

Changes at the Centre for Plant Health

[Sidney Laboratory \(Centre for Plant Health\)](#) is located just below Dean Park Estates on East Saanich Rd. The current facility (established in 1912) comprises 48 buildings and greenhouses. The Saanich Peninsula's climate is suited for the culturing of all of Canada's fruit crops and ornamental plants. The Centre is Canada's only post-entry quarantine, research, and diagnostic facility. It is recognized internationally for its expertise. Most of the buildings were constructed between 1912 and 1961 and are in need of upgrades. The 80 million dollar improvement project will support Canadian



agriculture and trade, strengthen scientific partnerships, protect the environment and contribute to the CFIA's national priorities and initiatives for plant health. The new facility will provide a rapid response to testing for plant diseases, improving Canada's capability to detect these earlier and more accurately

support innovation in the agricultural sector. Construction has already started and will continue into 2025. For more information, visit <https://inspection.canada.ca/science-and-research/our-laboratories/renewing-the-sidney-centre-for-plant-health/eng/1659725906244/1659726205397>



DEAN PARK
ESTATES

May, 2023
NEWSLETTER No. 89

SPRING HAS SPRUNG - AT LAST!

It is wonderful so see everyone's gardens starting to bloom and to have some sunnier and warmer days at last. It is great to see more residents out walking, stopping to chat and visit with neighbours while enjoying this beautiful community. Please DO be careful and mindful of this when driving and observe the lowered speed limits. Despite some economic hard times for many, remember to be grateful for the many things we have to be thankful for in this area. Keep those smiles on your faces!

Here is what DPECA is working on for you:

In addition to communicating with you about important community issues, we are also working on these other concerns.

- Communicating with Parks Dept. on fire hazard reduction in LAU, WELNEW/John Dean Park. Debris has now been removed.
- Improved lighting at bus shelters and bus stops on East Saanich Rd near Dean Park Estates,
- Meeting with RCMP about fraud prevention, request for volunteers from DPE, and obtaining regular updates on crime statistics in the area,
- Traffic safety near Kelset School,
- Responding to requests for assistance with covenant issues and design review on new constructions and renovations,
- Planning to host Community Picnic in Summer 2023, and
- Encouraging residents to utilize FireSmart resources to reduce danger of fires in the area this summer.

If you want more information on any of these issues, please visit our new website. <https://www.dpeca.ca> and use the Contact Us form.

We are very hopeful that the OCP and Tree-Bylaw Issues which were so much concerning to residents of DPE will be moving forward soon. We thank you for your response to our requests for participation in those processes last year and for making your voice heard during community meetings and during the Municipal Election. We will continue to communicate with you about important matters affecting Dean Park Estates.

If you haven't already paid for **January 1, 2023 – December 31, 2023** your **\$25 Annual Household membership fees are still due.**

DPECA needs the support of ALL DPE residents.

Dean Park Estates Community Association
MEMBERSHIP APPLICATION or RENEWAL

Name: _____

Address: _____

North Saanich, B. C. Postal Code: V8L-_____

Phone: _____ email: _____

Mail to: DPECA, PO Box 52021, Sidney, BC V8L 5V9

Include your Cheque payable to: DPECA.

OR

You can pay save paper, stamps and the environment by paying your membership dues on our website - <https://www.dpeca.ca>

Click on Membership, then on the "PayPal" link.

(If you don't have a "PayPal" account, you can use a credit card.)

RCMP Call for Volunteers

Sidney and North Saanich are some of the safest communities in B.C. but that designation does not come without the hard work of local volunteers from Speed Watch and Citizens on Patrol (C.O.P.'s).

CITIZENS ON PATROL: C.O.P. members patrol the community in pairs and watch out for suspicious persons, vehicles and activity. When suspicious activity is spotted C.O.P.'s remain in their vehicle and call on-duty RCMP officers who can then respond and investigate. The police are not able to be everywhere at once so the C.O.P.'s eyes and ears on the street help with the goal of preventing crimes and assisting people.

SPEED WATCH: Speed Watch volunteers setup portable speed radar equipment and flashing reader boards in high crash, high speed and school zones to provide instant feedback on how fast you're driving. Research shows that Speed Watch works! More than 70 percent of drivers slow down when they see a speed reader board. If you have a concern about traffic speeds in your area, Speed Watch is a great way to be part of the solution.

North Saanich resident Jim Shepherd has been a member of C.O.P. and Speed Watch for several years, he saw a call for volunteers in the Peninsula News Review and answered! Jim is currently managing these programs and doing an amazing job but requires more volunteers to keep these services running strong. For more information about how you can volunteer with the Speed Watch and the C.O.P. programs reach out to Jim at (250) 655-9224.

The RCMP has also provided us with additional information on [How to Protect Yourself from Scams and Fraud](#). Use the link to our website, for that useful information.

Get your FREE FireSmart Home Check-up

This is a great time to prepare for those hot days of summer and reduce potential the fire risk. North Saanich Fire Department staff will visit DPE addresses to provide expert feedback on critical issues related to homes and properties alike, identifying wildfire risks like cedar shingles and dead trees, firewood piles, and propane tanks that are too close to the home.

To request a personal site visit, call the North Saanich Fire Department at 250-656-1931 or email firedepartment@northsaanich.ca. North Saanich residents who would like to take a leadership role in their neighbourhood helping others identify and mitigate wildfire risks are encouraged to ask the Fire Department about becoming "community champions."

SUITES and RENTALS in DEAN PARK ESTATES

The DPE Schedule of Restrictions that we all signed when purchasing our homes specifically BANS secondary suites in ALL of Dean Park Estates. Some confusion arose when the District of North Saanich declared a district-wide policy allowing suites in all of North Saanich as long as construction guidelines and approvals are met. **However, the DPE covenants still apply and were NOT affected by that district policy.** Suites built *without* District of North Saanich approval/inspection could result in serious safety issues, expensive remediation and/or legal costs. Within Dean Park Estates, if an approved/inspected suite already exists, an exception could be made ONLY if the suite is occupied by family members. No other exemptions are allowed and legal action could result.

Renting your ENTIRE house to a single family IS ALLOWED but leases must demonstrate continuous non-transient occupation by the tenants, typically with a minimum lease of 6 months. Short-term rentals, such as AIRB&B, are NEVER allowed because of the disturbance to neighbours.

Why suites hurt us all:

1. Suites bring extra people and traffic to our quiet area.
2. Tenants are often less concerned about noise and other disturbing behaviors than owners would be. The level of street based activity and resulting noise rises with greater density, degrading the characteristics of the neighborhood and property values.
3. Suites often result in on-street parking which causes congestion and danger to pedestrians.
4. The extra strain on the water, sewer and electricity systems will result in higher property taxes to maintain or replace these systems.
5. Many owners do not declare the income to Canada Revenue for these illegal suites which means higher taxes for the rest of us to provide the needed additional services.
6. The Residential Tenancy Act provides limited recourse for landlords in the event that tenants cause disturbance, fail to pay rent or otherwise fail to follow the stipulations of their tenancy agreement - especially when a rental is illegal.

DPECA VOLUNTEERS NEEDED

The DPECA Executive has several empty positions which urgently need to be filled. We also want to set up a working group of boat/RV owners and non-owners to discuss parking of these vehicles in DPE. Please use the Contact Us form on the DPECA website - <https://www.dpeca.ca> even if you don't have a specific position in mind. **If you have an interest in ensuring that Dean Park Estates stays a great place to live, please consider volunteering to help out on the DPECA Executive.**