



**APPLICANT:**

- S. Newby, Charlton Avenue, presented to Council and highlighted:
- The proposed farmer's market will operate in Braefoot Park from 10:00 a.m. to 2:00 p.m. every Sunday in July and August beginning July 2<sup>nd</sup>; the market will have music, food trucks, and local food producers and artisans.
  - The applicants have canvassed the neighbourhood, addressed concerns and they will continue to work with the community to address any concerns that may arise.
  - A partnership with the Braefoot Community Association has been established in order to ensure that the market is a success.
  - The applicants are dedicated in creating a successful, sustainable food-focused market; there will be a continued effort to develop partnerships with local farmers and artists.
  - Council and staff are to be commended for the support and guidance they provided.

In response to questions from Council, the applicant stated:

- The onus will be on vendors to get their own provincial approval for the sale and sampling of alcohol.
- Braefoot Park was deemed to be the best venue for the market; there are many events planned in the park and the Community Centre throughout the year therefore it was decided only to hold the market in July and August so that other groups would not be disturbed.
- The public can use the restrooms in the Community Centre; the Community Centre has also permitted access to electrical for the market.
- Advertising has resulted in a great deal of interest from vendors and visitors to the market; the goal this year is to use the parking lot area for the market, and, as the market grows, expand into the lacrosse box.
- It is the expectation that the market would be small this year and would expand each year.

**PUBLIC INPUT:**

K. McDonald, Chair, Braefoot Strata Council, stated:

- The applicants are wished well; the Strata Council had previously identified three concerns which have been addressed.
- The concern with the music has been addressed in the Temporary Use Permit.
- There is still a concern that improper waste management would result in an increase in the rat population in the area.
- Staff have stated that the concerns with waste management and traffic management would be addressed in the Park Use Permit; she asked how the Park Use Permit would be enforced.

L. Layne, San Lorenzo Avenue, stated:

- Farmer's markets are a universal, time-honoured tradition and will be an integral part in making Saanich more self-sufficient and food secure.
- Smaller, local markets are preferred over big chain food markets; farmer's markets mean that local farmers can sell their produce and make a living.
- Health dangers have been identified in plants grown from GMO seeds; it is requested that farmers that are certified organic be given preference to sell their produce at the market.
- Farmer's markets allow residents to shop locally, connect and improve community; the proposal is supportable.

K. Whitworth, Viewmont Avenue, stated:

- The location for the farmer's market is supportable; a farmer's market is an excellent way to implement Official Community Plan policies and bring the community together.
- The Park Use Permit was not included in the report and there are concerns with waste management.
- Further clarification on the provincial approvals for alcohol sales and sampling is needed in terms of Saanich's liability as the property owner.
- There may be a need to limit the number of vendors; vendors should be required to provide proof of insurance.
- Clarification of the grant application for the market is needed in relation to the vendor revenue as it may have been undervalued; the expenses identified on the grant application may also be low.
- The proposed market is supportable and the applicants are to be commended for all their hard work in bringing the item forward.

**APPLICANT'S RESPONSE:**

- The number of vendors would vary; 12 vendors have committed and more vendors are actively being pursued; it is the hope to have 30 vendors this year.
- When applying for the Temporary Use Permit, the applicants had to project the number of vendors they expected; until a Temporary Use Permit is issued, the vendors cannot be confirmed.
- 30-40 vendors would be preferable.

In response to questions from Council, the Senior Manager of Parks stated:

- A Park Use Permit would be issued as part of the recommendation.
- Staff would attend the park on Monday mornings to ensure that the area has been cleaned up; staff would also respond to any calls for service from neighbours.

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

- The vendors are obligated to meet the provincial approvals for the sale or sampling of liquor; if a vendor does not have the proper permit, staff would seek voluntary compliance; if the vendor does not comply, they would be removed from the market.
- Saanich has control over the market through the Temporary Use Permit and the Park Use Permit.
- There is an option to set a maximum number of vendors as part of the Temporary Use Permit.
- Council could make a decision to only allow vendors inside the lacrosse box to ensure that there is adequate parking on site or could monitor parking and address it if it becomes a problem.

In response to questions from Council, the Chief Administrative Officer stated:

- The applicant previously responded to questions in relation to overflow parking and made a commitment to ensure adequate parking is available.

**COUNCIL DELIBERATIONS:**

- Motion: **MOVED by Councillor Haynes and Seconded by Councillor Wergeland:**  
**“That:**
- 1. Temporary Use Permit TUP00009 be approved and issued; and**
  - 2. Council authorize staff to issue a Park Use Permit, as per Section 17 of the Parks Management and Control Bylaw, 1997, No. 7753, to allow the “Saanich Sunday Farmer’s Market” to operate a farmer’s market at Braefoot Park in accordance with the provisions of Temporary Use Permit TUP00009.”**

Councillor Haynes stated:

- The applicants are to be commended for the initiative; it has been a long-standing aim of Council to have a farmer’s market in Saanich.

Councillor Wergeland stated:

- The Temporary Use Permit will ensure that the conditions are met.

**The Motion was then Put and CARRIED**

The Public Hearing was adjourned.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:**  
**“That Council adopt the minutes of the March 14, 2017 Special Committee of the Whole meeting, the March 17, 2017 Special Council meeting, and the March 27, 2017 Council and Committee of the Whole meetings.”**

**CARRIED**

**BYLAW (SUBJECT TO A PUBLIC HEARING)**

2870-30

Viewmont Avenue

**4355 VIEWMONT AVENUE – REZONING TO RT-5**

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9420”. To rezone from A-1 (Rural) zone to RT-5 (Attached Housing) zone for a proposed 38 unit townhouse development.

**MOVED by Councillor Plant and Seconded by Councillor Wergeland:**  
**“That Bylaw No. 9420 be introduced and read.”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:29 p.m.

The meeting reconvened at 8:00 p.m.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held April 5, 2017*

1310-40  
Regional Water  
Supply  
Commission

**REGIONAL WATER SUPPLY COMMISSION – APPOINTMENT OF MUNICIPAL REPRESENTATIVE**

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Mayor Atwell be appointed as Commissioner to the Regional Water Supply Commission in the interim until after a by-election is held.”**

**CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Mayor Atwell be assigned the additional vote as Commissioner to the Regional Water Supply Commission.”**

**CARRIED**

Adjournment                      On a motion from Councillor Brice, the meeting adjourned at 8:02 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH  
MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**WEDNESDAY, APRIL 5, 2017 AT 7:30 P.M.**

Present:                      **Chair:**            Councillor Brice  
                                     **Council:**        Mayor Atwell and Councillors Brownoff, Haynes, Plant, Sanders and Wergeland  
                                     **Staff:**           Paul Thorkelsson, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Adriane Pollard, Manager of Environmental Services; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

1410-04  
Report -  
Planning

**4015 & 4033 BRAEFoot ROAD; 4004, 4010, & 4024 MALTON AVENUE AND 4032 MALTON AVENUE (LATE ADDITION) – REQUEST FOR REMOVAL FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA)**

xref: 2860-25  
Braefoot  
Road/Malton  
Avenue

Report of the Director of Planning dated February 15, 2017 recommending that Council support Option 3 for the refined mapping proposed by staff for the reasons outlined in the report.

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 Councillor Brownoff left the meeting at 7:35 p.m.  
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In response to questions from Council, the Chief Administrative Officer stated:

- An application came forward on March 31, 2017 from the property owners of 4032 Malton Avenue requesting removal from the Environmental Development Permit Area; the property is in the general vicinity of the other properties being considered, is covered by the same EDPA area and has similar conditions.
- Therefore, staff are recommending that the property at 4032 Malton Avenue be considered with the other properties in this report.

**APPLICANTS:**

K. Shubrook, Braefoot Road, stated:

- The property is covered in lawn and garden; there is a tree covenant on the rear yard and natural state covenant on the front lawn.
- They request that the property be removed from the EDPA.

