of the first newspaper advertisement to provide their written views. Residents were also given an opportunity to provide comments at the public meeting of Council held on date.

A total of 63 responses were received from businesses and residents. Of the responses received, 21 were in support of the application citing the creation of additional jobs and a new entertainment venue for the area as their primary reasons. A total of 42 letters were received in opposition to the application. The primary reason cited by those in opposition was the proposed closing hours. A number of business residents in the area also cited the lack of parking as an area of concern.

The following examples illustrate one option that Council may complete their comments on the views of residents based upon the preceding fact pattern.

Based upon the input received by residents within a half mile of the proposed winery lounge there is a two to one ratio of opposed residents to residents that support the application. The opposition to this endorsement comes from both homeowners and businesses. Council is of the view that with both the residential and business communities' opposition to this proposed establishment that the issuance of a winery lounge endorsement would be contrary to the community standard for this area.

Despite the potential creation of additional jobs and a new entertainment venue for the area Council is unable to support the issuance of the endorsement. Council recommends that a licence not be issued.

*** The local government or First Nation determines the appropriate area to be included and the method for gathering those views**

Planning - 761 Enterprise Crescent - Liquor Licence

From: "Scott, Russell" <Russell.Scott@wspgroup.com>
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 7/27/2016 3:53 PM
Subject: 761 Enterprise Crescent - Liquor Licence
Attachments: SKM452_Vic16072714480.pdf

FAO Neil Findlow,

Please find attached a copy of our response regarding the liquor licence application for our new neighbors at 761 Enterprise Crescent.

We are delighted to have new neighbors and fully support their plans. We look forward to seeing them up and running.

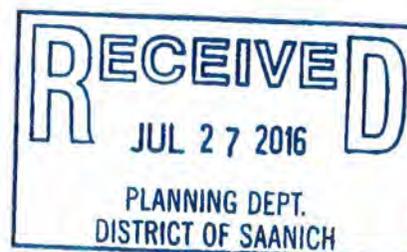
Many thanks,
Russell



Russell Scott, M.Sc., P.Eng.
 Senior Geotechnical Project Manager /
 Branch Manager
WSP Canada Inc.
 760 Enterprise Crescent
 Victoria, BC V8Z 6R4 Canada
 T +1 (250) 475-1000
 C +1 (250) 217-8376
www.wspgroup.ca
 Please consider the environment before printing...

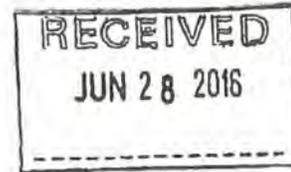
You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment www.wspgroup.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wspgroup.com so that we can promptly address your request. This message is intended only for the addressee and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this communication in error, please notify the sender and delete any copies you may have received.

Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel www.wspgroup.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformite@wspgroup.com afin que nous puissions rapidement traiter votre demande. Ce message est destiné uniquement au destinataire et il peut contenir des informations privilégiées, confidentielles ou non divulguables en vertu de la loi. Si vous n'êtes pas le destinataire du présent message, il vous est strictement interdit de le divulguer, de le distribuer, de le copier ou de l'utiliser de quelque façon que ce soit. Si vous avez reçu la présente communication par erreur, veuillez en aviser l'expéditeur et supprimer le message.



District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5471
f. 250-475-5430
saanich.ca



June 22, 2016

To Whom it May Concern:

RE: NEW LIQUOR LICENCE FOR VICTORIA CALEDONIAN BREWERY & DISTILLERY TO ALLOW ASSEMBLY (TASTING ROOM AND TOURS) AND RETAIL SALES INCIDENTAL TO A MANUFACTURING USE

**Site Address: 761 ENTERPRISE CRES
Legal: LOT 1 SECTION 8B LAKE DISTRICT PLAN 33271 EXCEPT PLAN 34703.
Folder: LIQ00017**

In accordance with Saanich Council Policy for public consultation for processing liquor license applications we are providing "early notice" of the application. Following a staff review you will be notified again of the date of the Committee of the Whole meeting.

Victoria Caledonian Brewery & Distillery is requesting a new liquor licence. For this application, the intent is to allow assembly (tasting room and tours) and retail sales.

We are interested to know if your business:

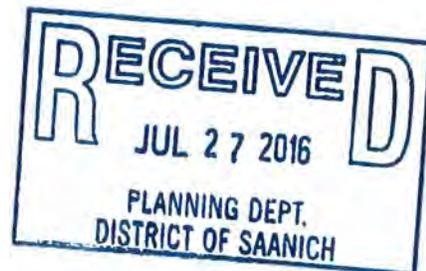
- Has no objection to the application
- Generally has no objection with suggested changes or concerns
- Does not support the application.

We would appreciate receiving your comments in writing or by email to planning@saanich.ca within 30 days, in order for us to consider them as we draft our staff report. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral. If you require further information about the proposed development please contact NEIL FINDLOW Local Area Planner at 250-475-5494 extension 3405.

Sincerely,

Neil Findlow
Senior Planner (Current Planning)

cc: Clerks Department



Planning - LIQ00017 - Liquor License for Victoria Caledonian Brewery & Distillery

From: Graham Hill <graham@islandmediquip.com>
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 7/4/2016 10:28 AM
Subject: LIQ00017 - Liquor License for Victoria Caledonian Brewery & Distillery

Hi Neil,

We have no objection to the application and support this new exciting business enterprise in Saanich.

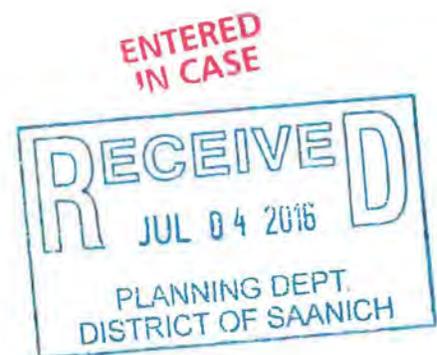
Thanks.

Regards,
Graham Hill



P: 250-391-0388

F: 250-391-0188



0846507 BC Ltd.

#101-727 Fisgard St.
Victoria, B.C.
V8W 1R8

Telephone 250-388-5441
Fax 250-361-9160
Email alice@firstisland.com

June 27, 2016

Neil Findlow
Senior Planner
District of Saanich
By email: planning@saanich.ca

RE: 761 Enterprise Crescent – New Liquor License for Victoria Caledonian Brewery & Distillery

Dear Sir:

We own the property at 751 Enterprise. In response to your letter of June 22, 2016 we have no objection to the application.

Yours truly,

0846507 BC Ltd.

~~AK/srl~~

AK/srl
Enclosure

ENTERED
IN CASE

RECEIVED
JUN 27 2016
PLANNING DEPT.
DISTRICT OF SAANICH