

**District of North Saanich
Community Planning Commission**

Regular Meeting

**Wednesday, June 17, 2020 at 2:00 p.m.
1620 Mills Road**

At this time, due to the COVID-19 Pandemic, public access to Municipal Hall is not permitted. Public that may have wished to attend will now be able to view the meeting Live using the District's new Live Streaming feature at <https://northsaanich.ca/local-government/council-committee-meetings/>

AGENDA

PAGE NO.

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

- | | | |
|-----|---|-------|
| (a) | Minutes of the meeting held February 18, 2020
2020-02-18 minutes | 3 - 5 |
|-----|---|-------|

3. REFERRALS

- | | | |
|-----|--|---------|
| (a) | ALC Non- Farm Use Application - 10375 Wilson Road
(Referred by: Council for comments)
Staff Report
Letter Package
2020-05-04 Council Meeting Minutes | 7 - 212 |
|-----|--|---------|

4. ADJOURNMENT

SUBJECT TO APPROVAL
Minutes of the Community Planning Commission
District North Saanich - 1620 Mills Road
Tuesday, February 18, 2020 at 2:00 p.m.

PRESENT:

Chair	J. Kingham
Members	D. Gray
	D. Tonken
	J. Oosterveen

ABSENT:

Members	G. Bunyan
	A. Huerto
	G. Peterson

ATTENDING:

Council Liaison	J. McClintock
Director of Planning and Community Services	A. Berry
Planner	D. Bakken
Recording Secretary	C. Gotto
Applicant	L. Pruce

The meeting was called to order at 2:00p.m.

1 WELCOME AND INTRODUCTION OF MEMBERS

Councillor McClintock assumed the role of Chair and welcomed members to the Community Planning Commission.

The Committee members gave a brief introduction of themselves.

2 ELECTION OF CHAIR AND VICE CHAIR

Councillor McClintock called for nominations for the position of Chair.

MOVED BY: D. Gray
SECONDED BY: Unanimous consent

6- CPC That Jim Kingham be nominated Chair of the Community Planning Commission.

CARRIED

Councillor McClintock called a second and third time for further nominations for Chair. As there were none, Jim Kingham was declared Chair.

J. Kingham assumed the role of Chair and called for nominations for Vice- Chair.

MOVED BY: D. Gray
SECONDED BY: Unanimous consent

7- CPC That John Oosterveen be nominated Vice-Chair for the Community Planning Commission.

CARRIED

The Chair declared John Oosterveen Vice- Chair of the commission.

3 APPROVAL OF AGENDA

MOVED BY: D. Tonken

SECONDED BY: J. Oosterveen

8- CPC That the agenda be approved as circulated

CARRIED

4 ADOPTION OF MINUTES

a) Minutes of the meeting held January 22, 2020.

MOVED BY: D. Gray

SECONDED BY: J. Oosterveen

9- CPC That the minutes of the meeting held January 22, 2020 be approved.

CARRIED

5 REFERRALS

a) **Rezoning Application for 8650 - Aldous Terrace**
(Referred by: Council for comments)

The Chair spoke to the rezoning application, staff report, and opened discussion to the commission.

The Director of Planning and Community Services introduced the applicant and gave an overview of the process of the rezoning application for 8650 Aldous Terrace.

The Planner explained the details of the rezoning application for 8650 Aldous Terrace.

The applicant spoke to the rezoning application, neighbor comments, and neighbor support, of the rezoning application.

The Director of Planning and Community Services and the Planner addressed questions from the Commission.

MOVED BY: D. Tonken

SECONDED BY: D. Gray

10- CPC The Community Planning Commission recommends approval of proposed Bylaw Amendment No. 1488, 2020, which would allow the creation of two residential lots of less than 0.5 acres in recognition that the creation of such "Pan Handle" lots is consistent with optimum land use in the area.

CARRIED

The applicant and the Planner left the meeting at 2:45p.m.

6 NEW BUSINESS

- a) Appointment of liaison to Community Agricultural Commission

MOVED BY: D. Tonken

SECONDED BY: Unanimous consent

11- CPC That Jim Kingham be appointed Liaison to the Community Agricultural Commission.

CARRIED

- b) Appointment of liaison to Community Stewardship Commission

MOVED BY: D. Tonken

SECONDED BY: Unanimous consent

12- CPC That John Oosterveen be appointed Liaison to the Community Stewardship Commission.

CARRIED

7 ADJOURNMENT

MOVED BY: D. Gray

SECONDED BY: J. Oosterveen

13- CPC That the meeting be adjourned at 2:52p.m.

CARRIED

CERTIFIED CORRECT

APPROVED AND CONFIRMED

Jim Kingham
Chair

Curt Kingsley
Director, Corporate Services



**District of
North Saanich**

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: April 17, 2020

From: Carly Rimell
Planner

File: 3015-20 ALR Application
2020-01 ALR

Re: ALC Non-Farm Use Application – 10375 Wilson Road

RECOMMENDATIONS:

That Council:

- i. Refer the ALC Non-Farm Use application for 10375 Wilson Road (ALC 2020-01) back to staff to request a professional agrologist's report from the property owner.
- ii. Refer this staff report to the Community Agricultural Commission and the Community Planning Commission for comments; AND
- iii. Refer the ALC Non-Farm Use application for 10375 Wilson Road (ALC 2020-01) back to staff to request that a Public Information Meeting be held by the applicant in accordance with Development Application Procedures Bylaw.

SITE DESCRIPTION:

Property Information	
Owners	Peter Rodd and Colin Rodd
Agent	Lindsay LeBlanc, Cox Taylor, Barristers and Solicitors
Civic Address	10375 Wilson Road
Legal Description	Lot 2, Block 13, Section 15, Range 1 East, North Saanich, District Plan 2276
Parcel Identifier (PID)	006-405-924
Lot Area	2.35 Hectares (5.81 Acres)
Current Uses	Agriculture, residential & accessory uses, storage
Land Use Bylaws	
OCP Designation	Agricultural
Development Permit Area (DPA)	Partially within DPA No. 2 Significant Water Resources
Zone	Rural Agricultural 1 (RA-1)

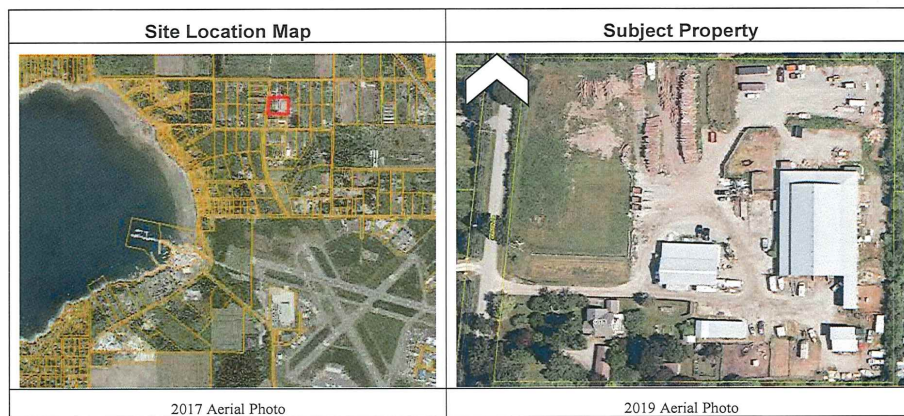
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Surrounding Land Use	North: Rural Agricultural 1 (RA-1) East: Rural Agricultural 1 (RA-1) South: Rural Agricultural 1 (RA-1) West: Rural Agricultural 1 (RA-1)
Other	
ALR	Entirely within

INTRODUCTION:

Lindsay LeBlanc as agent for Peter and Colin Rodd has submitted an application to the Agricultural Land Commission (ALC) for the non-farm use of parking and storing vehicles and equipment for Rodd Excavating and Trucking (Appendix A: Applicant Submission). The non-farm use application process requires that the District review the application prior to the ALC, to determine how the proposal relates to the Regional Growth Strategy, Official Community Plan, Zoning Bylaw and agricultural plans. Upon review Council must authorize whether the application should proceed to the ALC or not proceed to the ALC.



BACKGROUND:

Prior to Peter Rodd purchasing the property in 1996 it was used as a horse riding academy, Withy Windles Farm & Stable. The barn, stable and exercise complex was authorized through ALC Resolution #266/84 and ALC Resolution#4/93. (Appendix B: 1995 Aerial Photo).

At present, the applicants' submission indicates there are 5 buildings; a single family dwelling, caretaker unit, indoor riding ring/hay storage, garage/farm building, and hay storage shed. The applicants' submission indicates that they are raising and keeping livestock including horses, pigs and chickens which consists of 4 acres and an outdoor riding ring and indoor horse riding facility with hay storage which consists of 1.5 acres. The property does not have farm status for tax purposes.

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PROPOSAL:

The application is for the non-farm use of a 0.2 hectare portion to permit the overnight parking of trucks. The applicants' submission indicates that the proposal will not impact or alter the existing use of the property as the 0.2 hectare area is already being used as a parking lot.

DISCUSSION:

ALC Act

The purposes of the commission as stated within Section 6 of the *Agricultural Land Commission Act* are provided below. District staff comments are provided below in italics.

- a. To preserve agricultural land;

This is an application for non-farm use as opposed to exclusion, however approvals for non-farm use have no expiry and run in perpetuity with the property unless specifically noted as a condition of approval. The proposed use is for non-farm use and the proposed siting (located within the centre of the property) does not in principle provide the greatest protection of agricultural land. The applicants' submission indicated that they made reasonable inquiry and were not aware of any lands available outside of the ALR.

- b. To encourage farming on agricultural land in collaboration with other communities of interest;

The property owners do not have farm status for their property, however their application indicates the raising and keeping of horses, pigs and chickens. With respect to collaboration the applicants' submission indicates that the trucks are used to provide services (moving agricultural material and products between farms, build roads, and land preparation work) to farms and agricultural businesses throughout Saanich, Central Saanich and North Saanich. Staff observe that Rodd Trucking and Excavating is a well-known local contractor that provides services on many agricultural and non-agricultural properties.

- c. To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The District's policies reflect a strong commitment to preserve the agricultural land base and agricultural activities. Retaining the viability of these lands is important in terms of providing local food security and economic diversity, but also in terms of preserving valuable rural landscapes for the community. The District's plans, bylaws and policies are discussed within the following sections of this report.

- d. The commission, must give priority to protecting and enhancing all of the following exercising its powers and performing its duties under this Act:

- i. The size, integrity and continuity of the land base of the agricultural land reserve;

See response to (a) to preserve agricultural land.

- ii. The use of the agricultural land reserve for farm use.

The proposal is for non-farm use.

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Regional Growth Strategy (RGS)

The property is within the Renewable Resource Lands Policy Area ¹ of the RGS. These lands are intended for continued long-term use as renewable resource working landscapes. The RGS aims to encourage policies for inclusion within the RCS and OCPs aimed at buffering and land use transition between Renewable Resource Lands and settled areas, and policies that support farming within the ALR and the inclusion of targets to increasing the land being used for crop production for food.

Regional Context Statement (RCS)

The RCS identifies the relationship between the RGS and the OCP.

16.1.2 Protect the Integrity of Rural Communities

The District's objectives intend to protect rural character, agricultural character and the ALR by supporting farming initiatives and working landscapes which is consistent with the continued long-term use of renewable resource working landscapes of the Renewable Resource Land Policy Area.

16.1.9 Foster a Resilient Food and Agricultural System

A key objective of the OCP is to retain agricultural lands in order to provide local food security and economic diversity, as well as maintain the rural character of the District.

Official Community Plan (OCP)

5.0 Agriculture

Since support of agricultural activities and land uses is a primary goal of the OCP, policies in this section are aimed at protecting the land base for current and potential agriculture, ensuring that the agricultural potential of farmland is not diminished by placement of utilities, public works facilities or community facilities, and reducing potential conflicts with non-farm uses.

This matter relates to the following OCP Policies. Staff's comments are noted below in italics:

5.2	The District does not support any commercial or non-agricultural development on land located within the Agricultural Land Reserve unless it meets the rural philosophy of North Saanich and is approved by the Agricultural Land Commission.
	<i>The proposal is for non-agricultural development within the ALR. A definition for 'rural character' or 'rural philosophy' is not provided within the OCP. The use is currently not compliant with ALC regulations and therefore an application is required for non-farm use. It is a Council decision whether this application proceeds to the ALC for consideration.</i>
5.3	To protect ALR land from uses that are incompatible or inconsistent with agricultural use, proposed development adjacent to Agricultural and Rural areas may only be supported in accordance with the following criteria: <ul style="list-style-type: none"> a) The development will have minimal impact on the existing manmade and natural features of the area; and b) There must be a buffer zone between the proposed land use and the agricultural parcels of land, on the non-farm side of the agricultural area.

¹ Includes lands within the ALR, the private managed forest lands and Crown forest lands.

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	<p><i>The applicants submission notes that the development will have minimal impact. District staff recommend if this application proceeds that Council request an agrologist's report.</i></p> <p><i>As the proposed siting is within the centre of the parcel a buffer zone could result in greater loss of agricultural land.</i></p>
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8.0 Light Industry

As the proposal is for outdoor storage of trucking and excavation equipment this would be considered a light industrial use. As such staff's comments are noted below each policy in italics.

8.1	<p>Industrial and service commercial development on land designated as Industrial on Schedule B is supported with the following types of uses suggested:</p> <ul style="list-style-type: none"> a) Research facilities b) Aviation related businesses and industries c) Warehousing, transportation uses, light manufacturing and assembly; d) Hospitality related uses including restaurants, pubs, car rental forms; and e) Outdoor recreation uses.
	<p><i>The proposed non-farm use for storing of trucking and excavation would be consistent with this designation.</i></p>
8.2	<p>In order to provide for light industrial, service commercial and transportation uses which are compatible with the surrounding land uses and environmental conditions, and can be economically serviced, light industrial uses shall be located where there are minimal negative impacts of increased noise, traffic or servicing costs or loss of environmental quality to the surrounding neighbourhood or the municipality.</p>
	<p><i>The proposed non-farm use does not appear to require additional services. District records indicate that bylaw enforcement staff have received complaints of noise and traffic impacts of the operation dating back to 2009. Due to a history of the neighbourhood indicating negative impacts due to this operation staff recommend that if this application proceeds that Council request that the applicant hold a public information meeting to the standards outlined within the Development Application and Procedures Bylaw No. 1324.</i></p>
8.3	<p>Development of dispersed industrial sites in locations of the municipality other than those shown as Industrial on Schedule B is not supported. The preferred pattern of land use for industrial activities is that they be clustered in one or more areas.</p>
	<p><i>This property is not designated as Industrial on Schedule B of the OCP. It is entirely surrounded by RA-1 properties within the ALR, and therefore would be considered a dispersed site.</i></p>
8.4	<p>Extension of the Industrial designation westward on the north side of Mills Road, or north of the lands currently zoned industrial would involve use of higher quality ALR areas, and is not supported due to availability of alternative land on airport properties.</p>

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	<i>This policy is intended to speak to the direct extension of the Industrial designated areas, however staff have included it as it notes that Industrial uses are not best suited for higher quality agricultural land due to availability of alternative land on airport properties.</i>
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14.4 Development Permit Area No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources

The property is partially within Development Permit Area (DPA) No. 2 as it is within the 30m buffer area from the top of bank of a creek (across Wilson Road). The proposal does not require a development permit application.

Zoning Bylaw

Staff are in the process of reviewing the property for compliance with the Zoning Bylaw in addition to the non-farm use proposal. The relevant sections have been provided.

Section 107 Permitted and Prohibited Uses

The following uses are prohibited in all zones:

107.1.1(f)	Unenclosed storage:
	<i>As indicated by the 2019 aerial photo there is unenclosed storage of logs on the property. The agent indicated that some of these logs will be used on the property for fences, other improvements and firewood and that any surplus will be removed from the property no later than July 1, 2020 (Appendix C: Correspondence dated February 26, 2020).</i> <i>The present storage of these logs is not compliant with the zoning bylaw.</i>
107.1.1(j)	The parking, storing, assembling or dismantling, for a total of 72 or more consecutive hours of any of the following: <ul style="list-style-type: none"> i. One unlicensed vehicle unless parked behind the front setback line ii. More than one unlicensed vehicle unless within a building or a carport v. Any vehicle, commercial vehicle, trailer, container, mobile home, boat trailer, contractor's equipment exceeding either a length of six (6) meters or a gross vehicle weight of 4200 kg (9,259 lbs) but excluding agricultural implements in the Rural Agricultural zones, and truck campers and canopies in all zones.
	<i>As indicated by the 2019 aerial photo there appears to be a number of boats, boat trailers, utility trailers, shipping containers, and vehicles on the property. Staff requested an inventory with respect to the regulations of s107.1.1(j). The property owners, through their agent, indicated that there are motorhomes, travel trailers, a bus, and several other trailers and trucks on the property. Some of these vehicles do not belong to the property owners.</i> <i>The present storage of a number of these vehicles is not compliant with the zoning bylaw.</i>

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Section 203 Home Occupation

The applicants' submission identifies the use of a home occupation which necessitates the overnight parking of vehicles, however the business does not meet the conditions for the establishment and continued use of a home occupation as outlined within the table below.

203.1.1	The use must be solely operated by a person resident in the dwelling unit and must not involve the employment of more than one full-time or two part-time employees on the lot.
	<i>Correspondence dated February 26, 2020 from the agent indicated that there are 12 employees including a bookkeeper who is not on the property and Colin Rodd. These include full-time and part-time positions.</i>
203.1.2	The use must be conducted entirely within one or more buildings or structures, except for growing produce, grass, flowers, ornamental shrubs or trees.
	<i>The use is not conducted entirely within one or more buildings or structures.</i>
203.1.3	Maximum gross floor area of home occupation use: (a) Principal Building – lesser of 20% or 46 m ² (494.96 ft ²), (b) Accessory Buildings (combined total) – 46 m ² (494.96 ft ²), and (c) Overall Total for the lot – 46 m ² (494.96 ft ²).
	<i>The proposed area for non-farm use is 0.2 hectares (2000m²).</i>
203.1.5	No outdoor storage, unenclosed storage or storage facility use is permitted.
	<i>The use is outdoor and unenclosed storage.</i>
203.1.7	Home occupations must not discharge or emit the following across lot lines: (a) odorous, toxic or noxious matter or vapours; (b) heat, glare, electrical interference or radiation; (c) recurring ground vibration; (d) noise levels exceeding 45 decibels
	<i>There is a strong likelihood that the dump trucks, and logging trucks exceed noise levels of 45 decibels².</i>

The parcel is presently zoned Rural Agricultural 1 (RA-1), an excerpt of this zone is provided within Appendix D. The proposal for outdoor storage of trucking and excavation equipment would be considered a light industrial use by the District's OCP and the District's Zoning Bylaw. If this non-farm use application were to proceed the District would require the submission of a temporary use permit or an application for bylaw amendments (OCP and Zoning) to support the proposed use.

