



**MOVED by Councillor Sanders and Seconded by Councillor Wade: “That Bylaw No. 9213 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Subdivision Bylaw

**SUBDIVISION BYLAW HOUSEKEEPING AMENDMENT – UPDATING ZONE REFERENCES**

Final Reading of the “Subdivision Bylaw, 1995, Amendment Bylaw, 2013, No. 9214”. To update zone references.

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That Bylaw No. 9214 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Delegation  
Authorization  
Bylaw

**DELEGATION AUTHORIZATION BYLAW (MODIFICATION AND DISCHARGE OF COVENANTS) – HOUSEKEEPING AMENDMENT**

Three Readings of the “Delegation Authorization Bylaw (Modification and Discharge of Covenants), 2013, No. 9216”. To update staff positions and legislative references.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Bylaw No. 9216 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Bylaw No. 9216 be read a second time.”**

In response to a question from Council, the Director of Planning confirmed that Council could be copied on decisions to discharge covenants.

**CARRIED**

**.MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Bylaw No. 9216 be now passed.”**

**CARRIED**

1110-30  
Delegation  
Authorization  
Bylaw

**DELEGATION AUTHORIZATION BYLAW (DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS) – HOUSEKEEPING AMENDMENT**

Three Readings of the “Delegation Authorization Bylaw (Development Permits/Development Variance Permits), 2013, No. 9217”. To update staff positions and legislative references.

**MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9217 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9217 be read a second time.”**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9217 be now passed.”**

**CARRIED**

1110-30  
Delegation  
Authorization  
Bylaw

**DELEGATION AUTHORIZATION BYLAW (RENEWAL OF LEASES) –  
HOUSEKEEPING AMENDMENT**

Three Readings of the “Delegation Authorization Bylaw (Renewal of Leases), 2013, No. 9218”. To update staff positions and legislative references.

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9218 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9218 be read a second time.”**

**CARRIED**

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9218 be now passed.”**

**CARRIED**

1110-30  
Delegation  
Authorization  
Bylaw

**DELEGATION AUTHORIZATION BYLAW (STRATA CONVERSIONS) –  
HOUSEKEEPING AMENDMENTS**

Three Readings of the Delegation Authorization Bylaw (Strata Conversions), 2013, No. 9219”. To update staff positions and legislative references.

**MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9219 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9219 be read a second time.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9219 be now passed.”**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

2110-20  
Inclusion in  
Agricultural Land  
Reserve

**PANAMA FLATS – AGRICULTURAL LAND RESERVE INCLUSION**

Report of the Director of Planning dated March 8, 2013 recommending Council support the inclusion of the land generally defined in Figure 2 of the Agricultural Land Reserve (ALR); and task staff and the consulting agrologist with refining the exact boundaries of the area to be included in the ALR based on the following principles: protecting the maximum amount of quality farm land; ensuring the protection/enhancement of key environmentally significant areas on the site; ensuring flood management is not compromised; and addressing general park/trail interest including a formalized perimeter trail creating a looped system for community use.

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Council:**

- 1. Support the inclusion of the land generally defined in Figure 2 into the Agricultural Land Reserve as outlined in the March 8, 2013 report of the Director of Planning; and**
- 2. Task staff and the consulting agrologist with refining the exact boundaries of the area to be included into the Agricultural Land Reserve based on the following principles: protecting the maximum amount of quality farm land; ensuring the protection/enhancement of key environmentally significant areas on the site; ensuring flood management is not compromised; and addressing general park/trail interest including a formalized perimeter trail creating a looped system for community use.”**

Councillor Brownoff stated:

- The agrologist could look at ways to upgrade the soil if necessary; buffering should be considered around existing housing to reduce dust and noise.
- Alternative types of farming should be considered including beekeeping.

Councillor Derman stated:

- He supports the motion and moving land into the Agricultural Land Reserve (ALR).
- There may be opportunities for the consultant to review plans for habitat restoration.

Mayor Leonard stated:

- He supports credible lands being added to the ALR; land uses should be dictated by the ALR.
- Floodplains and ALR should be given priority when adding to the ALR.

Councillor Gerrard stated:

- It is important to set aside land for lease by young farmers.

**The Motion was then Put and CARRIED**

1050-20  
Cost Share  
Agreement

**CRAIGFLOWER BRIDGE REPLACEMENT PROJECT – COST SHARE AGREEMENTS**

Report of the Director of Engineering dated March 14, 2013 recommending that execution of the “Saanich and View Royal Joint Project Agreement” and the “UBCM, View Royal, Saanich Pooled Funds Funding Agreement” be ratified by Council.

