



DEAN PARK ESTATES COMMUNITY ASSOCIATION

July 2021 NEWSLETTER No. 86

HELP SAVE DEAN PARK ESTATES

Several 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 proposed revised Tree By-law, the Kelset Traffic Study and more. The DPECA Executive has sent out 4 urgent messages via the email distribution list about these issues but email does not reach ALL of our residents.

This newsletter will be hand-delivered to all Dean Park homes since our current finances are limited and postage is so expensive. We are urgently asking for all households to renew their annual membership fees 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. (You can use the PayPal link on our website <http://www.dpeca.ca/> or the membership form on the back of this page.) We are also looking for additional volunteers to assist the DPECA Executive. Please e-mail Irene McConkey at membership@dpeca.ca.

North Saanich OFFICIAL COMMUNITY PLAN

Many residents of Dean Park and other neighbourhoods in North Saanich are concerned by some of the proposals made in the current discussions of the North Saanich Official Community Plan. The OCP will be finalized in April 2022 but drafting of the OCP is already underway.

While the OCP makes suggestions for changes in many areas of North Saanich, some of the proposals under discussion which impact Dean Park directly include:

1. Possible rezoning to allow "sensitive infill" including duplexes, triplexes, carriage houses, a variety of secondary suites and even commercial sites such as coffee shops, pizza shops, etc.
2. There is some uncertainty as to whether the Dean Park covenants could be swept aside by the NS Council. (continued on next page)

NS Official Community Plan (continued)

Additional proposals in the OCP discussions so far that concern many residents include the following.

1. 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.
2. McTavish Rd could see large apartment complexes and much more commercial development.
3. More housing density and commercial development in Deep Cove
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>

Kelset School Traffic Study

DPECA may have an opportunity soon to comment on the latest proposals to improve traffic safety around the school. If you are interested in participating, please let us know by providing your contact info on the Contact Us page on our website. <https://www.dpeca.ca>

Wildfire Prevention in Dean Park Estates

Wildfire risk is very high. Please review the information on our website and take action to protect your home and neighbourhood. <https://www.dpeca.ca/index.php/breaking-news/fire-safety-dean-park-estates>

Construction at Panorama Rec. Center

Some good news! Current construction at the Panorama will provide for an updated playground and other sports that will allow accessible activities for all ages. Funded by a grant from Canadian Tire and other CRD funds. Completion by Fall 2021. More information on the Panorama website.

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.

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. Please remember to do so respectfully so that your issues will receive serious consideration.

Address: mayorandcouncil@northsaanich.ca

ANNUAL GENERAL MEETING and GARAGE SALE

Due to COVID-19, DPECA postponed the Annual General Meeting which had been scheduled for April 2020 & 2021. On-going Island Health recommendations regarding public meetings mean we have not been able to reschedule it. We are planning an AGM in April 2022.

We plan to conduct a Dean Park community Garage Sale in April 2022. There is clearly pent-up demand for a cleanup (at my house too)! It seems like residents are holding garage sales almost every weekend. If possible, please delay your garage sales plans until early next year to limit the number of weekends with extra traffic and safety concerns. We will advertise the date in advance and have RCMP alerted to watch for traffic.

DPECA MEMBERSHIP FORM & DUES

Dean Park Estates Community Association MEMBERSHIP APPLICATION or RENEWAL

\$25 Annual Household Membership Dues
For April 1, 2021 – March 31, 2022, 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 credit card.)

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