The Zoning Bylaw (s.201. Temporary Use Permits) in accordance with section 492 of the *Local Government Act* designates Rural Agricultural Zones for consideration of temporary use permit(s) for uses not presently permitted on the property. A temporary use permit may have conditions

² Province of BC, HealthLinkBC, Retrieved from <https://www.healthlinkbc.ca/health-topics/tf4173>

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such as requiring that the land be restored to a condition specified in the permit by the given date, obtaining a security to guarantee the performance of the terms of the permit, as well as specifying other conditions under which the temporary use may be carried on.

Additional Considerations

Business Licence

The District issued a business licence to Peter and Colin Rodd for a 'trucking and excavating' business on the property in April 2002. Once an initial business licence is issued by the District renewals do not include a multi-departmental review process, as such the licence was renewed annually. District staff notified the property owners in January 2019 that in view of the nature and scale of the business operations that the licence could not be renewed next January (2020). District staff provided the property owners with a variety of options to bring the property into compliance with District bylaws as the use cannot continue this way under the present zoning. The property owners have chosen to proceed with the non-farm use application, which as previously stated would also require an application for a temporary use permit or bylaw amendments if this application proceeds. At this time District staff have communicated that bylaw enforcement measures will not be actively pursued during the processing of this application, however if bylaw enforcement staff receive a new complaint they will conduct follow-up.

Agricultural Capability

The agricultural capability³ of the property is split east to west along the centerline of the property.

- The northern portion is 70% Class 3 with undesirable soil structure as a limitation and 30% Class 3 with undesirable soil structure and excess water (groundwater) as a limitation. This northern portion of the property is improvable to Class 2.
- The southern portion of the property is 80% Class 3 with undesirable soil structure as a limitation and 20% Class 3 with undesirable soil structure and excess water (groundwater) as a limitation. The southern portion of the property is improvable to Class 2.

The application (Appendix A) and subsequent correspondence (Appendix C) indicate farm activities on the property and specified that the 4 trucks and 4 trailers associated with Rodd Trucking and Excavating are also utilized for the farm operations on the property. Furthermore Appendix C also notes "the area identified on the site plan has no agricultural use".

Staff recommend that it would be prudent to request a professional Agrologist's report to be completed by the applicant in respect of the ALC's Policy P-10 (Criteria for Agricultural Capability Assessments, October 2017⁴). This report should include the agricultural capability rating (inclusive of unimproved and improved), crop suitability, and if any agricultural limitations exist and are not considered improvable. Furthermore, staff recommend that this report also describe the existing farm operations and a rationale for the use of the 4 trucks and 4 trailers associated with Rodd Trucking and Excavating and how these are utilized for the farm operations on the property. Lastly, this report should describe the impact of the non-farm use on the property and the recommended conditions of how the land could be restored if the use were approved, if subsequently (either through conditions of a non-farm use approval or a temporary use permit) permissions were to expire.

³ The Agricultural Capability mapping information was generated by the Province. The Agricultural Land Commission assumes no liability or responsibility for the quality, content, accuracy or completeness of this data.

⁴ Retrieved from https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf

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Traffic, Safety and Noise

Planning and Community Services staff have received complaints regarding the impact of the commercial vehicles, trailers and heavy truck usage on Munro and Wilson, some of these complaints specifically mention Rodd vehicles. Complaints received have mentioned safety as a main concern on narrow roads with undivided lanes unable to accommodate both the large commercial vehicles and a standard vehicle without one pulling to the side. Complainants have detailed that they feel less safe walking, cycling and horseback riding along Munro and Wilson. The complainants also detailed the noise of the commercial vehicles as they gear up and down making multiple trips to and from the property throughout the day. Due to the awareness of these community concerns staff recommend that Council request a Public Information Meeting be held by the applicant.

Compliance with District Bylaws

Staff are still undergoing a review of the property with respect to compliance with the Building and Plumbing Bylaw and Zoning Bylaw. Staff are still in the process of determining whether the accessory dwelling unit, referred to as a 'caretaker's residence' within applicants' submission (Appendix A) could be considered a legal non-conforming dwelling. If Council chooses to proceed with staff's recommendations at this time, staff would outline the outstanding bylaw compliance issues in the report back to Council.

Procedural Considerations

Council may authorize the application to proceed to the ALC, at this time, or at any point in this application process; however staff recommend that the majority of application and processing be completed (or near completed) at the District level to best inform the ALC in their decision making processes.

If Council decides to proceed and ultimately support in principle the non-farm use application, the District will then request the submission of an application for a TUP or bylaw amendment application prior to forwarding the non-farm use application to the ALC by a resolution of Council. Two application options (scenario 1 and scenario 2) are available to the applicant to potentially support the non-farm use.

Scenario 1 – Temporary Use Permit (TUP) Application

If the application for the TUP proceeded, staff would draft the TUP (inclusive of a condition requiring ALC non-farm use approval) for Council approval and issuance. Following the issuance staff would then suggest forwarding the non-farm use application to the ALC by a resolution of Council.

The ALC may then:

- Approve the proposal as submitted
- Approve the proposal with conditions
- Refuse the proposal, or
- Refuse the proposal but allow an alternate proposal.

If approved by the ALC the non-farm use would be permitted subject to the terms and conditions of the TUP.

If refused by the ALC the non-farm use would not satisfy the conditions of the TUP and would not be permitted.

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Scenario 2 – Bylaw Amendment Application (OCP and Zoning)

If the application for a bylaw amendment proceeded, staff would suggest giving the bylaw third reading, subject to conditions of ALC approval of the non-farm use application. Staff would then suggest forwarding the non-farm use application to the ALC by a resolution of Council.

The ALC may then:

- Approve the proposal as submitted
- Approve the proposal with conditions
- Refuse the proposal, or
- Refuse the proposal but allow an alternate proposal.

If approved by the ALC the bylaw amendments could then be adopted. If approved by the ALC subject to conditions the bylaw amendments could be amended to reflect any conditions placed by the ALC.

If refused by the ALC the bylaw would be abandoned and the use would not be permitted.

Council may choose to deny the non-farm use application, or the TUP or bylaw amendment application at any time and the process ends.

OPTIONS:

The following options are presented to Council for consideration:

1. Refer the ALC Non-Farm Use application back to staff to request a professional agrologist's report from the property owner;
2. Refer this report to the Community Agricultural Commission and the Community Planning Commission for comments;
3. Refer the ALC Non-Farm Use application back to staff to request that a Public Information Meeting be held by the applicant in accordance with Development Application Procedures Bylaw;
4. The District of North Saanich Council does not support and does not authorize the application for Non-Farm Use to proceed to the ALC for consideration;
5. Other.

FINANCIAL IMPLICATIONS:

None at this time.

LEGAL IMPLICATIONS:

None at this time.

LEGISLATIVE IMPLICATIONS:

The application may not proceed to the ALC unless authorized by a resolution of the local government. Staff have provided more detail in the Procedural Considerations above.

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CONSULTATIONS:

A notice of development sign was posted on the property on April 21. Initially the sign was not sited properly, as it was at too great a distance from Wilson Road. Staff confirmed on April 24 that the sign is compliant with the Development Applications and Procedures Bylaw No 1324.

Since the Notice of Development sign was posted there has been correspondence received from the owners of 13 different properties, all of them not in support or outlining concerns with the proposal. These letters and emails are attached as Appendix E.

Staff recommends that this report be referred to the Community Agricultural Commission and the Community Planning Commission.

Staff also recommends that a Public Information Meeting be held in compliance with the Development Application Procedures Bylaw.

SUMMARY/CONCLUSION:

Lindsay LeBlanc as agent for Peter and Colin Rodd has submitted an application to the Agricultural Land Commission (ALC) for the non-farm use of parking and storing the vehicles and equipment for Rodd Excavating and Trucking. The application process requires that the District review the application prior to the ALC to determine how the proposal relates to the Regional Growth Strategy, Official Community Plan, Zoning Bylaw and any agricultural plans. At this time staff recommend that an agrologist's report be submitted to the District and that Council refer this report to the CAC and the CPC, and request that the applicant hold a Public Information meeting. Subsequent to these actions staff would report back with the new information for further consideration by Council.

Respectfully submitted,

Concurrence,

[signed electronically]

Carly Rimell, Planner

Tim Tanton, Chief Administrative Officer

Concurrence:

Nigel Beattie, Director Planning and
 Community Services [Interim]

Attachments:

Appendix A: Applicant Submission

Appendix B: 1995 Aerial Photo

Appendix C: Correspondence dated February 26, 2020

Appendix D: Rural Agricultural (RA-1) Zone Excerpt

Appendix E: Letter and Emails from Residents

Appendix A: Applicant Submission



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60257

Application Status: Under LG Review

Applicant: Peter Rodd , Colin Rodd

Agent: Cox Taylor, Barristers & Solicitors

Local Government: District of North Saanich

Local Government Date of Receipt: 01/10/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property, as has been done for the past 20 years. These trucks are also used for farm activities on the Property; however a permit is not required for this use. The proposal will not impact or alter the existing use of the Property as the area contemplated already consists of a parking lot. The proposed area is identified with a thick black line and star.

Agent Information

Agent: Cox Taylor, Barristers & Solicitors

Mailing Address:

26 Bastion Square, 3rd Floor - Burnes House

Victoria , BC

V8W 1H9

Canada

Primary Phone: (250) 388-4457

Email: leblanc@coxtaylor.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 006-405-924

Legal Description: Lot 2, Block 13, Section 15, Range 1 East, North Saanich District, Plan 2276

Parcel Area: 2.1 ha

Civic Address: 10375 Wilson Road, North Saanich, British Columbia

Date of Purchase: 10/01/1996

Farm Classification: No

Owners

1. **Name:** Peter Rodd

Address:

10375 Wilson Road

North Saanich , BC

V8L 5S8

Canada

Phone: [REDACTED]

2. **Name:** Colin Rodd

Applicant: Peter Rodd , Colin Rodd

Appendix A: Applicant Submission

Address:



Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The raising and keeping of livestock including horses, pigs and chickens. Approximately 4 acres consists of paddocks and grazing fields for horses, pigs and chickens and approximately 1.5 acres consists of an outdoor horse riding ring and indoor horse riding facility with hay storage.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Since taking ownership of the Property:

- 1. Drainage works within the Property;*
- 2. The construction of horse paddocks; and*
- 3. The construction of an outdoor horse riding ring.*

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Residential house occupied by Peter Rodd; Home-based business which necessitates the parking of licenced vehicles overnight and has been operating on the Property for the past 20 years.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Hobby Farm

East

Land Use Type: Agricultural/Farm

Specify Activity: Hobby Farm

South

Land Use Type: Agricultural/Farm

Specify Activity: Equestrian Centre

West

Land Use Type: Agricultural/Farm

Specify Activity: Hobby Farm

Proposal

1. How many hectares are proposed for non-farm use?

0.2 ha

Applicant: Peter Rodd , Colin Rodd

Appendix A: Applicant Submission

2. What is the purpose of the proposal?

Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property, as has been done for the past 20 years. These trucks are also used for farm activities on the Property; however a permit is not required for this use. The proposal will not impact or alter the existing use of the Property as the area contemplated already consists of a parking lot. The proposed area is identified with a thick black line and star.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No, as the applicant is not aware of any lands available outside the ALR, after making reasonable inquiry, that could be used and the application will not impact or alter the existing uses on the Property.

4. Does the proposal support agriculture in the short or long term? Please explain.

Yes, the trucks are used to provide services to farms and agricultural businesses in and throughout Saanich, Central Saanich and North Saanich. In particular, the trucks are used to move agricultural material and products between farms, to build agricultural roads and to do land preparation work on agricultural land.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Cox Taylor, Barristers & Solicitors
- Other correspondence or file information - BC Assessment
- Proposal Sketch - 60257
- Certificate of Title - 006-405-924

ALC Attachments

None.

Decisions

None.

Applicant: Peter Rodd , Colin Rodd



Appendix B: 1995 Aerial Photo



Appendix C: Correspondence February 26, 2020



COX TAYLOR
BARRISTERS | SOLICITORS | NOTARIES

Reply: **Lindsay R. LeBlanc***
*Law Corporation
leblanc@coxtaylor.ca

File: R-969-1*LRL

February 26, 2020

by email: CRimell@northsaanich.ca

District of North Saanich
Planning and Community Services Department
1620 Mills Road
North Saanich, BC V8L 5S9

Attention: Carly Rimell

Dear Madam:

Re: 10375 Wilson Road, North Saanich, BC

We write in reply to your email of January 22, 2020. What follows are the responses received from our client to the questions you asked regarding the non-farm use application for 10375 Wilson Road (the "Property").

- Q. How many vehicles are being stored on the property that are directly associated with the Rodd Trucking and Excavating business? What types of vehicles are these (make, model and weight)?
- A. 4 trucks and 4 trailers. We have attached as "Schedule" the ICBC Owner's Certificate of Insurance and Vehicle Licence for the vehicles and associated trailers (attached to the trucks) that are used with the Rodd Trucking and Excavating business. Our client advises that these vehicles are not exclusive to the Rodd Trucking and Excavating business and are also utilized for the farm operations on the Property.
- Q. How many people does Rodd Trucking and Excavating employ?
- A. 12 employees including a bookkeeper (not on the Property) and Colin Rodd. Full and part-time positions.
- Q. Approximately what percentage of the business services the agricultural community for road building, transfer of material and product, and land preparation as outlined within the application?
- A. Approximately 85% for 2020, including, but not limited to, services provided to Mitchell's Farm, the District of North Saanich and the District of Central Saanich and works regarding the remediation of Island View Beach to make the lands farmable.
- Q. On the site plan submitted a caretakers residence is referenced. Who lives in the caretakers residence? When was it converted to residential use? Our property records indicated this was a "barn", we do not have any building permit records for the conversion of this building from accessory to dwelling use.

Victoria

T 250.388.4457
F 250.382.4236

Vancouver

T 604.678.1207
F 604.678.1208

Burnes House, 3rd Floor, 26 Bastion Square
Victoria, British Columbia Canada V8W 1H9

www.CoxTaylor.ca

Appendix C: Correspondence February 26, 2020

Page | 2

- A. Was labelled "caretaker residence" as that is what it was called when the Rodd family purchased the Property. It is a historical building on the Property.
- Q. Have the Rodd's considered indoor storage (within the existing accessory buildings) for the equipment associated with Rodd Trucking? I understand that the site plan indicates other uses for these buildings, but I anticipate that this question will come up as this application proceeds.
- A. If permitted, the vehicles can be parked inside the existing building; however, the only building that could be utilized is being used for agricultural purposes and the preference would be not discontinue the agricultural use. The area identified on the site plan, has no agricultural use.
- Q. Are there other businesses or individuals storing equipment on the property? We received a business licence from Sidney Plumbing and staff were advised that they have a storage space at 10375 Wilson Road.
- A. Sidney Plumbing was not authorized to apply for a business licence from the Property. There are no other businesses or individuals storing equipment on the Property.
- Q. The non-farm use application indicates the overnight parking of vehicles. The District has received complaints which detail that the commercial vehicles make multiple trips to and from the Property throughout the day. Could you please provide some more detail on the present operations?
- A. The vehicles are simply parked on the Property overnight. Employees come to the Property and pick up the vehicles at approximately 7:00 a.m. and return to the Property at approximately 5:30 p.m. There are no multiple trips to and from the Property regarding Rodd Trucking and Excavating vehicles. Any trucks coming and going from the Property during the day would be vehicles utilized for farm operations.
- Q. What is the intention with the logs stored on the Property? It does not appear from previous aerial photographs that they were harvesting from the parcel?
- A. The logs will be used on the Property for fences and other improvements and firewood. Any surplus logs will be removed from the Property no later than July 1, 2020. There will be no sale of the logs.

Yours very truly,

COX TAYLOR

Per:


Lindsay R. LeBlanc
*Law Corporation

LRL/jt
Encl.
cc: client

Appendix D: RA-1 Zone Excerpt

501.1 • RURAL AGRICULTURAL 1

RA-1

This zone is intended to provide for rural land, with agricultural (including research), residential and limited commercial uses (or either), within the Agricultural Land Reserve consistent with and above and beyond the regulations and provisions of the *Agricultural Land Commission Act*.

501.1.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Horse Riding Stables
- (iii) Nurseries & Commercial Greenhouses
- (iv) Single Family Residential
- (v) Agricultural Research Facility
- (vi) ALR cannabis production and sale *[See Section 209]*

BL 1405
BL 1435
BL 1437

- (i) Farm Retail Sales
- (ii) Home Occupation *[See Section 203]*
- (iii) Breeding and Boarding of Cats or Dogs
- (iv) Farm worker housing
- (v) Accessory Uses *[See Section 202]*
- (vi) Accessory Buildings and Structures *[See Section 202]*
- (vii) Agri-Tourism Activity
- (viii) Secondary Suite, subject to Section 206.1

BL 1479
BL 1371
BL 1382

501.1.2 Density

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.1.3 Principal Buildings

(a) Maximum Number

- (i) 1 single family residential dwelling
- (ii) No restrictions for other principal uses

(b) Maximum Size*

- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²)
- (ii) 500 m² (5381 ft²) for a single family residential dwelling if the lot is equal to or greater than 4000 m² (43,040 ft²) and is located within the ALR
- (iii) 650 m² (6994 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²) and is not located within the

BL 1479

Appendix D: RA-1 Zone Excerpt

	ALR
	(iv) No restriction for other principal permitted uses
*See Section 107 for definitions for "floor area, gross (ALR)" and "floor area, gross"	
(c) Maximum Height	11.5 metres (37.7 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.1.4 Accessory Buildings and Structures

(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restrictions otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales use.

501.1.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.1.6 Subdivision

(a) Minimum Lot Size	20 hectares (49.4 acres)
(b) Minimum Lot Width	10% of the perimeter

BL 1295 501.1.7 Siting and Size of Residential Uses in the ALR

BL 1369 BL 1479	(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
	(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or Farm worker housing	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback

Appendix D: RA-1 Zone Excerpt

BL 1369 BL 1479	(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 35m ² for each farm worker housing space
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Appendix E Letter and Emails

Date Received	Name	Address
April 22, 2020	Tom and Carin Boon	10412 Wilson Road
April 23, 2020	Tom and Carin Boon *	10412 Wilson Road
April 22, 2020	Roy and Lisette Spanier	10225 Wilson Road
April 22, 2020	Lorrene and Gil Soellner	1705 John Road
April 23, 2020	Lorrene and Gil Soellner *	1705 John Road
April 23, 2020	Veda and Lyle Hanna	1650 Munro Road
April 23, 2020	Charles Cunningham	10335 Wilson Road
April 23, 2020	Lorraine Bradbury	10315 Wilson Road
April 23, 2020	Darlene and Edward Illi	1460 Munro Road
April 23, 2020	Hilary Harris	10101 West Saanich Road
April 24, 2020	Jill Sechley	1056 Lands End Road
April 24, 2020	Jill Sechley *	1056 Lands End Road
April 25, 2020	Jill Sechley *	1056 Lands End Road
April 24, 2020	Sharon and Tino Martinez	1549 Munro Road
April 24, 2020	John and Christine Thomas	1346 Munro Road
April 24, 2020	Hugh Wilzewski and Jill Singleton	1500 Munro Road
April 24, 2020	Jim and Tess Town	1401 John Road

*Amendment to original submission

From: [Tom & Carin](#)
To: [Carly Rimell](#); n.beattie@northsaanich.ca
Cc: [Geoff Orr](#); [Heather Gartshore](#); [Jack McClintock](#); [Patricia Pearson](#); [Brett Smyth](#); [Celia Stock](#); [Murray Weisenberger](#); [admin](#)
Subject: Property in question at 10375 Wilson Road
Date: Wednesday, April 22, 2020 11:40:45 AM

Dear All Concerned,

We, Tom and Carin Boon, are the property owners of 10412 Wilson Road, located directly across the street from the property mentioned above.

We have been in contact repeatedly over the years, to no avail, in regards to the illegal bylaw issues at 10375 Wilson, property owned by Peter Robb. The misuse of this land has been blatantly overlooked by both North Saanich and the ALR according to your own bylaws, yet year after year a business licence has been re-issued. A trucking company such as this belongs in an industrial park for which is its purpose, not on the fast diminishing agricultural farm land on which this property and entire valley sits.

Presently, a rezoning sign on said property has been noticed and discussed. The overall consensus is a neighbourhood committed to stopping progress that goes against what the ALR and the municipality should be standing up for on behalf of its taxpayers and by-law abiding members. These roads are used by people enjoying the countryside- walkers, cyclists, riders-including children and the elderly. Children waiting at school bus stops or riding their bikes and ponies often report the trucks coming from and going to the property threatening their safety; weekends are regularly interrupted by excessive noise and disruption coming from the property, which is also an eye-sore and embarrassment to the community and one would hope, North Saanich and the ALR.

The owner of said property, in having complete disregard for bylaws set out by North Saanich and the ALR, are not only endangering our neighbourhood but devaluing properties of owners who have worked hard for many years and chosen to live in a lovely valley such as this. One of course must also consider the environmental impact such as pollution, on many levels, to the local ecology. There will be further input from all the neighbours in this community to absolutely put a stop once and for all.

Furthermore, we request an inspection of the property and its buildings as there is reportedly a sawmill inside the arena; as well as the rezoning application sign being moved to a location visible and accessible for public viewing.

Thank you in advance for your prompt attention to this matter via reply at [REDACTED] and [REDACTED]

Tom and Carin Boon

From: [Tom & Carin](#)
To: [Carly Rimell](#); gorr@northsaanich.ca; hgartshore@northsaanich.ca; jmclintock@northsaanich.ca; ppearson@northsaanich.ca; bsmth@northsaanich.ca; cstock@northsaanich.ca; mweisenberger@northsaanich.ca; admin@northsaanich.ca; [Nigel Beattie](#)
Cc: cunningghact@gmail.com; darlene.illi@telus.net; [hytail-1@shaw.ca](#)
Subject: an amendment to Property in question at 10375 Wilson Road
Date: Thursday, April 23, 2020 10:46:34 AM

An amendment to an email concerning the owner of above said property whose last name was spelled incorrectly should be **RODD** and not Robb.

Dear All Concerned,

We, Tom and Carin Boon, are the property owners of 10412 Wilson Road, located directly across the street from the property mentioned above.

We have been in contact repeatedly over the years, to no avail, in regards to the illegal bylaw issues at 10375 Wilson, property owned by Peter Rodd. The misuse of this land has been blatantly overlooked by both North Saanich and the ALR according to your own bylaws, yet year after year a business licence has been re-issued. A trucking company such as this belongs in an industrial park for which is its purpose, not on the fast diminishing agricultural farm land on which this property and entire valley sits.

Presently, a rezoning sign on said property has been noticed and discussed. The overall consensus is a neighbourhood committed to stopping progress that goes against what the ALR and the municipality should be standing up for on behalf of its taxpayers and by-law abiding members. These roads are used by people enjoying the countryside- walkers, cyclists, riders- including children and the elderly. Children waiting at school bus stops or riding their bikes and ponies often report the trucks coming from and going to the property threatening their safety; weekends are regularly interrupted by excessive noise and disruption coming from the property, which is also an eye-sore and embarrassment to the community and one would hope, North Saanich and the ALR.

The owner of said property, in having complete disregard for bylaws set out by North Saanich and the ALR, are not only endangering our neighbourhood but devaluing properties of owners who have worked hard for many years and chosen to live in a lovely valley such as this. One of course must also consider the environmental impact such as pollution, on many levels, to the local ecology. There will be further input from all the neighbours in this community to absolutely put a stop once and for all. **We object to any non agricultural activity take place on land in the agricultural land reserve. Please do not rezone this property or give it special zoning.**

Thank you in advance for your prompt attention to this matter via reply at [REDACTED]

and

[REDACTED]

Tom and Carin Boon

From: [ROY SPANIER](#)
To: [Carly Rimell](#)
Subject: Fwd: Rezoning at 10375 Wilson Rd
Date: Wednesday, April 22, 2020 4:33:19 PM

----- Forwarded Message -----

From: ROY SPANIER <[REDACTED]>
To: nbeattie@northsaanich.ca
Sent: Wed, 22 Apr 2020 15:23:30 -0600 (MDT)
Subject: Fwd: Rezoning at 10375 Wilson Rd

----- Forwarded Message -----

From: ROY SPANIER [REDACTED]
To: crimelle@northsaanich.ca
Sent: Wed, 22 Apr 2020 15:22:23 -0600 (MDT)
Subject: Rezoning at 10375 Wilson Rd

We, Roy and Lisette Spanier of 10225 Wilson Rd would like to express our feelings and concerns about the application for re-zoning at 10375 Wilson Rd, owned by Peter Robb. Wilson Rd had become the "Keating X-Rd" of North Saanich, what a shame! The volume of large commercial trucks being driven on this narrow curved country road is very concerning and dangerous.

Seeing ALR land being used for non ALR zoning is frustrating for those of us with equestrian properties and farming.

This property has been brought to the attention of North Saanich many many times over the years, yet the commercial trucking business has grown without any opposition or enforcement of by-laws. This re-zoning application of dedicated ALR land needs to be stopped to prevent the other properties in North Saanich who are using their land for commercial use to apply next.

Thank you,
Roy/Lisette Spanier
10225 Wilson Rd
[REDACTED]

From: [LG Soellner](#)
To: [Carly Rimell](#); [Nigel Beattie](#)
Cc: [admin](#)
Subject: Proposed rezoning of 10375 Wilson Rd.
Date: Wednesday, April 22, 2020 8:38:54 PM

Attention: Mayor and Council

This letter is to go to mayor and Council for the special meeting on April 27, 2020.

It has come to our attention that the 5 acre property at 10375 Wilson Rd. owned by Peter Rodd, is to have a rezoning application presented to Council. This land is in the middle of the ALR zone. Until about ten years ago and for about forty years, this property was an equestrian facility, compliant with agricultural zoning. Recently, we have had many changes in our municipal staff who may not be aware of the various activities that have been occurring on the property and the ensuing illegal activities for such use under our bylaws. These have been reported to staff. For several years, a month long Hallowe'en haunted house took place in the barn and surrounding property. There was heavy traffic in the evenings making it difficult for residents to get to their properties and extremely hazardous for anyone walking on the roads. Eventually, this was stopped. For the past several years the property has been used as a commercial truck depot and the barn, for a sawmill. We understand. This has resulted in heavy use of our country roads, without the accompanying relevant commercial taxes being paid. Over the past several years, two other large equestrian centres have closed and the land returned to growing fruit, vegetables and flowers, just as it should. As taxpayers, we are concerned that this property has operated as a commercial, non agricultural enterprise without the taxation that other commercial activities have to incur. Furthermore, we object to any non agricultural activity take place on land in the agricultural land reserve. Please do not rezone this property or give it special zoning.

Sent from my iPad

From: [Deanna Law](#)
To: [Carly Rimell](#); [Drew Bakken](#); [Adrian Brett](#)
Cc: [Rebecca Roder](#)
Subject: FW: Previous email re: rezoning application 10375 Wilson Rd.
Date: Thursday, April 23, 2020 8:41:18 AM

Deanna Law | Administrative Assistant/ Planning & Community Services Department
District of North Saanich | 1620 Mills Rd | North Saanich, BC V8L 5S9 | 250-655-5470

Please be advised that the municipal hall is currently closed to the public. At this time I am currently still working in the office. As the situation changes, response times may be delayed. We are still booking inspections, issuing and processing building, plumbing, fireplace and tree cutting permit applications during these challenging times. You may leave documents for processing in the drop off bin located outside the front stairs at the municipal hall or email for processing. Instructions on pick up and payment will be sent when applications are received.

-----Original Message-----

From: Sara De Melo On Behalf Of admin
Sent: Thursday, April 23, 2020 8:30 AM
To: Deanna Law <DLaw@northsaanich.ca>
Subject: FW: Previous email re: rezoning application 10375 Wilson Rd.

-----Original Message-----

From: LG Soellner [REDACTED]
Sent: Wednesday, April 22, 2020 8:47 PM
To: admin <a@northsaanich.ca>
Subject: Previous email re: rezoning application 10375 Wilson Rd.

Please add:
Signed Lorrene and Gil Soellner
1705 John Rd. North Saanich
Thank you.

Sent from my iPad

From: [REDACTED]
To: [Carly Rimell](#)
Cc: [Nigel Beattie](#)
Subject: Neighbourhood Safety and Enjoyment Concerns of Re-Zoning Application
Date: Thursday, April 23, 2020 8:11:26 AM

To whom it may concern;

For those of you who don't know me, please allow me to introduce myself. We have strived to develop an equestrian property on ALR at the end of Munro road in a little private niche area surrounded by other lovely equestrian properties. It is increasingly becoming more and more disrupted by commercial disturbance from a neighbouring property which is endangering the livelihood and safety of the fellow equestrians in this area.

It has become apparent that

Peter Robb of Rodd Excavating located at 10375 Wilson Rd, has applied to have his property re-zoned which will allow him to operate an inappropriate commercial type business on ALR. As a concerned neighbour, it has been brought to my attention that the constant mill noise from their property is as a result of a saw mill set up in their once used equestrian arena. They have been in contradiction of current bylaws which has apparently been continuously overlooked by North Saanich and the ALC despite previous complaints from neighbouring properties. The noise and disturbance of his commercial ran operation is ultimately affecting the use and enjoyment of our land not to mention our riding safety on the roads with the frequency of his large trucks passing some of which have no regards for the safety of us as riders and our horses.

As far as I can determine, this type of commercial business is better suited to an industrial area where other similar businesses are ran and operated.

Thank you for your attention to this concerning matter while remembering to uphold the value of our community and our properties but primarily keeping the safety of the people in our neighbourhood at hand.

Kind Regards,
Veda and Lyle Hanna
1650 Munro Road
North Saanich, BC
V8L5T1

Sent from my iPhone

From: [Charles](#)
To: [Carly Rimell](#)
Cc: [Tom Barry](#)
Subject: Re: 10375 Wilson road
Date: Thursday, April 23, 2020 1:04:35 PM

Hello Carly,
Thanks for your message.
In our input to the meeting on the 4th May concerning this property we decided to strictly limit our comments to the issue mentioned on the notice posted by North Saanich ie parking.

Over the years I have sent several complaints regarding the other companies operating out of this site and I believe these can be found in your archives. I am happy to summarize these other non agricultural activities if the meeting has a broader scope.

Thanks for your help,
Regards
Charles cunningham

Sent from my Commodore 64

On Apr 23, 2020, at 9:53 AM, Carly Rimell <CRimell@northsaanich.ca> wrote:

Good morning Charles,

Thank you for your email which Tom was kind enough to forward. Staff are aware that there are a number of uses which are in contravention of District bylaws. A number of these are outlined within the introductory report for the non-farm use application which is being prepared for Council to review on May 4th. I would like to assure you that these are the initial stages of the application process. We are still in the process of assessing the property and collecting more information.

Yesterday I replied to your email titled "request" - where you requested information on the procedure on how to object to the proposal at 10375 Wilson Road. I would suggest that you include sawmill operations along with any other concerns you have within your written submission.

Please contact me if you have any further questions.

Sincerely,

Carly Rimell, Planner
Planning and Community Services Department
District of North Saanich | 1620 Mills Rd | North Saanich, BC V8L 5S9 | 250.655.5477
www.northsaanich.ca
<image001.png>

From: Tom Barry
Sent: Wednesday, April 22, 2020 1:02 PM
To: Carly Rimell <CRimell@northsaanich.ca>
Subject: FW: 10375 wilson road

FYI

TOM BARRY
Bylaw Enforcement Officer
District of North Saanich
1620 Mills Road
North Saanich, B.C. V8L 5S9
Tel: 250 655-5476 Fax: 250 656-0782
Email: tbarry@northsaanich.ca
"Try Being the Person Your Dog Thinks You are"

From: Charles Cunningham [REDACTED]
Sent: Tuesday, April 21, 2020 5:02 PM
To: Tom Barry
Subject: 10375 wilson road

Hi Tom,
Some of the tenants on this property are operating a sawmill in the large barn. I thought you might be interested as I think it is not permitted on RA1 land

All the best,
Charles Cunningham
10335 wilson road

April 23rd, 2020

Letter to District of North Saanich

Regarding Property at 10375 Wilson Road, North Saanich

Dear Mayor Geoff Orr, District of North Saanich Planning Committee and all of the District of North Saanich Council.

I am writing in response to the Notice of Development Application submitted by the owner of 10375 Wilson Road.

I, Lorraine Bradbury am the owner of 10315 Wilson Road, located two doors south of the above property.

I am in complete opposition of this application as the owner of this property disrupts our daily lives and our quality of life with his commercial and industrial operations, when these operations should clearly not be allowed in a quiet rural area and on designated farmland in the Agricultural Land Reserve (ALR).

Despite multiple complaints on file at North Saanich Municipality dating back to 2009, the owner of this property is allowed to continue to disobey your own municipality bylaws and continues to have total disregard for his neighbours, his community and the environment. On countless occasions, I have witnessed our children of the neighbourhood, our friends on horseback, our community residents walking dogs, and cyclists try to navigate around these big trucks and trailers that take up the entire road, who don't seem to have any remorse when they squeeze a cyclist off the road or spook a horse or dog. And yet you let this continue, ignoring the fact that the owner is breaking your own bylaws, ignoring the fact that you have had complaints dating back 11 years, and it is only getting worse. The volume of heavy trucks and machinery that is coming from this property is increasing at a tremendous rate, causing havoc on our quiet country roads and disturbing our way of life. The wear and tear on Wilson Road due to local traffic having to move to the edge to get out of the way is causing the edges to deteriorate badly. Outside of my house is a good example, there is a broken edge and huge pot hole on the side from cars having to pull over to clear the path for the trucks. Pedestrians with their dogs, bicycles and horses must move into a driveway to make way for the trucks.

The noise level of the constant stream of trucks passing my house prevents me from sitting outside and enjoying a quiet afternoon in the garden. And I certainly do not walk or ride my horse on the roads anymore for fear of being blindsided by one of these trucks who barely even slow down when approaching pedestrian traffic.

The property itself is in complete disarray, and is a terrible eyesore, lowering the property values of our neighbourhood homes.

Living on my bona fide farm two doors down, there have been many occasions that the noise from Mr. Rodd's heavy machinery work has prevented me from operating my agricultural business which is horse training and breeding. There have been many times that I have been in danger of injury to myself or my clients due to the horses spooking at the sudden or loud noises that come from this property. I have had days where I have had to cancel lessons with my students due to it being too dangerous for my clients to ride. I have attached a list of my clients that have had to cancel services with me due to the industrial goings-on at 10375 Wilson Road.

My concern regarding this application is that since you are unwilling to enforce the bylaws that are in place to protect us and our community, and you allow this property owner to disregard and disrespect the wishes of his neighbourhood and the bylaws of our community created by you, how much worse will it get if he has approval from you to do this.

I am truly concerned for the future of our beautiful agricultural neighbourhood should this property owner be able to continue on the path that he is on.

Please deny this application, and demand that the owner of this property comply with the bylaws of North Saanich... like you expect the rest of us to do. Please protect our community by shutting down this massive industrial operation that has been allowed to illegally operate in our neighbourhood for way too long.

Clients that have cancelled services with my farm due to the noise and disruption from 10375 Wilson Road.

Elizabeth Trudeau	[REDACTED]
Sarah Clout	[REDACTED]
Kathy LeReverend	[REDACTED]
Dawn Parker	[REDACTED]
Isobel Doyle	[REDACTED]

These clients and more come to this community to ride their horses, then they go next door to buy fresh eggs and cheese, then they go to Deep Cove Market and buy local produce, and visit Fickle Fig for homemade goodies... they support our local agricultural businesses and come here because they choose to support our local farms, they support your North Saanich Flavour Trail, but their visits are seriously hampered by this industrial operation that drives them away.

Sincerely,

Mrs. Lorraine Bradbury [REDACTED]

To Mayor Orr and North Saanich Council,

April 23, 2020

Re: Rezoning Application for 10375 Wilson Road, North Saanich

Dear Mayor Orr and Council;

We are writing this letter to strenuously object to the rezoning application put forward by Mr. Peter Rodd of Wilson Rd.

We have a farm at the corner of Munro and Wilson (1460 Munro Rd) which is near Mr. Rodd's property.

For many years we have endured Mr. Rodd's non-compliance with North Saanich zoning bylaws and his absolute disregard for our neighborhood. We have tried numerous measures to have Mr. Rodd obey the law, and he adamantly refuses to consider the impact his industrial operation is having in this quiet agricultural area. For example, he continuously burns construction site debris on his property outside of burning days, has several businesses running in and through his property such as Sidney Plumbing, and for a few years a horrifically disruptive commercial Halloween Haunted House business. These are just a few of the business operations that have caused many negative events to occur surrounding that non-compliance business operation. Please refer to Sidney RCMP and North Saanich bylaw files for further details.

The industrial traffic to and from his property is significant, which includes several his employees driving at high speeds in the morning to pick up the commercial vehicles. These employees come and go at all hours and on weekends, and pose a threat to pedestrians, other drivers, cyclists, and horse riders, many whom have had to take evasive action on these narrow country roads, ourselves included! Furthermore, these industrial heavy vehicles, such as large

dump trucks, excavators on trailers, garbage bin haulers, and other large industrial vehicles are constantly coming and going throughout the day and on weekends with little regard to the people that live in this area.

There is constant commercial and industrial noise emanating from his property which has caused us many times to complain about excessive noise contrary to North Saanich Bylaws. We are finding it increasingly difficult to enjoy our property due to the noise and industrial activity from Mr. Rodd's property. Indeed, we believe our property value has been negatively impacted by Mr. Rodd's unsightly "industrial park" situated in the middle of an agricultural area.

We have taken the extraordinary step of making formal complaints with very specific examples of non-compliance to North Saanich bylaw enforcement. It is our understanding that your bylaw enforcement officer has carefully documented his investigation.

It is our respectful submission that Mr. Rodd's rezoning application be denied, and that he immediately be served a cease and desist order and be instructed to dismantle his commercial operation without delay.

We believe that any further attempts to gain voluntary compliance with Mr. Rodd at this point will be met with continued non-compliance. Therefore, we are prepared to support any enforcement action under the North Saanich bylaws, and under the Provincial Agricultural Land Statutes and Regulations. We are aware of the penalties available under the bylaws and suggest at this point that enforcement action is necessary. It is our hope that if Mr. Rodd's application is denied he will comply with the ALR designation of his property, however we are not naïve enough to believe he will. Consequently, we are prepared to testify and bring evidence of more than ten years of non-compliance activities to any hearing or tribunal that may be necessary to

put an end to this ongoing commercial activity in the Agricultural Land Reserve. It is our position that everyone has a responsibility to comply with zoning, bylaws, Provincial Statutes and Regulations, and be respectful to their neighbors. Mr. Rodd apparently has disregarded these principles, and nothing short of enforcement action and denial of his rezoning application will be appropriate.

Respectfully;

Darlene and Edward Illi

1460 Munro Rd. North Saanich [REDACTED]

From: [C.H.K.](#)
To: [Carly Rimell](#); nbeattie@nsaanich.ca; [admin](#); [Geoff Orr](#)
Subject: Rezoning - 10375 Wilson
Date: Thursday, April 23, 2020 7:49:22 PM

Dear North Saanich Municipal Staff,

I am writing to say that I oppose the rezoning of 10375 Wilson Rd. I live nearby, at 10101 W Saanich Rd, and I walk in the neighborhood daily. The trucks are loud and ugly. They seem to be always on the road, and they are too large for these quiet country streets. Though some drivers are courteous, many are not, making the roads less safe and less pleasant for walkers, cyclists, horseback riders and especially local residents. The trucks are simply not compatible with the relaxed farming and recreational character of the neighbourhood. This neighborhood is one of the few truly pastoral areas left on the peninsula, and I hope that you protect it by rejecting the rezoning proposal.

Regards,

Hilary Harris
10101 W. Saanich.

From: [Jill Sechley](#)
To: [Carly Rimell](#)
Cc: [Nigel Beattie](#); [admin](#); [Murray Weisenberger](#); [Celia Stock](#); [Brett Smyth](#); [Patricia Pearson](#); [Jack McClintock](#); [Heather Gartshore](#); [Geoff Orr](#)
Subject: rezoning application for 10375 Wilson Rd.
Date: Friday, April 24, 2020 11:18:37 AM

April 24 2020

Regarding Property at 10375 Wilson Road, North Saanich

Dear Mayor Geoff Orr, District of North Saanich Planning Committee and all of the District of North Saanich Council,

I am writing in response to the Notice of Development Application submitted by Peter Robb, the owner of 10375 Wilson Road. As a resident of North Saanich and frequent recreational user of the neighbourhood of the subject property, I strongly oppose the re-zoning application put forth by Peter Robb, which is in contravention of the current regulations for the ALR and out of line with the North Saanich Official Community Plan (OCP).

While I live on Lands End Road, I spend time in this region cycling the quiet roads, walking the dog along the paths and enjoying the lovely Pat Bay beach, in addition to supporting local businesses like the Fickle Fig farm market, Deep Cove Market, nurseries, and local market garden stands. I board my horses at Bonita Stables, located around the corner on Munro Road from the subject property and enjoy riding along the roads and trails as well.

The proximity of the Pat Bay beach makes this region very attractive for a diverse array of outdoor recreational activities for the residents of North Saanich and neighbouring districts. The layout of quiet roads and public footpaths make it ideal for recreating. Each day I see people cycling, often with their children along on tricycles, people walking their dogs, joggers, families pushing strollers, and there is probably the highest density of equestrians on the peninsula. A steady stream of logging trucks will change all this. A reduction in recreational activity will lead to a reduction in business for the local cafes and markets, as well as a reduction in property value for the residents.

This neighbourhood is unique in its agricultural landscape and is a model example of how the North Saanich OCP was envisioned, with a harmonious mixture of livestock farms and residential rural properties, many of which also have small livestock operations and market gardens. Additionally, Hytail Farm, Bonita Stables and John Road Barn have been offering horseback riding lessons for adults and children for decades and frequently host horse riding clinics with guest coaches which attract participants from up island to our region. The noise and activity from a sawmill operation will make riding dangerous and deter participants, resulting in a loss of income for these facilities.

There is no place for a large commercial sawmill operation as being proposed by Mr. Rodd. Already we see too many large dump trucks coming and going at high speed from that property along very narrow roads. The roads barely allow for two vehicles to pass, there are deep ditches on both sides, no bike path, no sidewalk, and very little shoulder. How long before some cyclist, equestrian or child on a bicycle gets seriously injured or dies? I urge you to reject this re-zoning application, it would be detrimental to the neighbourhood residents and businesses.

Respectfully yours,

Jill Sechley

1056 Lands End Rd., [REDACTED]

From: [Jill Sechley](#)
To: [Carly Rimell](#)
Cc: [Nigel Beattie](#); [admin](#); [Murray Weisenberger](#); [Celia Stock](#); [Brett Smyth](#); [Patricia Pearson](#); [Jack McClintock](#); [Heather Gartshore](#); [Geoff Orr](#)
Subject: amendment to concerns over rezoning application for 10375 Wilson Rd.
Date: Friday, April 24, 2020 12:08:06 PM

Dear Mayor, Councillors, Planning Committee,

Further to my letter outlining my objections to the re-zoning of the subject property, I would like to add a concern.

The use of that property as a sawmill poses a **significant fire hazard** to the region. Already there are piles of logs, piles of debris, decrepit buildings, barns that have old hay and years of dust and debris, and likely questionable compliance with electrical safety code. It is a fire bomb waiting to go off.

Is the North Saanich Volunteer Fire Department ready for this?

Respectfully yours,

Jill Sechley

1056 Lands End Rd., [REDACTED]

From: [Jill Sechley](#)
To: [Carly Rimell](#)
Cc: [Nigel Beattie](#); [admin](#); [Murray Weisenberger](#); [Celia Stock](#); [Brett Smyth](#); [Patricia Pearson](#); [Jack McClintock](#); [Heather Gartshore](#); [Geoff Orr](#)
Subject: correction to submission of concern over 10375 Wilson Rd.
Date: Saturday, April 25, 2020 12:10:39 PM

Dear Mayor, Councillors and Planning Committee,

To clarify and amend my previous letter of concerns over the application by the subject property owner.

In my haste to submit by the deadline, I had not noticed the typo that I stated in the first paragraph "Peter Robb" when of course he is "Peter Rodd", as correctly written later in the letter. I meant no disrespect in this oversight.

Also, I wrote that I was concerned about the 're-zoning' application, when in fact it is an application for 'non-farm use' within the ALR.

My concerns and objections remain the same regardless.

Thank you!

Respectfully yours,

Jill Sechley

From: [Bonita Stables](#)
To: [Carly Rimell](#)
Cc: [hytail-1@shaw.ca](#); [Jill Sechley](#); [Nigel Beattie](#); [admin](#); [Murray Weisenberger](#); [Celia Stock](#); [Brett Smyth](#); [Patricia Pearson](#); [Jack McClintock](#); [Heather Gartshore](#); [Geoff Orr](#)
Subject: Amendment to concerns over rezoning application for 10375 Wilson Rd
Date: Friday, April 24, 2020 12:34:45 PM

Dear Mayor Geoff Orr and Members of Council,

We strongly object to the proposal of rezoning 10375 Wilson Road North Saanich, specifically the rezoning application for a "non-farm use" property. This objection is upon the basis that allowing for this proposal to proceed will change the nature of our community from an ALR and residential to a (semi) industrial activity in our quiet neighbourhood. Although every person has a right to make an honest living, the proposed change to the rezoning application for that property, will be for the sole financial benefit of the applicant and not for the overall wellbeing of our community. This particular pocket of North Saanich is an idyllic description of what this district promotes itself to be. This neighbourhood represents small country roads designed for farm living and quiet life. It is encompassed by roadside produce, aviary, poultry, cattle, sheep, floral, and equestrian life. It would forever be changed if this proposal were to proceed and would be virtually impossible to claw its way back to its current glory. To allow this proposal to proceed will open the door for the gradual industrialization of our intimate agricultural community.

Respectfully,

Sharon and Tino Martinez
1549 Munro Road, North Saanich

From: [Christine Thomas](#)
To: [Carly Rimell](#); [nbeattier@northsaanich.ca](#); [Celia Stock](#); [Brett Smyth](#); [Patricia Pearson](#); [Jack McClintock](#); [hgartshore@nothsaanich.ca](#); [Geoff Orr](#)
Subject: 10375 Wilson Road
Date: Friday, April 24, 2020 12:45:10 PM

As you know the owners of 10375 Wilson Road run a trucking business out of their property with all inherit noise, dust and exhaust. They now want to remove part of their property from the ALR to continue that business on what is now agricultural land. This is not the time to be reducing what agricultural land that North Saanich has to be used for what should be located in an industrial area. We frequently have their trucks going past our farm any time of day on a road that was not built to accommodate large trucks but rather local residents, walkers and horseback riders. We are against their application to rezone this property. Thank you for your consideration. John and Christine Thomas, Oakwind Farm 1346 Munro Road

1500 Munro Road
North Saanich, BC
V8L 5T1

Sent via email

April 24, 2020

Dear Mayor Orr and District of North Saanich Councillors:

Re: Notice of Application Development (Application) – 10375 Wilson Road (10375)

We, Hugh Wilzewski and Jill Singleton, are the owners and residents of 1500 Munro Road. Our home is located on the northeast corner of the intersection of Munro and Wilson Roads.

We oppose this Application in the strongest terms. In addition, we ask that Council make a decision to have the industrial operation cease immediately. An industrial operation should be located in an area with industrial use zoning, not on property designated as Rural Agricultural 1 (RA-1) by the District of North Saanich (District) Bylaws.

Our understanding is that the Application is an attempt by the owner(s) of 10375 to legitimize an industrial business on property that has been operating in violation of the District's zoning bylaw for at least a decade. We have been made aware that numerous complaints about this business operation have been filed with the District of North Saanich over the years, yet the business continues to operate at 10375.

We purchased our home approximately 13 months ago. With the exception of this disruptive and dangerous industrial operation we enjoy all aspects of living here. The noise of heavy trucks and equipment starts at 6:30 am most mornings, and the trucks "roll out" southbound on Wilson Road at 7:00 am. This traffic continues throughout the day and does not stop until 4:30 or 5:00 pm although there are occasions when the trucks operate until 7:00 pm. It is not unusual for heavy truck traffic from 10375 to take place on weekends and statutory holidays.

Our home has a legal suite that we intend to operate as an Airbnb as a unique rural farm destination. Given the noise and potential danger of large trucks transiting so often along the narrow Wilson Road this setup is in jeopardy. Sitting outside during the day to enjoy the "relaxing" countryside is impossible. Clearly this industrial operation has a negative impact on the property values of impacted neighbours.

At least two of our neighbours operate farm stands between our home and 10375. Their legitimate farm business is adversely impacted by the operation at 10375.

Wilson and Munro Roads are extremely popular for walkers, cyclists and horseback riders. Numerous trails are close by. The large trucks transiting to/from 10375 create a danger that should not exist for these recreational users of the roads.

.../2

Page 2

With the current situation related to physical distancing created by the COVID-19 pandemic those of us impacted by the industrial operation at 10375 are not able to attend the Council meeting on May 4th. Therefore, we ask Council to provide all neighbours residing within 500 metres of 10375 a written response of its decision and reasons why if Council votes to support this Application This response should be sent no later than May 15, 2020. This will allow those of us impacted by Council's decision to prepare our case for the Agricultural Land Commission.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature on the left is for Hugh Wilzewski, and the second signature on the right is for Jill Singleton. Both signatures are written in a cursive, flowing style.

Hugh Wilzewski and Jill Singleton

April 23, 2020

To Whom it may concern,

It has come to our attention that the neighbouring property owner at 10375 Wilson Rd (owner Peter Rodd) is trying to rezone his property to allow the use of his ALR land as a commercial trucking operation.

The above mentioned property has been an issue with neighbours for years. One that has been ignored by the municipality for far too long. My family, like ninety percent of the land owners out here, moved to the area because of the beautiful farm land, and the fact that it comprises of pieces that are protected by the ALR to remain as farm use. What creates the charm of the area is the sprawling fields, horses neighing, and sheep baaing. Parking lots for a trucking company hardly suit that scene.

Beyond the aesthetics of the neighbourhood, my main concern lies with the tranquility and safety of our streets. The noise from the property is already a problem, with trucks firing up all morning and the constant moaning up and down Wilson Rd. Weekends are no exception.

There are numerous people on our streets daily – walking and bicycle groups, horse riders, children on bikes (including my own) especially in the summer riding to and from the free ride bike park, horse and carts, joggers (including myself), dog walkers, etc. – who come out to our beautiful neighbourhood to enjoy the peace and quiet of our lifestyle/area, and whom should not have to worry about massive trucks barreling down the road, pulling out of the driveway, or backing up onto the street.

The infrastructure of Wilson Rd does not allow a vehicle to pass by the large trucks owed by Peter Rodd, the road is not wide enough. Often cars are pulled right over onto boulevards of neighbours to allow the trucks to pass, cutting off all pedestrian and bike traffic. It just isn't safe.

There are commercial zones/areas in this municipality for a reason, so that the industrial businesses can flourish without compromising or threatening the lives of people in residential areas. In particular I would hope that we would be doing everything we can to protect what little land we have in the ALR. Check historical records to see how much local food production was essential in a country's survival during WWI and WWII. How about now, with Covid19...the amount of people wanting to grow their own food and supporting local farmers has increased substantially. Have we not learned anything? We need to do more to protect the precious land that we have.

I am also worried that passing the application is a shoehorn for more commercial development by the owner, as well as other owners in the area looking to compromise ALR to line their pocketbooks. Let's keep our farmland farmable!!

Thank you for your time,
Your neighbourhood farmers, Jim and Tess Town @ 1401 John Rd.



COX TAYLOR

BARRISTERS | SOLICITORS | NOTARIES

Reply: **Lindsay R. LeBlanc***
**Law Corporation*
leblanc@coxtaylor.ca

File: R-969-1*LRL

April 30, 2020

by email: CRimell@northsaanich.ca

District of North Saanich
Planning and Community Services Department
1620 Mills Road
North Saanich, BC V8L 5S9

Attention: Carly Rimell

Dear Madam:

Re: ALC Non-Farm Use Application for 10375 Wilson Road (ALC 2020-01)
Peter and Colin Rodd
Letters of Support

We act as legal counsel for Peter and Colin Rodd as it concerns their ALC Non-Farm Use Application for 10375 Wilson Road (ALC 2020-01).

We have been asked to submit the enclosed for consideration by Mayor and Council:

- Package A – 89 letters of support from residents and farmers of North Saanich
- Package B – 19 letters of support from residents and farmers of Sidney
- Package C - 14 letters of support from farmers and residents of Central Saanich & Brentwood Bay (2)
- Package D - 2 letters of support from business and community organizations

Due to the pandemic restrictions, those individuals that would normally like to speak in support of the application have included personal letters of support. The applicants ask that Mayor and Council take the time to read the individualized expressions of support regarding this application.

Letters have been included from other municipalities as the agricultural community extends past the geographical boundaries of the District of North Saanich. For example, some of the largest farms and nurseries on the Saanich Peninsula have provided letters of support, including, Michell's Farm, Stanhope Farm and Island View Nursery.

The supporters include residents, business owners and farmers throughout the community. The letters speak for themselves; however, there is a common theme throughout summarized as follows:

- Neighbours in close proximity support the application and are not impacted by traffic, noise or other activities associated with the requested use;

Victoria

T 250.388.4457
F 250.382.4236

Vancouver

T 604.678.1207
F 604.678.1208

Burnes House, 3rd Floor, 26 Bastion Square
Victoria, British Columbia Canada V8W 1H9

www.CoxTaylor.ca

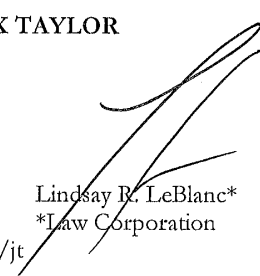
- The importance of access to local trucking and excavating services to support agricultural businesses;
- Rodd Trucking and Excavating Ltd. is an integral component to the community and their business ought to be supported; and
- The application permits an activity that has been occurring for the past 20 years and there will be no changes in use on the Property.

Further letters of support will be submitted prior to noon on Monday, May 4, 2020 (as they are collected over the next few days).

Yours very truly,

COX TAYLOR

Per:



Lindsay R. LeBlanc*
*Law Corporation

LRL/jt
Encl.
cc: client



COX TAYLOR
BARRISTERS | SOLICITORS | NOTARIES

Reply: **Lindsay R. LeBlanc***
*Law Corporation
leblanc@coxtaylor.ca

File: R-969-1*LRL

May 4, 2020

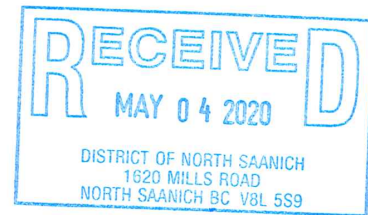
by email: CRimell@northsaanich.ca

District of North Saanich
Planning and Community Services Department
1620 Mills Road
North Saanich, BC V8L 5S9

Attention: Carly Rimell

Dear Madam:

Re: ALC Non-Farm Use Application for 10375 Wilson Road (ALC 2020-01)
Peter and Colin Rodd
Letters of Support



Further to our correspondence of April 30, 2020, we enclose the following:

- Package E – 14 further letters of support from residents and farmers of North Saanich;
- Package F – 3 further letters of support from residents and farmers of Sidney;
- Package G - 2 letters of support from farmers and residents of Victoria.;
- Package H – 2 letters of support from residents with unknown address.

We confirm that the writer and Colin Rodd will be available at 250-388-4457 (Ext - 4221) for the Council meeting tonight.

Yours very truly,

COX TAYLOR

Per:

Lindsay R. LeBlanc*
*Law Corporation

LRL/jt
Encl.
cc: client

CIRCULATION
Mayor <i>GO</i>
CAO <i>[Signature]</i>
Corporate Officer <i>[Signature]</i>
ACTION
<input checked="" type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation
<i>May 4, 2020</i>

Victoria

T 250.388.4457
F 250.382.4236

Vancouver

T 604.678.1207
F 604.678.1208

Burnes House, 3rd Floor, 26 Bastion Square
Victoria, British Columbia Canada V8W 1H9

www.CoxTaylor.ca

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

ALLISON TIMMINS / TYLER LITTLE

Property Address:

1935 DEAN PARK ROAD

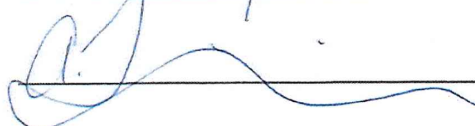
Additional Comments:

THIS IS NONSENSE! THIS
FAMILY HAS BEEN IN BUSINESS
FOR MANY YEARS AND DONE
SO MUCH FOR THE COMMUNITY.

Dated:

APRIL 29/20

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Shane Moore_____

Property Address: 1500 McTavish, North Saanich_____

Additional Comments: We own a 3 acre farm in North Saanich, a portion of which is within ALR. We are very strongly supportive of non-arable land being utilized for parking of trucks associated with a profitable, productive company within the community as this may enable the continuation of farming. In our case, farming does not generate sufficient revenues to cover its costs and we know of several other farms looking at possible ancillary use of the land to make ends meet. So we encourage the District to remain open minded to additional land uses that are not detrimental to the arable land._____

Dated: May 3, 2020_____

Signature: Shane Moore_____

North Saanich

WAYNE RUFFLE

8563 KINGDOM CRESCENT
NORTH SAANICH.

I HAVE KNOWN THE RODD FAMILY
FOR OVER SIXTY YEARS. THEY HAVE
SUPPORTED OUR AREA FOR YEARS.

DATED MAY 3, 2020

Wayne Ruffe

North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Mike Kaercher

Property Address: 8571 Cathedral Place

Additional Comments: I've known Colin & Peter both personally and through business for 15 years. They are an integral in the Peninsula Business Construction Community. Not only do they help shape the future of the Peninsula through their business, they continually give back to the community. Whether it is sponsorship to the Peninsula Eagles Hockey Association, banners and the ball fields from Sidney to Central Saanich or truck parades and touch a truck, Colin and Peter are so important and generous to the community.

Dated: May 3, 2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Karl & Lindy Kaercher

Property Address: 8571 Cathedral Place

Additional Comments:

We fully support Colin and Peter in this application.

Dated: May 3, 2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Paul Shade, Owner Shades Tankers (1976) Ltd.

Property Address: 779 Dalkeith Ave. North Saanich

Additional Comments: _____

Dated: April 30, 2020

Signature: Paul Shade

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Donna Burner

Property Address:

11320 Fern Pl. North Saanich

Additional Comments:

I am all for supporting local,
mult.-generational businesses that provides
services to local residents. I encourage
the district of North Saanich to work with
businesses such as Rodd Excavating to support
operations that balance the need for a
commercial economy but can be performed
in a manner that is supported by neighbours.

Dated:

April 27 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Jodi Rooke

Property Address:

10185 Tsaykum Rd. N. Saanich

Additional Comments:

Dated:

April 29/2020

Signature:

Prose

North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

JANET ROOKE

Property Address:

10125 WEST SAANICH RD

Additional Comments:

I live nearby the property, and for years I have seen the RODD trucks travelling through the local neighbourhood. I don't understand why the complaint to park trucks in the evening on the property has escalated to this level. I am aware of many other commercial operators in the neighbourhood that have vehicles on their ALR land, yet don't see any applications for permits on their properties. Makes me wonder if this is a targeted property and if so why? I would caution council if the application is denied a huge can of worms will no doubt be opened for the other illegal operations in the District. The RODD business has been actively providing employment for families in our community for over twenty years. I have never witnessed any of the truck drivers breaking any laws, or being disrespectful to any other vehicles, pedestrians, dog walkers or horse riders. Our community relies on the services that Rodd Trucking and Excavating offer and I strongly support their application.

Dated:

APRIL 29/20

Signature:

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Ray Lydon

Property Address:

215 Hillgrove Rd North Saanich

Additional Comments:

This is a old & good company liked in the Community by all and people here

This company has been around for a long time. They are supportive to the Community in many ways. It's difficult to think that someone is complaining.

Obviously, they have too much time on their hands. Also, it's too bad that these people are complaining. Perhaps we should look in their backyard.

Dated:

April 29 / 2020

Signature:

Ray Lydon Darlene Lydon

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Chris Wallace

Property Address:

1991 Dean Park Rd

Additional Comments:

Dated:

April 25/2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Sylvia Burghardt

Property Address:

1919 Dean Pk Rd.

Additional Comments:

This farm has been going in
the family for years. Equipment
has been stored there - why
now is there a problem?
New neighbors complaining
because they want to make
the rules for the neighborhood
is unfair.

Dated:

April 26/20

Signature:

S. Burghardt

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Tanis Burghardt

Property Address:

8694 East Saanich Rd

Additional Comments:

Are you going to shut down
all the other dozens of
other companies doing the
same thing? There are many!
And have been doing this
for decades. Why now? Because
new wealthy people moving
into the community don't want
to look at equipment that most
likely developed the property they
now live on. Not all ALR land is suitable
for farming and North Saanich will never let it
be developed for other reasons. We all know
that for sure!

Dated:

April 26/2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

DAVID SMITH

Property Address:

308 COAL POINT.

Additional Comments:

Dated:

04/30/20

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Property Address:

Additional Comments:

Dated:

Signature:

Sidney

From: RON KIPOT
Sent: April 30, 2020 6:10 PM
To: colinrodd@hotmail.com
Subject: 10375 Wilson rd, property for his company trucks etc

I am in full support of local business owner ,Colin Rodd of Rodd Excavating for his use of land on 10375 Wilson rd for his company trucks etc.

Good luck ,from Ron Kipot
9573 Canora rd ,
Sidney ,B.C
V8L 1P5

Sent from my Samsung Galaxy smartphone.

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Chris Sigurdson

Property Address:

2078 Henry Ave. W.

Additional Comments:

Rodd Excavating and Trucking has been operating a home based business from the property in question in excess of 20 years. Aside from the owners, the company employs 12 people, 8 of who are residents and tax payers in the District of North Saanich. As a small business owner myself, I understand the burden of expenses associated with day to day operations. The area used for overnight parking by Rodd Excavating and Trucking plays an important role in the companies continued operations.

Dated:

August 28 / 2020

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Ben Davies _____

Property Address: 6560 D Bella Vista Drive, Central Saanich, V8Z 6X1 _____

Additional Comments: _____

Dated: 05/01/2020 _____

Signature:  _____

Victoria

TO: DISTRICT OF NORTH SAANICH

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Willie Monaghan _____

Property Address: 6044 Oldfield rd _____

Additional Comments: Rodd trucking has helped our farm out with trucking and excavating ____
And has made it liable for us to carry on our daily operation. _____

Dated: May 1 2020 _____

Signature: Willie Monaghan _____

Victoria



Skalliwag Big daddy <wellerpropeller@gmail.com>

(no subject)

Mike Pryor <rcmpryor@gmail.com>

Thu, Apr 23, 6:49 PM

To: <Wellerpropeller@gmail.com>

To whom it may concern ,

I'm writing this letter in support of Rodd Excavating. This is a company that started by working along side a long time local excavating company that relied on their friends and neighbour's to provide a honest service . That's how Rodd Excavating got their start. In the past I've worked for a local business that always put the community first and offered prompt and honest service . Over the years Colin has provided the same type of service to his friends and neighbours and now his success and expansion is being threatened for working from an area that can provide him with the location to grow as the community demands. As a long time taxpayer in North Saanich and local business owner I think we need to support our local contractors which in turn puts money back into our local economy.

Thank you

[Quoted text hidden]

April 25, 2020

To whom it may concern,

This letter comes to you on behalf of my wife Trish Connor and myself. We are writing to express our support of Mr. Colin & Peter Rodds request to permit overnight parking on a .2 hectare portion of his 4 hectare property at 10375 Wilson Rd. North Saanich, BC.

The Rodds have been an longstanding family in our municipality that has supported the growth financially through hiring locally for their family business and spending locally to support local businesses. We all know how hard it is to operate a farm financially now a days, most farmers are shutting them down and selling off for estate properties, as we can see many of the current adjoining properties have done. The rodts have made a smart financial move 20 years ago to subsidize their income with an excavation business to be able to keep their current land situation instead of selling it to someone to build an estate. Currently a good portion of the land is leased to board horses, which is harder and harder to find now a days.

As a small business owner myself, my hopes are that our municipal counsel will support the small business community and support this request to keep them here instead of driving them out.

There has been a precedence set over the last 20 years of operations of their excavation business off that property, it had not been an issue until lately for some reason with some new residents.

I applaud the efforts of Colin and Peter to maintain the ALR land the and intuitive ways they have managed to keep it ALR for north Saanich residents that have to board horses.

Thank you for your time and consideration

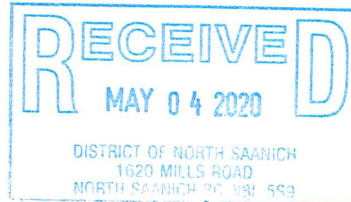
Chris & Trish Connor

Jackie Gretchen

From: Sara De Melo on behalf of admin
Sent: Monday, May 4, 2020 11:07 AM
To: Crystal Gotto; Curt Kingsley; Jackie Gretchen; Tim Tanton
Subject: FW: Meeting May 4 agenda

-----Original Message-----

From: SHARON GRAHAM [mailto:sharonjg@shaw.ca]
Sent: Monday, May 4, 2020 10:21 AM
To: admin <a@northsaanich.ca>
Subject: Meeting May 4 agenda



Dear Mayor and Council

Please, consider my comments with regards to tonight's agenda.

1. Application for Non-Farm use at 10357 Wilson Rd.

I do not support this application.

2. Application for Sandown Agricultural Lands I support Gobind Farm to lease or purchase Sandown I support public input with regards to this matter.

Thank you for your consideration.

Sharon Graham

Sent from my iPad

CIRCULATION	
Mayor	GO
CAO	✓
Corporate Officer	
ACTION	
<input checked="" type="checkbox"/>	Council Agenda
<input type="checkbox"/>	Info Pk
<input type="checkbox"/>	Reading File
<input type="checkbox"/>	Staff Recommendation

Jackie Gretchen

From: Sara De Melo on behalf of admin
Sent: Thursday, April 30, 2020 9:27 AM
To: Crystal Gotto; Curt Kingsley; Jackie Gretchen; Tim Tanton
Subject: FW: Wilson Road application

From: Bernadette Greene [mailto:bernadettegreene789@gmail.com]
Sent: Thursday, April 30, 2020 8:32 AM
To: admin <a@northsaanich.ca>; Geoff Orr <GOrr@northsaanich.ca>; Patricia Pearson <PPearson@northsaanich.ca>; Murray Weisenberger <MWeisenberger@northsaanich.ca>; Jack McClintock <JMcClintock@northsaanich.ca>; Celia Stock <CStock@northsaanich.ca>; Brett Smyth <BSmyth@northsaanich.ca>; Heather Gartshore <HGartshore@northsaanich.ca>
Subject: Wilson Road application

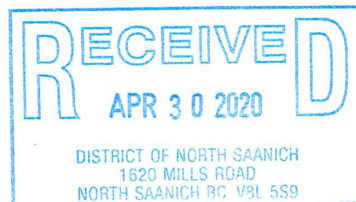
Dear Mayor and Council,

I am writing to respectfully request that you deny the non-farm use application for 10375 Wilson Road. ALR land must continue to be protected as it has been in order to preserve it for food production for future generations. The present pandemic should remind us of the importance of this.

Having been a near neighbour of this property until last year, operating a successful market garden, I know that the local soil can be very productive, and that the activities of the owners of 10375 Wilson Rd. are putting the health of the soil and future productivity in jeopardy. I have seen numerous bylaw infractions of this property over the years, and ask that both the District of NS and the ALC enforce their own bylaws, and that you reject this application.

Thank you,

Bernadette Greene
1511 Oceanspray Dr, North Saanich



CIRCULATION	
Mayor	<i>GD</i>
CAO	<i>[Signature]</i>
Corporate Officer	<i>[Signature]</i>
ACTION	
<input type="checkbox"/>	Council Agenda
<input checked="" type="checkbox"/>	Info Pk
<input type="checkbox"/>	Reading File
<input type="checkbox"/>	Staff Recommendation
<i>May 4 Lark IL</i>	

Jackie Gretchen

From: Sara De Melo on behalf of admin
Sent: Monday, May 4, 2020 8:34 AM
To: Crystal Gotto; Curt Kingsley; Jackie Gretchen; Tim Tanton
Subject: FW: Wilson Road proposal



From: Alexandra Richards [mailto:hcfandjrb@gmail.com]
Sent: Sunday, May 3, 2020 7:57 AM
To: admin <a@northsaanich.ca>
Cc: <jrbali@yahoo.com> <jrbali@yahoo.com>; Lorraine Bradbury <hytail-1@shaw.ca>
Subject: Wilson Road proposal

To whom this may concern:

I have been a resident of this neighbourhood since 1980. I am deeply saddened and angry about the changes to our ALR land that you have allowed to happen.

Let me remind you how unfit our community farming roads are for excess traffic ie: double tandem trucks with trailers screaming by horses/riders, kids on bikes, etc. I had a rider who fell last year on property due to such a vehicle whipping by on John Road at 70km plus per hour. These concerns have been brought to the attention of the mayor last spring and nothing has changed. Phone calls to the RCMP and Peter Rodd himself without even the decency of a call back. No respect for fellow neighbours from that guy, his employees or friends.

I finish this simple but blunt letter with hopes that you do a drive around the neighbourhood and especially at that property on Wilson, and the two on John Road you are trying to rezone as well. You tell me how you intend on making our roads safe to handle the excess traffic. You already can't be bothered with keeping up with the blind spot at the end of John Road by the highway....one day someone is going to really get hurt. We are the only farming community in our area and all of us would like to keep it that way.

Sincerely,
Alexandra Richards
John Road Barn/Hidden Creek Farm
250-812-5911

CIRCULATION
Mayor <i>GD</i>
CAO <i>[Signature]</i>
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
<input checked="" type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation
<i>DATE 176M</i>

Jackie Gretchen

Subject: FW: 10375 Wilson Rd. North Saanich BC

From: john-lesley vukelich [<mailto:j-lvukelich@shaw.ca>]
Sent: Wednesday, April 29, 2020 11:19 AM
To: admin <a@northsaanich.ca>
Subject: Re: 10375 Wilson Rd. North Saanich BC

Mayor and Council,

In regards to the application that our neighbors at 10375 Wilson Rd. North Saanich B.C. have made.

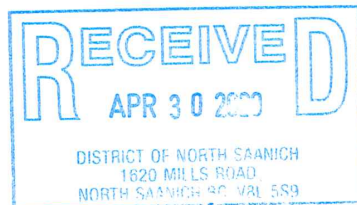
First my understanding is that the District of North Saanich will decide if it can be forwarded to the ALC or not for their required authorization.

From my research and reading I believe that current regulations allow for 2 trucks that can be parked on ALR land overnight that are not for farm use.

While some of our neighbors have objected to the additional trucks being parked overnight we wanted you to know that to date we have not been bothered by the overnight parking of their trucks.

Thank you,

John and Lesley Vukelich
1548 Munro Rd. North Saanich BC



CIRCULATION	
Mayor	<i>[Signature]</i>
CAO	<i>[Signature]</i>
Corporate Officer	<i>[Signature]</i>
ACTION	
<input checked="" type="checkbox"/>	Council Agenda
<input checked="" type="checkbox"/>	Info Pk
<input checked="" type="checkbox"/>	Reading File
<input checked="" type="checkbox"/>	Staff Recommendation
<i>[Signature]</i>	

TO: District of North Saanich & Agricultural Land Commission

Clifford Campbell

10380 Wilson Road North Saanich

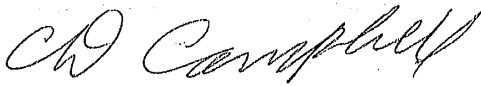
Re: Temporary Use Permit for 10375 Wilson Road

The Rodd family Peter and Colin have been good neighbours ever since they moved to 10375 Wilson Road. During that time the property has been transformed from an equestrian center to the storage of excavating equipment. That change has increased the large truck traffic in and out of their property and on the roads but the volume of traffic has been reduced, so I have found the present activity less disruptive to my life than when it was an Equestrian center. I have contracted them at fair market prices many times for projects on my property, and have found it convenient to have those services nearby.

I would like to see a visibility fence high enough to screen the equipment from Wilson Road and define the 0.2 hectare area to be used for truck storage. The remainder of the property should be returned to pasture or other agricultural use with no more storage of logs or other non-agricultural material outside of the permitted area.

With the above changes I would support the Temporary Use Permit application for 10375 Wilson Road.

Clifford Campbell



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: RAYMOND SMITH.

Property Address: ① 1740 John Rd. ② 6534 Welch Rd Central

Additional Comments: Saanich ③ 7874 Lockside Dr. (Formerly
Marigold Nurseries)

* It is very important that I have
access to a local trucking and
excavating company that does top
quality work. Rodd Trucking, being
local means my excavating and
trucking needs are done in a timely
manner, be it soil deliveries, parking
lot expansions or excavating. To me
Rodd Trucking is a very integral
component to my community

Dated: April 26/20.

Signature: 

North Saanich
Saanichton

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

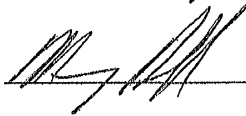
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Name: MURRAY + CINDY HULL

Property Address: 1583 MUNRO Rd.

Additional Comments: HAVING SUCCESSFULLY OPERATED IN THE
COMMUNITY FOR OVER 20 YEARS, RODD TRUCKING
AND EXCAVATING LTD. HAS BEEN VITAL IN SUPPORTING
THE ECONOMIC DEVELOPMENT OF THE COMMUNITY
THROUGH BOTH THE SERVICES THAT THEY PROVIDE AND
THROUGH JOB CREATION. BY PROVIDING EXTREMELY
COMPETENT/HIGH QUALITY SERVICES AT FAIR PRICES, THEY
ENCOURAGE PEOPLE TO "SHOP LOCALLY" AND SUPPORT THE LOCAL
ECONOMY. AS A LOCAL FARMER, I HAVE BENEFITED
NUMEROUS TIMES FROM NOT ONLY THEIR FAIR PRICES,
BUT ALSO THEIR WILLINGNESS TO GO ABOVE AND BEYOND
TO FIND WORKABLE ~~SELF~~ FINANCIAL SOLUTIONS TO
HELP INDIVIDUALS MEET THEIR NEEDS

Dated: APRIL 28 / 2020

Signature: 

North Saanich

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Name:

Noelle Hind

Property Address:

NORTH SAANICH

Additional Comments:

I LIVE IN THE AREA, I
KEEP MY 2 HORSES ON
THE PROPERTY OF RODD
EXCAVATING. THEY ARE NOTH-
ING BUT KIND & RESPECTFUL
TO ME & THE HORSES. THE
NEIGHBOURHOOD IS A BETTER
PLACE HAVING RODD EXCAVATING
IN IT. PLEASE LET THE TRUCKS
STAY. THANK YOU!!
20

Dated:

2020/04/29

Signature:

Noelle Hind

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Cam McLennan

Property Address:

1845 John Rd North Saanich

Additional Comments:

I live in this neighbourhood and have no problem with the issuance of the temporary use permit for the overnight parking of trucks. They have been there for years and are a great part of the community. This will not detract from the agriculture ability of the land in question.

Dated:

April 29/2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

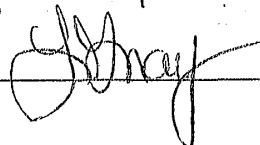
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Name: Lisa Graw

Property Address: 10231 West Saanich Rd

Additional Comments: These trucks have driven past
my house for 10 years. I've
never had a problem. They
are respectful of the community
and drive the speed limits down
the farm roads.

Dated: April 28/20

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

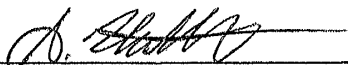
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Name: Andrew Noullette

Property Address: 820 Birch rd.

Additional Comments: Rodd excavating has become a trusted name within the community for excavating, construction and trucking. They have provided services for federal, municipal and residential projects for 20+ years within our community and should be provided the opportunity to house their equipment and offices within the community that they live, play and provide many services in, including charitable work, sponsorship and parades, things that only a local company with strong community ties would do.

Dated: April 28/2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Bev & Pierre Rodd

Property Address: 11190 Chalet Road

Additional Comments: _____

Colin is a community oriented man, wish him all the best. his business is his life. he has worked at the Chalet many times. I wish him nothing but success. Let him continue, especially in these trying time.

Bev.

Dated: Tuesday April 28th 2020

Signature: Bev & Pierre Rodd

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: MICHAEL + ELLEN COPPLINGER

Property Address: 1625 JOHN RD., N. SAANICH, B.C.

Additional Comments: V8L 558

See Attached

Dated: APRIL 28 2020

Signature: L. E. Coppinger for Coppinger

North Saanich

From: charlene coppinger
Sent: April 29, 2020 8:15 PM
To: collinrodd@hotmail.com
Subject: Fw: Letter for colin

Sent from Yahoo Mail on Android

----- Forwarded message -----

From: "charlene coppinger" <charcoppinger@yahoo.com>
To: "colinrodd@hotmail.com" <colinrodd@hotmail.com>
Sent: Wed., 29 Apr. 2020 at 8:06 p.m.
Subject: Letter for colin
Sent on behave of
Mike and Ellen coppinger

Sent from Yahoo Mail on Android

----- Forwarded message -----

From: "charlene coppinger" <charcoppinger@yahoo.com>
To: "ellen coppinger" <eccoppin@hotmail.com>
Sent: Wed., 29 Apr. 2020 at 4:52 p.m.
Subject: Rod

We the coppinger's at 1625 John Road who have been active North Saanich member / community for over 45 years are in support of colin and Peter rodd in being able to keep his trucks and equipment on the property overnight for his none farm usage. We stand behind mr. Rodd as he has been tremendously helpful to not just us as a family of North Saanich but to several others families in the community . Rodds trucking has even helped out families that are petitioning against him in their time of need.

Mr rodd is a hard-working caring kind person that deserves the right to be able to stay in this community where he has been raised and is now raising his family.

Sincerely
The Coppinger

Sent from Yahoo Mail on Android

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Carson Shanks

Property Address:

556 Meldram Drive

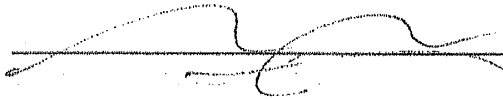
Additional Comments:

Please see Attachment.

Dated:

April 29, 2020

Signature:



North Saanich

April 29, 2020

Dear Mayor and Council,

I have been working with Rodd Excavating for over 10 years and their business has been an integral and successful part of the local community and economy.

It would be very disappointing to see a locally owned business be put in jeopardy and have to relocate to a different municipality as a result of the closure of their storage site.

To my knowledge, there are no other options for Rodd Excavating to run their business in North Saanich. Please permit the overnight parking of their work vehicles to keep this business in North Saanich.

Warm Regards,

Carson Shanks

District of North Saanich
1620 Mills Rd
North Saanich, BC
V8L 5S9

April 28, 2020

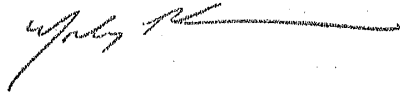
To whom it may concern,

I am writing this letter in support of the application for a Temporary Use Permit presented by Peter & Colin Rodd at 10375 Wilson Rd. These members of the community are applying to permit overnight parking of vehicles that are used to conduct business for Rodd Trucking & Excavating Ltd and not for purposes related to the farm on ALR land.

The reasons for my support are motivated by both business and personal concerns. Yes, I believe the Rodd family business would incur large financial costs to have to lease space to park their vehicles at another location. My main concern is that because of those larger costs, the Rodd family business would no longer be able to continue donating its time and resources to community projects such as that which I witnessed as president of Central Saanich Little League.

The project I am speaking about is the new training centre for kids located at Centennial Park. The Rodd family donated near \$10,000 worth of time and equipment plus arranged another \$20,000 worth of material/labour donations for our non-profit society. Community projects like these cannot be done without the support of local businesses like Rodd Trucking & Excavating.

Please accept this letter with my full support as a North Saanich resident for the Temporary Use Permit.



Morley R. Wittman
1787 Orcas Park Terrace
North Saanich, BC
V8L 4A8
(250) 665-6635

North Saanich



Peninsula Fitness Club <peninsulafitnessclub@gmail.com>

Rodd support letter

Skalliwag Big daddy <wellerpropeller@gmail.com>
To: steve weller <peninsulafitnessclub@gmail.com>

Thu, Apr 30, 8:20 AM

Stephen Weller
8600 East Saanich Road
North Saanich BC
V8L 1H1

To whom it may concern,

this letter is to wholeheartedly support the Rodd's application for rezoning on their property on Wilson road. For over 20 years they have conducted business on their property, and to have them denied that right is disappointing.

As a fellow business owner, and property owner on the Peninsula, it's getting increasingly difficult to conduct business, notwithstanding the current circumstances.

We desperately need businesses like theirs, to continue to work within local communities, as their support trickles down into far more areas than be covered by local Government.

The decision to deny them a business license, was unjust and unfair, and we are all hoping that they can put this bump in the road behind them and go back to using their property for which it was intended.

Rag rods
Steve

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

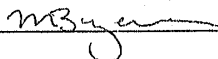
This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: MIRAH BURGNER

Property Address: 1322 LAUREL RD. NORTH SAANICH

Additional Comments: I AM IN FULL SUPPORT OF RODD
TRUCKING + EXCAVATING PARKING THEIR
TRUCKS AT 10375 WILSON ROAD. RODD
HAS BEEN WORKING IN THE COMMUNITY,
SUPPORTING LOCALS, PROVIDING JOBS +
WORKING TO BETTER NORTH SAANICH AS
A WHOLE WITH THEIR SKILLED EMPLOYEES
AND DEDICATION TO THEIR TRADE. I ADMIRE
THE WORK DONE BY RODD AND HOPE TO
CONTINUE SEEING A LOCALLY OWNED +
OPERATED BUSINESS SUCCEED WITH THE
SUPPORT OF THE MUNICIPALITY. THANK YOU.

Dated: MON APRIL 27 2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Sarah McLennan

Property Address: 1845 John Rd, North Saanich

Additional Comments: I am a big supporter of local businesses,
especially to those that give back
to the community, as they do.
We live in this neighbourhood, and
don't find this to have negative
impact. Please issue the permit.

Dated: April 25th, 2020

Signature: Sarah McLennan

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION


This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: S J L'Hirondelle

Property Address: 1550 Mills Road, North Saanich

Additional Comments: Rodd Trucking and Excavating provides necessary services to
the North Saanich agricultural and residential community.
I support their application for the permit for overnight parking
because it makes sense to support local business, especially now.
In the context of the pandemic, parking on the property on
Wilson Road follows current health guidelines, and also
reduces the impact on the business. As a community, we
need to support local businesses that provide important
services. They need to park somewhere; this location is efficient.

Dated: April 29, 2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: LINDA J. PENDRAY

Property Address: 9347 W. SAANICH, W. SAANICH, B.C.

Additional Comments: I agree that Rodd Trucking & Excavating should be permitted to park trucks overnight, as needed at the property named on this form.
I fully support Rodd Trucking & Excavating in this Temporary Use Permit application.

Dated: April 28, 2020

Signature: Linda J. Pendray

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Preston & Trina Selene Finbyson

Property Address:

10920 Inwood Rd.

Additional Comments:

See Attached

Dated:

Apr. 29/20

Signature:

Preston Finbyson Trina Selene Finbyson

10920 Inwood Rd
Preston and Selene Finlayson

We are in favor of reinstating the business license of Rodd Excavating, allowing him to continue operating his excavation business on his property at 10375 Wilson Rd., North Saanich. We feel it is important to support our local farmers who are financially able to pursue using their land in a way that is beneficial to the community and is making good use of quality soil through farming. Yet, there are other circumstances of land in the ALR with non-productive soil and in turn is used instead to raise livestock & horses as well as plant and flower nurseries who need commercial trucks parked on their land to ship and deliver daily. It's interesting why the municipality seems to be in approval and support of these models of businesses which do not use their land to grow food products and are approved to have work trucks parked on their land?

It is also important to consider the cost of maintaining the unproductive farmland through municipal taxes, water usage, utilities and insurance which seems to be increasing on a yearly basis. Unfortunately, many landowners are not able to afford these costs if they cannot use the poor quality of soil to farm yet are expected to pay for the upkeep. In turn they look at other ways to generate enough income to pay for the cost of their land and support their families and employees. We need to seriously consider the importance of these business owners generating jobs for families and supporting our community to continue to thrive. Rod Excavating is a business owner who is in a situation where his land is in the ALR but cannot be farmed. This company in our opinion is in the same category as the nurseries & livestock/horse farms and is a thriving business. This company has been an honest and tax paying business helping support the community for years and we ask that every effort is taken to resolve this issue and come to a compromise which will allow the neighbors to be supportive and this business to continue to thrive.

The block contains two handwritten signatures in black ink. The signature on the left is 'Preston Finlayson' and the signature on the right is 'Selene Finlayson'. Both are written in a cursive, flowing style.

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Rawleigh & Linda Rosholt.

Property Address:

1835 50th R.D. North Saanich.

Additional Comments:

we have had discussion with Peter & Colin
on these applications. We just live down the
road from them, and have no concern for
these applications. We have found them
courteous & mindful to the rural roads.
And they are a huge supporter to the
community, personal and business.

Dated:

April 28th, 2020.

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

C.A. L'Hirondelle C.A. L'Hirondelle

Property Address:

1550 Mills Rd. N. Saanich

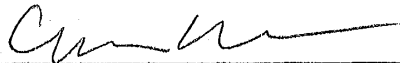
Additional Comments:

Rodd Trucking & Excavating
have been an important
community member for
over two decades. Please
support their permit for
parking. They are an asset
to North Saanich and should
be supported.

Dated:

Apr. 29, 2020

Signature:



North Saanich

Jason Grist
645A Towner Plk Rd
N. Saanich BC
V8L 5L7

District of North Saanich
620 Mills Rd
North Saanich BC
V8L 5S9

Letter of support For Colin Rodd

I am writing this letter in support of a friend and resident of North Saanich, Colin Rodd of 10375 Wilson Rd. Although I am aware that there are concerns and complaints about Mr Rodd operating his excavating business from his property on Wilson Rd. I would like to offer my support for Mr. Rodd's re-zoning application. Colin has been working in the community of North Saanich and the surrounding municipalities for the past 20 years and I would love to see him continue from his present location.

Thank you for accepting this letter of support.

Regards,

Jason Grist

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

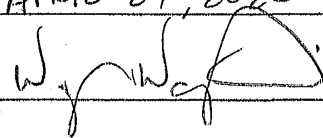
Name: WAYNE WOYTKIW

Property Address: 845 BIRCH ROAD, NORTH SAANICH

Additional Comments: _____

The Rodd's are positive, constructive
members of the community. This
letter confirms support for their
submission.

Dated: APRIL 27, 2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Don Rodd

Property Address:

10796 Madonna

Additional Comments:

*Known a long time
Great Business*

Dated:

April 23/20

Signature:

Don Rodd

North Saanich

DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This statement is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colli Rodd for 10575 Wilson Road and more particularly to: Permit the overnight parking of trucks that are associated with the farm activities on the Property. These trucks are used by Rodd and Colli Rodd Excavating Ltd., a company that has become integral to the community.

Name: MARK BENSON

Property Address: 809 DOWNEY RD

Additional comments: FARMING IS NOT PRACTICED IN
NORTH SAANICH WITH COST OF LAND.
MOST FARMERS NEED TO SUPPLEMENT
THEIR INCOME

PARKING TRUCKS IS NOT MUCH DIFFERENT
THAN TRACTORS & OTHER FARM EQUIPMENT
RODD HAVE BEEN DOING THIS FOR OVER
TWENTY YEARS AND SUPPORTING OUR
COMMUNITY

Dated: April 30, 2020

Signature: [Signature]

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

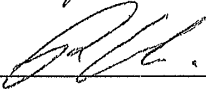
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Name: Philco Construction LTD

Property Address: 9690 Frizell Road North Saanich

Additional Comments: Rodd Excavating LTD is a staple in
our everyday business activities in
North Saanich and the Saanich Peninsula.
We support this business.

Dated: 04/29/2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

PHIL HOLLOWAY.

Property Address:

9437 WEST SAANICH Ed.

Additional Comments:

Let them stay. They've
been there for 22 years
now. They are doing no
harm being there.

Dated:

APRIL 27 2020

Signature:

Holloway

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

VICTORIA E. TUCK

Property Address:

605 TOWNER PARK Rd.

Additional Comments:

I support Collin Rodd's
business AND the use of
his property to store
equipment.

Dated:

April 28 2020

Signature:

Victoria E. Tuck

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: GORD. MARTMAN

Property Address: 409 LANDS END ROAD

Additional Comments: HE IS CREATING EMPLOYMENT
IN THE MUNICIPALITY

Dated: APRIL 27/20

Signature: [Signature]

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Rodd Excavating

Property Address: 10375 Wilson Rd.

Additional Comments: The Rodd family are well established,
dependable, respected in the industry.
They are very supportive of community
involvement and support to sports projects.
I have no problem with this request.

Dated: April 28, 2020.

Signature: Karen W., VP, Michell Excavating Ltd.

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Craig Ward

Property Address:

1625 Oceanspray Dr.

Additional Comments:

We have no issues with
a Temporary Use Permit.

Dated:

April 28/2020

Signature:

Ziwan

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Lynn Reimer

Property Address:

1388 Topping Rd, North Saanich

Additional Comments:

I can see nothing to be gained by the District forcing the removal of the trucks. This has been a parking lot since the riding stables were built. This never was good farm land. It will just continue to be a parking lot for the stables, or a storage lot for RV's.

Dated:

Apr 30 / 2020

Signature:

Lynn Reimer

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Roy Selkirk

Property Address: 1393 John Rd, North Saanich, BC

Additional Comments: I agree that Rodd Trucking and Excavating is an integral part of
our community and I believe that they should be permitted to
park their non-farm use trucks overnight at the above stated
address. I fully support them in this Temporay Use Permit application.

Dated: April 27, 2020

Signature: Roy Selkirk

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Melissa Chanley
Property Address: 9250 Rideau Ave North Saanich BC

Additional Comments: As residents of North Saanich that also require the ability to store a commercial vehicle overnight on ALR Land, I cannot stress enough how important this issue is to all business owners and employees that operate commercial vehicles. Please keep in mind that when you take away a persons ability to earn an income in North Saanich, you force them to take their business elsewhere which directly affects everyone from hockey team sponsorships to property taxes.

Dated: April 29/2020

Signature: MChanley

We deal w/ Rodd Excavating and all of their employees. They are respectful of our property and shop @ 1785 Mills where I work. This decision not only affects me on a

personal level but also a business level. They are customers of ours. We support them through this challenge they are facing. Please feel free to contact our office @ 250-656-1689.

are you prepared to enforce these regulations with EVERY property in North Saanich that houses commercial vehicles? Don't allow neighbors to bully property owners.

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Peter and Colin Rodd

Property Address:

2109 RADFILL LANE

Additional Comments:

WE NEED THE ACTIVITIES

Dated:

April 28/2020

Signature:

[Signature]

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Sohn Langford

Property Address:

1683 Cresswell Dr North Saanich

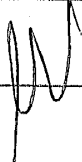
Additional Comments:

Colin Rodd and his business are an
important part of the economic life
of North Saanich. It's an important part
of the local economy

Dated:

April 26/20

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Alastair Emond

Property Address:

971 BRADLEY DYNE Rd N.S.

Additional Comments:

Let the hard working
people of NORTH SAANICH
continue to work hard.

I see no Problem

as RODD'S TRUCKING
should be able to
continue business
as usual as he has
done in the past.

Dated:

April 27 2020

Signature:

Alastair Emond

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Sevon Upton

Property Address:

10231 West Saanich Rd.


Additional Comments:

We have used Rodd excavating
for 20 years in North Saanich
for our home and for our business
the trucks drive by our house
daily and they always obey
the speed limit on our busy
west saanich Rd.
they are a part of our
community please support them

Dated:

April 29/20

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

IAN BRUCE

Property Address:

743 Kispick Pl. N. Saanich

Additional Comments:

This is a good local business
that employs young folks that many
of who live in North Saanich.

Dated:

April 24 2020

Signature:

Ia Bruce

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Ron Martman.

Property Address:

515 Norris Rd.

Additional Comments:

I support this proposal

Dated:

Apr 28/20

Signature:

Ron Martman

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Steve Pearce

Property Address:

9459 West Saanich Road North Saanich BC

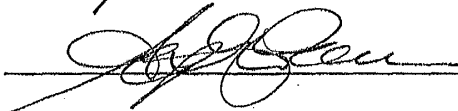
Additional Comments:

The businesses that have been in
operation on the Peninsula that are
being asked to change after many years
of existence is not acceptable. The
company in question has been in business
and operating like they are for some
time now. Is the change benefiting
this company financially? No it is
going to make it more difficult. Does
this also mean that anyone on ALC
land that has a work vehicle is not
allowed to park it at the end of the day?
Hydro, cnd, BC Government or any lease
vehicle that is not a registered farm use
vehicle?

Dated:

April 27 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Frank Paper

Property Address:

11424 Chalet Road.

Additional Comments:

I support Collin Rodd Yelling.

Dated:

April 28th 2020

Signature:

Frank Paper

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

JOHN WELLING

Property Address:

1016 CYPRESS RD NORTH SAANICH

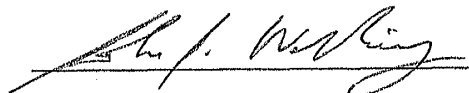
Additional Comments:

- RODD TRUCKING PROVIDES
EMPLOYMENT TO COMMUNITY

Dated:

APRIL 28 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

George HARTSHORNE

Property Address:

854 CLAYTON North Saanich

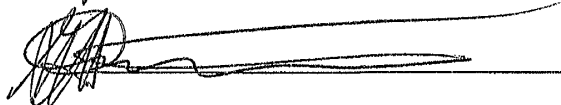
Additional Comments:

Yes Trucking company
Should be allow
to have some trucks on
a part of the property,
with the same yard on
the property
Mr Rodd has been in the
community for many years

Dated:

April 9th 2022

Signature:



North Saanich



TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

John Romashenko

Property Address:

10720 Patricia Bay Hwy

Additional Comments:

North Saanich, BC

I support this application.
and believe if their application
is denied, it will be the
start of more applications
for denial, setting a
precedent.

If this is stopped, what's next
- The pit on Brockenhurst
Farm??
- Farm storage bldgs for
equipment.

Dated:

April 29/20

Signature:

John Romashenko

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: NIKKI BOYCHUK.

Property Address: 470 NORRIS RD, NORTH SAANICH.

Additional Comments: Local company who has been
a part of our community for
years providing employment
and support.

Dated: APRIL 27, 2020

Signature: N. Boychuk.

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Dan MOLLBERG.

Property Address:

1728 SHEARWATER TERR.

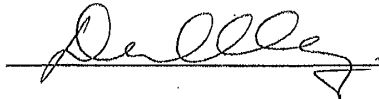
Additional Comments:

THIS IS A FAMILY OWNED
COMPANY THAT HAS BEEN IN
THE MUNICIPALITY FOR YEARS.

Dated:

April 29 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Melissa Mollberg

Property Address:

11050 Salal Place, North Saanich BC
V8L 5N6.

Additional Comments:

We fully support the Rodd family
and their company which has
been providing services to our
community for many years.

Dated:

Apr 26, 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: Barb Mollberg
Property Address: 1728 SHEARWATER TERR N. SAANICH

Additional Comments: I am in support of the permit
request of Peter & Colin Rodd.
Their company has been in the
community for years.

Dated: April 29, 2020

Signature: B. Mollberg

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Cory Hastings

Property Address:

1670 Mills Road

Additional Comments:

I support the application
from the Rodd family. They
are a long time family business
contributing to our community.

Dated:

April 28, 2020

Signature:

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: CHRIS SPAVEN

Property Address: 2030 LANDS END RD.

Additional Comments: EMPLOYES NORTH SAANICH RESIDENTS,
VOLENTERS EQUIPMENT AND EMPLOYES FOR
DISTRICT OF NORTH SAANICH,
SPONSORS NORTH SAANICH SPORTS TEAMS,
RODD EXCAVATING IS A MAJOR PART OF
THE DISTRICT OF NORTH SAANICH AND HAS
BEEN FOR MANY YEARS.

Dated: April 27/2020

Signature: _____

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

MARK ERAUT

Property Address:

10846 DERRICK RD, NORTH SAANICH.

Additional Comments:

I support Peter and Colin Rodd
in obtaining permission to park
trucks not associated with farming
overnight.

Dated:

April 26, 2020

Signature:

Mark E. Eaut

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

John J Hastings

Property Address:

1225 McTavish Rd

Additional Comments:

I support this business.
They employ local people and
support projects in the community

Dated:

Signature:

John J Hastings

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

DON HYDER

Property Address:

1952 MILLS RD. NORTH SAANICH

Additional Comments:

I HAVE NO PROBLEM WITH THE
ABOVE.

Dated:

April 26/2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

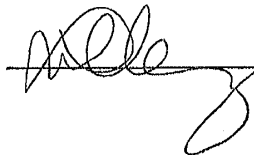
Name: LUCAS MOLLBERG
Property Address: 11050 SALAL PL. NORTH SAANICH BC
Additional Comments: VBL SN6

RODD EXCAVATING HAS BEEN
IN THE COMMUNITY FOR MANY
YEARS AND DESERVES APPROVAL
FOR THEIR PERMIT APPLICATION.

Dated:

APRIL 26, 2020

Signature:



North Saanich

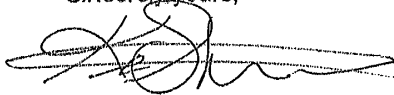
Keith Shade

April 29, 2020

District of North Saanich & Agricultural land commission

This Letter is provided in support of the temporary use permit submitted to the district of North Saanich and agricultural land commission. Peter and Colin Rodd have been providing Great service to the area for many years now. They also supply work to a lot of people, working for him, and also a lot of sub contractors receive work through the Rodds. Peter and Colin Rodd run a great Company for the Area, and I certainly hope that this can be resolved, to allow the Rodds to continue to operate from 10375 Wilson.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Keith Shade', with a stylized flourish at the end.

Keith Shade

250-361-5331

Shades Tankers (1976 LTD)

10120 McDonald park rd.

North Saanich, BC

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Jason Minton

Property Address:

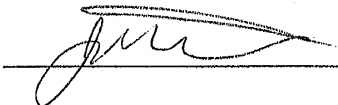
10722 Port Bay Highway

Additional Comments:

Dated:

April 27 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Nick Zweyers

Property Address:

10722 Pat Bay Highway

Additional Comments:

Dated:

Apr 27 2020

Signature:

N. Zweyers

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Steve Wakefield

Property Address: 480 Noris Rd.

Additional Comments: _____

Dated: April 27/20

Signature: [Signature]

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Serry Wakefield

Property Address:

11375 chalet Rd

Additional Comments:

Dated:

April 27, 2020

Signature:

J. Rodd

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Jonathan Parfitt

Property Address:

1346 Marco Rd.


Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

Dated:

April 29, 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

DAVID BEWCOTT

Property Address:

10125 LITTLEWOOD RD N SAANICH.

Additional Comments:

Dated:

APRIL 29/20

Signature:

D. Bonar

North Saanich

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Property Address: 777 Birch Rd. N. SARNICK

1. What is the main purpose of the study?
 2. What are the research objectives?
 3. What is the significance of the study?
 4. What are the limitations of the study?
 5. What are the conclusions of the study?
 6. What are the recommendations of the study?
 7. What are the future research directions?
 8. What are the contributions of the study?
 9. What are the implications of the study?
 10. What are the key findings of the study?

Signature: _____

Page 147 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Roudier, 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Greg Roudier

Property Address:

1101 Charter Rd

Additional Comments:

Am. 1/30/10

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Mauveen Robertson

Property Address:

1845 John Rd

Additional Comments:

Dated:

Apr 21/20

Signature:

Mauveen Robertson

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Ron Tioman

Property Address:

671 Dawson Road

Additional Comments:

Dated:

Apr 28 2020

Signature:

R Tioman

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

ROBIN WINE

Property Address:

10616 MADRONA DRIVE

Additional Comments:

Dated:

28 APRIL 2020

Signature: _____

[Handwritten signature]

North Saanich

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Vaneria xyla Fverst

535 nuffin 60

[illegible]

APR 28th 1952

bioRxiv preprint doi: <https://doi.org/10.1101/2018.07.10.258000>; this version posted July 11, 2018. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

Page 152 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Мирон Факканд

Property Address:

479 Cronman Ry

Additional Comments:

Dated:

Apr 28 / 20

Signature:

[Handwritten signature]

North Saanich

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Johanna Pifer

11403 Chalet Rd. N. Saanich Bc V8L 5L9

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

April 28, 2020

[Signature]

Page 154 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

AGNES & ARCADE ORR

Property Address:

564 TOWNER RD

Additional Comments:

12

Dated:

April 28/

Signature:

Agnes L. Orr

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

STEVE V. SANDERS

Property Address:

9767 GLENELG AVE, Sidney BC.

Additional Comments:

Dated:

Apr. 29, 2020

Signature:

June 11

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

J. Lisa Sedgwick

Property Address:

10862 Derrick Rd, North Saanich, BC

Additional Comments:

Dated:

April 28, 2020

Signature:

Request

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

MIKE SEDGWICK

Property Address:

10862 DERICK RD. NORTH SAANICH

Additional Comments:

Dated:

APRIL 28/2020

Signature:

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Angela Wilson

Property Address:

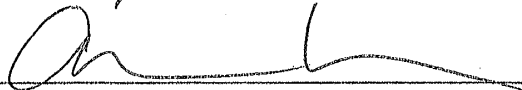
11210 ALDER ROAD

Additional Comments:

Dated:

April 27th 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

STEPHEN F. McColm

Property Address:

1284 FAIRFAX PL N.S. V8L 5C2

Additional Comments:

Dated:

April 28th, 2020

Signature:

Stephen F. McColm

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Pat McColm

Property Address:

1784 Fairfax PL N. Saanich

Additional Comments:

Dated:

Apr 27/2020

Signature:

Pat McColm

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

MIKE WILSON

Property Address:

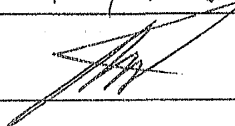
11210 ALDER ROAD.

Additional Comments:

Dated:

APRIL 27th / 2020

Signature:



North Saanich

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Additional Comments: _____

Signature:

Page 163 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

David McKinney

Property Address:

1240 Cloake Hill Road.

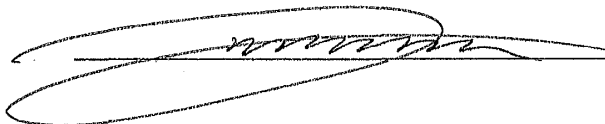
Additional Comments:

North Saanich BC.

Dated:

April 28 2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Angela McKinney

Property Address:

1240 Snake Hill Rd.

Additional Comments:

[illegible]

Dated:

April 28, 5020

Signature:

Dr. X. B. Gray

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

K. Griffiths

Property Address:

201-10134 McDonald Park Rd

Additional Comments:

N Saanich

Dated:

Apr 27/20

Signature:

K. Griffiths

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Hayley and Shane Bond

Property Address:

1365 Readings Dr. North Saanich

Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

Dated:

April 27, 2020

Signature:

April 27, 2020

Hayley Bond

North Saanich

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Karen Martel 205 10134 M McDonald Park Rd

V8L5X8 *Km*

[illegible]

Apr 27 / 2020

[Handwritten signature]

Page 168 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: BILL BEISCHER

Property Address: 928 WOOD CREEK PL.

Additional Comments: _____

Dated: APR 30/2020

Signature: 

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

STEVE HEYER

Property Address:

11412 SYCAMORE PL.

Additional Comments:

Dated:

APRIL 27th 2020

Signature:

SHyer.

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Deborah Frawt

Property Address:

10846 Derrick Rd. North Saanich

Additional Comments:

Dated:

April 26 2020

Signature:

[Handwritten signature]

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Adam Carhewick

Property Address: 11353 Hedgerow dr

Additional Comments: _____

Dated: 25/04/20

Signature:  _____

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Alan Sonosky

Property Address:

1965 CARDINAL CR.

Additional Comments:

Dated:

4/23/2020

Signature:

Alan Sonosky

North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Joey McPhee

Property Address:


9210 Ridcar ave North Sanch

Additional Comments:

Dated:

April 27/2020

Signature:



North Saanich

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Garrett Wakefield Const.

Property Address:

10389 Patricia Pl.

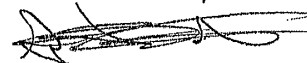
Additional Comments:

Rodd Excavating is a very
valuable asset to the district
of north Saanich and surrounding
farm lands + ALR.

Dated:

April 28/20

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

KEVIN DAY CALIBRE DOOR AND MILLWOCK

Property Address:

1A-2051 MACAVIEW AVE WEST


Additional Comments:

I'M WRITING IN SUPPORT OF RODD
TRUCKING AND EXCAVATING IN REGARDS
TO THE ABOVE ISSUE AS A SMALL
BUSINESS IN THE AREA, AND A
MEMBER OF THE SAANICH PENINSULA
FOR 38 YEARS LIKE COLIN RODD, I
THINK IT IS REDUCES THAT A COUPLE OF
NEIGHBOR NEIGHBORS IN THE COMMUNITY
CAN COMPLAIN AND MAKE SOMEONE GO
THROUGH THIS PROCESS JUST TO KEEP
HIS BUSINESS LOCAL. 4 HARMLESS TRUCKS
PARKED ON A FARM SHOULD BE THE
LAST THING THE COMMUNITY SHOULD WORRY ABOUT.
THE FAMILY DOES A LOT FOR THE COMMUNITY
AND SHOULD BE STOOD UP FOR BY IT'S
REPRESENTATIVES.

Dated:

2020-04-26

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Tyson Mann

Property Address:

2205 Calvin Ave

Additional Comments:

Worked for family numerous times
great company supports our community
great work.

Dated:

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

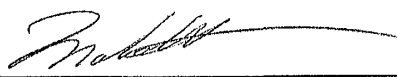
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Name: Peninsula Tireland; Marlon Wiger & Staff
Property Address: 1-2061 Malaview Ave W Sidney BC V8L 5X6

Additional Comments: Rodd Excavating is a valuable asset to the community. Not only do they do a great service for our business, but also for personal matters. The staff is very respectable and courteous towards their customer, patron and local traffic. We strongly believe Rodd Excavating should be allowed the use of overnight parking due to these facts!

- Sincerely Peninsula Tireland

Dated: April, 29th 2020

Signature: 

Peninsula Tireland Auto center
#1-2061 Malaview ave W
Sidney BC V8L 5X6

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: JENCAM TRANSPORT

Property Address: 2061 MILLS RD.

Additional Comments: This temporary use permit should be
issued because this operation is one of
many vital businesses that North Saanich
and its residents need to maintain their
tax base.

Dated: APR. 27/20

Signature:  RON BASSI

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

KEITH WHITE

Property Address:

10115 McDONALD PARK B

Additional Comments:

SUNBELT RENTALS
WAS RICHLOCK RENTALS

I HAVE BEEN DEALING WITH
PETER & COLIN FOR 20 YEARS
THEIR BUSINESS IS APPRECIATED
& NEEDED.
ASKING FOR SOMEONE TO CHANGE
WHERE THEY CAN PARK AFTER
SUCH A LONG PERIOD IS WRONG
& SEEMS LIKE BULLYING.

Dated:

APR. 12/2020

Signature:

Keith White

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Mike Porteous

Property Address:

2025 Brethourpark way Sidney B.C.

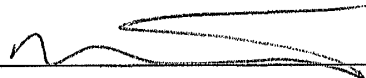
Additional Comments:

RODD X Does alot for our area
Through Employment to Projects
I hope this can be resolved
and he can keep parking his
Trucks where they are.

Dated:

29 April 2020

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Mark Westgate

Property Address:

9460 Greenglade rd

Additional Comments:

I think he should be allowed to
park his trucks there and
run his business from there.

Dated:

April, 29, 2020

Signature:

Mark Westgate

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Terry Johns

Property Address:

2436 Ocean Ave

Additional Comments:

Rodd Trucking & Excavating Ltd
should be allow to have
a business Lic at His
property -

Dated:

April 25/2020

Signature:

Terry Johns

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Jesse Ward

Property Address:

2427 Malvern Ave Sidney BC V8L2G4

Additional Comments:

Dated:

April 29, 2020

Signature:

Handwritten signature

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

TRUCK PRO/TRACTION

Property Address:

1785 MILLS ROAD.

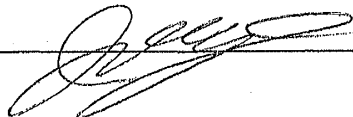
Additional Comments:

RODD EXCAVATING HAS BEEN
IN THIS COMMUNITY FOR OVER
22 YRS. THIS COMPANY PERFORMS
JOBS ALL OVER THE ISLAND AND
ESPECIALLY AROUND THE PENINSULA.
OUR SHOP HAS BEEN REPAIRING
THEIR FLEET TO MAKE SURE THEY
ARE OPERATING A SAFE FLEET.
RODD EXCAVATING ALSO SPONSORS
MANY LOCAL PROGRAMS & EVENTS.

Dated:

APRIL 28 / 2020

Signature:



Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Keith Roberts

Property Address:

2037 Weiler Ave

Additional Comments:

I APPROVE OF Colin Rodd Parking at
his land. With all his vehicles

Dated:

APRIL 27 2020

Signature:

K. Roberts

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

ADAM COOLIDGE

Property Address:

~~10375 WILSON RD~~ 1700 MILLER RD

Additional Comments:

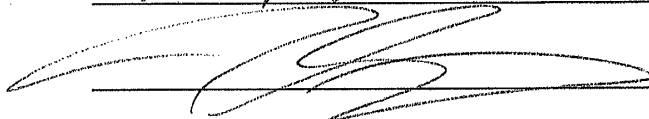
GREAT COMPANY, NO COMPLAINTS

I SUPPORT HIS PARKING OF HIS EQUIPMENT

Dated:

27 Apr 20

Signature:



Sidney

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Willson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Alex Cowden

~~142211~~ ~~11/11/2011~~ ~~RD~~ 2057 Mills RD

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April 29 2020



Page 188 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colln Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name: DAVE Scott

Property Address: 9580 Christine Place Sidney BC

Additional Comments: _____

Dated: April 21/2020

Signature: Dave Scott

Sidney

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

WILLI FAHNING

Property Address:

10480 ALLBAY RD

Additional Comments:

SIDNEY / BC

Dated:

29/4/20

Signature:

W. Fahning

Sidney

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Troy Robinson (Beacon Hill)

1-10055 McDonald Ph Rd

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April 27, 2020

70

Page 191 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colln Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become Integral to the community.

Name:

Sheena Moroschan

Property Address:

2097 Brethourpark way

Additional Comments:

Dated:

April 27 / 2020

Signature:




Sidney

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

DAVID GARZA

10385 McDONALD PARK RD

Apr 26 / 2020



Page 193 of 212

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: Terry Michell

Address: 3015 Island View Rd, Central Saanich

Additional comments:

I support the application for a Temporary Use Permit on Agricultural Land. Temporary Permits allow activities that are not a negative impact to agriculture.

Date April 28/2020

Signature Terry Michell

Saanichton

Stanhope

Dairy Farm Ltd.

6341 Old East Road, Victoria BC V8Y 1R7
(250) 652-6895

April 25, 2020

We would like to support the request by Rodd Excavating and the Rodd family to have their business remain at its present location. Their business has operated from the same location since the start up date and has been a valuable asset to the District of North Saanich, the Peninsula and the area of Southern Vancouver Island, paying for and receiving an annual business license. The business and the location are very well managed and respectful of the surrounding neighbours and landscape.

Please consider their request and the benefit it brings to the district.

Gord Rindle, Rod Rindle, Karen Rindle.

Owners of Stanhope Farms Ltd.

Gord Rindle

R Rindle

Karen J Rindle

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

John Garcia (Island View Nursery)

Property Address:

2933 McIntyre Rd. (ALR land)
in Saanichton.

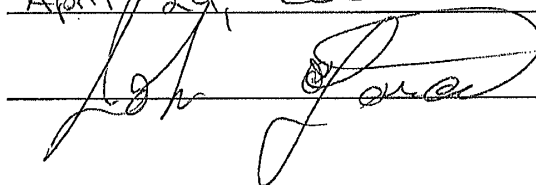
Additional Comments:

Island View Nursery supports
the overnight parking of trucks as
this supports local business that
positively impacts our farm
practices and others in ALR
land. We are in full support.

Dated:

April 29, 2020

Signature:



Saanichton

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name: David Spray and Melanie Peters

Property Address: 7949 East Saanich Rd, Saanichton BC V8M 1T4

Additional Comments: First we would like to acknowledge how much Rodd Trucking + Excavating does for the community. When approached by a sports team or non-profit organization Rodd Trucking donates without hesitation. They are respectful and supporting of their entire community. When the trucks are park it is still a farm, a farm where employees bring their children to see the animals and play in the dirt. Nothing makes them happier to have a place that not only they enjoy but also other peoples families. In close, we support the permit to overnight parking as it does not do any harm only good for the entire community.

Dated: April 27, 2020

Signature: 

Saanichton

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Rosemarie Root

Property Address:

7949 East Saanich Rd.

Additional Comments:

Support for the
people and companies
that support us.

Dated:

April 29, 2020

Signature:

R. Rodd

Saanichton

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

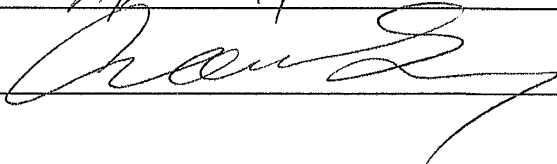
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Name: Arnon Gray / owner Tomahawk Tree Service

Property Address: 6960 Rafiki way, Brentwood Bay

Additional Comments: I'm writing to support Colin and Peter Rodd's Application.
I have worked with Colin for the last 20 years as a Subcontractor.
As mentioned above his business is an integral part of the community and employs a lot of young working families.

Dated: Apr 27/20

Signature: 



Brentwood Bay

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Collin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Lilian Savage

Property Address:

PO Box 163 Brentwood Bay BC V8M 1R3

Additional Comments:

See Appendix 1

Dated:

Apr 27th 2020

Signature:

L. Savage

Brentwood Bay

Appendix 1

It is my belief that the ALC was formed for the purpose of preserving agricultural land. In respect to the land that is being used by Rodd Trucking. I can not see how this is an issue. From what I know, Rodd Trucking uses the land for overnight parking of the business vehicles. I would hate to see any forced changes to the present conditions as it would set a definite precedence. In fairness these strict conditions will affect other occupants of North Saanich who have farms and business's on ALC land. This does not bode well for the North Saanich tax base.

Through my observations, Rodd Trucking has done many things to support this community both in commercial and in charity. I know they have been in business at the present location for over 20 years. I am surprised that the current concerns have not been an issue for the past two decades and now seem to be a major priority.

Lillian Savage

250 888 6203

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

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Name:

Lindsay Olson

Property Address:

2497 Mt. Newton x RD

Additional Comments:

Dated:

Apr. 27 / 20

Signature:

Lindsay Olson

Saanichton

TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

This letter is provided in support of the Temporary Use Permit submitted to the District of North Saanich and the Agricultural Land Commission Application submitted by Peter and Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the Property. These trucks are used by Rodd Trucking and Excavating Ltd., a company that has become integral to the community.

Name:

Bob Caldwell

Property Address:

#19-2497 M^T NEWTON X RD.

Additional Comments:

SAANICHTON, B.C. V8M 2E2

Dated:

APR 27TH / 2020

Signature:

B Caldwell

Saanichton

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Name:

GEORGE PAPAS

Property Address:

7771 HERMWOOD LANE

Additional Comments:

Dated:

04/27/2020

Signature:

J. Papas

Saanichton

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Name:

ROBERT KISELBACH

Property Address:

#4-2497 Mt. Newton X Rd. Saanichton V8M2E2

Additional Comments:

Dated:

Apr 27 2020

Signature:

K. K. K. K.

Saanichton

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Name:

William Nanson

Property Address:

79 Monte St. X Rd

Additional Comments:

Dated:

April 27 2020

Signature:

Billy Nanson

Saanichton

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James Copp.

V2533 sloping pros

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04/27/20

Copyright

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TO: DISTRICT OF NORTH SAANICH & AGRICULTURAL LAND COMMISSION

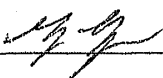
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Name: Gerry Logan

Property Address: 2497 MT NEWTON X RD

Additional Comments: _____

Dated: APR 28 2011

Signature: 

Saanichton



Peninsula Soccer Association

10714 McDonald Park Road Sidney BC V8L 5S5

2020

District Of North Saanich & Agricultural Land Commission

To Whom It May Concern:

On behalf of the Peninsula Soccer Association I would like to offer this letter in support of the temporary use permit submitted to the District of North Saanich & the Agricultural Land Commission Application submitted by Peter & Colin Rodd for 10375 Wilson Road, and more particularly to: Permit the overnight parking of trucks that are used for activities not associated with the farm activities on the property. These trucks are used by Rodd Trucking & Excavating Ltd, a company that has become an integral part of the community.

Rodd Excavating has contributed on multiple occasions over the years when asked to by the Peninsula Soccer Association. They have helped with emergency situations that have required immediate actions with little or no cost associated to the work they have performed. These in kind contributions has saved our club thousands of dollars and helped to solve problems that could have cost us much more over time. They have also offered their generous help to maintain Blue Heron Park and have become a reliable contributor to our Soccer Association.

Rodd Trucking & Excavating has proven that they are a valuable member of the North Saanich and greater Saanich Peninsula Community through their efforts and work for us and others in the area. We hope that you will grant the permit for them so that they can continue to provide their services and continue to be an upstanding member of our community and driving force for our local economy

Sincerely,

Mike Symnuck
President – Lower Island Soccer Association
Past President – Peninsula Soccer Association

[Type here]



To: District of North Saanich

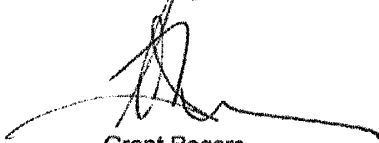
Re: Development and Temporary Use Permit for 10375 Wilson Road

During the past 20 years our business has developed and built over \$110,000,000 worth of real estate on the Saanich peninsula, and continues to employ over 150 full and part time employees in our operating businesses. Our commitment has been to use, wherever possible, local suppliers for many of our products, labour and services. Rodd Excavating has been one of our most trusted and valued suppliers to the Marker Developments Ltd. Having several significant excavation companies operating on the peninsula is critical to the supply of housing. Rodd Excavating has consistently been one of the best values as they are located here. The fact that they do not need to take their trucks to Langford to park them for the evening is part of the reason they supply a significant amount of the excavation services on the peninsula. They provide a necessary service to our industry and their business and ours would be effected negatively if they cannot operate here in their local market.

We have been involved in supplying homes for residents of the peninsula for years and the current prioritization of attainable housing by all three municipalities reflects the importance of ensuring our construction projects can be serviced by local, cost effective, contractors. Should the municipalities not find ways to ensure there is local supply of these trades it will only continue to result in the escalation of home prices in the area. It is ironic that these critical trades are being pushed out of our community with high costs and inflexible zoning and yet we are expected to somehow provide cost effective housing solutions. As we are involved in development projects and operating businesses here on the peninsula it is a shame that at least 60% of our staff and subcontractors must commute from outside of our community. We would suggest that a complete community must find ways to ensure there is a balance between residential, agricultural, commercial and industrial needs. It is common in this area that excavation companies operate within the farm community as using industrial land for operations is not cost effective.

In closing, we would ask that the District of North Saanich be flexible in finding a solution that will allow Rodd Excavation to stay as a local, valued contractor. We value and support Rodd Excavating's contributions to our business and the community.

Sincerely,



Grant Rogers
Owner

After debate and amendment, the following motion was considered.

226 That Council:

1. Direct staff to re-open the green waste facility to residents of North Saanich beginning Monday, May 11, 2020.
2. Approve a temporary suspension of fees for green waste deposits until June 30, 2020.
3. Approve operation of the green waste facility from 8:00 am - 3:00 pm Monday, May 11 to Friday, May 15, upon which time operation will resume to regularly scheduled hours of operation beginning Saturday, May 16, 2020 with extended hours from 8:00 am to 3:00 pm.

CARRIED

ii. **Rezoning Application to allow for a non-commercial moorage facility
10974-B Madrona Drive**

Report dated April 17, 2020 from the Senior Planner

D. Strongitharm, applicant, 10974-B Madrona Dr. joined the meeting by video conference, gave a presentation and addressed questions from Council.

B. Rogers, owner, 10974-B Madrona Dr. joined the meeting by video conference.

MOVED BY: Councillor Weisenberger

SECONDED BY: Councillor Smyth

227 That Council grant first and second reading to Zoning Bylaw Amendment Bylaw No. 1493, 2020, to rezone the portion of the marine foreshore and the surface of the water adjacent to the property at 10974-B Madrona Drive from M-6 Non-Commercial Marine 2 to M-5 Non-Commercial Marine 1.

CARRIED

OPPOSED: Councillor McClintock and Councillor Pearson

MOVED BY: Councillor Smyth

SECONDED BY: Councillor Gartshore

228 That Council waive the Public Hearing and direct staff to send out the required notifications that residents can submit written correspondence to the District regarding this application.

After debate and amendment, the following motion was considered:

229 That Council waive the Public Hearing and direct staff to send out the required notifications along Tuam Road, Meldram Drive and Madrona Drive fronting the bay on both sides of the road and that residents can submit written correspondence to the District regarding this application.

CARRIED

OPPOSED: Councillor McClintock, Councillor Pearson and Councillor Stock

iii. **ALC Non-Farm Use Application - 10375 Wilson Road**

Report dated April 17, 2020 from the Planner

L. LeBlanc, lawyer, Cox Taylor, P. Rodd and C. Rodd, 10375 Wilson Road, joined the meeting by teleconference, gave an overview of the application and addressed questions from Council.

MOVED BY: Councillor Gartshore
SECONDED BY: Councillor Stock

- 230 That Council refer the staff report dated April 17, 2020 from the Planner regarding ALC Non-Farm Use Application - 10375 Wilson Road to the Community Agricultural Commission and the Community Planning Commission for comments.

CARRIED

MOVED BY: Councillor Gartshore
SECONDED BY: Councillor Stock

- 231 That Council refer the ALC Non-Farm Use application for 10375 Wilson Road (ALC 2020-01) back to staff to request a professional agrologist's report from the property owner.

DEFEATED

OPPOSED: Mayor Orr, Councillor McClintock, Councillor Pearson and Councillor Smyth

- iv. **Council Acceptance and Approval of 2019 Audited Financial Statements**
Report dated April 27, 2020 from the Manager of Financial Services

MOVED BY: Councillor Stock
SECONDED BY: Councillor Pearson

- 232 That Council accept and approve the 2019 Audited Financial Statements.

CARRIED

- v. **Tender Award - Sanitary Sewer Main Extension - Mills Road**
Report dated April 28, 2020 from the Senior Engineering Technologist and Director of Infrastructure Services

MOVED BY: Councillor McClintock
SECONDED BY: Councillor Stock

- 233 That Council authorize the award of the Sanitary Sewer Main Extension - Mills Road (Contract 2020-05-Eng TDR) to G & E Contracting LP at a total bid of \$92,100.00 (excluding GST).

CARRIED

- vi. **Tender Award - Scoter Trail Phase 2 Upgrades (2020-04-ENG-TDR)**
Report dated April 28, 2020 from the Director of Infrastructure Services

MOVED BY: Councillor Stock
SECONDED BY: Councillor Weisenberger

- 234 That Council authorize the award of the Scoter Trail Phase 2 Upgrades (2020-04-ENG-TDR) to Draycor Construction Ltd. at a total bid of \$580,868.00 (excluding taxes).

CARRIED