A. Lanni, Malton Avenue, stated:

- There is a tree covenant on much of the property; extensive blasting has been done in the past to level the lot and provide a crawl space.
- The property was graded and much of the natural environment was removed; the trees on the property are maintained.
- Given that there is a tree covenant to protect the property, an EDPA is not required.

H. Reuten, Malton Avenue, stated:

- The buffer area covers half of the total property; two-thirds of the buffer area is covered by paving stones and only one-third of the buffer area has vegetation.
- The grounds consist of trees, flower gardens and Garry oaks.
- A registered professional biologist's report states that there are no native species or Environmentally Sensitive Areas (ESAs) on their or the neighbours' properties; there is no justification for remaining in the EDPA because the buffer area does not meet the criteria in the EDPA bylaw; they request removal from the EDPA.

A. Bull, representing V. Beischer, Braefoot Road, stated:

- The property was formerly used as agricultural land and had cows, pigs and chickens on it; the property owner still keeps a cow and chickens.
- There is no real natural environment on the property besides oak trees.
- The property owner requests removal from the EDPA.

C. Pommelet, Malton Avenue, stated:

- The property consists of grass and oak trees; there is no need for the property to be in the EDPA.

T. Lea, Cedarglen Road, stated:

- Six of the properties have buffers only; he ground truthed the properties.
- They do not meet the standards of a sensitive ecosystem as being relatively unmodified; the inclusion of the properties should be considered mapping errors.
- They consist of lawn and garden only; there is no natural vegetation left on

- them and they are dominated by invasive grass species.
- There is one area where there is an endangered species but it is protected under the Tree Covenant.
  - There is no Garry oak Woodland Sensitive Ecosystem on any of the properties; this recommendation is based on the provincial inventory standards for the Sensitive Ecosystems Inventory (SEI) and Ecosystems at Risk.

In response to questions from Council, the Mr. Lea stated:

- It is possible that cows could eat rare species or species at risk; if the cattle were removed, a rare species inventory could be done to determine if rare species grow on the property.

**PUBLIC INPUT:**

Nil

**COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That staff be requested to prepare an amendment to Plate 20 of Schedule 3 to Appendix “N” of the Official Community Plan Bylaw, 2008, No. 8940 for the removal of the Woodland ESA at 4015 and 4033 Braefoot Road, 4004, 4010, 4024 and 4032 Malton Avenue from the Environmental Development Permit Area Atlas, and that a Public Hearing be called to consider the amendment.”**

In response to questions from Council, the Chief Administrative Officer stated:

- The existing application form requires property owners to indicate whether staff are permitted access to their property. Adjustments to the form could be considered so the property owner could indicate if they want to be contacted further by staff in regard to permitting access to their property.

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

- The properties could be considered for removal from the EDPA individually.

**The Motion was then Put and CARRIED  
with Councillor Sanders OPPOSED**

1310-40  
Regional Water  
Supply  
Commission

**REGIONAL WATER SUPPLY COMMISSION – APPOINTMENT OF MUNICIPAL REPRESENTATIVE**

Memorandum from the Legislative Manager dated March 28, 2017 requesting that Council consider the appointment of a municipal representative to the Regional Water Supply Commission and the assignment of an additional vote.

**PUBLIC INPUT:**

Nil

**COUNCIL DELIBERATIONS:**

**Motion:** **MOVED by Councillor Plant and Seconded by Councillor Haynes: “That it be recommended that Mayor Atwell be appointed as Commissioner to the Regional Water Supply Commission in the interim until after a by-election is held.”**

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

- The term for council appointees to the Regional Water Supply Commission is concurrent to the election term.
- After a by-election occurs, Council can reconsider the appointment.

Mayor Atwell stated:

- He would be happy to serve as a Commissioner in the interim until a by-election is held.

Councillor Haynes stated:

- He thanks the Mayor for agreeing to the appointment to the Regional Water Supply Commission.

**The Motion was then Put and CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That it be recommended that Mayor Atwell be assigned the additional vote as Commissioner to the Regional Water Supply Commission.”**

**CARRIED**

**Adjournment** On a motion from Councillor Plant, the meeting adjourned at 7:59 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK