

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That Bylaw No. 9406 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30

Gordon Head
Recreation Centre
Boiler
Replacement
Temporary
Borrowing Bylaw

**GORDON HEAD RECREATION CENTRE BOILER REPLACEMENT
TEMPORARY BORROWING BYLAW**

Final Reading of “Gordon Head Recreation Centre Temporary Borrowing Bylaw, 2016, No. 9407”. To authorize borrowing a maximum of \$836,630 from the Municipal Finance Authority for the purposes set out in “Gordon Head Recreation Centre Loan Authorization Bylaw, 2016, No. 9386”.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Bylaw No. 9407 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30

Sanitary Sewer
Bylaw

SANITARY SEWER BYLAW AMENDMENT

Final Reading of “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2016, No. 9408”. To amend Schedule “E” – Sewer Usage Charge to establish the 2017 Sewer Utility Rates.

MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Bylaw No. 9408 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30

Garbage
Collection and
Disposal Bylaw

GARBAGE COLLECTION AND DISPOSAL BYLAW AMENDMENT

Final Reading of “Garbage Collection and Disposal Bylaw, 2013, Amendment Bylaw, 2016, No. 9409”. To amend Schedule “A” – Solid Waste Services Fee Schedule to establish the 2017 Solid Waste Service Fees.

MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9409 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

D. Rebneris, Beaver Lake Road, stated:

- The Horticultural Centre of the Pacific (HCP) has had to have financial assistance over the years; it is a valuable institution.
- Originally, the HCP was developed to train property managers for small farms.
- Continued support is appropriate but there is a need to find new ways to make it relevant to residents.

5690-30

HCP

RESOLUTIONS FOR ADOPTION

1410-04
Report – Finance

xref: 5690-30
HCP

HORTICULTURE CENTRE OF THE PACIFIC (HCP) SOCIETY – REQUEST FOR INTEREST FREE LOAN

Report of the Director of Finance dated December 7, 2016 recommending that Council approve the requested agreement amendment for the HCP interest-free loan to a 25-year repayment schedule at \$8,640 per year subject to public notification.

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the requested agreement amendment for the Horticulture Centre of the Pacific interest-free loan to a 25-year repayment schedule at \$8,640 per year subject to public notification.”

Councillor Brice stated:

- HCP is struggling; there have been requests for funding in the past, but that does not detract from the value of the facility and the need for it.
- There would be costs to taxpayers, but given the fragility of the financial situation, additional support is needed.
- Supporting the recommendation is in the best interest of HCP and the community.

Councillor Derman stated:

- It is a difficult circumstance; this is Saanich property.
- This will ease the burden of repayment for the HCP; the construction of the Mel Couvelier Pavilion was based on optimistic planning and resulted in financial difficulties.
- There are good services offered at HCP; there is a need to see a business case and HCP's vision for the future.

Councillor Sanders stated:

- It was thought the Couvelier Pavilion would increase the success of the wedding business at HCP; financial assistance may help with the success of HCP.

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

- HCP's submission indicates that other buildings on the site will require repair and maintenance.
- The request could be considered during the Financial Planning process.
- HCP has not met their current year payment obligation and are seeking assurance in that regard.
- It would be appropriate to pass a motion to accept non-payment of HCP's 2016 payment and the new repayment schedule would be considered during 2017 budget deliberations.

Councillor Murdock stated:

- It is hopeful that the financial assistance provided to the HCP would allow it to flourish; having a business plan would be helpful.
- It may be appropriate to consider the request during the Financial Plan process.

MOVED by Councillor Murdock and Seconded by Councillor Plant: “That Council postpone consideration of the request of the Horticulture Centre of the Pacific for an interest-free loan extension to allow for further discussion during the Financial Planning process; and accept that the Society is unable to make its scheduled 2016 loan payment.”

Councillor Brownoff stated:

- The HCP is working diligently with Tourism Victoria in an effort to raise awareness that HCP is a tourist destination; unfortunately the location is not easy to get to.
- The educational component has decreased; budget discussions could consider enhancement of facilities.

Councillor Wergeland stated:

- The work and goals of the HCP are admirable but he questions whether they are realistic; there are a number of properties that Saanich also supports.
- There may be an advantage in providing a consistent approach when supporting properties.