**MOVED by Councillor Derman and Seconded by Councillor Wade: “That Council ratify the execution of the Saanich and View Royal Joint Project “Design and Construction Cost-Share Agreement” and the “UBCM, View Royal, Saanich Pooled Funds Funding Agreement” as outlined in the report of the Director of Engineering dated March 14, 2013.”**

Councillor Wergeland stated:

- He is concerned about the increased proposed costs for this project.

In response to a question from Council, the Acting Chief Administrative Officer stated:

- An ongoing value engineering process will look at ways at reducing costs of the project.

Mayor Leonard stated:

- He compliments Staff's dedication to this project.

**The Motion was the Put and CARRIED**

1310-20  
Appointments

**2013 DATE OF APPOINTMENT – ROYAL & MCPHERSON THEATRES SOCIETY**

Request to amend the date of appointment of Councillor Gerrard to the Royal & McPherson Theatres Society to commence March 25, 2013.

**MOVED by Councillor Derman and Seconded by Councillor Wade: "That Councillor Gerrard's date of appointment to the Royal & McPherson Theatres Society be amended to commence March 25, 2013."**

**CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

2510-35  
Environmental  
Management of  
Bowker Creek

**BOWKER CREEK BLUEPRINT**

Recommendation from the January 22, 2013 Environmental Advisory Committee meeting that Council direct that no changes or operational activities be undertaken to or upon lands adjacent to Bowker Creek which are not in keeping with the vision, goals, objectives, principles and actions of the Bowker Creek Blueprint; and that should any changes be proposed that would change the nature of the environment or impede or alter the nature of what Council adopted in the Bowker Creek Blueprint then Council should direct, prior to any approval, that a separate, meaningful public engagement process with the neighbourhood and partners to the Blueprint be developed and undertaken.

**MOVED by Councillor Sanders and Seconded by Councillor Brownoff: "That:**

- 1. Council direct that no changes or operational activities be undertaken to or upon lands adjacent to Bowker Creek which are not in keeping with the vision, goals, objectives, principles and actions of the Bowker Creek Blueprint; and**
- 2. should any change be proposed that would change the nature of the environment or impede or alter the nature of what Council adopted in the Bowker Creek Blueprint, then Council should direct, prior to any approval, that a separate, meaningful public engagement process with the neighbourhood and partners to the Blueprint, be developed and undertaken."**

Councillor Sanders stated:

- The Bowker Creek Blueprint highlights the need to preserve, restore and enhance the environmental aspects of Bowker Creek.
- When Council adopted the Blueprint, direction was given to the Planning, Engineering and Parks and Recreation Departments to consider the principles and actions for watershed management outlined in the Blueprint.
- Currently, there is no direction to staff to refer to the Blueprint when there are proposed changes to the Bowker Creek area.

- This motion recommends that public consultation should occur when there are proposed changes to the Bowker Creek area and direction from the Blueprint should be considered.

Councillor Derman stated:

- He supports the motion; there is a recommendation from Council suggesting that the Bowker Creek watershed be made a special development permit area based on the vision created by the Blueprint.
- Consideration of the Blueprint should be taken into account before decisions for proposed changes to lands adjacent to Bowker Creek are made.

Councillor Brice stated:

- She supports the motion and the Blueprint; the motion should be clear to ensure that it is a helpful tool going forward.

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

- The Bowker Creek area is included in the Shelbourne Corridor Action Plan; the nature of the planning process would negate the need for separate public meetings.

Councillor Brownoff stated:

- If there are proposed changes to lands adjacent to Bowker Creek, there needs to be community and partner consultation.
- Although changes may occur; conversations with partners and neighbours ensures an open process.

Councillor Gerrard stated:

- Council has adopted the Blueprint; Bowker Creek preservation should be embedded in long term planning for Victoria, Saanich and Oak Bay.

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

- The Shelbourne Corridor plan will be aligned with the principles of the Blueprint.
- There is a rigorous process of reviewing proposed changes which includes environmental assessments.

**MOVED by Councillor Derman and Seconded by Brownoff: "That the motion be amended to read, 'should any changes or operational activities be proposed that are not in keeping with the vision, goals, objectives, principles and actions of the Bowker Creek Blueprint, then Council should direct, prior to any approval, that a separate, meaningful public engagement process with the neighbourhood and partners to the Blueprint be developed and undertaken'."**

**The Amendment was then Put and CARRIED**

**The Main Motion, as amended, was then Put and CARRIED**

#### **REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS**

Council members provided updates on the various Saanich Advisory Committees they chair.



2860-40  
Seawood Terrace

**4593 SEAWOOD TERRACE – DEVELOPMENT VARIANCE PERMIT – ALAN LOWE ARCHITECT INC. (ALAN LOWE)**

Report of the Director of Planning dated February 5, 2013 recommending Council not approve Development Variance Permit DVP00314 for a proposed three lot residential subdivision.

The applicant, Mr. A. Lowe, Alan Lowe Architect Inc. stated:

- This proposal is for a three lot subdivision that does not require rezoning or an extension of the Sewer Service Area.
- Variances are required to reduce the width of the two proposed RS-16 lots from 40 m to 30 m; the RS-12 lot does not require a variance.
- The character of the proposed lots is similar to other lots in this area on the waterfront.
- The existing walkway would be dedicated to complete the pedestrian link between Seawood Terrace and Balmacarra Road.
- This proposal meets Official Community Plan (OCP) guidelines; infill lots are sustainable and are a better use of larger pieces of land.
- Neighbours and the Gordon Head Residents' Association (GHRA) have sent letters of support for this project.
- The applicant is committing to Built Green Gold standard of construction or equivalent, deconstruction of the existing dwelling, securing the 3 m walkway, utilizing a shared driveway and protection of significant trees on the site.
- Signage, fencing and surfacing would be provided for the walkway.

**PUBLIC INPUT:**

Mr. N. Fenger, 4633 Seawood Terrace stated:

- He supports the application; the walkway between Seawood Terrace and Balmacarra Road is important to neighbours.
- The addition of three dwellings would fit the character of the neighbourhood; neighbours are supportive of the application.

Mr. D. Gunn, on behalf of the Gordon Head Residents' Association stated:

- The Gordon Head Residents' Association is supportive of this proposal; approval of this project would enshrine the walkway in the greenway.
- Clarification is required of the interpretation of the OCP regarding infill referred to on page 7 of the Planner's Report.

Mr. A. Wiggan, the owner of 4593 Seawood Terrace, stated:

- Planning Staff have no objection based on the variances; the proposed variances are appropriate for the neighbourhood.
- The proposal is supported by the neighbours and the GHRA; he has personally met with the immediate neighbours and has kept them regularly informed regarding the progress of the proposal.
- He has received six letters of support for the project from immediate neighbours who are affected by the proposal.
- This proposed subdivision is within reasonable walking or cycling distance to community amenities including schools, parks and beaches.
- This proposal guarantees the dedication of the walkway between Seawood Terrace and Balmacarra Road.



In response to a question from Council, Mr. D. Gunn stated that there is a recommendation by the GHRA that improvements to the walkway be considered including fencing, signage and surfacing.

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

- The policies of the OCP do not preclude infill; the intent of the OCP is to see the majority of residences in close proximity to villages and centres.

**Motion:**

**MOTION by Councillor Brice and Seconded by Councillor Gerrard:  
“That it be recommended that:**

- 1. Council approve and issue Development Variance Permit DVP00314 for Parcel D (DD99737-I), Section 84, Victoria District, Except the South 7.72 Chains and Except Part in Plans 23946 and 45414 (4593 Seawood Terrace), and;**
- 2. Prior to ratification, a covenant be registered to require all new single family dwellings be constructed to a Built Green Gold or equivalent energy efficiency standard.”**

Councillor Brice stated:

- The presentation was excellent; it helped to explain the essence of the request.
- Key elements of this application that warrant support are: the dedicated land for the walkway; the shared driveway, no requirement for extension of the Sewer Service Area or for rezoning, the lot width variance would not have a negative aspect to the streetscape, the protection of native vegetation, and the dwellings being constructed to a Built Green Gold standard of energy efficiency.
- The Approving Officer will consider in the subdivision process: the restriction of driveways on proposed Lots A and B to a single access, provision of suitable tree preservation and natural state covenants, and provision of suitable covenants to require buildings and lands to be developed in accordance with the consulting geotechnical engineer’s recommendations.

Councillor Gerrard stated:

- He supports the motion.
- There are some issues regarding the interpretation of the OCP; consideration should be given to limited infill within neighbourhoods.
- This is a well thought out application which is worth supporting; the application commits to using onsite sewage, Built Green Gold standard of energy efficiency, deconstruction of the existing dwelling, a natural state covenant and has support from the neighbours.

Councillor Derman stated:

- He supports the motion; the variances requested are not inconsistent with the neighbourhood.
- Protection of the forested area on the bank is important; the applicant is willing to formalize the dedication of the walkway.
- Consideration should be given to covenants for further mitigation to climate change impacts such as solar heating, wiring for future solar photovoltaic and installation of charging stations for electric vehicles.

Councillor Brownoff stated:

- She is pleased that the walkway is being secured; she is concerned that plans for the dwellings were not included in the application.
- She supports the commitment to use a shared driveway and the protection of wildlife trees; the applicant has the support of the neighbours.

Councillor Wergeland stated:

- He is pleased with the applicant's consultation with neighbours; applications for infill should be considered on a case-by-case basis.
- This application maintains the character of the neighbourhood.

Councillor Murdock stated:

- There are challenges interpreting OCP language; he supports the motion.
- This is an opportunity to secure the walkway; there is a commitment to Built Green Gold standard of energy efficiency and a natural state covenant.
- Applications must be considered on a case-by-case basis.

Councillor Sanders stated:

- She supports the motion but is disappointed that conceptual drawings were not included with the application.

**The Motion was then Put and CARRIED**

2160-20  
Regional  
Sustainability  
Strategy

### **CAPITAL REGIONAL DISTRICT – REGIONAL SUSTAINABILITY STRATEGY**

Presentation from Capital Regional District (CRD) representatives on the Regional Sustainability Strategy.

Margaret Misak-Evans, Senior Manager Regional and Strategic Planning, Capital Regional District (CRD) made a presentation on "Regional Growth Strategy" (RGS) and highlighted the following:

- The CRD is meeting with Municipal Councils to share information, elicit feedback, start discussions and to identify and address matters of regional interests while respecting local interests.
- The next meeting will take place in a month at which time the RGS will be reviewed and the Regional Sustainability Strategy (RSS) will be drafted.
- Key considerations of the RGS include transportation, affordable housing, community health and well being, environmental health and resource management, economic development, food systems and regional resiliency.
- Transportation growth management will consider establishing a desired growth pattern and shaping mobility options to serve and connect.
- Expanding the housing spectrum to include a range of market rate housing will be important in the region.

- Community health and well-being will be explored through expanding the concept of human health to include physical, social and mental health, and aging-in-place and family-friendly communities.
- Preparing a regional ecosystem network plan could incorporate the “Nature Needs Half” concept and address the removal of private forest land from provincial regulation under forestry tenures.
- Economic development will increase economic resilience, will foster low-carbon/green industries and social innovation and recognize and protect employment lands.
- Review of food systems will provide more robust support for the agriculture industry and farmers.
- The CRD will use climate action as the lens for the RGS and integrate climate action across all policy topics.
- Regional Resiliency will enhance disaster preparedness and address sea level rise.

In response to questions from Council, Ms. Misak-Evans stated:

- That the intent of the transportation plan in the RGS is to distinguish major corridors to assist in identifying the need for rapid transit and frequent transport.
- Growth Management is a foundational piece of the RGS; the Regional Urban Containment and Servicing Policy Area (RUCSPA) is the cornerstone of the RGS and defines areas where growth is to be focused.
- The RUCSPA will be maintained and the distinction between urban and rural areas may be distinguished more clearly.
- Criteria may be added to the RUCSPA to address technical, fiscal and equity matters; establishing a more consistent approach to establishing the RUCSPA may also take place.

Councillor Gerrard stated:

- He is concerned about the amount of traffic originating outside Saanich and driving through Saanich to get to a destination.

Councillor Derman stated:

- Care is required in identifying major traffic corridors; establishing major traffic corridors could have implications for residents.
- Transportation planning has to respect the multiplicity of uses that should take place around the road; roads should not only be seen as a way to move people.

#### **PUBLIC INPUT:**

Nil

**MOVED by Councillor Derman and Seconded by Mayor Leonard:  
“That Council receive the Regional Growth Strategy Review Report,  
with thanks”.**

Councillor Derman stated:

- The details in the presentation and report are informative and valuable; he would like to see a “big picture” approach including a long term vision.
- Key priorities including climate change should be clearly identified to

stakeholders; he would like to know how the general public is going to be informed and educated and how feedback will be measured.

- Opportunities for the public to realize consequences of the choices they make are important.
- Adequate codification of costs of infrastructure and servicing is required.

Councillor Brownoff stated:

- Agriculture is an economic strength of Saanich; she is pleased that the RUCSPA will address technology, fiscal and equity in servicing matters.
- The cost of assisted-living housing in BC is the highest in Canada; that is a worry to the aging population.
- She is pleased that presentations are specific to each municipality.

In response to a question from Council, Ms. Misak-Evans stated that the intent of the presentation was to generate common interests, ideas and priorities.

Councillor Wade stated:

- Saanich tends to be a community that people move through to get to their destination; this is a challenge and an opportunity for the municipality.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:30 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK