



## DEAN PARK ESTATES COMMUNITY ASSOCIATION

April 2022 NEWSLETTER No. 87

### IMPORTANT ISSUES in DEAN PARK ESTATES

Many important issues have come up in the last few months which may have serious consequences for Dean Park Estates residents. These include the North Saanich Council's Official Community Plan, the revised Tree Bylaw, the Kelset Traffic Study and more. The DPECA Executive has sent out urgent messages via the email distribution list about these issues but email does not reach ALL of our residents.

We are asking all households to renew their annual membership so that we have funds to continue to lobby North Saanich Council on these urgent matters on your behalf and to continue to communicate with you all when there are new developments. Twenty-five dollars a year is a VERY small investment to preserve the Dean Park Estates that we currently enjoy. We are also looking for additional volunteers to assist the DPECA Executive. This newsletter will again be hand-delivered to all Dean Park homes to save our limited finances.

Please try to attend the AGM on May 17 for the latest on all these issues and more.

### North Saanich OFFICIAL COMMUNITY PLAN

Residents of Dean Park and other neighbourhoods in North Saanich continue to be alarmed by proposals made in the North Saanich Official Community Plan.

MOST of the suggestions in the original draft are back for discussion regarding **Dean Park specifically**. Despite hundreds of letters, emails, and presentations at council meetings expressing strong concern and disapproval from Dean Park residents, NS Council seems to intend to include these proposals again. Council stated months ago that changes such as "sensitive infill" and commercial rezoning within Dean Park Estates were no longer being considered. North Saanich council plans to conduct a forum to discuss these contentious issues with only 12 Dean Park residents in May 2022. (continued on page 2)

### NS Official Community Plan (continued) from Page 1

The OCP process has gone on for over 24 months and cost \$450,000 of taxpayers' money. Yet it seems to have produced nothing but concern for North Saanich residents.

1. Proposals for "sensitive infill" and commercial rezoning within Dean Park Estates are again being considered.
2. A map used as part of the OCP public meetings, showed that the nature trail behind the Panorama Rec. Center may be eliminated and a multi-story senior condominium complex may be put in its place.
3. McTavish Rd could see large apartment complexes and much more commercial development.
4. Further loss of agricultural land for tract housing.

The OCP process and proposals are on the North Saanich website under OCP. <https://www.connectnorthsaanich.ca/ocp> DPECA is collaborating with other community groups to raise awareness of these proposals and to mobilize residents to respond directly to North Saanich Council before it is too late. This includes the Save North Saanich group <http://www.savenorthsaanich.ca> and the North Saanich Residents Association <https://www.placespeak.com/en/topic/6103-north-saanich-residents-association/#/overview>

*DPECA is inviting the representatives of North Saanich Council and of local community groups to speak on the Official Community Plan and the Revised Tree ByLaw at the DPECA Annual General Meeting on May 17.*

### Kelset School Traffic Study

DPECA provided extensive feedback to NS Council and the CRD regarding traffic near Kelset School in 2021. We are grateful for all the work of DPE resident Gord Gummer on our behalf including written reports, meetings with councillors and others, and more. Unfortunately, most suggestions from DPECA were ignored, and council accepted all recommendations put forth by the consulting group. It remains to be seen whether any of these recommendations will improve the safety of the children arriving and departing school each day. It is our understanding that work will be completed this summer. DPECA will continue to monitor improvements and hold the School District and the District of North Saanich accountable for the safety of our young students.

In the meantime, PLEASE continue to drive EXTRA, EXTRA CAREFULLY past the school at all times but especially at the beginning and end of the school day. **Children's lives are at stake!**

## Wildfire Prevention in Dean Park Estates

Wildfire risk is predicted to be very high again this summer. The North Saanich Fire Department recommends residents assess their properties and prepare NOW for fire season. As residents groom their gardens and trim back branches, the Fire Department recommends yard waste disposal by composting at the District's Green Waste Facility or by backyard burning, which ends on May 7, 2022. Disposing of combustible yard waste early in the year is proactive planning that can help reduce wildfires later.

One of the most helpful and up-to-date resources for protecting your home is the BC's FireSmart program, at [firesmartbc.ca/](https://firesmartbc.ca/). The site features a homeowner's manual, landscaping guide, and a home assessment score card. The NS Fire Department is the recipient of a \$150,000 FireSmart Community grant for 2022 which will be used for public education, fuel mitigation in parks, and property assessments of wildfire risks. For example, Fire Department staff will visit North Saanich addresses to provide expert feedback on critical issues related to homes and properties, identifying wildfire risks like cedar shingles and dead trees, firewood piles, and propane tanks that are too close to the home.

To request a site visit, call the North Saanich Fire Department at 250-656-1931 or email [firedepartment@northsaanich.ca](mailto:firedepartment@northsaanich.ca).

### **ANNUAL GENERAL MEETING**

**Dean Park Estates Community Association**

**Tuesday, May 17, 2022 at 7:00 PM**

**Saanich Peninsula Presbyterian Church**

**9296 East Saanich Road**

**Corner of East Saanich Road &**

**Willingdon (Airport) Road**

*We are inviting the representatives of North Saanich Council and members of other community groups to speak on the Official Community Plan and the Revised Tree Bylaw.*

*Please try to attend in person to share your views.  
(Bring your membership form and the \$25 fee.)*

## CONFUSION ABOUT SUITES IN DEAN PARK

Every lot in Dean Park Estates is zoned as a "single family dwelling". Also, the DPE Schedule of Restrictions that we all signed when purchasing our homes specifically bans secondary suites in all Dean Park Estates homes.

Some confusion has arisen because the District of North Saanich modified its own policies on secondary suites in 2017. The change declared a district-wide policy allowing suites in all of North Saanich as long as they meet construction guidelines and approvals. Suites built *without* District of North Saanich approval and inspection could result in serious safety issues. Within Dean Park Estates, if a suite already exists and has been inspected and approved, an exception could be made if it is occupied by a family member. No other exemptions would be allowed and legal action could be brought by neighbours.

## SNOW ANGELS IN DEAN PARK ESTATES

With the unusually heavy snow fall this winter, DPECA decided to start a SNOW ANGELS program to help out neighbours who may be unable to clear their own driveways. Ensuring access to homes for emergency vehicles is essential for our elderly or disabled residents. A few residents have indicated that they may need assistance next winter and DPECA's role is merely to connect those in need of help with volunteers. No payment of volunteers is expected or should be offered. We are grateful for the response of volunteers already signed up. If you need help or can offer assistance, please let us know via the Contact Us form on our website.

<https://www.dpeca.ca>



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## REAL ESTATE REPORT

A total of 21 homes sold in Dean Park Estates in the past 180 days. Thirteen of those sales have so far been completed. Selling prices ranged from \$950,000 to \$2,300,000. Ten of these homes sold above the listing price.

As of April 8, 2022, there are 5 homes currently for sale with asking prices from \$1,488,000 to \$2,268,000. Only properties located in Dean Park Estates that were listed for sale through the Victoria Real Estate Board MLS system, are included in these statistics.

The MLS Home Price Index shows a 13.3% increase in property prices on the Peninsula in the last six months and 32.7% increase in the last year.

This Information was provided by **Alan Wiggins, eXp Realty, 250-507-2759**. Alan is a resident of Dean Park Estates, has served on the DPECA Executive, and is familiar with Dean Park Estates Schedule of Restrictions.

## VOLUNTEERS NEEDED

We are looking for additional volunteers to assist the DPECA Executive. The webmaster would really appreciate someone with computer skills to assist with the website and the newsletter. We are always looking for help to hand-deliver the newsletter to all Dean Park homes to save our limited finances. But, any help at all would be appreciated. Please use the Contact Us for on the DPECA website - <https://www.dpeca.ca> to indicate your interest even if you don't have a specific position in mind.



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## North Saanich Tree Protection Bylaw Update

The District of North Saanich is updating its Tree Protection ByLaw.

1. The new Bylaw applies to all properties in North Saanich, not just to new residences or new developments.
2. The new Bylaw includes changes regarding what owners of residential properties can do about pruning, or removing trees on their property.
3. There may be new costs involved in getting permits for tree work and to pay for consulting arborists to file paperwork with the district before tree work can begin. Such permits, fees and costs may be incurred by owners wanting permission to prune, modify or remove trees.
4. In some cases, trees removed from a property would need to be replaced by district-specified tree species of district-specified size. More tree species are protected and cannot be removed unless they are a hazard certified by an arborist.
5. Some owners have suggested that it is more appropriate to separate regulations for existing residential properties from those that apply to new developments or major redevelopments. This separation would allow the district to move forward with revised Tree Protection for new developments promptly. Then, making changes to the tree protection bylaw for existing properties later would allow for more community input and more direct consultations.

DPECA has received input from residents, from other community groups, from arborists and from Fire Smart BC representatives about the possible impact of the new bylaw.

- Residents trying to comply with FireSmart BC recommendations are concerned that the new Tree Protection Bylaw may NOT give homeowners enough ability to prune or remove trees that might pose a fire risk to their dwellings.
- Many homeowners in Dean Park Estates have allowed their trees to grow from small hedges to large trees that pose risks to their own dwelling and to their neighbors in windstorms and in the case of a wildfire. If residents believe that trees cannot be pruned under new bylaws, then more trees will become future hazards.
- Many neighbours have reached agreements on regular pruning to preserve each others' views and these agreements may be impacted by the new bylaw.

A Dean Park resident has put together a video about the Tree-Bylaw, here is the link to view it. <https://youtu.be/YGhCvnWEqn0>

Residents are asked to review the proposed Tree Bylaw on the North Saanich website (<http://northsaanich.ca>) and then email the mayor and council members to discuss concerns.

Address: [admin@northsaanich.ca](mailto:admin@northsaanich.ca).

## Dean Park Estates Annual Garage Sale

Saturday, April 23, 2022  
9 am - 2 pm

*Join your neighbours for a day of fun  
and a chance to clean out the garage.  
We will be running ads in the local media AND  
alerting RCMP to watch out for extra traffic.*

Correspondence to the DPECA Executive should be sent via the  
DPECA website Contact Us form. <http://www.dpeca.ca>

### Dean Park Estates Community Association

#### MEMBERSHIP APPLICATION or RENEWAL

\$25 Annual Household Membership Dues  
*For April 1, 2022 – March 31, 2023, are now due*

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:

**“Dean Park Estates Community Association”**

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.)

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