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

- The 2016 payment would not be made. The balance of the outstanding loan would remain; the payment would not be waived.

Councillor Haynes stated:

- There may be opportunities for HCP to be considered a tourism destination.
- A business plan and vision for the future is needed in an effort to make HCP sustainable.

Mayor Atwell stated:

- There may be opportunities to make use of the facility in terms of education and tourism; HCP should determine what their vision for the future will be.

The Motion to Postpone was then Put and CARRIED

MOVED by Councillor Plant and Seconded by Councillor Murdock: “That staff work with the Horticulture Centre of the Pacific on options for securing long-term financial stability.”

Councillor Plant stated:

- It should be formally endorsed that staff could work with HCP management to look at options for long-term stability.

Councillor Brice stated:

- HCP is a registered society; they have a fiduciary responsibility to fulfil their mandate.
- Staff have a good working relationship with HCP, however having staff engage with respect to the management or future planning of HCP may not be appropriate.

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

- Staff have met periodically with HCP in relation to the interest-free loan; the motion provides the opportunity for further discussions in relation to long-term solutions.

Councillor Plant stated:

- Saanich has a link to HCP through the fact that it provides grants and owns the property; the motion allows staff to have a conversation regarding long-term stability.

Councillor Wergeland stated:

- There may not be the need to have formal motion; a solution will come through the existing process.

Councillor Derman stated:

- HCP is a management group that is independent from Saanich; HCP should provide their vision for the future to ensure that it successfully remains relevant.
- There is a need to consider if there is an expectation that the HCP be self-supporting or will Saanich continue to provide financial assistance when needed.

Councillor Haynes stated:

- The suggestion is for staff to formally engage in discussions with HCP; it should not be up to staff to come up with a formula for success.
- Staff could make suggestions about other finance mechanisms for the long-term.

Councillor Sanders stated:

- HCP was successful in the past; a Council liaison position could provide support.
- A lot of changes have taken place over the last couple of years; she is optimistic that HCP can become successful again.
- Staff could provide assistance when requested.

Councillor Brice stated:

- HCP is a society with fiduciary responsibility; she is confident that staff will provide assistance when requested.

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

- Staff would not help HCP with preparing their business plan; staff could make suggestions on what HCP could ask of Saanich in an attempt to make them financially viable.

The Motion was then Put and CARRIED

1410-04

Report – Finance

xref: 5170-20

Greater Victoria
Library Operating
Agreement

LIBRARY OPERATING AGREEMENT 2017-2020

Report of the Director of Finance dated December 6, 2016 recommending that Council approve the 2017-2020 Library Operating Agreement.

**MOVED by Councillor Murdock and Seconded by Councillor Haynes:
“That Council approve the 2017-2020 Greater Victoria Public Library
Operating Agreement.”**

In response to questions from Council, the Director of Finance stated:
- Nothing of concern from a financial perspective was noted in the new agreement.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 7:57 pm.

The meeting reconvened at 9:02 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held December 12, 2016

2110-55
Farmland Trust

EXPLORATION OF FARMLAND TRUSTS

**MOVED by Councillor Murdock and Seconded by Councillor Haynes:
“That Council:**

- 1. Receive, with thanks, the Capital Regional Food and Agriculture Initiatives Roundtable (CR-FAIR) “Findings Report – Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach” for information;**
- 2. Request that the CRD Board refer the development of a regional farmland trust to the proposed Regional Food Security Task Force as a priority initiative; and**
- 3. Support continued work to explore a farmland trust in the Capital Regional District, through participation in the proposed “Capital Region Food and Agriculture Strategy Plan” companion Task Force.”**

CARRIED

In Camera Motion **MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Council reconvene the In Camera meeting in Committee Room No. 2, and the meeting be closed to the public in accordance with Sections 90 (1) (c), (e), (g) and (i) of the *Community Charter*.”**

CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 9:04 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 COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, DECEMBER 12, 2016 AT 8:00 P.M.

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

1410-04
 Report -
 Planning

941 SUTCLIFFE ROAD – REZONING AND DEVELOPMENT PERMIT

Report of the Director of Planning dated September 29, 2016 recommending that Council not support the application to rezone from RS-18 (Single Family Dwelling) zone to P-4 (Recreation and Open Space) zone; and to not support Development Permit DPR00541 for the proposed construction of a new recreation building with four badminton courts.

xref: 2870-30
 Sutcliffe Road

Motion: MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That the rezoning application for 941 Sutcliffe Road be postponed to the first opportunity in 2017.”

CARRIED

1410-04
 Report –
 Planning

EXPLORATION OF FARMLAND TRUSTS

Report of the Director of Planning dated December 2, 2016 recommending that Council receive the Capital Regional Food and Agriculture Initiatives Roundtable (CRFAIR) “Findings Report – Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach” for information, and support continued work to explore a farmland trust in the Capital Regional District (CRD) through participation in the proposed “Capital Region Food and Agriculture Strategy Plan” companion Task Force.

xref: 2110-55
 Farmland Trust

The Manager of Community Planning stated:

- The CRFAIR report is a result of a request of Council for staff to explore the farmland trust models and interest expressed by other municipalities.
- CRFAIR prepared a Findings Report which explored models of farmland trusts; rather than duplicate the work of CRFAIR, staff supported that exploration and the report.
- The report looked at potential funding, management models, and how to initiate a farmland trust.
- The key findings of the report are: there is general support of a farmland trust, that a regional approach is preferred as opposed to individual municipalities initiating a farmland trust, that a diversity of approaches with respect to land acquisition and management is required, and that an intergovernmental and key stakeholder task force is needed.
- In parallel to the CRFAIR report, the Capital Regional District (CRD) has been working on a Regional Food and Agricultural Strategy; the strategy is scheduled to be discussed by the CRD Board on December 14, 2016.
- One of the ten key recommendations in the Regional Food and Agricultural Strategy is to initiate a process to establish a farmland trust; in addition,

establishment of a key stakeholder and intergovernmental task force is recommended.

- Should the regional task force not come to fruition, staff could bring forward a subsequent report on potentially initiating a Saanich farmland trust.

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

- The motion could include a request that consideration of a farmland trust be a priority for the proposed regional task force.

PUBLIC INPUT:

H. Charania, Genevieve Road, stated:

- Although the recommendation is supportable, it would have been preferable to have a Saanich-based solution.

C. Thompson, on behalf of N. Chambers, stated:

- The time for procrastination is over; Canada, BC and Vancouver Island are food-insecure.
- Farmland inventory is decreasing; farmland in Saanich has been inundated with industrial and non-permitted uses which is degrading farm soils, destroying riparian areas and destroying wildlife and bird habitat.
- Currently, the largest obstacle to food security is the price of farmland.
- The Blenkinsop Valley resolution was passed to protect the Valley as an agricultural greenway in perpetuity; the strategy was that, when and if lands became available, Saanich would purchase it and then lease it to farmers.
- The Urban Containment Boundary is an effective tool to protect farmland; it must be strengthened and non-permitted uses be enforced.
- Saanich should take a leadership role and pass a resolution to endorse the regional farmland trust; it is appropriate to monitor truck weight restrictions on Blenkinsop.

L. Bomford, Graythorpe Place, stated:

- There is a need for municipalities to work together regionally on land use issues; Saanich must take a stand on issues at the regional level.
- Not only is it important to protect farmland, it is important to have people who can farm.

K. Nixon, Glasgow Avenue, stated:

- Multiple layers of engagement took place in relation to the CRFAIR report; there is diminishing access to land for new and established farmers.
- The cost of land is high; retiring farmers want to see an option for farm transfer.
- A farmland trust is one mechanism that would support access to land in the region; there are a number of successful farmland trust models, including for leasing land, management of land, negotiations of farmers, and characteristics of farmland.
- There are multiple ways of accessing land besides purchasing including through stewardship of existing land that is being underutilized and land that is donated to the community.
- It is hoped that CRFAIR can continue to be a collaborative partner in the process.

L. Geggie, Meadowbrook Road, stated:

- There are new farmers looking for land; Halliburton Farm is a good example of a successful community farming business.
- A farmland trust will get new farmers on the land to start developing their business; farming is risky and is not for everyone.
- The farming community is growing and is a vital food producer in the region; the cost of land is a barrier to farming.
- Creative and common sense solutions are needed; there is going to be a shift in land ownership over the next decade.
- The Peninsula and Area Agricultural Commission (PAAC) supports the farmland trust in principle and the farming community also supports it.
- A strong voice is needed to move this forward at the regional level.

H. Wolf, Kincaid Street, stated:

- Every time discussion takes place with respect to food security, we are sending a message to the public, to children and to farmers that we are supporting them.
- There is a need to protect land that can produce food especially farmland that is well positioned and has good soil.
- The land is needed to practice on and pass on the knowledge to subsequent generations.

COUNCIL DELIBERATIONS:

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

- There is strength in a regional approach; the CRD will be considering the item in December; it may be appropriate to wait to see what the outcome of that meeting is.
- If a Regional Food Security Task Force is not supported, there is still an option for Council to direct staff to look at a Saanich-specific program through Saanich's Food and Agricultural Strategy.
- Saanich-owned properties in the Agricultural Land Reserve (ALR) and in rural Saanich will be captured in the Food and Agricultural Strategy.

Councillor Murdock stated:

- It would be appropriate to request that the development of a farmland trust be a priority of the proposed Regional Food Security Task Force; if the task force does not come to fruition, there is an opportunity for a local solution.

Motion:

MOVED by Councillor Murdock and Seconded by Councillor Haynes: "That it be recommended that Council:

- 1. Receive, with thanks, the Capital Regional Food and Agriculture Initiatives Roundtable (CRFAIR) "Findings Report – Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach" for information;**
- 2. Request that the CRD Board refer the development of a regional farmland trust to the proposed Regional Food Security Task Force as a priority initiative; and**
- 3. Support continued work to explore a farmland trust in the Capital Regional District, through participation in the proposed "Capital Region Food and Agriculture Strategy Plan" companion Task Force."**

Councillor Murdock stated:

- CRFAIR is to be thanked for the work done on the report.
- Young farmers are interested but cannot afford to buy the property to farm; there are farmers on the brink of retirement who want to see the farm kept in production but there isn't anyone who can afford to buy the property.
- A farmland trust will create a pool of funds to acquire land so that new farmers can get on the land at a reasonable price.
- Food security is linked to climate change; the climate creates inhospitable growing conditions which makes importing food expensive and puts pressure on producing food locally.
- The recommendation creates an opportunity to evolve the conversation to a regionally focused, collaborative and cooperative solution.

Councillor Derman stated:

- There is a degree of urgency in moving forward in an effort to mitigate the effects of climate change.
- Private granting organizations, foundations and other levels of government should be utilized for the multiplier effect.
- There is a need to find a way to get access to lands that are farmable and are not currently being used and provide opportunities for farmers to lease private lands; there also needs to be a means to deal with bequests.

Councillor Haynes stated:

- One aspect of climate change is food security; a farmland trust could assist with giving young farmers a level of certainty in that their investment of time, effort and passion would allow them to remain on the land.
- There is concern in relation to the industrial use of land and the lack of available land for farming.

Councillor Brice stated:

- In the past, regional approaches have been successful; food security is a concern to all residents in the region, therefore a regional approach is appropriate.
- Although other municipalities have agricultural components, there are some that don't; it will be important to get those communities that do not have farmland to support the recommendation and make it a priority and a financial consideration.
- Farmland trust should be a priority for the proposed task force; farming has to be a business that is economically viable.

Councillor Wergeland stated:

- It is important to preserve agricultural land and encourage farmers; there may be other opportunities to look at protecting farmland.
- Incentives could be used to get young people involved in farming.

Councillor Plant stated:

- A farmland trust is one of many tools that could be used to protect farmland; it is important to encourage those who have the land to farm it.

Councillor Brownoff stated:

- Food security has been a concern for a number of years; taking a regional approach is appropriate.
- There may be opportunities through the region to promote local food and to get land into production; the possibility of providing incentives could be explored through the task force.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Plant, the meeting adjourned at 9:02 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK