



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Regular Council Meeting
AGENDA

Monday, September 9, 2024, 7:00 p.m.
Council Chambers

All Council meetings are being conducted in a hybrid in-person and virtual format.

If you wish to speak or make a submission to Council, you can email municipalhall@csaanich.ca, call 250-652-4444 or deliver via the front reception prior to 12:00 noon on the day of the meeting. Questions to Council will be placed under correspondence for action.

(Please note that all proceedings of Open Council Meetings are live streamed and video recorded on the District's website.)

Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT

We respectfully acknowledge that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOLEŁP (Tsartlip) and S̱ÁUTW̱ (Tsawout) First Nations.

3. APPROVAL OF AGENDA

3.1 Agenda of the September 9, 2024 Regular Council Meeting

Recommendation:

That the agenda of the September 9, 2024 Regular Council meeting be approved as circulated.

4. ADOPTION OF MINUTES

4.1 Minutes from the July 22, 2024 Public Hearing Meeting

8

Recommendation:

That the minutes from the July 22, 2024 Public Hearing meeting be adopted as circulated.

4.2 Minutes from the July 22, 2024 Regular Council Meeting

10

Recommendation:

That the minutes from the July 22, 2024 Regular Council meeting be adopted as circulated.

5. BUSINESS ARISING FROM THE MINUTES (including motions and resolutions)

6.	RISE AND REPORT	
7.	PUBLIC QUESTIONS	
8.	PRESENTATIONS/PETITIONS AND DELEGATIONS	
8.1	<u>Robin Tunnicliffe: Peninsula and Area Agricultural Commission</u>	21
8.2	<u>Petition to Improve Water Services on Bryn Road - August 12, 2024</u>	31
	Attachments:	
	1. Letter to District of Central Saanich - June 20, 2007	
	2. <u>Water Distribution Master Plan, District of Central Saanich, March 15, 2023, AECOM, Victoria, B.C.</u>	
9.	CORRESPONDENCE (Action Required or Recommended)	
9.1	<u>Correspondence re Support for Ignatius Pelkey's Race - August 6, 2024</u>	41
	Correspondence from Ignatius, Family and Betsie, dated August 6, 2024 requesting a donation to support Elder Ignatius Pelkey's and crew's race at the Queen Lili'uokalani Canoe Races in August/September 2024.	
9.2	<u>Corr Watson, B re Centennial Park Pickleball Courts - August 27, 2024</u>	42
	Correspondence from Brad Watson, dated August 27, 2024, requesting that the temporary pickleball courts at Centennial Park be made into permanent pickleball courts.	
	Staff recommend: That the correspondence be referred to staff.	
	Attachments:	
	1. <u>Report from the January 9, 2023 Regular Council Meeting</u>	
	2. <u>Report from the May 10, 2021 Regular Council Meeting</u>	
	3. <u>Report from the February 8, 2021 Regular Council Meeting</u>	
10.	REPORTS OF COMMITTEES/MAYOR'S REPORT	
10.1	<u>COTW (Committee of the Whole)</u>	
10.2	<u>All Other Committees of Council</u>	
10.2.1	<u>Saanich Peninsula Accessibility Advisory Committee</u>	
10.2.1.1	<u>Minutes from the July 25, 2024 Saanich Peninsula Accessibility Advisory Committee</u>	44
	<i>For information.</i>	

10.2.1.1.1 Accessibility Parking and EV Accessibility

Recommendation:

The Saanich Peninsula Accessibility Advisory Committee recommends that:

The District identify and put in place standards for accessible public EV charging stations.

Recommendation:

The Saanich Peninsula Accessibility Advisory Committee recommends that:

In the development of an events checklist and guidance document as required by the District's accessibility plans, that for community events there be a dedicated area for accessible seating or viewing and dedicated accessible parking in close proximity to the event and that this information be included in all advertising for the event.

10.3 Council Members Reports - External Bodies

11. STAFF REPORTS

11.1	<u>7043, 7047, 7053, 7057 Central Saanich Road (Harvest Ridge) – Development Permit (Four Triplexes)</u>	48
	Report from the Director of Planning and Building Services.	

Recommendation:

1. *That Development Permit 3060-20-10/24 for 7043, 7047, 7053, 7057 Central Saanich Road be authorized for issuance.*
2. *That covenant CA9609782 be authorized for discharge from title.*

11.2	<u>8165 Derrinberg Road – ALC Non-Adhering Residential Use Application</u>	71
	Report from the Director of Planning and Building Services.	

Recommendation:

That the ALC application to permit two dwelling units in the form of trailers/RVs at 8165 Derrinberg Road be denied.

11.3	<u>Q2 2024 Traffic Safety Committee Update</u>	83
	Report from the Director of Engineering.	

For information.

11.4	<u>Q2 2024 Financial Report</u>	89
	Report from the Director of Financial and Information Technology Services/ Chief Financial Officer.	

For information.

11.5	<u>Q2 2024 Strategic Implementation Plan Progress</u> Report from the Chief Administrative Officer.	105
	<i>For information.</i>	
11.6	<u>Interim Housing Need Report</u> Report from the Director of Planning and Building Services.	118
	<i>For information.</i>	
11.7	<u>Agricultural Community Outreach Results & Next Steps Re: PAAC</u> Report from the Director of Corporate Services/Corporate Officer.	124

Recommendation:

That the District of Central Saanich:

1. *With regards to the Peninsula & Area Agricultural Commission,*
 - a. *Member municipalities proceed with a Terms of Reference review for the PAAC, with drafts and changes going to PAAC for the information and feedback prior to the end of 2024;*
 - b. *That, once PAAC has been consulted, the revised Terms of Reference be referred to each member municipality in early 2025 for their consideration and adoption;*
 - c. *Reach out to the Saanich Fairgrounds to ask about meeting space moving forward for PAAC;*
2. *Organize an annual Agricultural Open House on both timely and general topics of interest;*
3. *Reach out to the agricultural community via survey in a 2025 mailout to seek additional feedback on areas of focus and best methods of engagement for the upcoming Agricultural Plan Review.*

12. BYLAWS

12.1	<u>Other than Development Application Bylaws</u>	
12.1.1	<u>Heat Pump Financing Program Local Area Service Bylaw Amendment No. 14</u> Report from the Director of Planning and Building Services.	166

Recommendation:

1. *That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.14, 2209, 2024, be introduced and given first and second reading.*
2. *That Bylaw 2209 be read a third time.*

12.1.2	<u>Loan Authorization Bylaws for 2024 and 2025 Financial Plan Report</u> from the May 27, 2024 RCM. The bylaws have received approval of the Inspector of Municipalities and can now be considered for adoption.	170
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Attached:

- Bylaw No. 2198
- Bylaw No. 2199
- Bylaw No. 2200

Recommendation:

That Loan Authorization Bylaw No. 2198, 2024 be adopted.

Recommendation:

That Loan Authorization Bylaw No. 2199, 2024 be adopted.

Recommendation:

That Loan Authorization Bylaw No. 2200, 2024 be adopted.

12.2	<u>Development Application Bylaws</u>	
12.2.1	<u>2515 Hackett Cr – Housing Agreement Bylaw (Rental Housing)</u> Report from the Director of Planning and Building Services.	176

Recommendation:

1. *That Housing Agreement Bylaw No. 2208, 2024 (2515 Hackett Cr.) be introduced and given First Reading.*
2. *That Housing Agreement Bylaw No. 2208, 2024 (2515 Hackett Cr.) be given Second and Third Reading.*

13. UNFINISHED BUSINESS

14. NEW BUSINESS (Including Motions and Resolutions)

15. CORRESPONDENCE (Receive for General Information)

15.1	<u>Corr South Island Farmers Insititute re PAAC Survey - July 17, 2024</u> <i>For information.</i>	189
15.2	<u>Corr Trownson, T re Home Health Intermunicipal Mobile Business Licenses - July 19, 2024</u> <i>For information.</i>	191
	Staff note: Staff will respond.	
15.3	<u>Corr Fieldhouse, R re Boat Ramp at Island View Beach - July 21, 2024</u> <i>For information.</i>	194
15.4	<u>Corr Anglin, P re Air Quality Measurement for Community - July 22, 2024</u> <i>For information.</i>	196
15.5	<u>Corr Jankunis, F re Wallace Drive Bike Lane - July 22, 2024</u> <i>For information.</i>	198

15.6	<u>Corr Trottier, M re Wallace Drive Roadway Plans - July 22, 2024</u> <i>For information.</i>	200
15.7	<u>Corr Wires, M re Wallace Drive Bike Lanes - July 22, 2024</u> <i>For information.</i>	204
15.8	<u>Corr Wellbourn, J re 1934 Hovey Development - July 23, 2024</u> <i>For information.</i>	206
15.9	<u>CRD re BC Arts Council's Regional Areas Policy - July 25, 2024</u> <i>For information.</i>	207
15.10	<u>Corr re ForestryWorksforBC - July 29, 2024</u> <i>For information.</i>	210
15.11	<u>Corr Daniele, D re Six Story Build on East Saanich Road - July 30, 2024</u> <i>For information.</i>	216
15.12	<u>Corr Drolet, M re Lot on Hovey Road Recreation Use - July 30, 2024</u> <i>For information.</i>	217
	Staff note: Correspondence will be referred to the redevelopment engagement.	
15.13	<u>Corr Moore, J re Aurora-Pacifica Housing - July 30, 2024</u> <i>For information.</i>	218
15.14	<u>Corr Verleun, T re Outdoor Pool Hovey Road - July 31, 2024</u> <i>For information.</i>	220
	Staff note: Correspondence will be referred to the redevelopment engagement.	
15.15	<u>Corr Austin, C re Property Expropriation from Park Place - August 4, 2024</u> <i>For information.</i>	222
	Staff note: Correspondence will be referred to the redevelopment engagement.	
15.16	<u>Corr Tufts, H re Development Application for 7840 Lochside Drive - August 9, 2024</u> <i>For information.</i>	223
15.17	<u>Corr Verscheure, E re Concerns about Redevelopment - August 12, 2024</u> <i>For information.</i>	226
15.18	<u>Corr Peters, C re UBCM Trade Show Anti Human Trafficking Initiative - August 18, 2024</u> <i>For information.</i>	230
15.19	<u>Corr Baker, L re Starlight Development Proposal - August 23, 2024</u> <i>For information.</i>	234

15.20	<u>Corr Wiebe, K re Scouts Canada Apple Day - August 27, 2024</u> <i>For information.</i>	236
	Staff note: Staff have asked additional questions to the organizer prior to giving approval.	
15.21	<u>Corr Barker, S re Light at Keating and Central Saanich - August 28, 2024</u> <i>For information.</i>	237
15.22	<u>Corr Panter, J re This is Central Saanich - August 29, 2024</u> <i>For information.</i>	238

16. CLOSED MEETING

16.1 Motion to Close

Recommendation:

That Council convene a closed meeting pursuant to the following subsections of the Community Charter:

90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- *(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- *(c) labour relations or other employee relations;*
- *(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *(g) litigation or potential litigation affecting the municipality; and*
- *(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Following adoption of the above motion, the meeting will be closed to the public.

17. ADJOURNMENT



**THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Public Hearing**

July 22, 2024, 6:30 p.m.

Council Chambers

Present: Mayor Windsor, Councillor Graham, Councillor King, Councillor Newton, Councillor Paltiel, Councillor Riddell, Councillor Thompson

Staff Present: Christine Culham, Chief Administrative Officer; Emilie Gorman, Director of Corporate Services/Corporate Officer; Jarret Matanowitsch, Director of Planning and Building Services; Dale Puskas, Director of Engineering; Fernando Pimentel, Manager of Finance; Kyle Motiuk, Manager of Parks, Facilities, and Fleet; Ivo Van der Kamp, Acting Manager of Development Services; Pamela Martin, Deputy Corporate Officer; Julie Bull, Planner

1. CALL TO ORDER

The Public Hearing was called to order at 6:30 p.m.

The Chair reviewed the rules of procedure for the Public Hearing.

2. INDIVIDUAL BYLAW SUBMISSIONS

2.1 Zoning Bylaw Amendment Bylaw No. 2110, 2022 (Maber (TIKEL) Wetlands Agriculture Zone A-2)

The Director of Planning and Building Services provided an introduction of the application.

Marianne Leeson (Highfield Road): Asked a question regarding drainage ditches.

Barry McLean (West Saanich Road): Asked a question regarding notification to property owners.

Matt McKip (West Saanich Road): Asked a question regarding building allowed on properties in this area.

Susan Zedel (Damelart Way): Expressed support for the application and asked a question about invasive species removal.

3. CLOSING

The Chair declared the Public Hearing closed at 6:48 p.m.

Mayor Windsor

Emilie Gorman, Director of Corporate
Services/Corporate Officer

DRAFT



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the REGULAR COUNCIL Meeting

July 22, 2024, 6:35 p.m.
Council Chambers

Present: Mayor Windsor, Councillor Graham, Councillor King, Councillor Newton, Councillor Paltiel, Councillor Riddell, Councillor Thompson

Staff Present: Christine Culham, Chief Administrative Officer; Emilie Gorman, Director of Corporate Services/Corporate Officer; Jarret Matanowitsch, Director of Planning and Building Services; Dale Puskas, Director of Engineering; Britt Burnham, Manager of Community Services; Fernando Pimentel, Manager of Finance; Ivo Van der Kamp, Acting Manager of Development Services; Kyle Motiuk, Manager of Parks, Facilities, and Fleet; Pamela Martin, Deputy Corporate Officer; Julie Bull, Planner

1. CALL TO ORDER

The meeting was called to order at 6:50 p.m.

2. ACKNOWLEDGEMENT

The Mayor respectfully acknowledged that the land on which we gather is the traditional territory of the WSÁNEĆ people which includes WJOLEŁP (Tsartlip) and SXÁUTW (Tsawout) First Nations.

3. APPROVAL OF AGENDA

3.1 Agenda of the July 22, 2024 Regular Council Meeting

MOVED AND SECONDED

That the agenda of the July 22, 2024 Regular Council meeting be approved as amended by:

- 1. adding a late presentation to item #8.1;*
- 2. adding a report from August 20, 2018 to item #11.4;*
- 3. adding late correspondence to item #12.2.1;*
- 4. adding late correspondence as items #15.10 through #15.19; and*
- 5. moving item #13.2 to become #8.3.*

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes from the July 8, 2024 Regular Council Meeting

MOVED AND SECONDED

That the minutes from the July 8, 2024 Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

7. PUBLIC QUESTIONS

Shelly McDonald (Saanich Peninsula): Asked a question about the length of temporary use permit for the Saanich Peninsula Hospital.

8. PRESENTATIONS/PETITIONS AND DELEGATIONS

8.1 Island Health

The Director of Planning and Building Services introduced the topic and presentation by Rory Beise and Jana Cranch from Island Health, on ALR and rural housing septic and water servicing and responded to questions from Council.

MOVED AND SECONDED

That the matter be referred to staff for additional information.

Amendment:

MOVED AND SECONDED

That the motion be amended by adding:

And that staff report back on updated recommendations on the on-site servicing bylaw and development permit guidelines for farming protection.

CARRIED UNANIMOUSLY

Motion as Amended:

That the matter be referred to staff for additional information and that staff report back on updated recommendations on the on-site servicing bylaw and development permit guidelines for farming protection.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That staff report back on all rural estate properties having a maximum of 500 m² for homes, rather than the 5% on some sites.

Opposed (1): Councillor Graham

CARRIED (6 to 1)

8.2 Opportunity to be Heard

8.2.1 553 Senanus Drive – Development Permit with Variance (Retaining Wall)

The Acting Manager of Development Services provided an introduction of the application.

The applicant's consultant, Patrick Lucey from Aqua-Tex, responded to questions from Council.

MOVED AND SECONDED

That Development Permit 3090-20-20/24 for 553 Senanus Drive, which includes a setback variance, be authorized for issuance.

CARRIED UNANIMOUSLY

8.3 Notice of Motion Submitted by Mayor Windsor - June 20, 2024

Heather Edwards, CEO of the Saanich Peninsula Hospital and Healthcare Foundation, responded to questions from Council.

The Director of Planning and Building Services responded to questions from Council.

MOVED AND SECONDED

WHEREAS there is a shortage of parking at Saanich Peninsula Hospital and

WHEREAS the Saanich Peninsula Hospital and Healthcare Foundation owns the land to the east of the Hospital

THEREFORE BE IT RESOLVED that the District commence the process to apply a Temporary Use Permit on the land owned by the Foundation to allow a temporary gravel parking area on the land, including seeking approval from the Agricultural Land Commission through an Application directly from the District of Central Saanich.

Opposed (4): Councillor Graham, Councillor King, Councillor Newton, and Councillor Riddell

DEFEATED (3 to 4)

MOVED AND SECONDED

That the District encourages the Saanich Peninsula Hospital and Healthcare Foundation to apply for a Temporary Use Permit on the land owned by the Foundation to allow a temporary gravel parking area on the land, including seeking approval from the Agricultural Land Commission through an Application directly from the District of Central Saanich.

Opposed (1): Councillor King

CARRIED (6 to 1)

9. **CORRESPONDENCE (Action Required or Recommended)**

9.1 Corr re Sampson, R re Request for Donation to Support WSANEC Youth Tribal Journey 2024 - July 10, 2024

The Chief Administrative Officer responded to questions from Council.

MOVED AND SECONDED

That the District support a one time contribution of up to \$2,000 to be allocated to the WSÁNEĆ Youth Tribal Journey 2024.

CARRIED UNANIMOUSLY

10. REPORTS OF COMMITTEES/MAYOR'S REPORT

10.2 All Other Committees of Council

10.2.1 Parks and Environment Standing Committee

10.2.1.1 Minutes from the June 26, 2024 Parks and Environment Standing Committee Meeting
For information.

10.2.1.1.1 7210 Wallace Drive Opportunity for Land Acquisition for Trail Extension Purposes

The Director of Engineering responded to questions from Council.

MOVED AND SECONDED

That consideration of the development of the 7210 Wallace Drive trail extension be included in the 2025/2026 budget.

CARRIED UNANIMOUSLY

10.2.1.1.2 Greater Victoria 2030 District Program - Climate Action

The Director of Planning and Building Services provided information on the program.

MOVED AND SECONDED

The endorsement of a Central Saanich partnership with Greater Victoria 2030 District.

CARRIED UNANIMOUSLY

10.3 Council Members Reports - External Bodies

Councillors Riddell, Newton, and Thompson provided an overview of external/community meetings attended since the last Regular Council meeting.

11. STAFF REPORTS

11.1 2024-2034 Community Works Fund Agreement, Signing Authorization

Report from the Director of Financial and Information Technology Services/ Chief Financial Officer.

MOVED AND SECONDED

That the Mayor and Corporate Officer be authorized to sign the new 2024 to 2034 Community Works Fund Agreement.

CARRIED UNANIMOUSLY

11.2 Enabling Accessibility Fund Grant Application

Report from the Director of Engineering.

MOVED AND SECONDED

That the District's grant application to the Enabling Accessibility Fund 2024 Community Accessibility for \$125,000 be supported.

CARRIED UNANIMOUSLY

11.3 Award of Tender No 24-028 – Vehicle – Wheel Loader

The Manager of Parks, Facilities, and Fleet responded to questions from Council.

MOVED AND SECONDED

That Tender No. 24-028 be cancelled and the District direct awarded to Brandt Tractor Ltd. for the supply of a John Deere 544G wheel loader at a cost of \$246,658.00 plus applicable taxes.

CARRIED UNANIMOUSLY

11.4 Wallace Drive Bike Lane Feasibility Referral from Healthy Communities Committee

The Chief Administrative Officer provided an introduction of the report and responded to questions from Council.

The Director of Engineering and Director of Corporate Services/Corporate Officer responded to questions from Council.

MOVED AND SECONDED

Direct staff to explore concept routes between Brentwood Bay to Saanichton including the use of Carriage Lane, Sluggett Avenue and Stelly's Cross Road to improve cyclist safety as part of the Parks and Trails Masterplan and update to the Active Transportation Plan in 2025.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That staff review the sidewalk design on Wallace Drive to see if it does or can accommodate vulnerable populations, including wider implements such as cargo bikes and accessibility equipment, and report back to Council.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

Direct staff to report back on Vision Zero review of District of Central Saanich roads and explore the implications of a 30km zone between West Saanich Rd. and Stelly's Rd. on Wallace Dr.

Opposed (1): Councillor Graham

CARRIED (6 to 1)

12. BYLAWS

12.1 Other than Development Application Bylaws

12.1.1 Bylaw to Amend Citations in the Sign and Subdivision and Servicing Bylaws, 2197, 2024

MOVED AND SECONDED

That Bylaw to Amend Citations in the Sign and Subdivision and Servicing Bylaws, 2197, 2024 be adopted.

CARRIED UNANIMOUSLY

12.1.2 Heat Pump Financing Program Local Area Service Bylaw Amendment No. 13

MOVED AND SECONDED

That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.13, 2204, 2024, be adopted.

CARRIED UNANIMOUSLY

12.2 Development Application Bylaws

12.2.1 1934 Hovey Rd – OCP Amendment, Rezoning and Development Permit

The Acting Manager of Development Services provided an introduction of the application.

The applicant, Chris Quigley from Aryze, responded to questions from Council.

MOVED AND SECONDED

That the meeting be extended past 9:50 p.m.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That OCP amendment, Rezoning and DP with Variances applications for the project at 1934 Hovey Road be referred to the Advisory Planning Commission and that the Commission be asked to provide comments on:

- *adaptive design;*
- *seniors housing agreement;*
- *height of the building;*
- *parking proposed, including accessible reduction,*
- *transportation demand management (TDM);*

- growth targets; and
- overall density, including number of units.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That OCP amendment, Rezoning and DP with Variances applications for the project at 1934 Hovey Road be referred to the Saanich Peninsula Accessibility Advisory Committee for comment.

Opposed (2): Mayor Windsor, and Councillor Paltiel

CARRIED (5 to 2)

MOVED AND SECONDED

That prior to the amendment bylaws being considered for First Reading, the developer be required to provide a traffic impact assessment (TIA) that considers pedestrian and traffic movement in the area. Due to the horizontal curve in East Saanich Road at the development, the assessment should include a review of traffic safety for vehicles exiting Hovey Road, including agricultural vehicles/equipment, with recommendations on improvements. In addition, the TIA should also consider pedestrian movement between the development and Centennial Park.

CARRIED UNANIMOUSLY

12.2.2 Zoning Bylaw Amendment Bylaw No. 2110, 2022 (Maber (7IKEL) Wetlands Agriculture Zone A-2)

Public Hearing held July 22, 2024.

MOVED AND SECONDED

That Zoning Bylaw Amendment Bylaw No. 2110, 2022 (Maber (7IKEL) Wetlands Agriculture Zone A-2) be given third reading as amended by revising the zoning map.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That Zoning Bylaw Amendment Bylaw No. 2110, 2022 (Maber (7IKEL) Wetlands Agriculture Zone A-2) be adopted.

CARRIED UNANIMOUSLY

13. UNFINISHED BUSINESS

13.1 Notice of Motion Submitted by Councillors King and Graham - June 1, 2024

MOVED AND SECONDED

WHEREAS current Permissive Tax Exemptions (PTE) for places of worship and other organizations are granted by Bylaws No. 2157 and 2158 for years 2024 through 2027. Whereas the total municipal portion of tax exemptions amounted to approximately (\$277,300) in 2022 and (\$291,700) in 2023.

WHEREAS the District of Central Saanich is in dire need of meeting space for staff and council members to have discussions with residents.

THEREFORE BE IT RESOLVED that the Council request that staff explore the opportunity of securing meeting space with PTE recipients with appropriate facilities, space, and access at no cost to the District, by the end of 2024 and brief Council on the findings of these discussions.

Amendment:

MOVED AND SECONDED

That the motion be amended as follows:

*THEREFORE BE IT RESOLVED that the Council request that staff explore the opportunity of securing meeting space with PTE recipients with appropriate facilities, space, and access at no cost to the District, **by emailing the applicant**, by the end of 2024 and brief Council on the findings of these discussions.*

CARRIED UNANIMOUSLY

Motion as Amended:

THEREFORE BE IT RESOLVED that the Council request that staff explore the opportunity of securing meeting space with PTE recipients with appropriate facilities, space, and access at no cost to the District, by emailing the applicant, by the end of 2024 and brief Council on the findings of these discussions.

CARRIED UNANIMOUSLY

13.3 Notice of Motion Submitted by Councillors Newton and King - June 24, 2024

Notice of motion regarding exploring options for rezoning properties along Dignan Road.
Introduced at the July 8, 2024 RCM.

MOVED AND SECONDED

That the Notice of Motion submitted by Councillors Newton and King on June 24, 2024 be deferred until the next time the Land Use Bylaw is reviewed, subject to budget process.

Opposed (1): Councillor Newton

CARRIED (6 to 1)

14. NEW BUSINESS (Including Motions and Resolutions)

14.1 August 2024 Meetings Calendar

For information.

14.2 September 2024 Meetings Calendar

For information.

15. CORRESPONDENCE (Receive for General Information)

- 15.2 Corr Ransom, C re Development at 7840 Lochside Drive - July 7, 2024
For information.
- 15.4 Corr Luo, Y re Densification Project on Lochside Drive - July 8, 2024
For information.
- 15.3 Corr Winberg, J re 1183 Verdier Avenue - July 7, 2024
For information.
- 15.5 Corr Heighway, C re Wallace Drive Needs Protected Bike Lanes - July 12, 2024
For information.
- 15.1 Corr Hart, M re 1183 Verdier Avenue Rezoning Application - July 5, 2024
For information.
- 15.6 Corr McCartie, G re 1183 Verdier Avenue - July 13, 2024
For information.
- 15.7 Corr Capital Bike re Wallace Drive Infrastructure - July 15, 2024
For information.
- 15.8 Corr Carson, D re User Engagement Required on Wallace Drive Bike Lanes - July 17, 2024
For information.
- 15.9 Corr Elliot, D re Wallace Shared Roadway Design - July 17, 2024
For information.
- 15.10 LATE Corr Ryder, N re Wallace Drive Bike Lane Feasibility - July 19, 2024
For information.
- 15.11 LATE Vandall, J+J re Wallace Drive Bike Lanes - July 19, 2024
For information.
- 15.12 LATE Corr Gijzen, T re Wallace Drive Bicycle Options - July 20, 2024
For information.
- 15.13 LATE Corr Ransom, C re Wallace Drive Bike Lanes - July 20, 2024
For information.
- 15.14 LATE Corr McGuire, M re Use of Sharrows on Wallace Drive - July 21, 2024
For information.

15.15 LATE Corr Misovic, M re Wallace Bike Infrastructure - July 21, 2024

For information.

15.16 LATE Corr Frumento, S re Bike Lane Feasibility - Petition for a Safe Route Along Wallace Drive - July 22, 2024

For information.

15.17 LATE Corr Frumento, S re Bike Lane Feasibility Option 2 - July 22, 2024

For information.

15.18 LATE Corr Trottier, M re Cycling Access in Central Saanich - July 22, 2024

For information.

15.19 LATE Corr Wellbourn, J re Staff Report on Wallace Drive - July 22, 2024

For information.

16. CLOSED MEETING

16.1 Motion to Close

MOVED AND SECONDED

That Council convene a closed meeting pursuant to the following subsections of the Community Charter:

90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (c) labour relations or other employee relations;*
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and*
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

CARRIED UNANIMOUSLY

The meeting was closed to the public at 10:55 p.m.

Councillor King withdrew from the meeting at 10:56 p.m.

The meeting recessed back to open at 11:05 p.m.

17. ADJOURNMENT

On motion, the meeting adjourned at 11:05 p.m.

Mayor Windsor

Emilie Gorman, Director of Corporate
Services/Corporate Officer

DRAFT

Working Together to Strengthen PAAC

A Delegation Presentation from Robin Tunnicliffe, PAAC Chair

For the Sept. 9, 2024, Central Saanich Council Meeting

Background:

The Peninsula and Area Agricultural Commission (PAAC) has served its member municipalities for 27 years. The current member municipalities include North Saanich, Central Saanich, Saanich and Metchosin.

PAAC has a proud history of diving deep into the issues affecting agriculture. We have pulled together actors to solve persistent problems that cross municipal borders, we have advocated for farmers' livelihoods, and we have educated municipalities on salient agriculture issues. We're always promoting the good work of our regional farmers. PAAC is a Commission, which according to Encyclopedia Britannica is [count] : a group of people who have been given the official job of finding information about something or controlling something. We take our work seriously and we have made a positive impact on the viability of farming in our region through our participation in the CRD Water Board, through drawing attention to drainage issues, and sounding the alarm about Canada Geese way back in 1998. We are planning a workshop this fall for municipalities of the CRD on soil dumping regulations and best practices which we hope you'll attend.

We're inclusive of the public with our open meetings, we seek advice from across sectors and we share our findings widely. We set our agendas with the aim of bringing in other farm organizations so that we can broaden our reach and our relevance. The minutes of our meetings from the past two and a half decades provide a valuable historical record of farming in our region.

In October of 2023 Central Saanich Council asked for a governance review of PAAC. In May of 2024 Saanich Council asked that the PAAC Terms of Reference be amended to formalize the rotating role of providing a recording clerk and a meeting space amongst the member municipalities.

To assist with the governance updating process, PAAC would like to offer a several suggestions. We used as our guide the Terms of Reference for the Saanich Peninsula Accessibility Advisory Committee (SPAAC) which has three member municipalities – Sidney, North Saanich and Central Saanich. SPAAC appears to be working well, and to be supported by Central Saanich Council, so we thought it would be an appropriate role model.

(Note: The PAAC Terms of Reference is located at:

<https://www.saanich.ca/assets/Local~Government/Documents/Committees~and~Board/PAAC%20ToR%20Mar%202016.pdf> and the SPAAC Terms of Reference is located at <https://northsaanich.ca/wp-content/uploads/SPAAC-Terms-of-Reference.pdf>.)

Comparison of the Two Terms of Reference:

Criteria	SPAAC TOR	PAAC TOR
1) Membership Application for Members of the Public	Each municipality appoints two members of the public from their own municipality, using a common application form.	Annual public notice of vacancies issued. A nominating committee recommends proposed new members, and each municipality appoints the new members.
2) Meetings Open to the Public	Yes (subject to section 90 of the Community Charter).	Yes.
3) Non-Voting Members May be Invited to Share Expertise	Yes	Not mentioned.
4) Conflict of Interest Provisions	Not mentioned.	Four bullets, including abiding by the Conflict of Interest provisions of the Community Charter.
5) Rotating Role for Supplying Recording Clerk and Meeting Space	Each member provides a Recording Clerk and Meeting Space on a rotating one-year term.	Not mentioned.

Recommendations:

There appear to be several easy amendments to the PAAC Terms of Reference that would satisfy the issues raised by both Central Saanich and Saanich Councils:

- 1) Add members of Council to the PAAC Nominating Committee. Add references to the application form? (Note: The SPAAC application form does not ask for references.)
- 2) Add the reference to section 90 of the Community Charter to meetings open to the public.
- 3) Add that non-voting members of the public may be invited to meetings to share their expertise (as per wording in SPAAC TOR).

- 4) The existing conflict of interest provisions in the PAAC TOR are comprehensive.
- 5) Add the rotating role of each member municipality to supply the recording clerk and meeting space. Two-year terms may offer greater continuity?

We, the undersigned residents of Central Saanich, petition Central Saanich Council, to maintain and support the existing Peninsula and Area Agricultural Commission (PAAC), rather than creating a policy alternative. PAAC has been a strong representative for farming on the Peninsula for the last 27 years. (As per motion at June 10, 2024 Council meeting.)

Name	Address	Signature
DOUGLAS SEADS	7226 BRENTVIEW RD	Julie Seads
JULIE SEADS	7226 BRENTVIEW RD	Julie Seads
Greg Burley	762 Harding Lane	Greg Burley
Nancy Dobbs	1086 Holly Park Rd.	Nancy Dobbs
Raquel Taylor	7629 Blackthorn Pl	Raquel Taylor
Rebecca Mellett	7020 Wallace Dr	Rebecca Mellett
Russ Mellett	7020 Wallace Dr	Russ Mellett
GARY THEAL	6880 WALLACE DR	Gary Theal
Mary Theal	6880 Wallace Dr	Mary Theal
Samie Twiddie	6322 Marie Madras Rd	Samie Twiddie
Mollie Twidale	6322 Marie Madras Rd	Mollie Twidale
Heather vanCampen	1691 Hovey Rd	Heather vanCampen
Rosemary Harrison	1730 Cultra Ave	Rosemary Harrison
TED HARRISON	1730 CULTRA AVE	Ted Harrison
Janet Mumford	762 Harding Lane	Janet Mumford
JOAN SAUNDERS	767 Stelly's X Rd	Joan Saunders
Pam Hood Szivek	975 Creekside Ct	Pam Hood Szivek
M. McKELVIE	7931 LARKVALE	M. McKelvie
Clare A Vipond	7865 Patterson	Clare A. Vipond

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Name Address Signature

Name	Address	Signature
GRAEME LEE	# SAANICHTON 703-2779 STAUTW RD	
Will Brown	817-2779 STAUTWRD	
Glenn Nottall	817-2779 Stautw Rd Saanichton	
TINA LEDREW	# 702-2779 SAANICHTON BC STAUTW RD	
GUY LEDREW	702-2779 STAUTW RD	
Carla Karas	705 2779 STAUTW RD	
Nicole Covelier	303-2779 Stautw Rd	
Allan Johnson	303-2779 Stautw Rd	
Sarah Johnson	213-2779 Stautw Rd	
Carly Hunt	704-2779 STAUTW RD	
Eden Hill	704-2779 STAUTW	ET.
ALEXIS WHITE	# 111-2779 Stautw	Alexis White
Richard White	" "	R White
Jarure Tribe	114-2779 Stautw Rd	J Tribe
Barry Tribe	114-2779 Stautw Rd	B Tribe
NANCY SCOTT	119-2779 STAUTW RD	N Scott
LARRY SCOTT	119-2779 Stautw RD	L Scott
Michelle Gruetzner	117-2779 Stautw Rd	M. Gruetzner

[REDACTED]

From: Cyndi Law [REDACTED]
Sent: June-23-24 10:48 PM
To: [REDACTED]
Subject: PAAC petition

Dear [REDACTED]

Please add my name to the petition asking Central Saanich council to continue supporting this organization. I think farms and farmers in the area need all the support they can get. I am a CS resident, but am not currently a farmer. I did farm here for 8 years however, as an organic market garden. I grew up in the former farming community of Richmond. I see CS following the same route as Richmond took. Eliminating farms, and building commercial and residential areas instead. Not a good thing. We need to continue area farming locally.

Thank you,
Sincerely,

Cyndi Law
2346 Tanner Rd
Central Saanich, BC

[REDACTED]

From: Michelle Costin [REDACTED]
Sent: June-24-24 12:40 PM
To: [REDACTED]
Subject: Please add me to the petition

I am a resident of Brentwood bay (895 woodsvie place) and I frequent local farmstands and have been a CSA box customers from saanich organics for years. Our farms are important.

Michelle Costin

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Name	Address	Signature
Claire Ebendinger	914 Verdier ^{Brentwood}	
Katherine Lloyd	7938 W. Saanich ^{bc. Saanich}	
Andrea Sommer	915 Stellys X Rd ^{Brentwood}	
Volker Rademacher	915 Stellys X Rd ^{Brentwood}	
Nelly Von Keunen	8170 Hagan Rd	
Spencer Morriss	879 Clarke Rd	
Nicole Callow	879 Clarke Rd	
TANGIA BURCKBUAN	102-1230 VERDIER	

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Name	Address	Signature
Gita John-Jayan	7220 East Saanich Rd	
Lini John-Henderson	7220 East Saanich Rd	
Michael Henderson	7220 East Saanich Rd	

We, the undersigned farming residents of Central Saanich, petition Central Saanich Council, to maintain and support the existing Peninsula and Area Agricultural Commission (PAAC), rather than creating a policy alternative. PAAC has been a strong representative for farming on the Peninsula for the last 27 years. (As per motion at June 10, 2024 Council meeting.)

Name	Farm Name and Address	Signature
Lorea Tomsin	Countrywoods Pasture Perfect Lamb	Lorea Tomsin
Robert Maxwell	Fieldstone Farm 6325 Oldick Rd c/s	R Maxwell
Catharine Berndt	1448 Hovey Rd Saanichton V8M1S7	Catharine Berndt
Klo Eckert	1424 Hovey Rd Saanichton V8M1S7	Klo Eckert
Alexandra Eckert	1424 Hovey rd Saanichton V8M1S7	Alexandra Eckert
Katy Connelly	Sea Dog Farm 1742 Hovey Road.	Katy Connelly
SHAWN CONNELLY	567 DOG FARM 1742 HOVEY RD	Shawn Connelly
Lina Monaghan.	1785 Verling Ave.	Lina Monaghan
Pat Monaghan	1785 Verling Ave	Pat Monaghan
Sol Kinnis	City's Edge Farm 6458 Central Saanich Rd	Sol Kinnis
LARRY SUGGEST	7701 GRIFFIN	Larry Suggest
Grant Marshall	7900 West Saanich Rd	Grant Marshall
Rachel Fisher	7900 W. Saanich	Rachel Fisher
Rebecca Rinions	7900 W. Saanich	Rebecca Rinions
Angelica Gomez	7900 W. Saanich Rd	Angelica Gomez
Zoe Davidson	7900 W Saanich Rd	Zoe Davidson
Jade Fisher-Marshall	7900 W. Saanich rd	Jade Fisher-Marshall
TERRY MITCHELL	2989 MCINTYRE RD	Terry Mitchell
MIKE DEHNKE	8510 Alce Rd	Mike Dehnke

Diane Wijkman	5869 Lambert Rd	Hijgen
Ther Vulliam	6410 Old W. Saanich Ln	
Mike Hoekstra	2900 Dooley Rd. Saanichton, BC	Via Email
Kristin Hoekstra	2900 Dooley Rd. Saanichton, BC	Via Email

From: Mike and Kristin Hoekstra [REDACTED]
Sent: June-25-24 2:53 PM
To: [REDACTED]
Subject: Support PAAC-add names please

To [REDACTED]

Hello could you please add our names to the petition to council please?

Mike and Kristin Hoekstra
 Bos-Hoek Farm
 2900 Dooley Rd
 Saanichton, BC
 V8M 1Y5

Thank you

Sent from my iPad

August 12, 2024

TO: MAYOR AND COUNCIL, CENTRAL SAANICH

FR: RESIDENTS OF BRYN RD

RE: PETITION TO IMPROVE WATER SERVICES

We, the residents of Bryn Road, petition the Mayor and Council of Central Saanich to upgrade water services on Bryn Road as part of the further development of Sean Heights and Butler's Gravel Pit.

When the Council considered the expansion of the Sean Heights industrial zone in 2013, we understood that the much-needed water services in the area would be upgraded as part of that development.

At that time, there was a need to meet fire safety standards in the area, address water pressure issues on several properties, and enable farms at the end of Bryn Road to access the water system, which they had been trying to do since June 2007.¹

These improvements did not happen, even though they were on the project priority list in 2013 as part of Central Saanich's Water Master Plan.²

Now that further expansion of Sean Heights along Verling Road and the development of Butler's Gravel Pit are about to be considered, we ask that the Council ensure the water issue on Bryn Road is finally addressed in these new developments.

¹ Letter to District of Central Saanich, June 20, 2007.

² Water Distribution Master Plan, District of Central Saanich, March 15, 2013, AECOM, Victoria B.C.






1/4

NAME	ADDRESS	PHONE	SIGNATURE
Jerry - MUSSIO	6202 Bryn	[REDACTED]	Jammi
Sherry Mussio	6202 Bryn	[REDACTED]	Smussio
Dean Saham	6429 Bryn	[REDACTED]	Dean S
TERESA SANTANA	6429 Bryn	[REDACTED]	Teresa
LOUIS BUJOSO	6394 BRYN	[REDACTED]	L. B.
Jodi Bujoso	6394 Bryn Rd	[REDACTED]	J. Bujoso
Debbie Knox	Debbies Way "Spaw" 6394 Bryn Rd	[REDACTED]	Debbie Knox
GAIL GORDON	6212 BRYN RD	[REDACTED]	Gail Gordon
Nendy Deloume	6455 Bryn Road	[REDACTED]	Nendy
Lynnda LYNDA POPE	6412 BRYN RD.	[REDACTED]	L. Pope
GLEN POPE	6412 BRYN RD.	[REDACTED]	G. Pope

NAME	ADDRESS	PHONE	SIGNATURE
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Cathy Totten	6328 Bryn Road	[REDACTED]	C Totten
Walt Totten	6328 Bryn Road	[REDACTED]	Walt Totten
Maryvonne Tennen +	6374 Bryn Rd	[REDACTED]	my 2 ut
Amy Scott	6529 BRYN	[REDACTED]	[Signature]
Pam Haere	6587 Bryn Rd	[REDACTED]	P Haere
Athea McAdam	357 Old West Saanich Rd. (Bryn Rd address)	[REDACTED]	A McAdam
Lois McAdam	6357 Old West Saanich	[REDACTED]	Lois McAdam

NAME	ADDRESS	PHONE	SIGNATURE
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Dewanta	6437		
De Medeiros	Arguilla d		
MIKKI De Medeiros	"	u	

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Signing

Petitioner:

Linda Monaghan
1785 Verling Ave.



(Patrick Monaghan)

August 12, 2024

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 LESLEY SITAW
1592 VERLING AVE
SAANICHTON V8M1W8

¹ Letter to District of Central Saanich, June 20, 2007.

² Water Distribution Master Plan, District of Central Saanich, March 15, 2013, AECOM, Victoria B.C.

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 _____
HARIS TERNI 1815 VERLING AVE

¹ Letter to District of Central Saanich, June 20, 2007.

² Water Distribution Master Plan, District of Central Saanich, March 15, 2013, AECOM, Victoria B.C.



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² Water Distribution Master Plan, District of Central Saanich, March 15, 2013, AECOM, Victoria B.C.

Paul Keith (PAUL KEITH).
1701 Verling Ave.

31/8/24.

Submission V8M 1X6.

August 12, 2024

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Now that further expansion of Sean Heights along Verling Road and the development of Butler's Gravel Pit are about to be considered, we ask that the Council ensure the water issue on Bryn Road is finally addressed in these new developments.

These concerns also apply to Verling Avenue

¹ Letter to District of Central Saanich, June 20, 2007.

² Water Distribution Master Plan, District of Central Saanich, March 15, 2013, AECOM, Victoria B.C.

*Yingqun Lee (J. LEE)
1701 Verling Ave
Saanich
181146*

*August 31
2024*

June 20, 2007

Mr. Yvan Sylvestre
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

Re: Extension of Water Line – Bryn Rd

We are three farms requesting approval to access the municipal water line on Bryn Road. This will involve extending the water line about 200 meters to the end of Bryn Road. See attached drawing.

This request is based on the need for a more stable water supply that will be used to support an expanding vineyard that supplies grapes to a local winery, vegetable crops, new pastures for sheep, and improved hayfield production to support horse boarding and riding operations.

We recently submitted a request for financial assistance from the Farm Water Supply Expansion Program, sponsored by the British Columbia Agriculture Council and the federal government. We expect to receive a response to this request by mid July and, by that time, hope to receive Central Saanich approval to proceed with the water line extension this summer.

Thank you for considering this request.

Truly yours,

Jerry Mussio, Sharon Mussio
Mussio Vineyard
6202 Bryn Road

Elizabeth Dunn, John Cochran
Willow Farm
6202 Bryn Road

Walter Totten, Cathy Totten
Hidden Ridge Farm-Stables
6328 Bryn Road

Respected Tsawout Elder Ignatius Pelkey has a remarkable story of overcoming and choosing victory in every circumstance he has ever faced. He has a decorated story of multiple sports and career developments and applied all he has experienced, to make life work, for him and his family.

Having been declared cancer free, after a long battle for his health, he accepted the challenge to take on the world in the Queen Lili'uokalani Canoe Races as a public display of hope and healing this August, 2024.

Ignatius is making use of this opportunity to give voice to the ones who cannot speak for themselves – the ones that never made it home and the ones still hurting in silence and the ones that lost their lives as a result of Residential School.

His courage is a stark contrast to the lasting impacts of Residential School, and he is openly bringing restoration by using this race as an apology to his family, for the effects of Residential School he might have carried over to them, unknowingly, while rebuilding his spirit.

Ignatius would like to share his story to bring awareness of the effect Residential School has had on families and communities and how it still forms part of the fabric of our day-to-day life and experiences. It impacted his family in a grave way. He would like to create understanding, by sharing his experience, for friends, family, colleagues and acquaintances that are still hiding those scars. You might be encountering or working with these people on a daily basis and know not what they carry.

To make this journey possible we are requesting donations and sponsors to raise funds for the costs of travel, equipment, and accommodation for Ignatius, his family and the members and crews, participating as part of his Canoe Club. The races take place this year August/September 2024. Every donation counts and will make a significant difference in his and the youth he is mentoring's ability to compete and succeed in the canoe races.

“This is one thing that was never taken away from our Elders and our people. It is our only traditional sport that we were able to hang onto”. Ignatius was given back the teachings by the Elders, upon his return to community, as a young man, because they recognised him by whom his father was.

You can sponsor Elder Ignatius Pelkey's and the crew's races, equipment or kit by donating by contacting us directly at lifecoach@tsawout.ca We need funds for flights, accommodation, canoe rentals, kit and food, to make travel possible.

We will gladly share his full story, interviews, results and ongoing progress with you as per your request, as some of the information and experiences can retraumatize readers.

Thank you dearly and warm regards

Ignatius, Family and Betsie

Pamela Martin

From: Municipal Hall
Subject: FW: Centennial Park Pickleball Courts

From: Brad Watson [REDACTED]
Date: Tuesday, August 27, 2024 at 11:51 AM
To: Niall Paltiel <Niall.Paltiel@csaanich.ca>
Subject: Centennial Park Pickleball Courts

August 27, 2024

Dear Councillor Paltiel,

Thank you for taking the time to talk with me at the Peninsula Market this past Saturday. It's fantastic that our mayor and council have committed to this accessible and informal opportunity for community engagement.

As we discussed, since the closure of the Wain Park pickleball courts in North Saanich there are no longer any **designated** pickleball courts on the Saanich Peninsula. The few available pickleball courts are on shared courts with other sports (tennis, lacrosse etc). The two pickleball courts at Court #1 at Centennial Park have been a huge success, however, according to the staff at CS that I spoke with last year, this is a temporary measure until the multi-sport box is complete. At that time court # 1 will be converted back to tennis.

Although we are grateful to have access to some shared pickleball courts when the multi-sport box is complete, we will once again be competing with other sports to access court time. The player demand for outdoor pickleball courts on the Peninsula is enough to fill about a dozen pickleball courts. There is an opportunity here for Central Saanich to support the fastest growing sport in North America (over the last five years), and demonstrate the importance of providing recreational facilities that help keep the community healthy and vibrant. A place where residents of all ages can come together to play pickleball - one of the few multigenerational sports.

My question for you is; can we make the temporary pickleball courts at Centennial Park into permanent pickleball courts? There is enough room on Court #1 to have 3-4 courts pickleball courts. The conversion price would be minimal.

There are 21 **designated** tennis courts on the Saanich Peninsula (including 6 at the two high schools), offering plenty of places for tennis players to play and yet there are **no designated** pickleball courts. **Many of these tennis courts are underutilized or sit empty.** It is well documented that tennis has been on the decline over the past five years, with many former tennis players now playing pickleball.

Many other small B.C. communities have built **designated** pickleball courts over the last 5 years: Oak Bay, Parksville, Shawnigan Lake, Tofino, Ladner, Tsawassen, Cranbrook, & Penticton to name a few.

On behalf of the Saanich Peninsula Pickleball Association (SPPA) I look forward to discussing/working with you on this project. We can discuss at a later time how we may be able to contribute financially as well to this project.

Kind Regards,

Brad Watson (President SPPA) [REDACTED]

"The information contained in this transmission may contain privileged and confidential information of the District of Central Saanich. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you."



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Saanich Peninsula Accessibility Advisory Committee Meeting

July 25, 2024, 10:00 a.m.
Council Chambers

Present: Lee York (Acting Chair), Charlene Froom, Vanessa Pettinger, Tracey Poole, David Ryder, Katherine Beck (Panorama Recreation Centre), Jennifer Van Es (SHOAL Centre), Councillor Dibattista (District of North Saanich), Councillor Newton (District of Central Saanich), Councillor O'Keefe (Town of Sidney)

Absent: David Willows

Staff Present: Emilie Gorman, Director of Corporate Officer/Corporate Officer (District of Central Saanich); Corey Newcomb, Director of Community Planning (Town of Sidney); Dale Puskas, Director of Engineering (District of Central Saanich); Kyle Motiuk, Manager of Parks, Facilities, and Fleet (District of Central Saanich); Lyndsay Alexander, Deputy Clerk (District of North Saanich); Pamela Martin, Deputy Corporate Officer (District of Central Saanich); Meghan Lint; Legislative Assistant (District of North Saanich); Nareka Jacques, Corporate and Executive Services Assistant/Recording Secretary (District of Central Saanich)

1. CALL TO ORDER

The meeting was called to order at 10:01 a.m.

2. ACKNOWLEDGEMENT

The Chair respectfully acknowledged that the land on which we gather is the traditional territory of the WSÁNEĆ people which includes WJOLELP (Tsartlip) and STÁUTW (Tsawout) First Nations.

3. APPROVAL OF AGENDA

3.1 Agenda of the July 25, 2024 Saanich Peninsula Accessibility Advisory Committee Meeting

MOVED AND SECONDED

That the agenda of the July 25, 2024 Saanich Peninsula Accessibility Advisory Committee meeting be approved as amended by adding new item #8.1 - Accessibility Parking and EV Accessibility.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the May 23, 2024 Saanich Peninsula Accessibility Advisory Committee Meeting

During adoption of the minutes, it was noted that additional information had been shared with staff afterward the May 23, 2024 meeting, regarding wayfinding and accessible paths, and that it may be taken into consideration for that project.

MOVED AND SECONDED

That the minutes of the May 23, 2024 Saanich Peninsula Accessibility Advisory Committee meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. COUNCIL REFERRALS

6.1 Enabling Accessibility Fund Grant Application

The Central Saanich Corporate Officer and Manager of Parks, Facilities, and Fleet provided an introduction of the report of a possible accessible playground feature in Centennial Park.

The Committee discussed the following:

- Providing letters of support for the grant application.
- The inclusion of an accessible trail for the visually impaired.
- Options for repurposed rubberized surfaces with grants.

7. COUNCIL UPDATES (including tracking sheet)

The Central Saanich Councillor provided an update on the Parks and Trails Master Plan and advised that we welcome feedback future development applications.

The Committee discussed the following:

- Having suites that are built accessible in addition to being an adaptive suite.
- Gathering information from BC Housing on the demand for fully accessible suites to provide more data to developers.

The North Saanich Councillor provided an update on their Official Community Plan and advised of a community engagement opportunity where they heard the need for more accessible beaches, parks, and trails.

The Sidney Councillor and Director of Community Planning provided an update on the waterfront washroom project opening soon and a grant application they are working on for climate change and adaptation.

7.1 Tracking Sheet

For information.

8. OTHER ITEMS

8.1 Accessibility Parking and EV Accessibility

The Committee discussed the need for EV chargers to be accessible.

MOVED AND SECONDED

That the municipalities identify and put in place standards for accessible public EV charging stations.

CARRIED UNANIMOUSLY

The following design recommendations for accessible EV charging stations was provided:

<https://www.access-board.gov/tad/ev/>

MOVED AND SECONDED

That for community events there be a dedicated area for accessible seating or viewing and dedicated accessible parking in close proximity to the event and that this information be included in all advertising for the event.

Amendment:

MOVED AND SECONDED

That the motion be amended as follows:

In the development of an events checklist and guidance document as required by the municipality's accessibility plans, that for community events there be a dedicated area for accessible seating or viewing and dedicated accessible parking in close proximity to the event and that this information be included in all advertising for the event.

CARRIED UNANIMOUSLY

Motion as Amended:

In the development of an events checklist and guidance document as required by the municipality's accessibility plans, that for community events there be a dedicated area for accessible seating or viewing and dedicated accessible parking in close proximity to the event and that this information be included in all advertising for the event.

CARRIED UNANIMOUSLY

The Committee discussed the grand opening of Phillip Brethour Park and the need for further updates and more accessibility.

9. PUBLIC FEEDBACK

9.1 Sidney - Public Feedback

For information.

10. ADJOURNMENT

On motion, the meeting adjourned at 11:43 a.m.

Chair

Emilie Gorman, Director of Corporate
Services/Corporate Officer

DRAFT



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: 7043, 7047, 7053, 7057 Central Saanich Road (Harvest Ridge) – Development
Permit (Four Triplexes)

RECOMMENDATION(S):

1. That Development Permit 3060-20-10/24 for 7043, 7047, 7053, 7057 Central Saanich Road be authorized for issuance.
2. That covenant CA9609782 be authorized for discharge from title.

PURPOSE:

This Report provides an overview and staff analysis of an amended development proposal for the Harvest Ridge project that includes four 3-storey triplexes on four neighbouring lots.

BACKGROUND:

Harvest Ridge is a development project that initially proposed to take one residential lot at 7067 East Saanich Road and turn it into seven single family lots and one duplex lot. The property is 0.44 hectares and slopes down from East Saanich Road to the east and is bisected by Central Saanich Road. Most of the surrounding properties are zoned RN and the property to the east is zoned Agriculture: A-1 and lies within the Agricultural Land Reserve (ALR) (see Appendix A – Site Context).

The bylaw amendment and rezoning, subdivision, and development permit were approved by Council in 2022. The current application for development permit is for the four eastern lots that lie on the east side of Central Saanich Road.

The previous change to the zoning from Large Lot Residential: R-1 to Comprehensive Development Zone 10: CD-10, has recently been changed again to the newly adopted Residential Corridor (RC) zone that is found throughout the District along main corridors, to allow for higher density and small-scale multi-unit (SSMU) developments.

A covenant is registered on the four properties to regulate the form and character of the development and to ensure that construction occurs in accordance with the approved plans.

DISCUSSION:

Official Community Plan

The subject properties are designated as 'Residential' under the Official Community Plan (OCP) and lie within the Urban Settlement Area Boundary. In addition, the portion of Central Saanich Road that fronts the subject property is designated as 'Main Corridor Development'. The OCP supports infill development

on 'Residential' designated lots within the Urban Settlement Area Boundary such as the subject properties. Under the 'Main Corridor Development', moderate and high-density housing forms are supported where the development is sensitive to the surrounding neighbourhood. The proposal to develop four single family lots to triplex lots and increasing the density from 8 to 12 units is generally consistent with OCP policies.

Land Use Bylaw

The subject properties are zoned as Residential Corridor and allow for a maximum of 4 units, given the size of the subdivided lots. The development aligns with the RC Zoning Bylaw regulations including setbacks, building heights, lot coverage, FAR, gross floor area, etc. (see Appendix B – Site Plans). Additionally, the revised development proposes 16 parking stalls, compared to the Zoning Bylaw's minimum requirement of 12 for the proposed number of dwelling units. An additional 4 parking spaces would be provided in the road right of way fronting the lots.

Infill Housing Design Guidelines

The subject properties require a development permit for form and character as they are small scale multi-family developments containing up to 8 dwelling units. Section 11.10 of the OCP includes guidelines for developments such as the ones proposed.

The proposal would see a slight increase in density from 8 to 12 units but without any substantial changes to the appearance of the dwellings. The units follow the natural topography of the site and present as single storey dwellings as seen from the street. The buildings have an agricultural-themed design, similar to what was originally approved for the site.

Building elevations incorporate varied architectural elements and articulations to provide interest and landscaping is proposed for all remaining areas of undeveloped land. Overall the proposed buildings are substantially similar to what was originally approved for these lots and consistent with OCP guidelines.

Registered Covenant

The covenant registered on the subject properties requires that no building or improvements be constructed or placed on the lands except in accordance with the drawings, design, and requirements of the associated Arborist Report, Site, Building, and Streetscape Plans, and Landscape Plans attached to the covenant. Should Council support the proposed changes and authorize issuance of the DP, the covenant can be released from title as it would become obsolete.

IMPLICATIONS:

Strategic

The project aligns with Council's 2024-2027 Strategic Plan that includes as a priority "Expand Supply of Affordable, Attainable, and Rental Housing", with the following goal:

- Support and encourage development proposals that expand housing diversity, including purpose built rental and legal suites.

OPTIONS:

Option 1 (recommended):

1. That Development Permit 3060-20-10/24 for 7043, 7047, 7053, 7057 Central Saanich Road be authorized for issuance.
2. That covenant CA9609782 be authorized for discharge from title.

Option 2:

Deny the development permit.

Option 3:

Provide alternative direction.

CONCLUSION:

The proposed changes to the Harvest Ridge project would see the development of four triplexes on RC zoned lots within the Urban Settlement Area Boundary. The proposal is generally consistent with guidelines and policies of the OCP and supports the implementation plans of the two new zones, aimed to promote density in strategic locations throughout the District.

Report written by:	Davin Contois, Development Planner
Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning, Building, and Bylaw Services
Concurrence by:	Christine Culham, Chief Administrative Officer

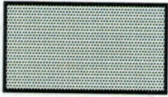
ATTACHMENTS:

- Appendix A – Site Context
- Appendix B – Site Plans
- Appendix C – Draft Development Permit

SITE CONTEXT PLAN

Central Saanich Rd
LT A SEC 11 RGE 3E SSD PL 9485

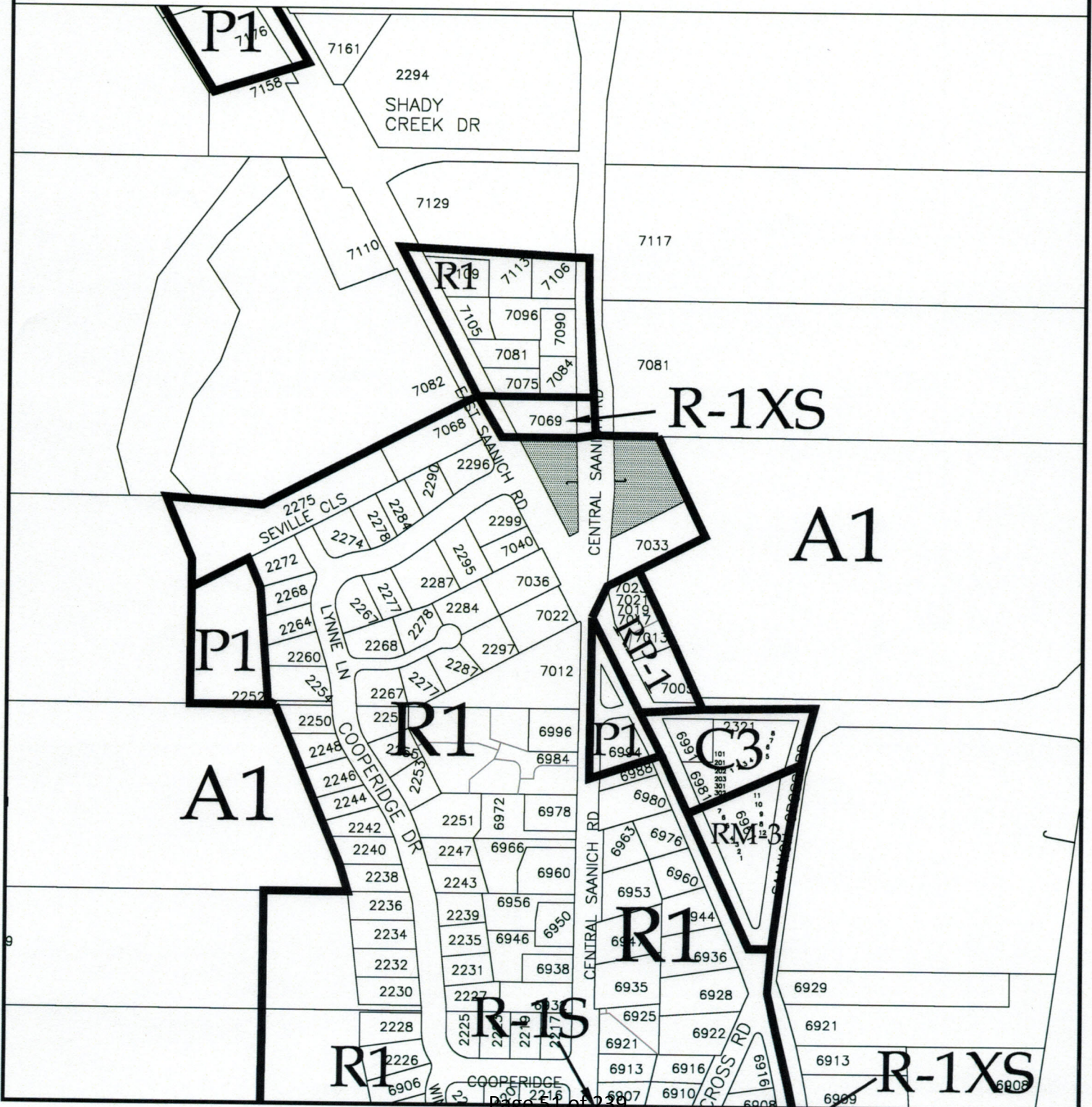
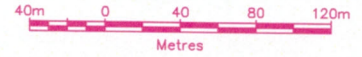
LEGEND



SUBJECT SITE



scale 1:4000



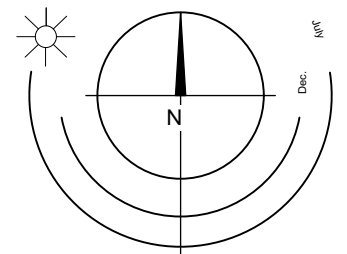


ON-SITE MATERIALS LEGEND

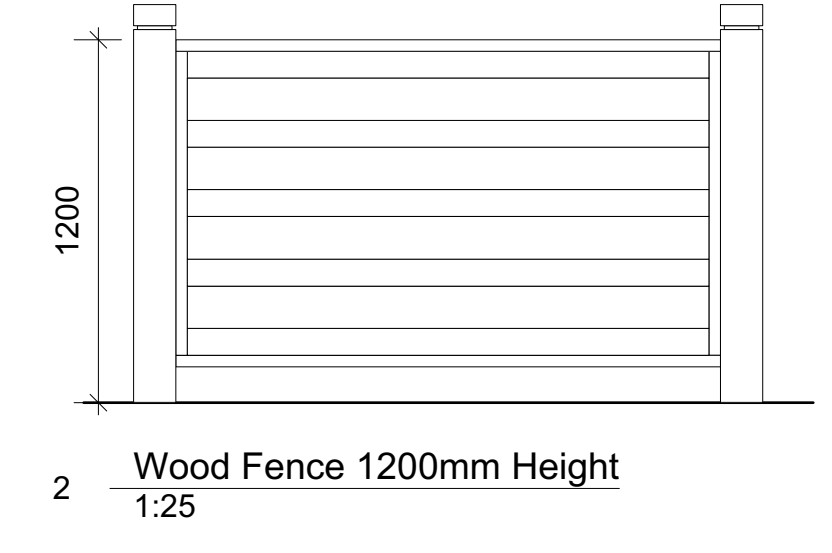
A Low-maintenance Meadow Grass Mix (See specification section 8.0)	D 600 x 600mm Concrete Slabs (See specification section 10.1)	G Wood Decking (See Architecture)
B Aggregate: Granite Fines (See specification section 9.0)	E Planting Bed (See specification section 4.0)	H Area of Retained Vegetation (See specification section 3.0)
C Exposed Aggregate Concrete (Refer to MMCD - Medium)	F Sod Lawn (See specification section 7.0)	I Asphalt. See Civil

CENTRAL SAANICH ROAD

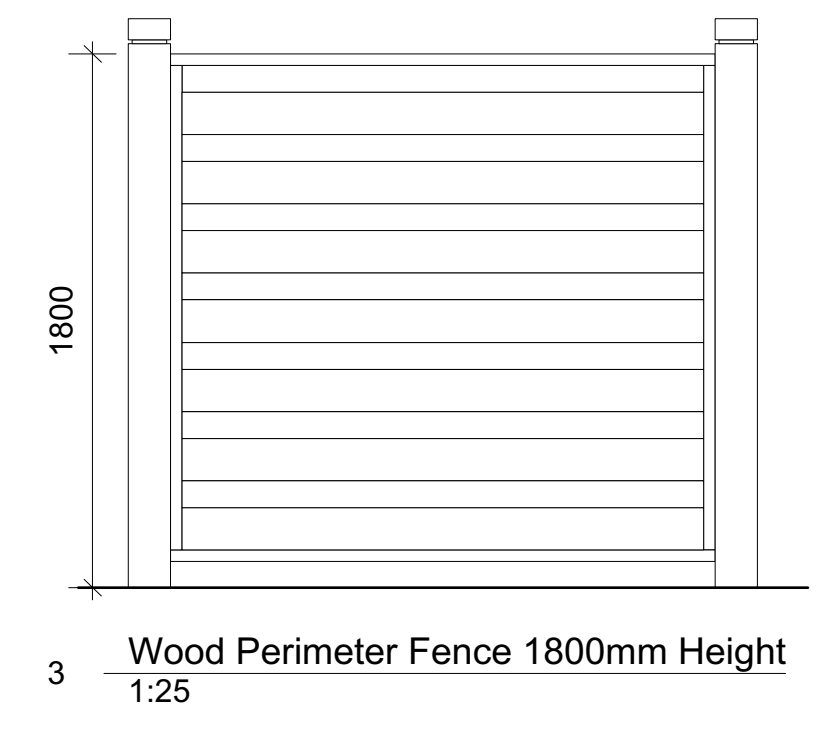
EAST SAANICH ROAD



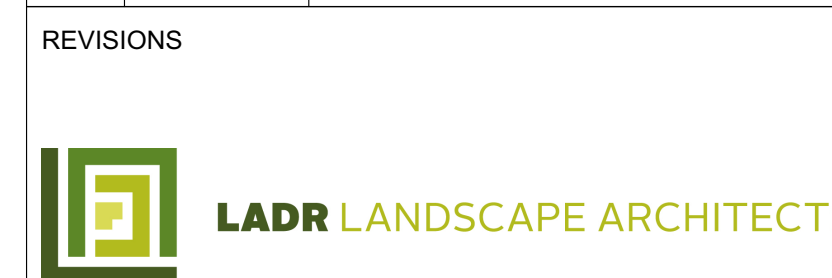
1 Materials Plan 1:175



Concrete Table Notes
1. Cast in place concrete walls should be designed by an Engineer.



9	Jun. 3-24	Issued for DP
8	Apr. 11-24	Issued for Discussion
7	Jan 25-23	Issued for Discussion
6	July 20-23	Issued for Building Permit
5	May 12-23	Issued for Building Permit
4	Mar.24-23	Issued for Building Permit
3	Sept.14-22	Re-issued for Tender
2	Sept. 1-22	Issued for Tender
1	Mar. 9-22	Issued for Building Permit



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

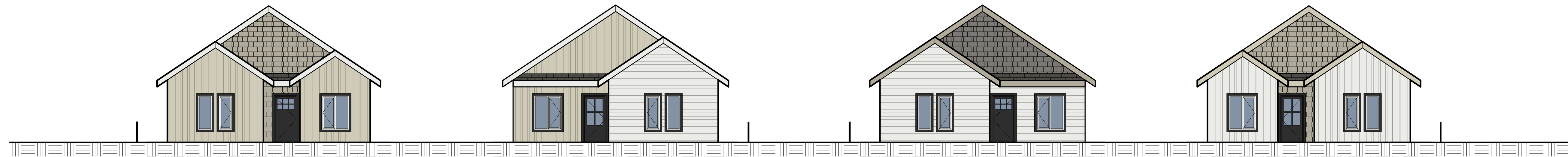
PROJECT
Harvest Ridge
7043, 7047, 7053 and 7057
Central Saanich Rd, BC

TITLE
Layout and Materials Plan

SCALE as shown DRAWN NR CHECKED CW

PROJECT No. 2056

DATE Feb 9-22 SHEET **L1 of 1**



LOT 5
7057 CENTRAL SAANICH RD

LOT 6
7053 CENTRAL SAANICH RD

LOT 7
7047 CENTRAL SAANICH RD

LOT 8
7043 CENTRAL SAANICH RD

1
A5.01 Central Saanich Road - East Street Scope
1/8" = 1'-0"



LOT 8
7043 CENTRAL SAANICH RD

LOT 7
7047 CENTRAL SAANICH RD

LOT 6
7053 CENTRAL SAANICH RD

LOT 5
7057 CENTRAL SAANICH RD

2
A5.01 View from Patricia Bay Hwy - West Street Scope
1/8" = 1'-0"

Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
proj date	03 JUN 2024		drawing file	2409-A200 lot 5.wxd	
designed by	gpf		checked by	cjk	
scale	as shown		project number	2409	

NOTE: All dimensions are shown in feet and inches

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977 Park Street
Victoria BC V8V 3K3
T 1-250-858-9387

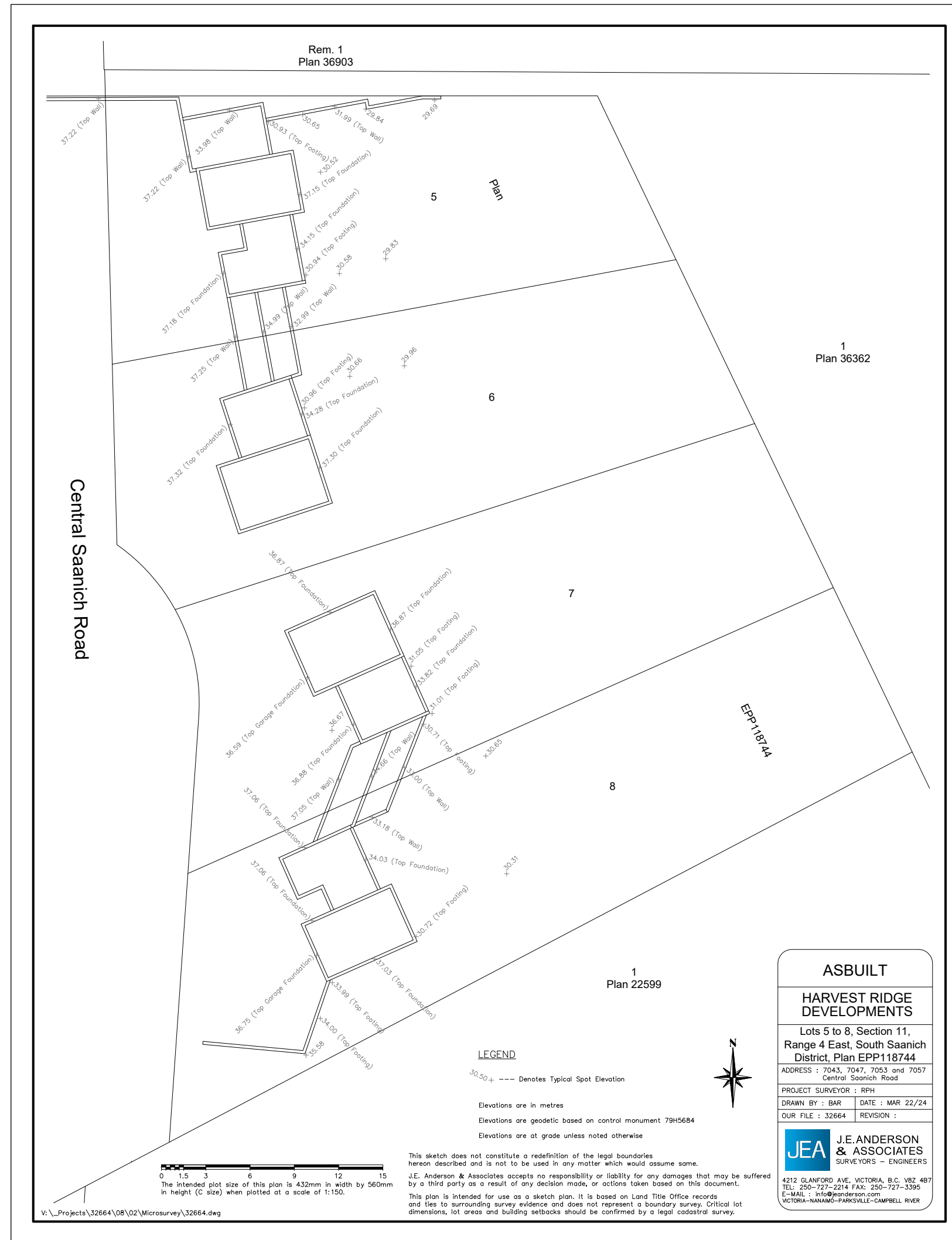
NANAIMO OFFICE
102-5190 Dukin Way
Nanaimo BC V9T 2A8
T 1-250-985-5810

PROJECT NAME
**Harvest Ridge
Central Saanich, BC**

DATE
Street Scapes

SCALE
A5.01

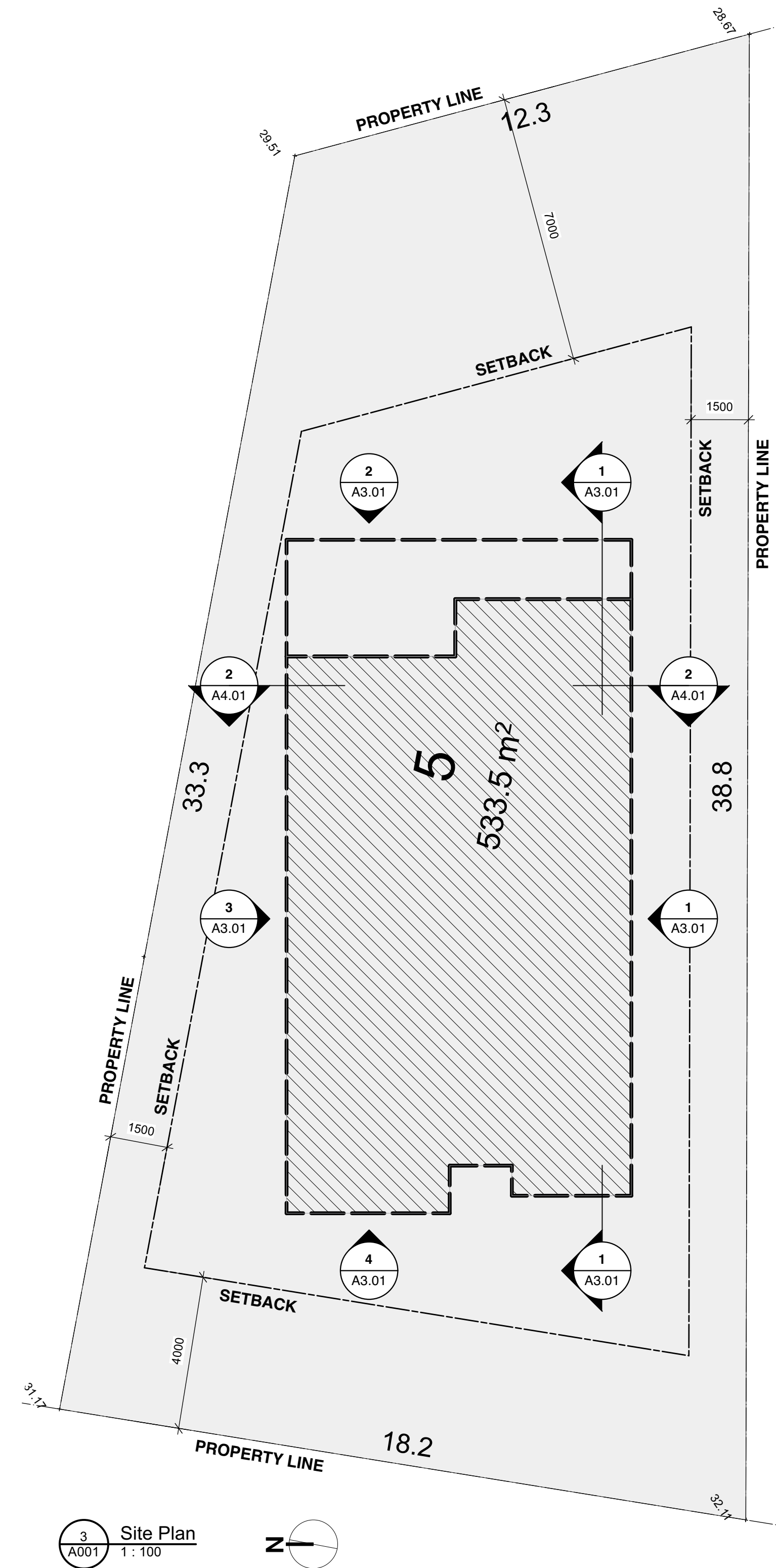
REVISION NO.
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1
A001
Site Plan
1:100



2
A001
Location Plan
1:1000



3
A001
Site Plan
1:100

LAND USE BYLAW SUMMARY

PROJECT DESCRIPTION:
3 Storey Residential building

USES:
Multi family residential

ZONE:
Residential Corridor (RC)

SITE AREA: 533.5 sq. m. 5,742.5 sq. ft.

BUILDING FOOTPRINT: 134.7 sq. m. 1,449.7 sq. ft.

GROSS FLOOR AREA:
Level 1: 82.6 sq. m. 889.6 sq. ft.
Level 2: 96.2 sq. m. 1,035.7 sq. ft.
Level 3: 134.7 sq. m. 1,449.7 sq. ft.
Total Gross Floor Area: 313.5 sq. m. 3,375.0 sq. ft.

LEVEL 3 GRADE ELEVATION: 37.21 m Geodetic

FLOOR AREA RATIO: permitted 0.65, proposed 0.59

LOT COVERAGE: 45.0 % 25.2 %

BUILDING HEIGHT: 11.0 m 7.7 m

SETBACKS: 8.0m building height
Front West: 4.0 m 6.0 m
Side North: 1.5 m 1.5 m
Side South: 1.5 m 3.0 m
Rear East: 7.0 m 7.5 m

PARKING:
Parking Provided 4 stalls

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2024 - PART 9

MAJOR OCCUPANCY CLASSIFICATION:
• RESIDENTIAL - GROUP C

PROJECT DESCRIPTION

CIVIC ADDRESS:
7057 CENTRAL SAANICH RD CENTRAL SAANICH

LEGAL DESCRIPTION:
LOT 5, SECTION 11, RANGE 4 EAST, SOUTH SAANICH DISTRICT, PLAN EPP118744

REGISTERED OWNER

Harvest Ridge General Partner Ltd
#301 - 4400 Chatterton Way
Victoria, BC
V8X 5J2
tel: Mr. Mike Cronquist
250-889-4163
email: mike.cronquist@markergroup.ca

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, BC
V8V 3K3
tel: Mr. Charles Kierulf Architect AIBC
250-889-3367
fax: 250-658-3397
email: crk@dhk.ca

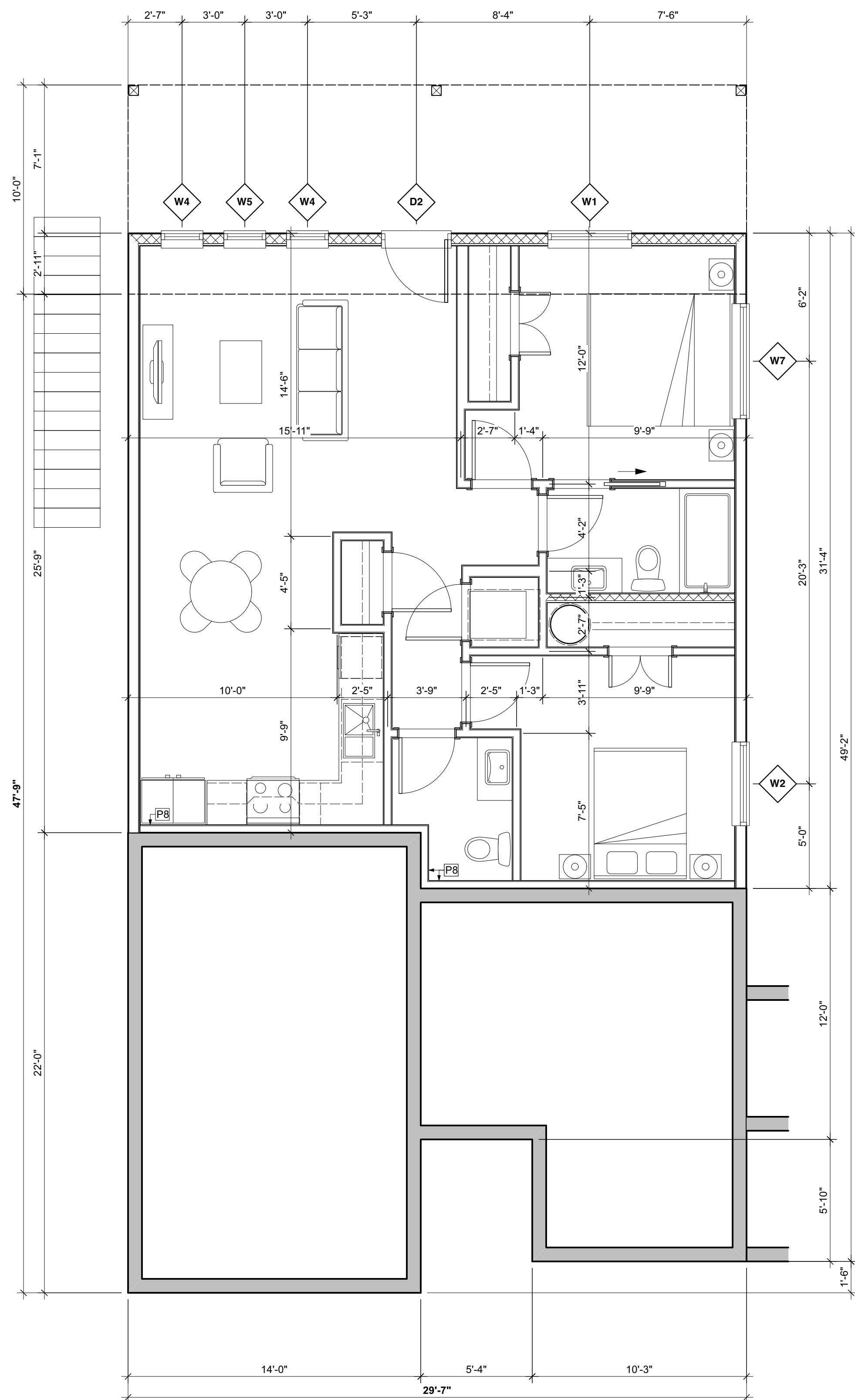
LANDSCAPE ARCHITECT

LADR
3-864 Queens Avenue
Victoria BC
V8T 1M5
tel: Mr. Chris Windjack
250-598-0105
email: cwindjack@ladrla.ca

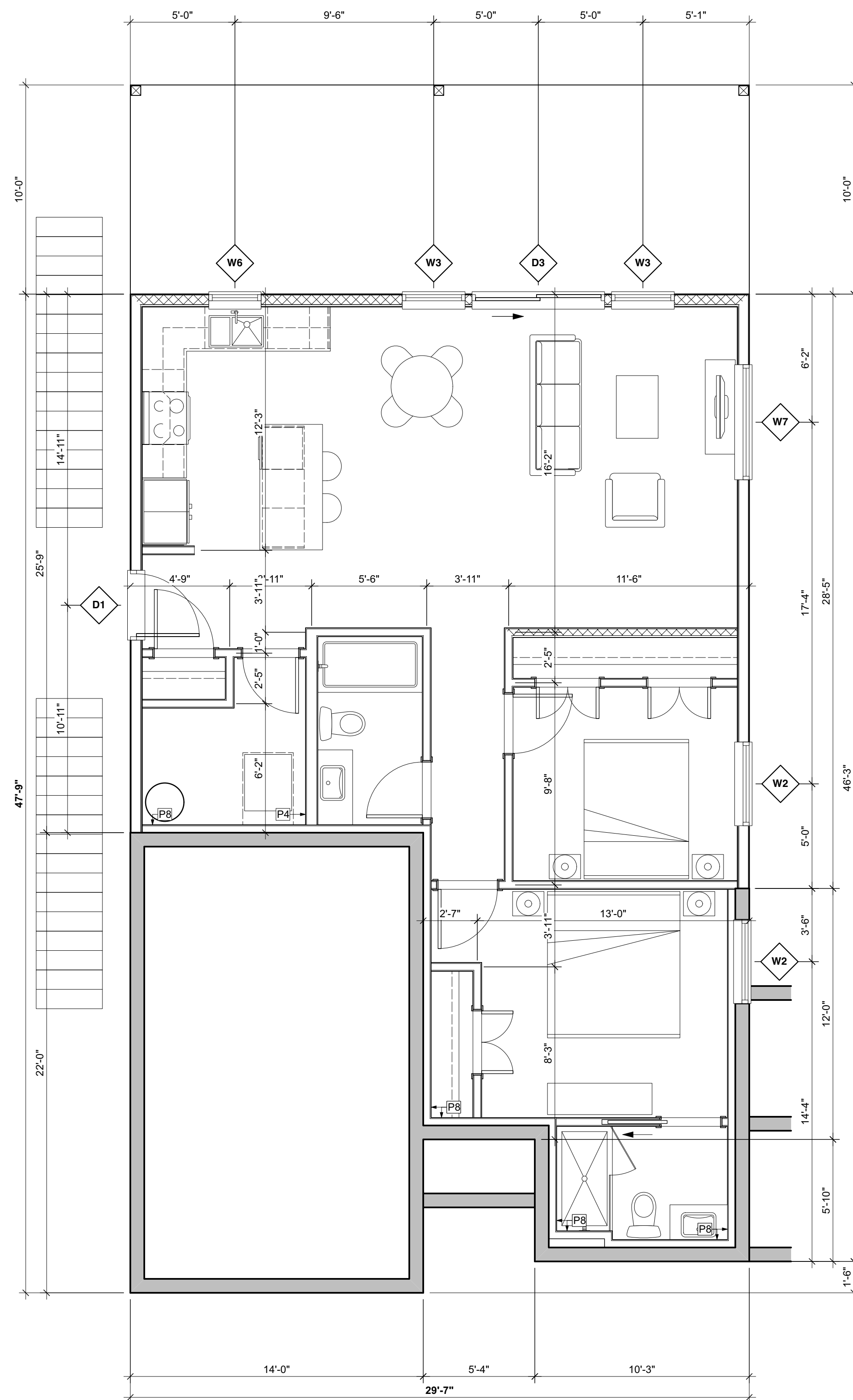
LIST OF DRAWINGS

ARCHITECTURAL
A001 Project Data
A201 Floor Plans Lot 5
A301 Elevations Lot 5
A401 Sections Lot 5
A501 Street Scapes

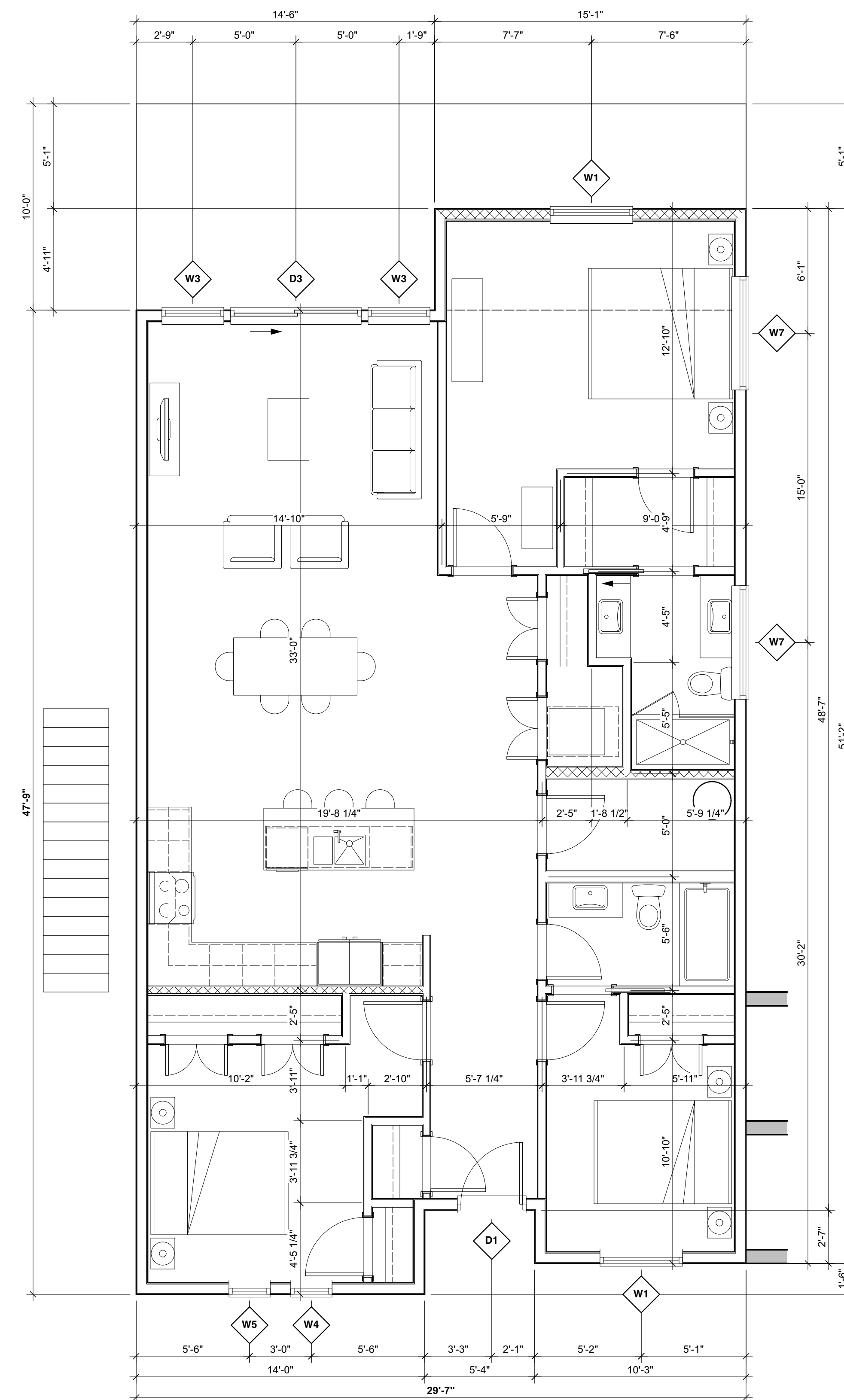
L1 Layout and Materials Plan



1 L1 Floor Plan
A2.01 1/4" = 1' 0"



2 L2 Floor Plan
A2.01 1/4" = 1' 0"

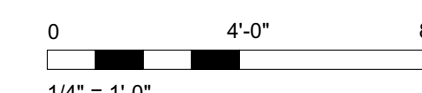


3 L3 Floor Plan
A2.01 1/4" = 1' 0"

Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
YX01
UNIT NUMBER
FLOOR NUMBER
BUILDING NUMBER



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	Issued for Development Permit
Drawn by	gfr	Checked by	ckk	Project No.	2409-A200 lot 5 vax
Scale	as shown	Project Number	2409		

NOTE: All dimensions are shown in feet and inches

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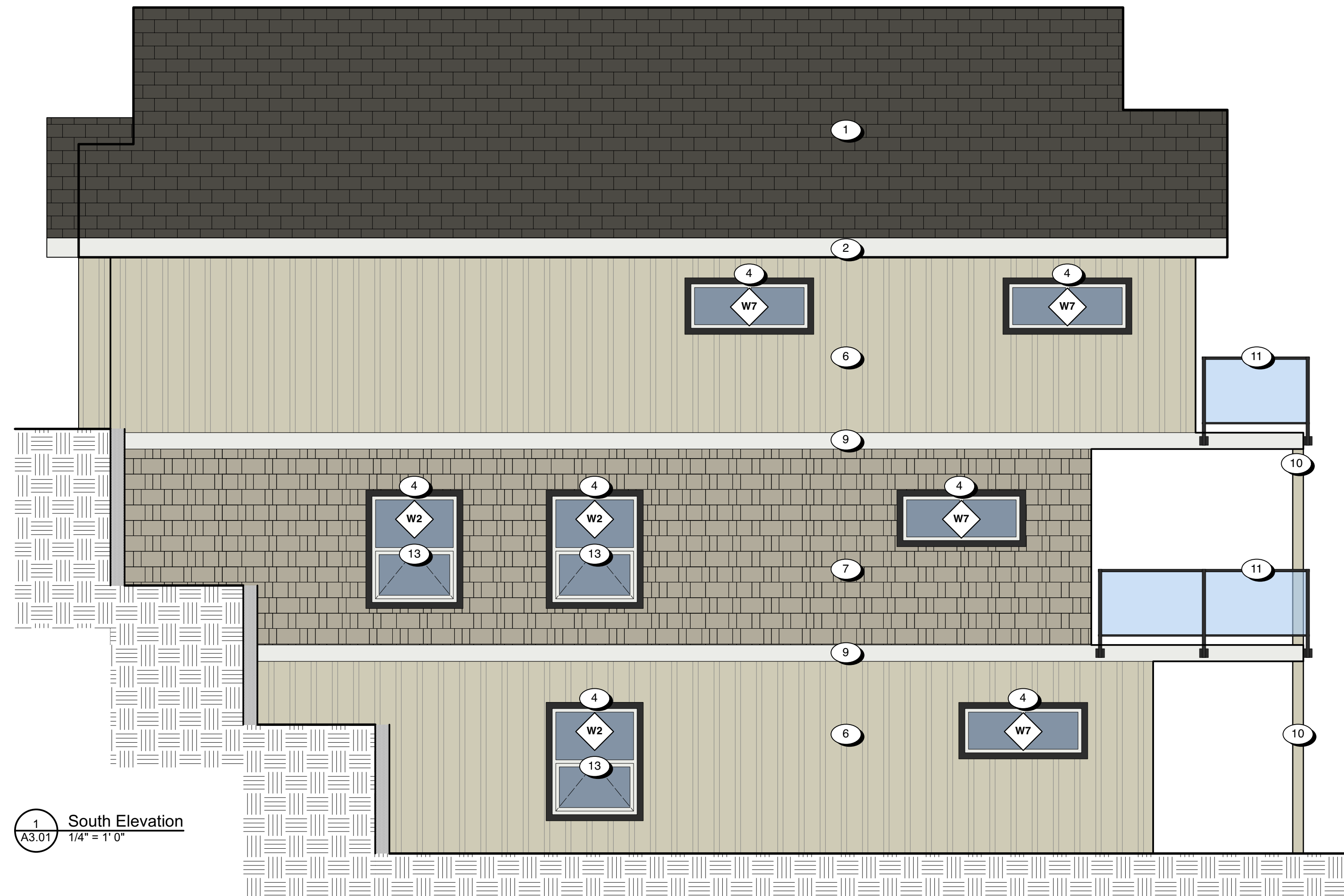
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977 Foxl Street
Victoria BC V8V 3K3
T 1-250-858-9387

NANAIMO OFFICE
102-5198 Durbin Way
Nanaimo BC V9T 2K4
T 1-250-858-9810

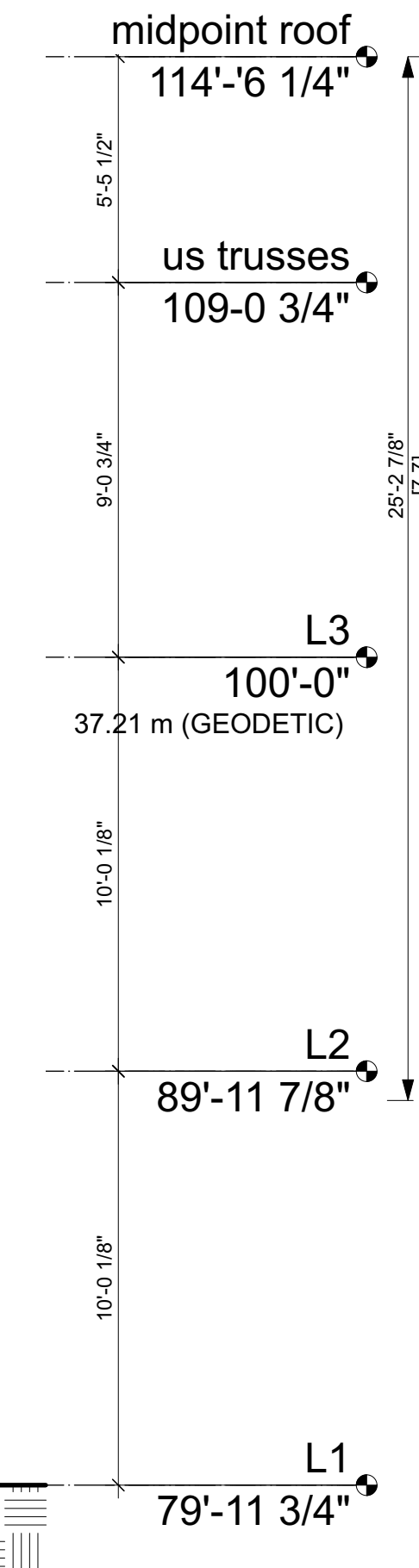
Harvest Ridge
Central Saanich, BC

Floor Plans 7057 Central Saanich RD

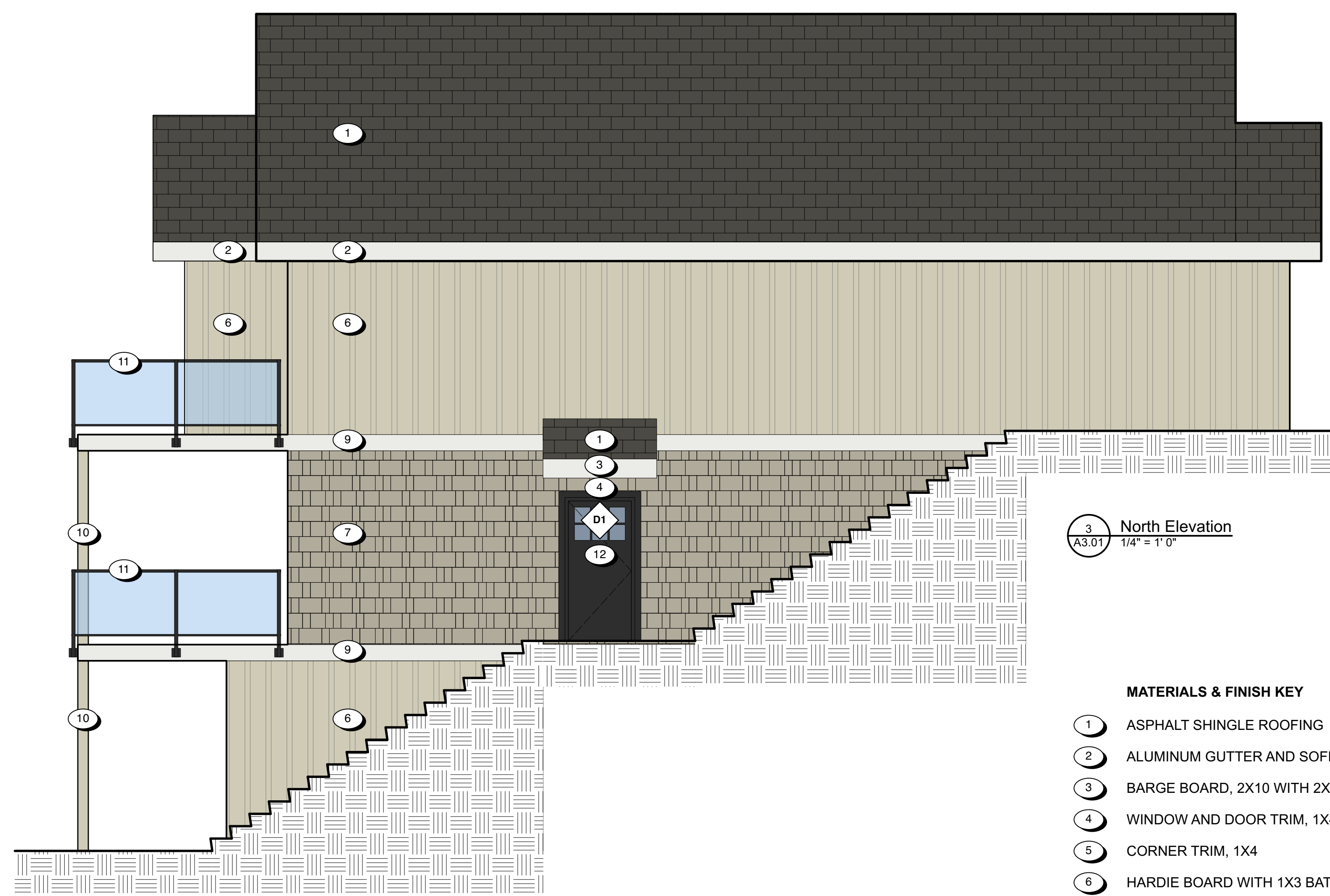
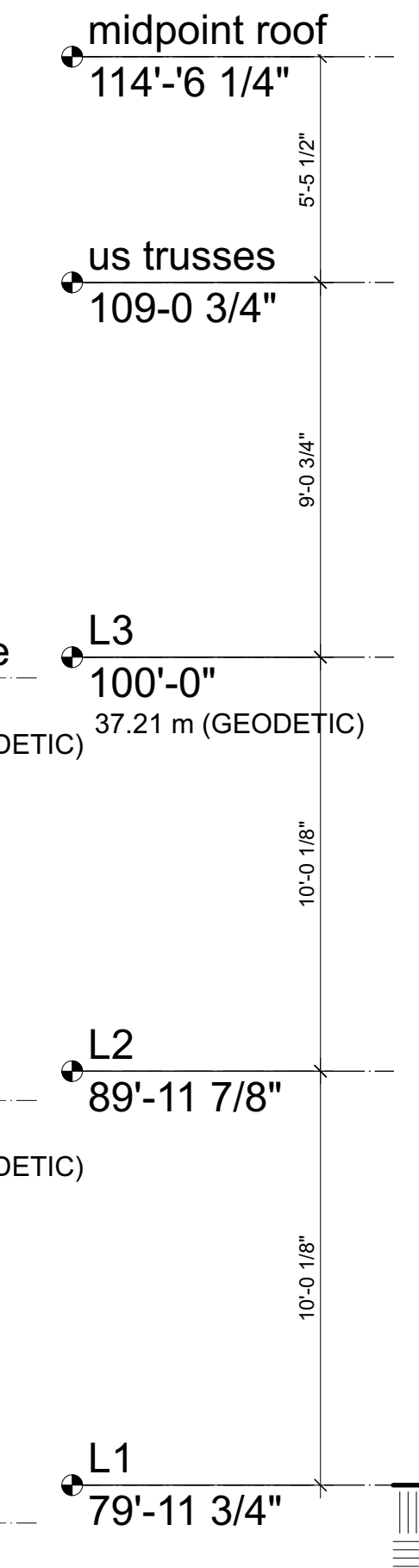
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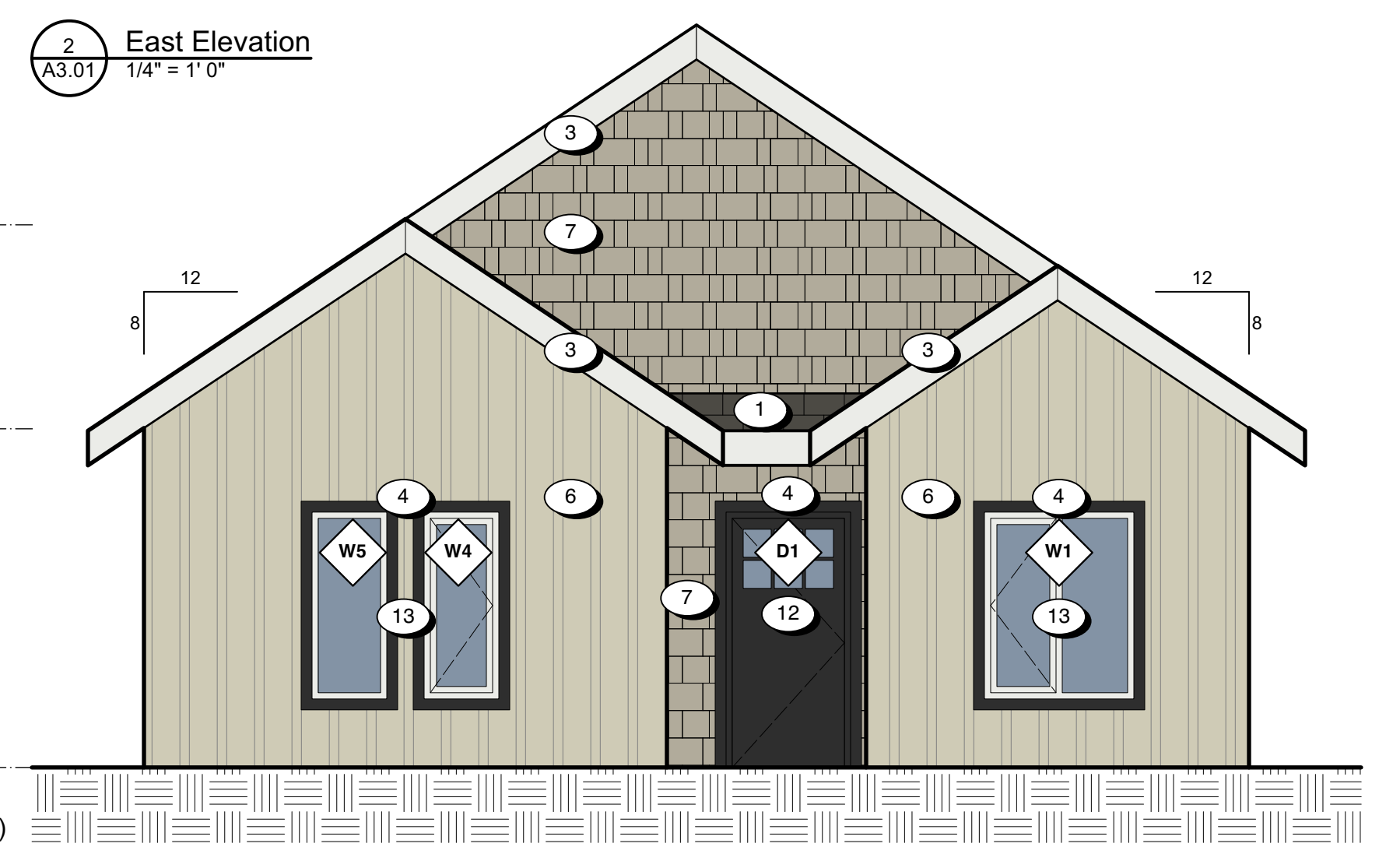
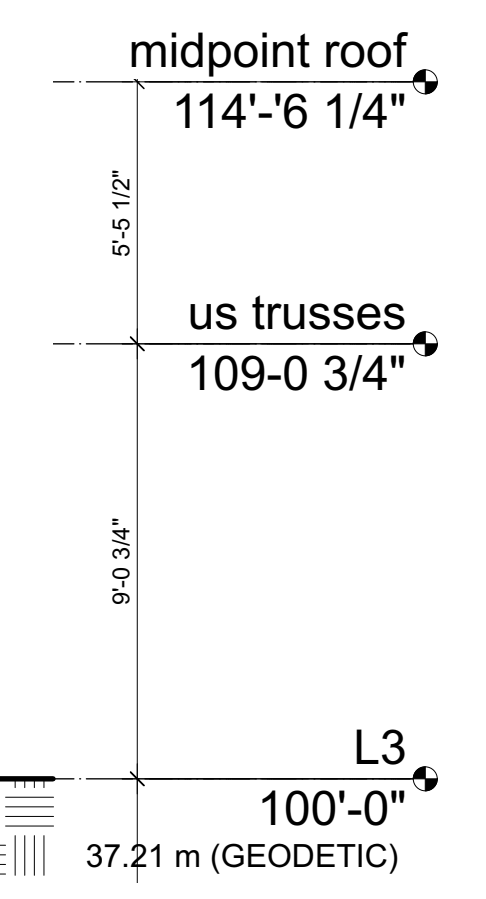
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A3.01
1/4" = 1'-0"



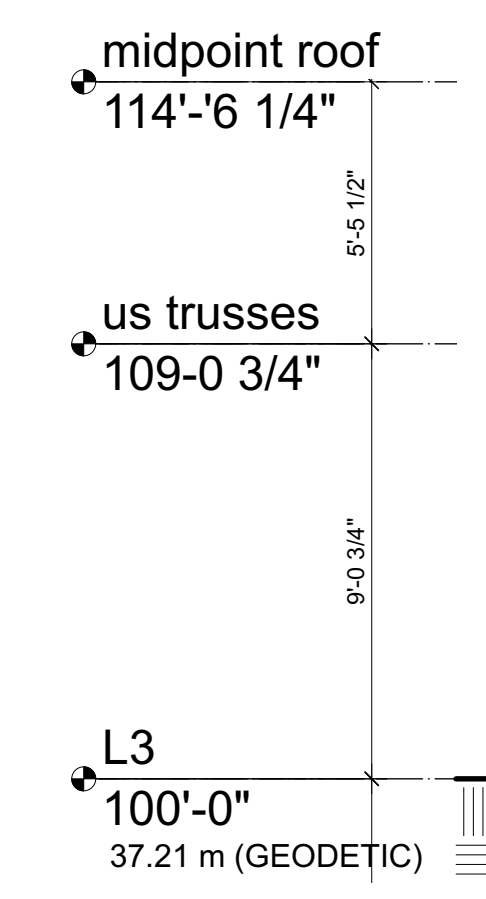
2 East Elevation
A3.01
1/4" = 1'-0"



3 North Elevation
A3.01
1/4" = 1'-0"

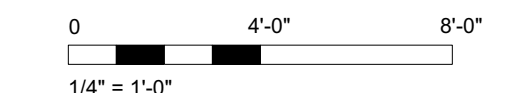


4 West Elevation
A3.01
1/4" = 1'-0"



MATERIALS & FINISH KEY

1 ASPHALT SHINGLE ROOFING	MIDNIGHT BLACK	8 not used	
2 ALUMINUM GUTTER AND SOFFIT	BLACK	9 BELLY BAND, 2X10	ARCTIC WHITE
3 BARGE BOARD, 2X10 WITH 2X4	ARCTIC WHITE	10 TIMBER POST	COBBLE STONE
4 WINDOW AND DOOR TRIM, 1X4	BLACK	11 PREFINISHED ALUMINUM GUARD	BLACK
5 CORNER TRIM, 1X4	ARCTIC WHITE	12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	BLACK
6 HARDIE BOARD WITH 1X3 BATTENS	COBBLE STONE	13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	ARCTIC WHITE
7 HARDIE BOARD SHINGLE	MONTEREY TAUPE		



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	2409-A2001 lot 5 vac
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NOTE: All dimensions are shown in feet and inches

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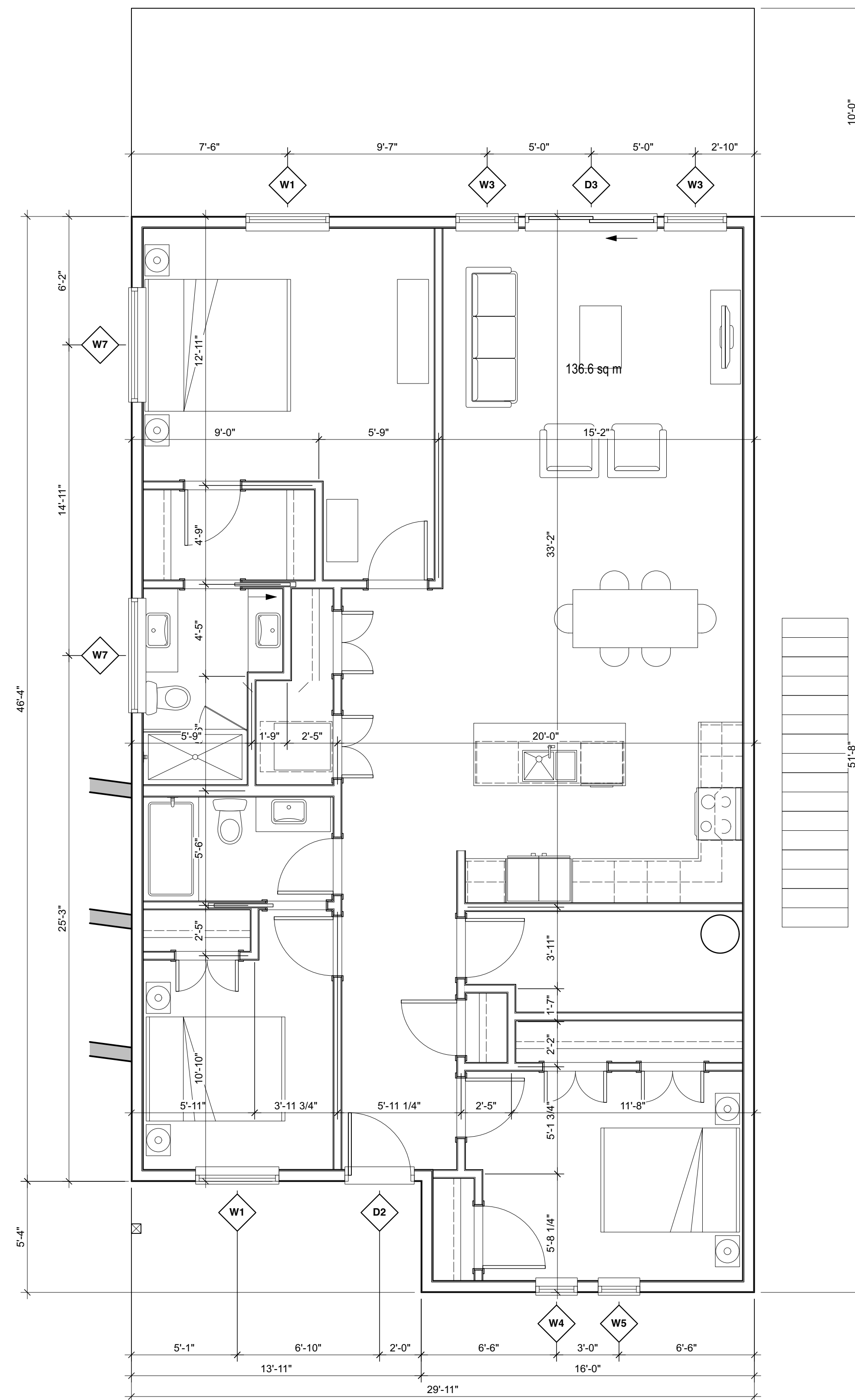
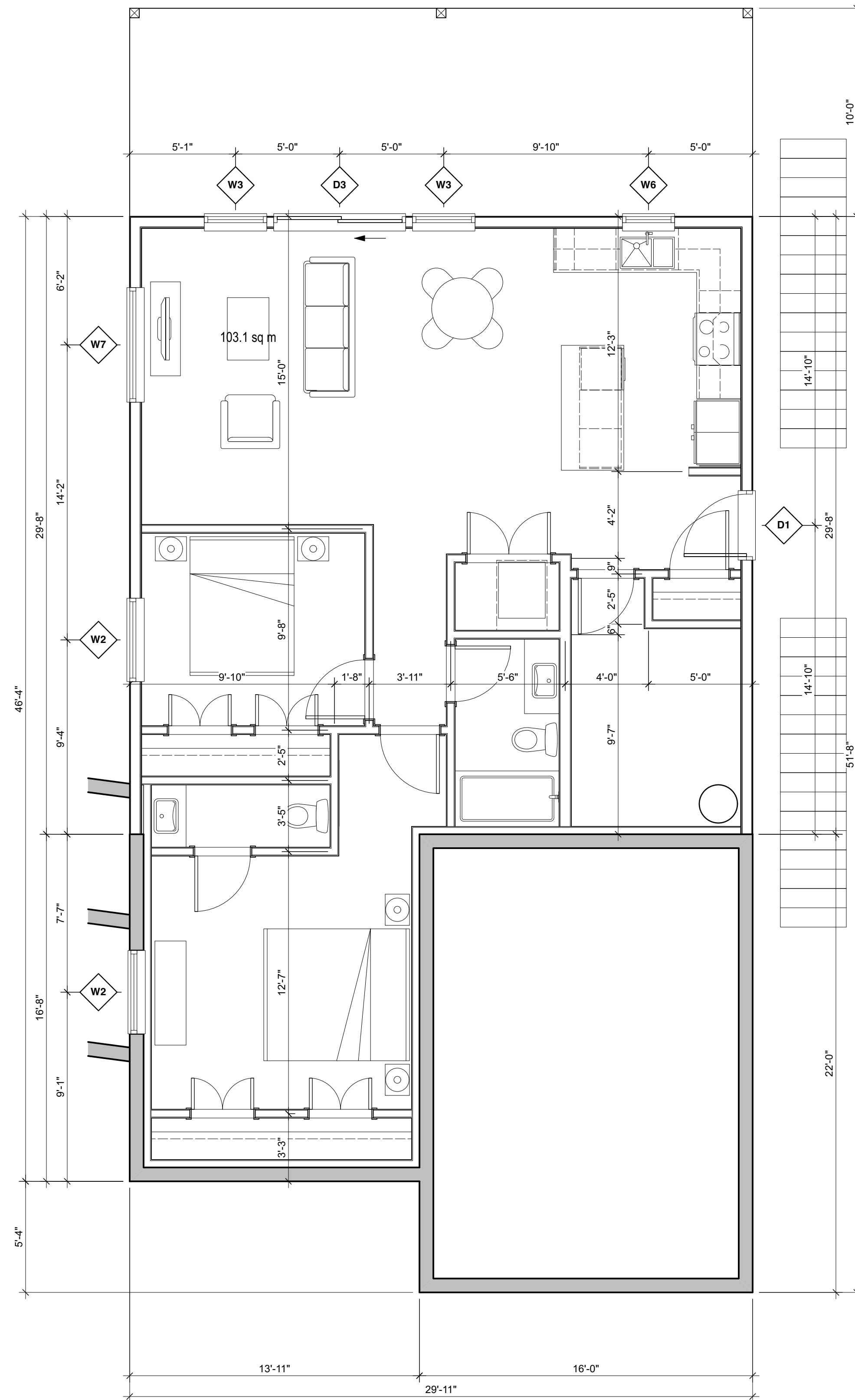
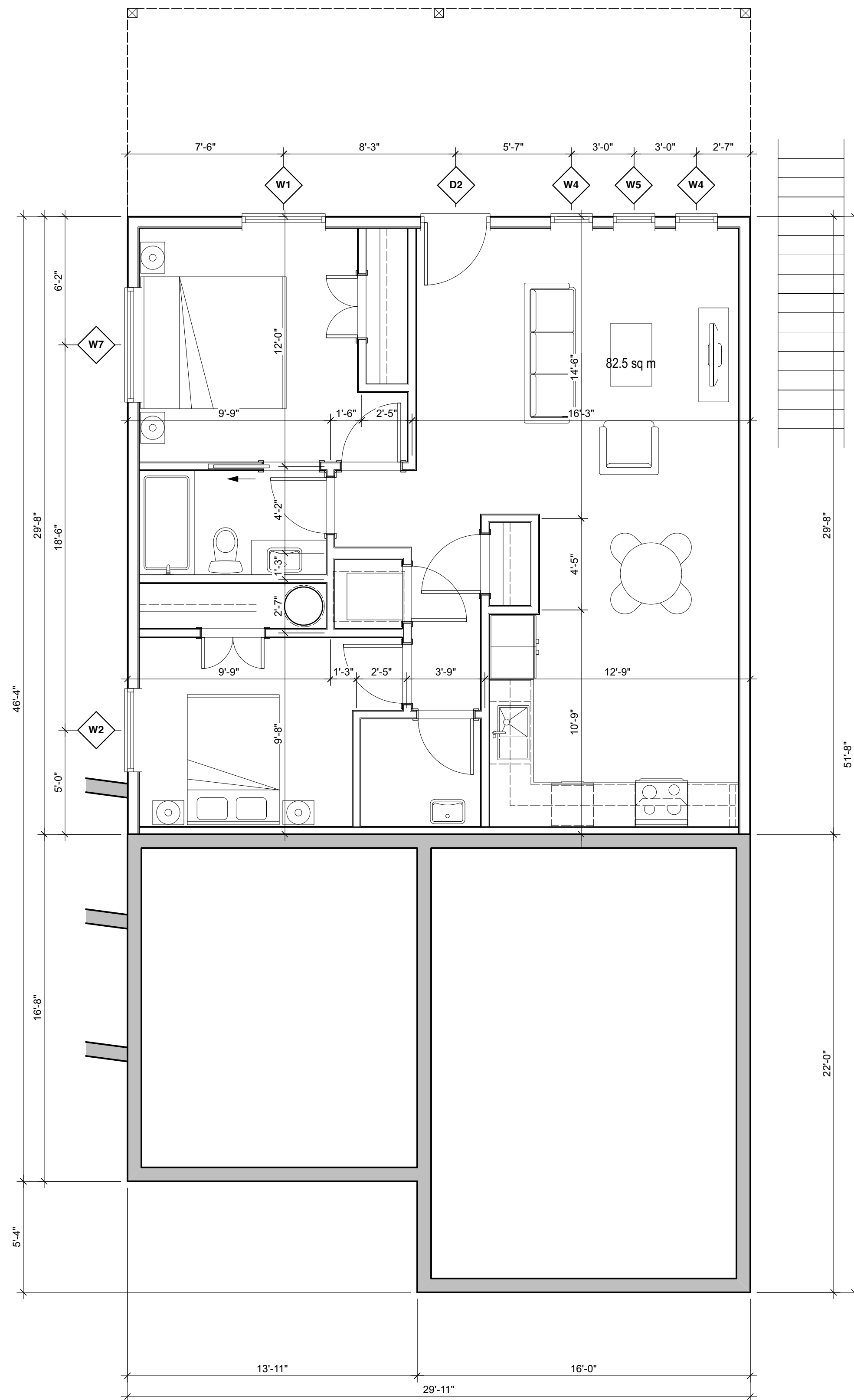
VICTORIA OFFICE
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Victoria BC V8V 3K3
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NANAIMO OFFICE
102-5190 Dukin Way
Nanaimo BC V9T 2K6
T 1-250-858-9387

Project Name
Harvest Ridge
Central Saanich, BC

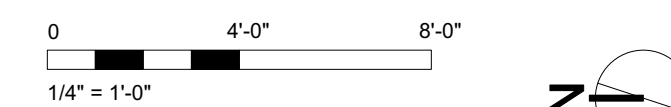
Project Title
Elevations 7057 Central Saanich RD

Sheet No. **A3.01** of **0**



Symbol Legend

- WINDOW TYPE
 - DOOR TYPE
 - WALL TYPE
- UNIT TYPE A
YX01
- UNIT NUMBER
 - FLOOR NUMBER
 - BUILDING NUMBER



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	2409-A200 lot 5.vax
Drawn by	gfr	Checked by	ckk		
Scale	as shown	Project number	2409		

NOTE: All dimensions are shown in feet and inches

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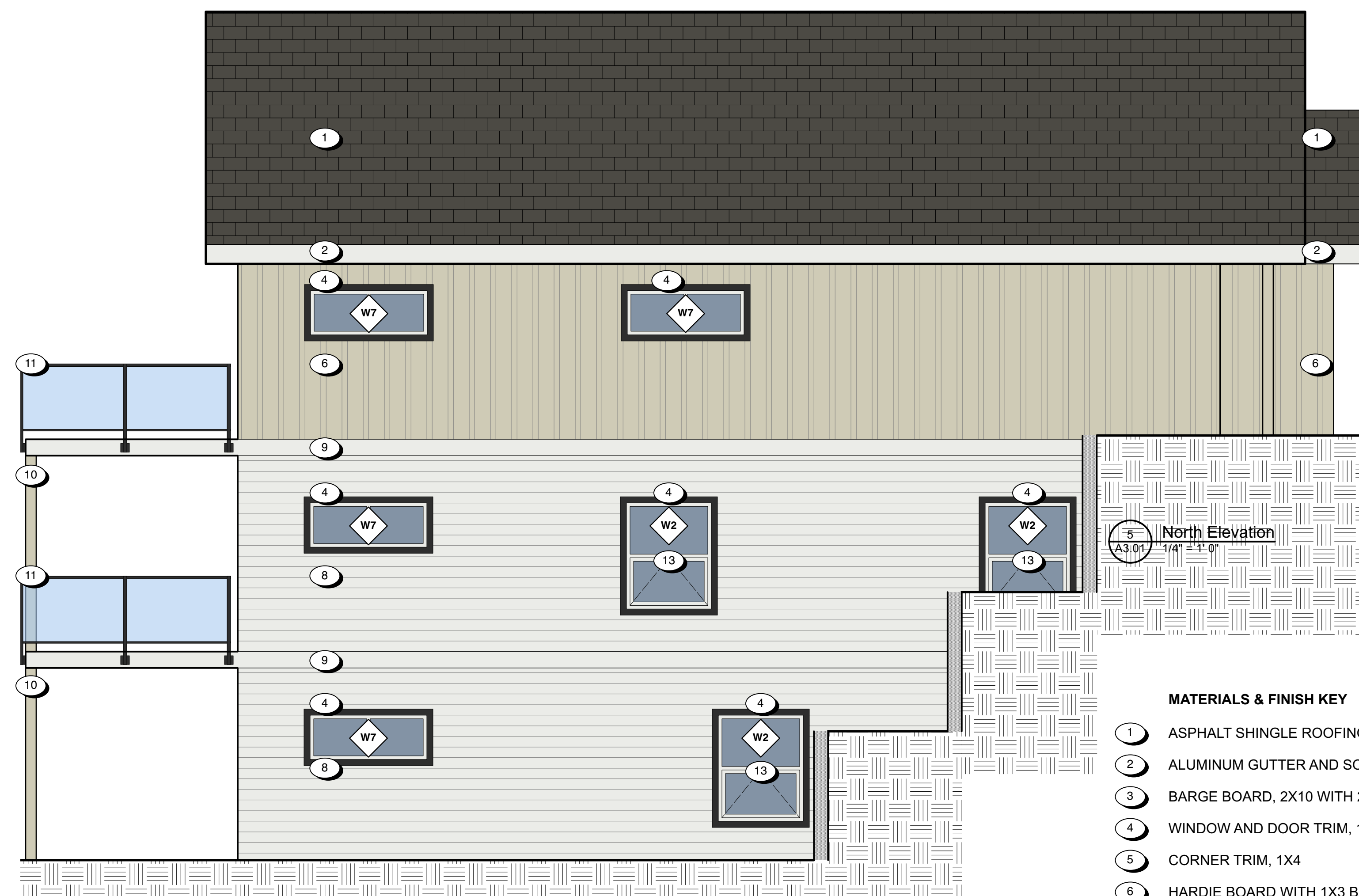
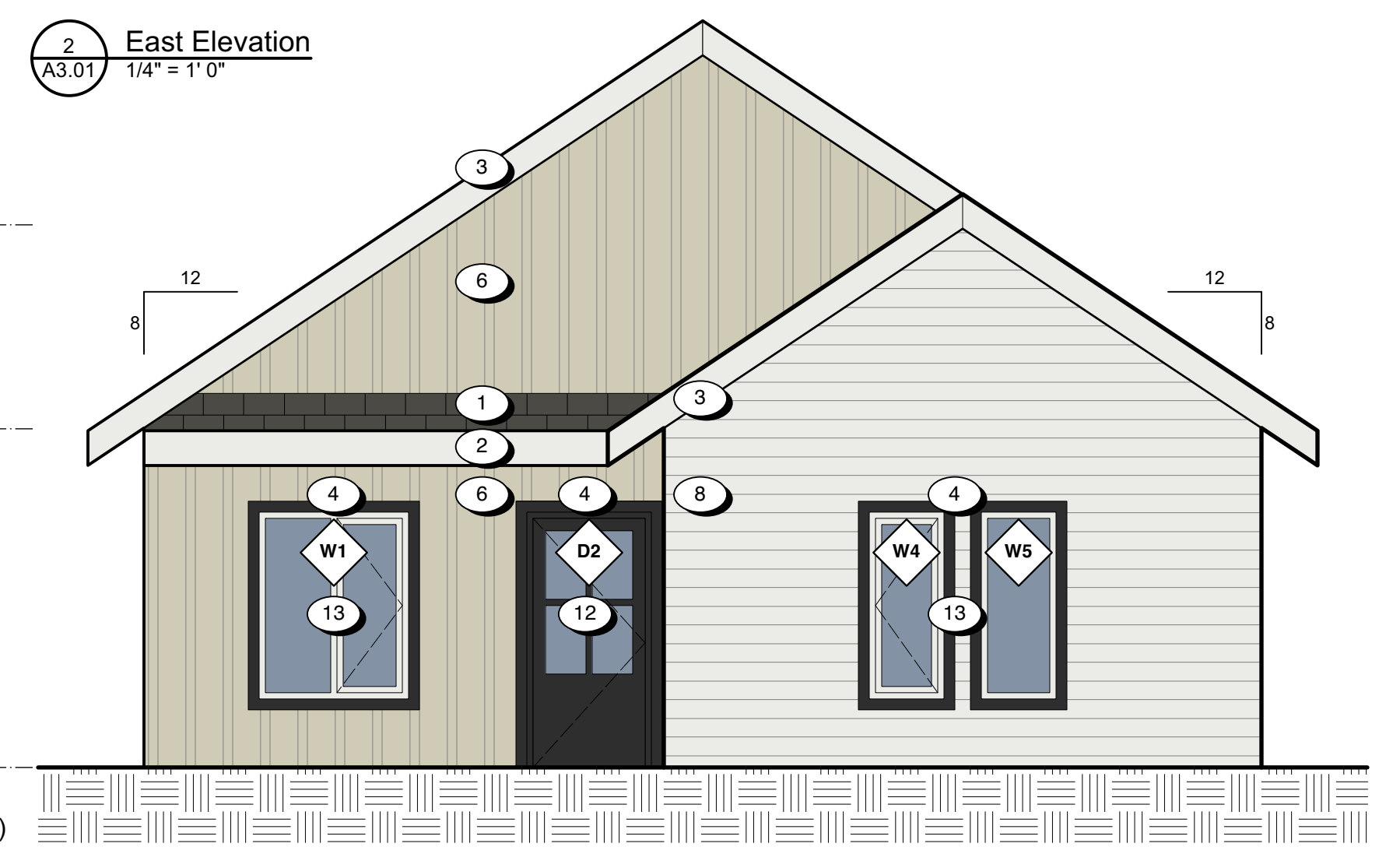
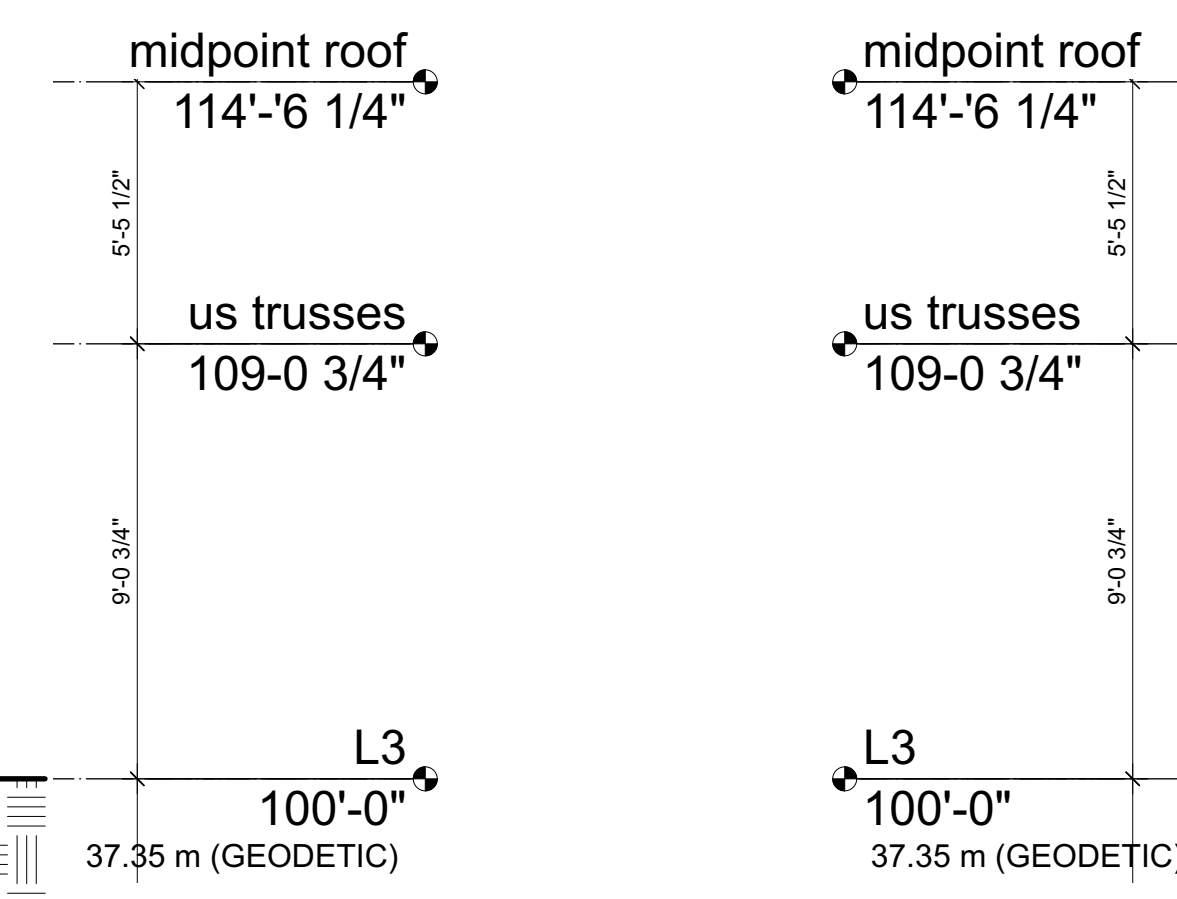
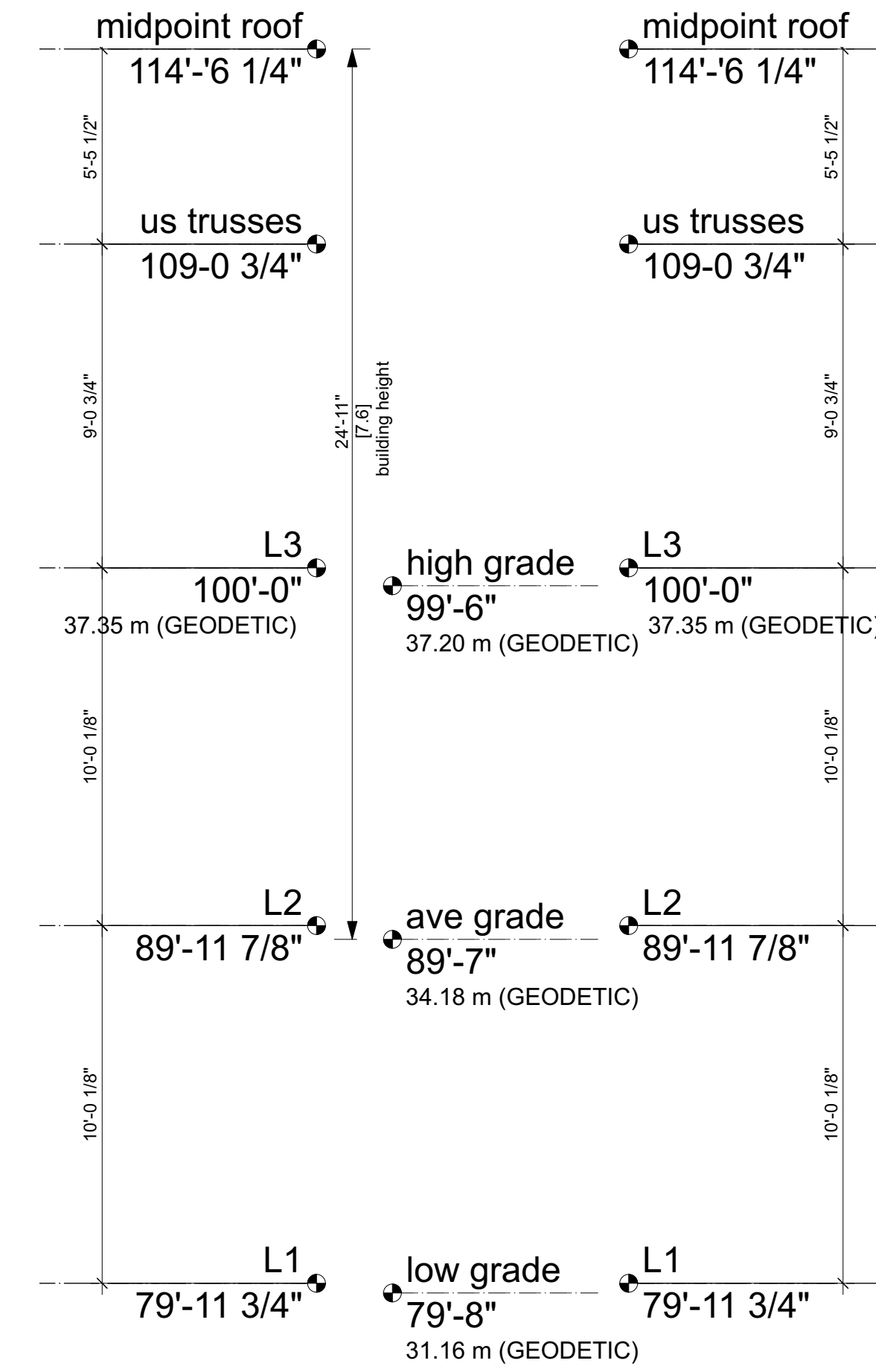
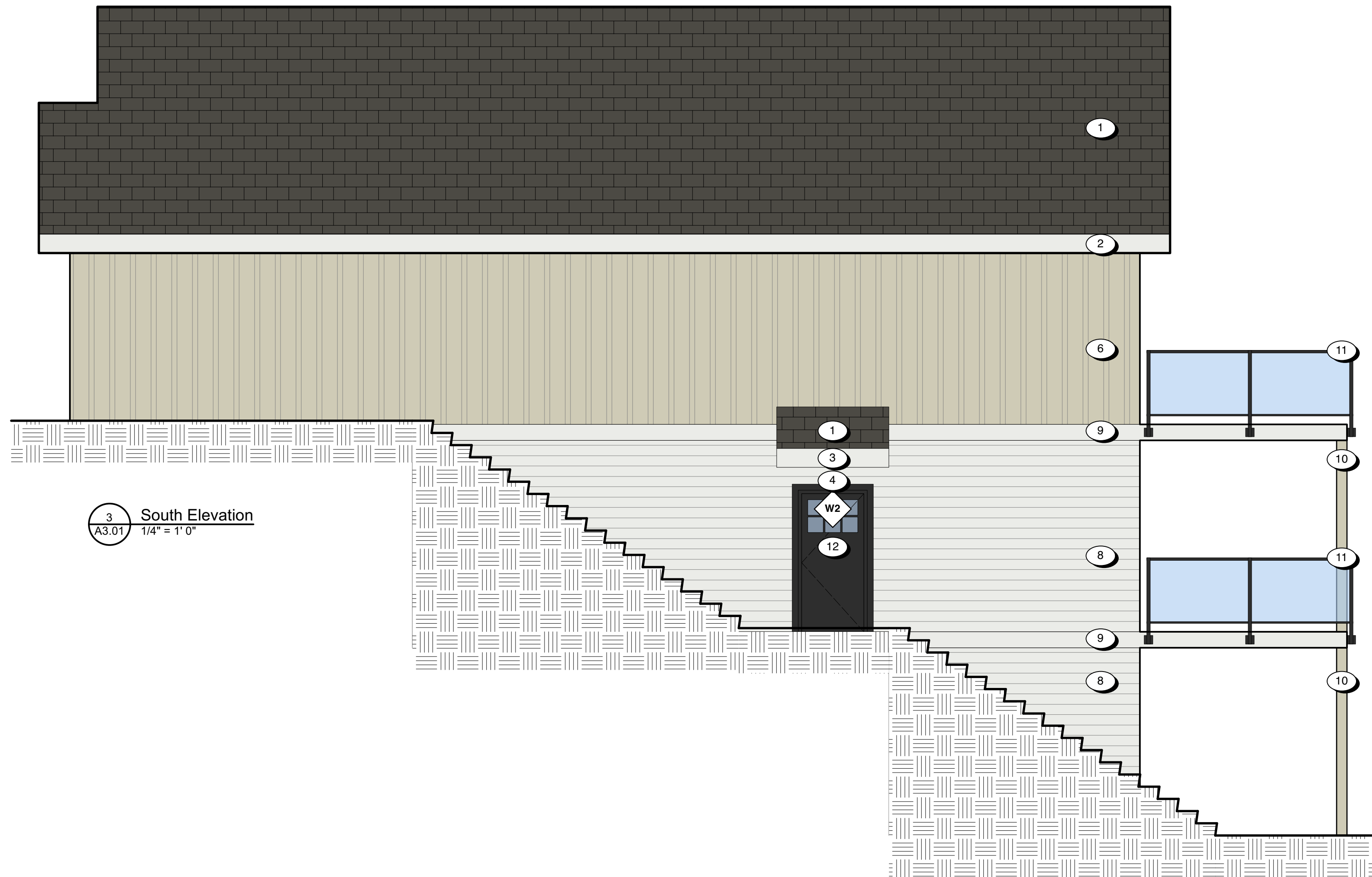
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Nanaimo BC V9T 2K4
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Harvest Ridge
Central Saanich, BC

Floor Plans 7053 Central Saanich RD

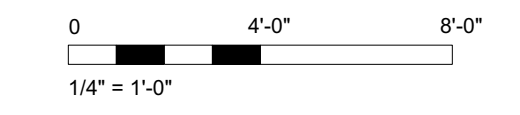
Project No. **A2.01** Revision No. **0**



MATERIALS & FINISH KEY

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2 ALUMINUM GUTTER AND SOFFIT	BLACK
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4 WINDOW AND DOOR TRIM, 1X4	BLACK
5 CORNER TRIM, 1X4	ARCTIC WHITE
6 HARDIE BOARD WITH 1X3 BATTENS	ARCTIC WHITE
7 not used	

8 HARDIE LAPPED SIDING	COBBLE STONE
9 BELLY BAND, 2X10	ARCTIC WHITE
10 TIMBER POST	COBBLE STONE
11 PREFINISHED ALUMINUM GUARD	BLACK
12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	BLACK
13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	ARCTIC WHITE



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Proj	03 JUN 2024	Issued by	2409-A2001 lot 5.vax	Drawn by	
Client	GR	Checked by	ckk	Scale	as shown
Drawn	ckk	Project Number	2409		

NOTE: All dimensions are shown in feet and inches

dHKarchitects

VICTORIA OFFICE
977 Foxl Street
Victoria BC V8V 3K3
T 1-250-858-3387

NANAIMO OFFICE
102-5190 Durbin Way
Nanaimo BC V9T 2E8
T 1-250-985-5810

Harvest Ridge
Central Saanich, BC

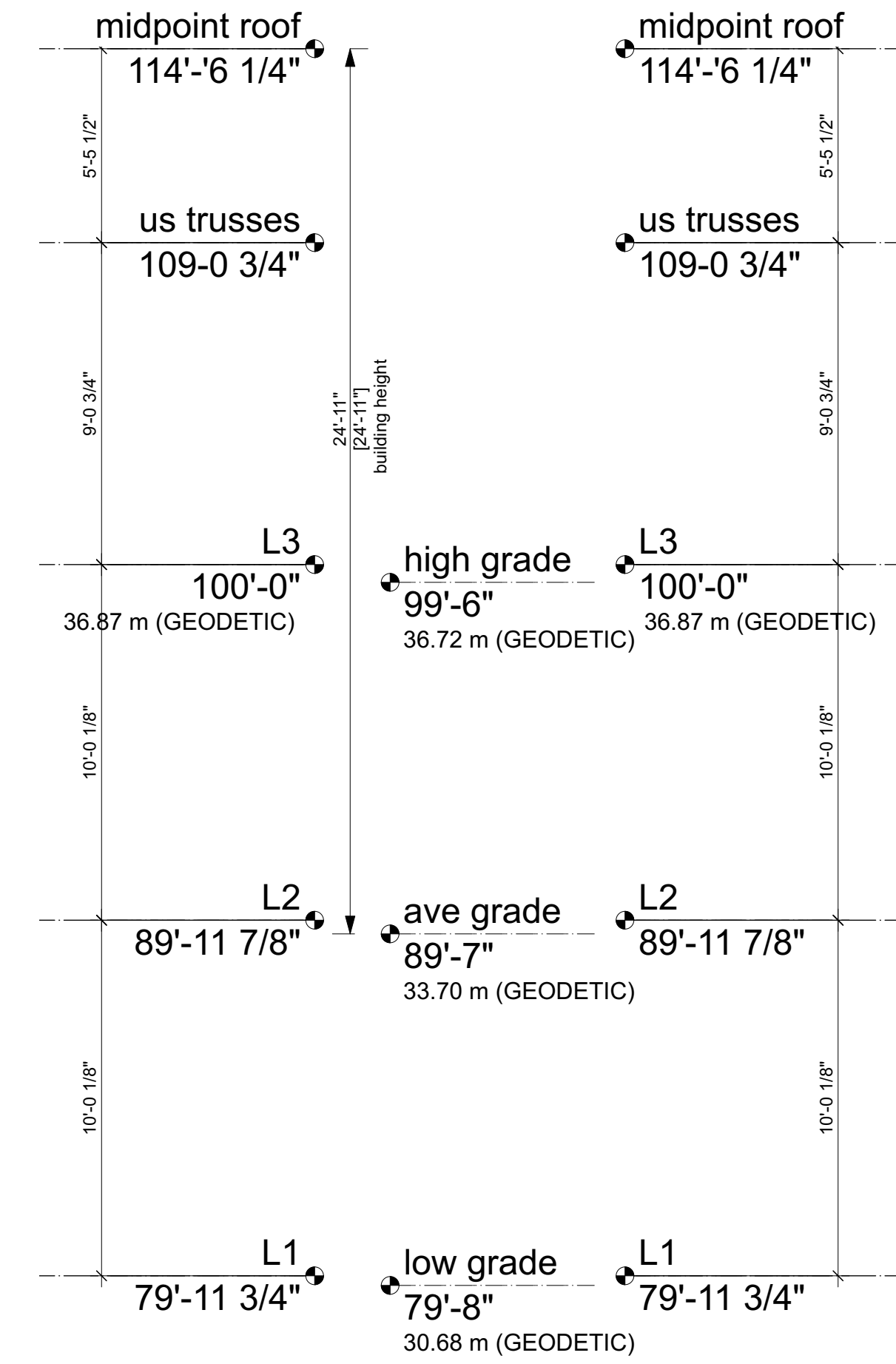
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Project No: A3.01

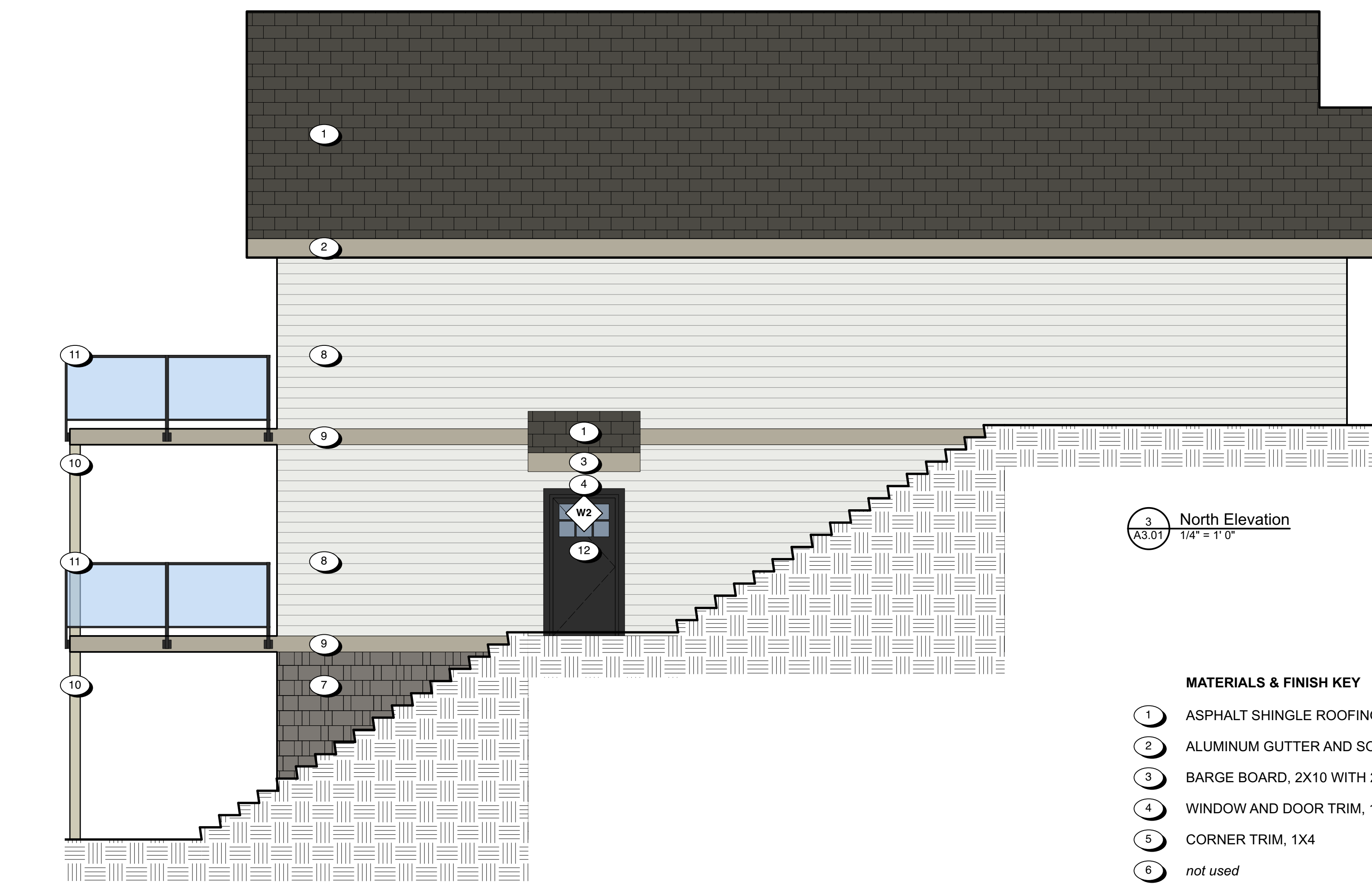
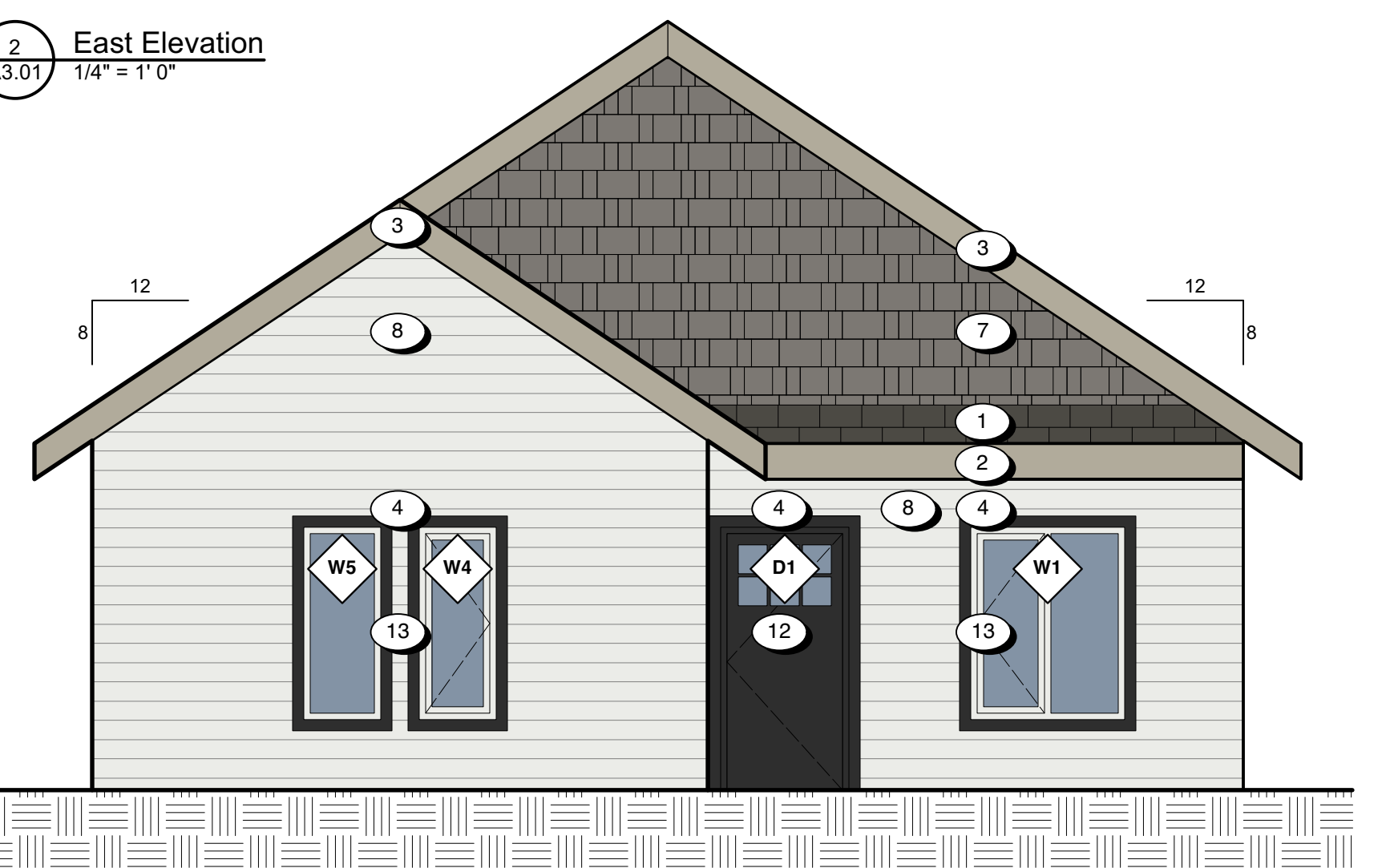
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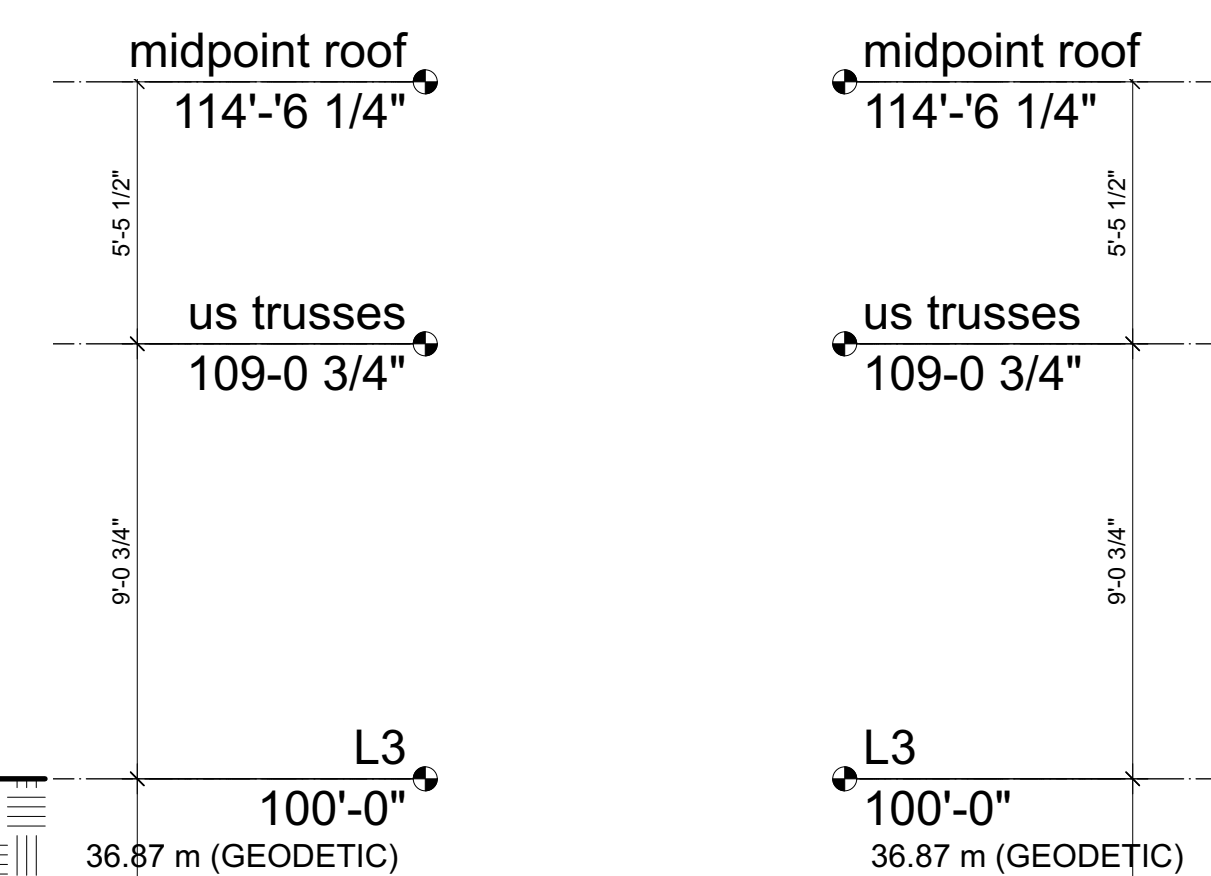
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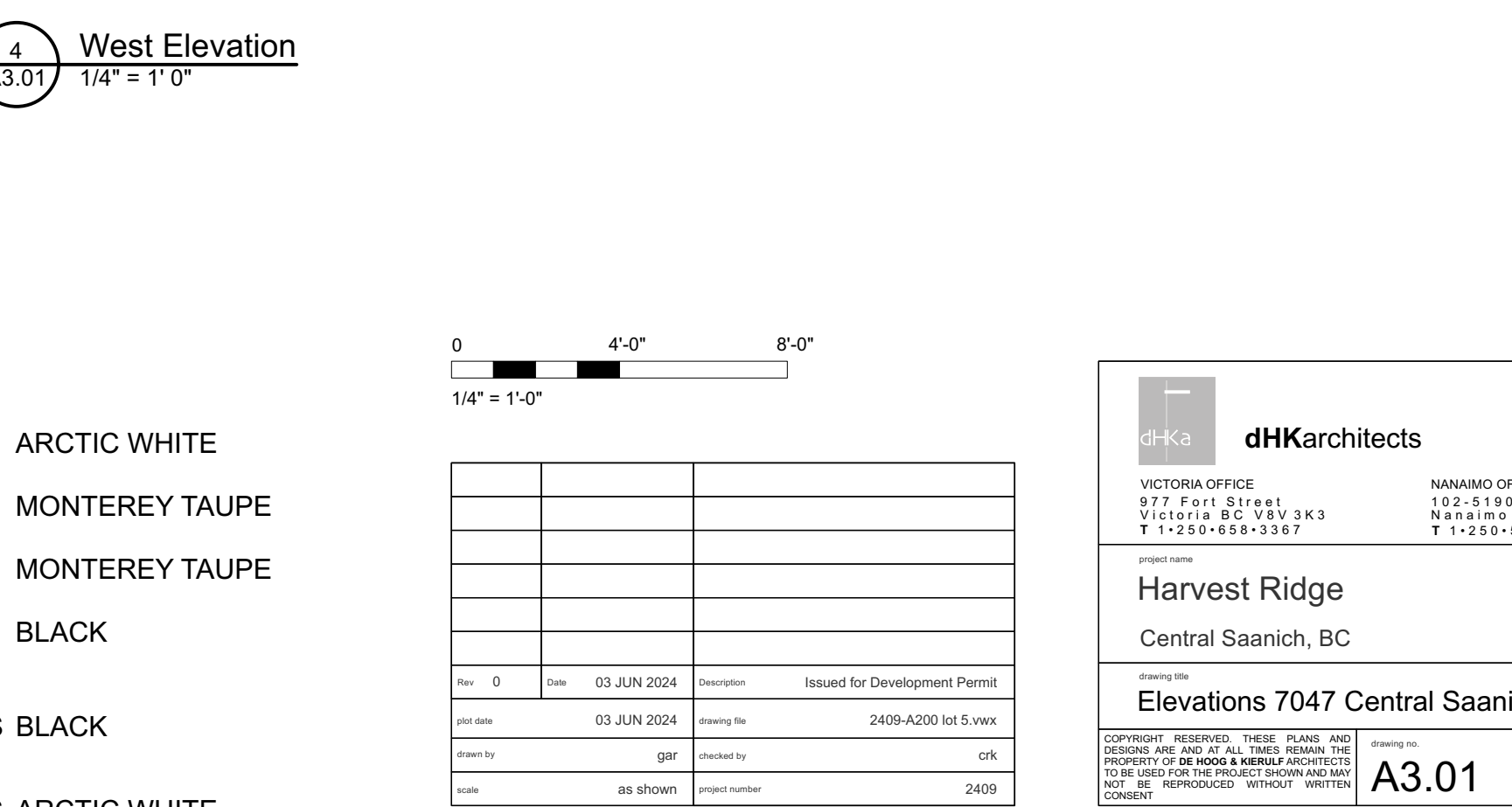
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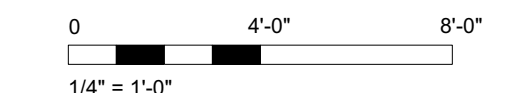
3 North Elevation
A3.01 1/4" = 1'-0"



4 West Elevation
A3.01 1/4" = 1'-0"



- MATERIALS & FINISH KEY**
- | | | | |
|------------------------------|----------------|---|----------------|
| 1 ASPHALT SHINGLE ROOFING | MIDNIGHT BLACK | 8 HARDIE LAPPED SIDING | ARCTIC WHITE |
| 2 ALUMINUM GUTTER AND SOFFIT | BLACK | 9 BELLY BAND, 2X10 | MONTEREY TAUPE |
| 3 BARGE BOARD, 2X10 WITH 2X4 | MONTEREY TAUPE | 10 TIMBER POST | MONTEREY TAUPE |
| 4 WINDOW AND DOOR TRIM, 1X4 | BLACK | 11 PREFINISHED ALUMINUM GUARD | BLACK |
| 5 CORNER TRIM, 1X4 | MONTEREY TAUPE | 12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS | BLACK |
| 6 not used | | 13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS | ARCTIC WHITE |
| 7 HARDIE BOARD SHINGLE | COBBLE STONE | | |



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	Issued for Development Permit
Drawn by	gdf	Checked by	ckk	Project Number	2409

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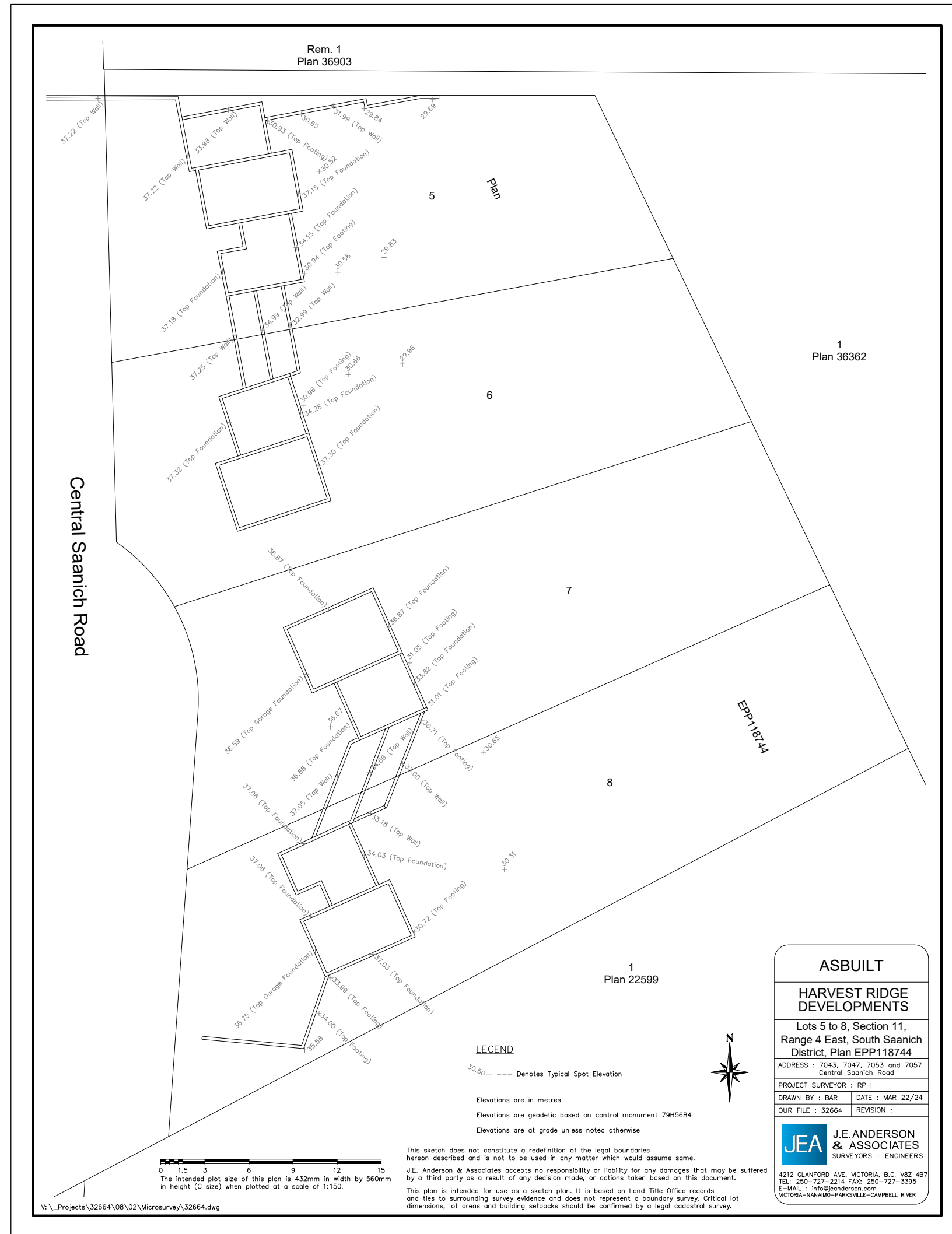
VICTORIA OFFICE
977 Ford Street
Victoria BC V8V 3K3
T 1-250-858-3387

NANAIMO OFFICE
102-5190 Durbin Way
Nanaimo BC V9T 2K6
T 1-250-855-5810

Harvest Ridge
Central Saanich, BC

Elevations 7047 Central Saanich RD

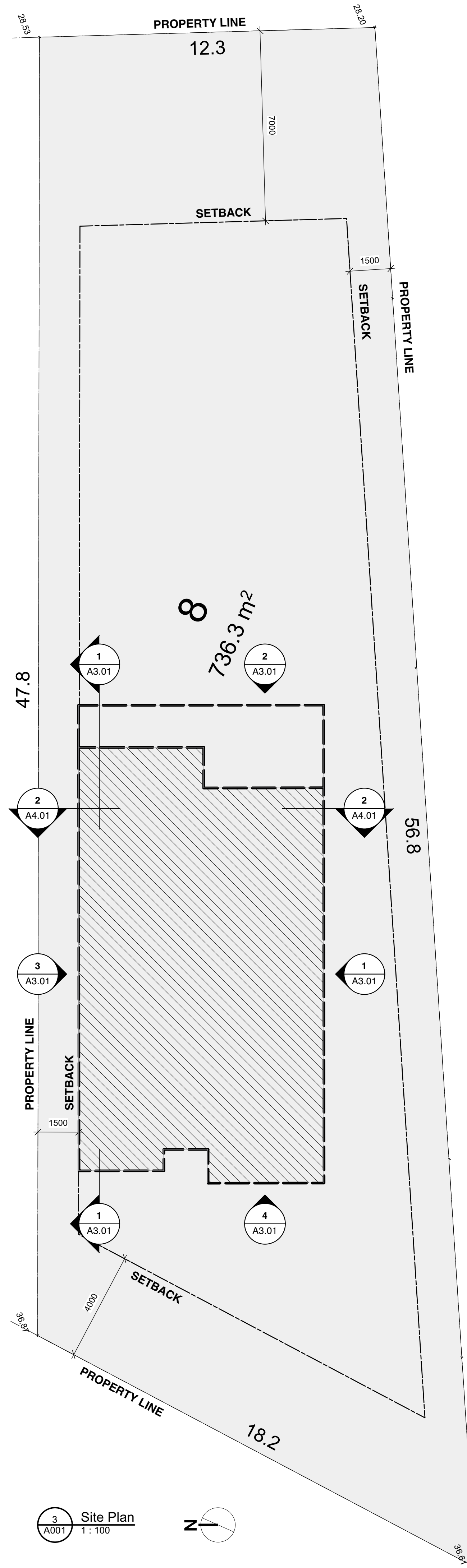
Project No: A3.01



1
A001
Survey Plan
nts



2
A001
Location Plan
1 : 1000



3
A001
Site Plan
1 : 100

LAND USE BYLAW SUMMARY

PROJECT DESCRIPTION:
3 Storey Residential building

USES:
Multi family residential

ZONE:
Residential Corridor (RC)

SITE AREA:	736.3 sq. m.	7,925.5 sq. ft.
BUILDING FOOTPRINT:	134.7 sq. m.	1,449.7 sq. ft.
GROSS FLOOR AREA:		
Level 1:	82.6 sq. m.	889.6 sq. ft.
Level 2:	96.2 sq. m.	1,035.7 sq. ft.
Level 3:	134.7 sq. m.	1,449.7 sq. ft.
Total Gross Floor Area:	313.5 sq. m.	3,375.0 sq. ft.

LEVEL 1 GRADE ELEVATION: 37.08 m Geodetic

FLOOR AREA RATIO:	permitted 0.65	proposed 0.43
LOT COVERAGE:	45.0 %	18.3 %
BUILDING HEIGHT:	11.0 m	7.6 m

SETBACKS: 8.0m building height

Front West:	4.0 m	6.0 m
Side North:	1.5 m	1.5 m
Side South:	1.5 m	3.0 m
Rear East:	7.0 m	7.5 m

PARKING:
Parking Provided 4 stalls

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2024 - PART 9

MAJOR OCCUPANCY CLASSIFICATION:
• RESIDENTIAL - GROUP C

PROJECT DESCRIPTION

CIVIC ADDRESS:
7043 CENTRAL SAANICH RD CENTRAL SAANICH

LEGAL DESCRIPTION:
LOT 8, SECTION 11, RANGE 4 EAST, SOUTH SAANICH DISTRICT, PLAN EPP118744

REGISTERED OWNER

Harvest Ridge General Partner Ltd
#301 - 4400 Chatterton Way
Victoria, BC
V8X 5J2

Mr. Mike Cronquist
tel: 250-889-4163
email: mike.cronquist@markergroup.ca

Mr. Charles Kierulf Architect AIBC
977 Fort Street
Victoria, BC
V8V 3K3

Mr. Chris Windjack
tel: 250-598-0105
email: cwindjack@ladra.ca

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, BC
V8V 3K3

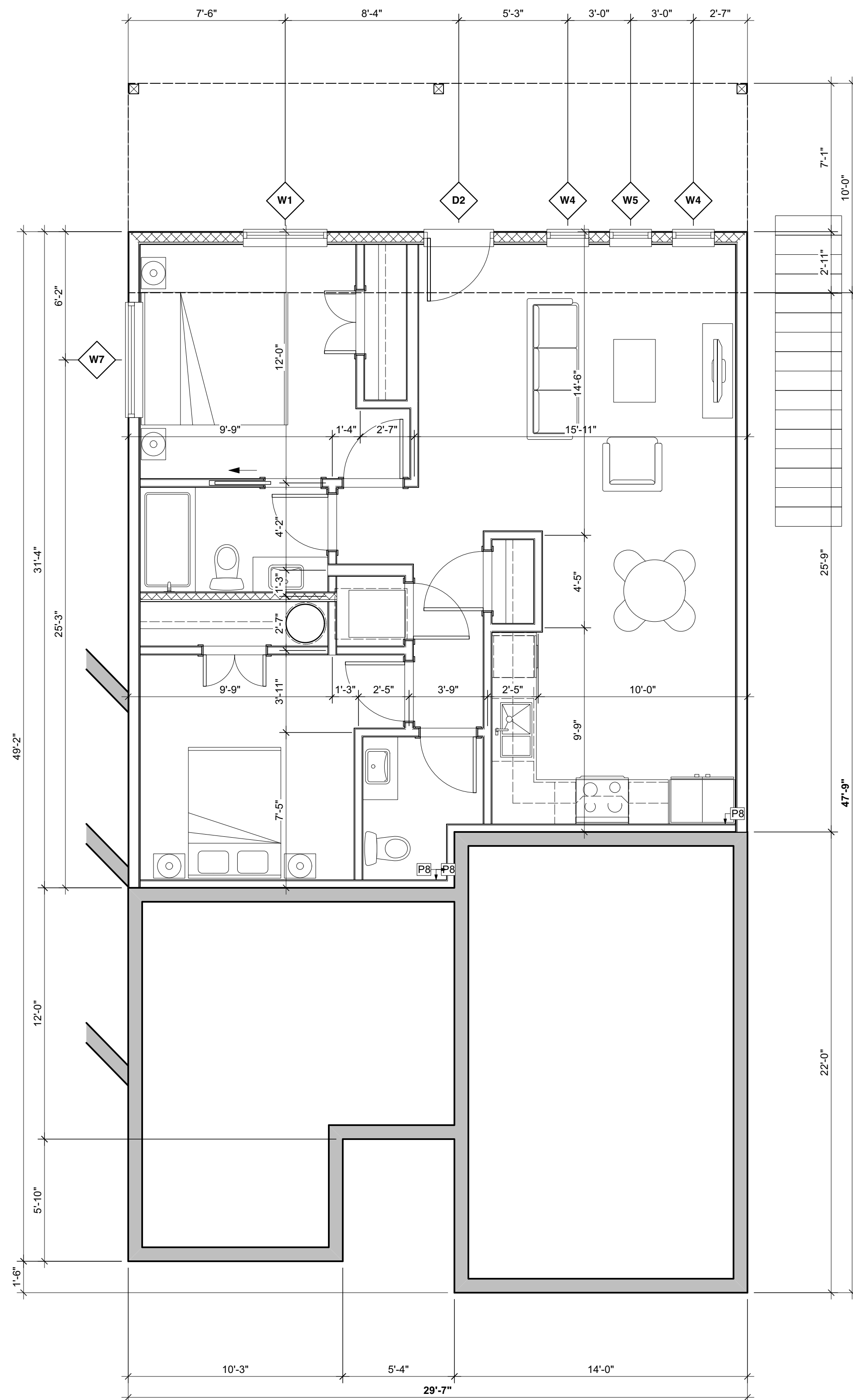
LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria BC
V8T 1M5

LIST OF DRAWINGS

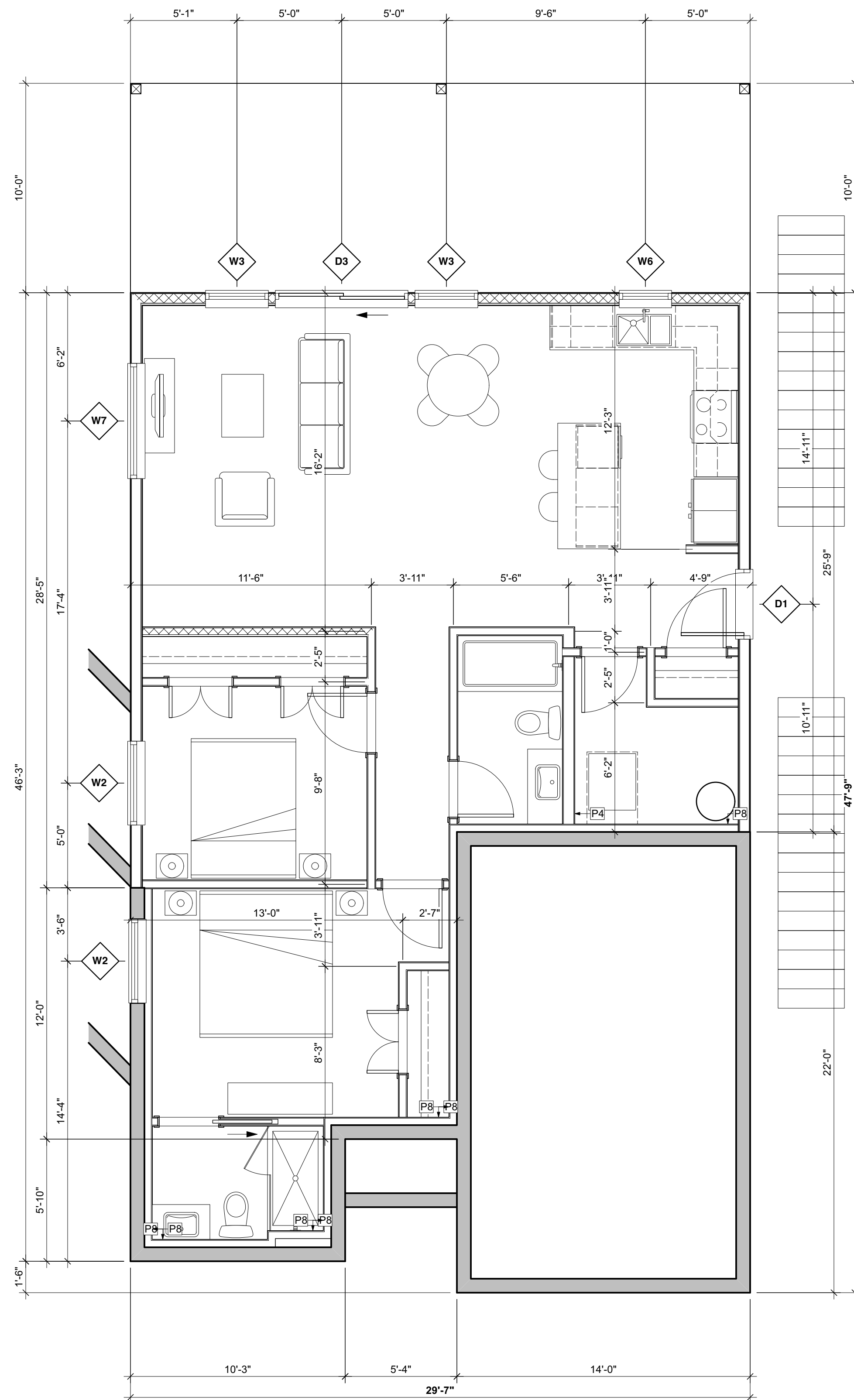
ARCHITECTURAL

- A001 Project Data
- A201 Floor Plans Lot 8
- A301 Elevations Lot 8
- A401 Sections Lot 8
- A501 Street Scapes

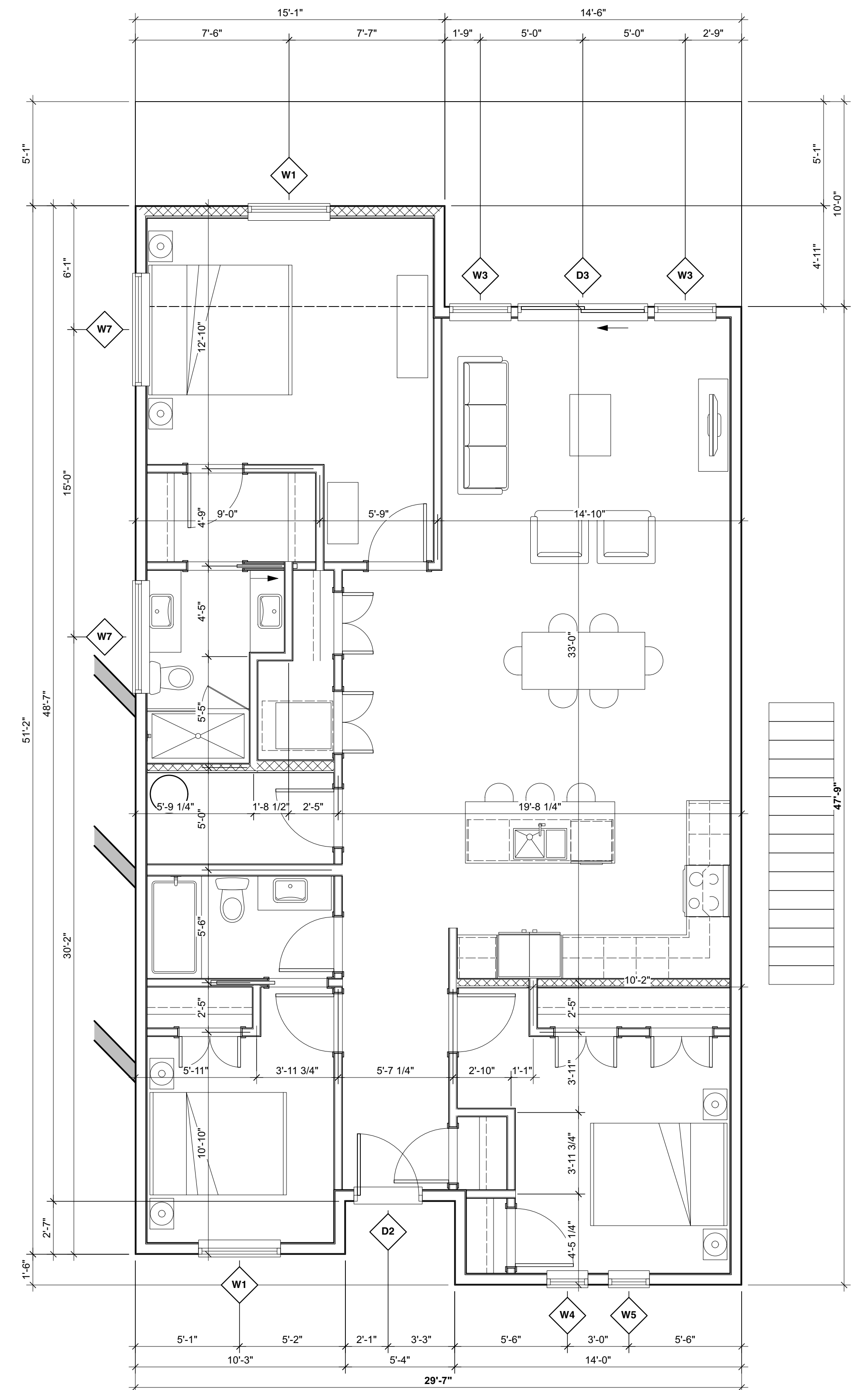
L1 Layout and Materials Plan



1 L1 Floor Plan
A2.01 1/4" = 1' 0"



2 L2 Floor Plan
A2.01 1/4" = 1' 0"

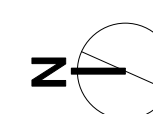
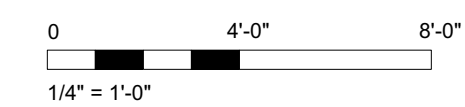


3 L3 Floor Plan
A2.01 1/4" = 1' 0"

Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
YX01
UNIT NUMBER
FLOOR NUMBER
BUILDING NUMBER



Rev.	0	Date	Description	Issued for Development Permit
01	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
02	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
03	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
04	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
05	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
06	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
07	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
08	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
09	03 JUN 2024	03 JUN 2024	Issued for Development Permit	
10	03 JUN 2024	03 JUN 2024	Issued for Development Permit	

NOTE: All dimensions are shown in feet and inches

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VICTORIA OFFICE
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T 1-250-858-9387

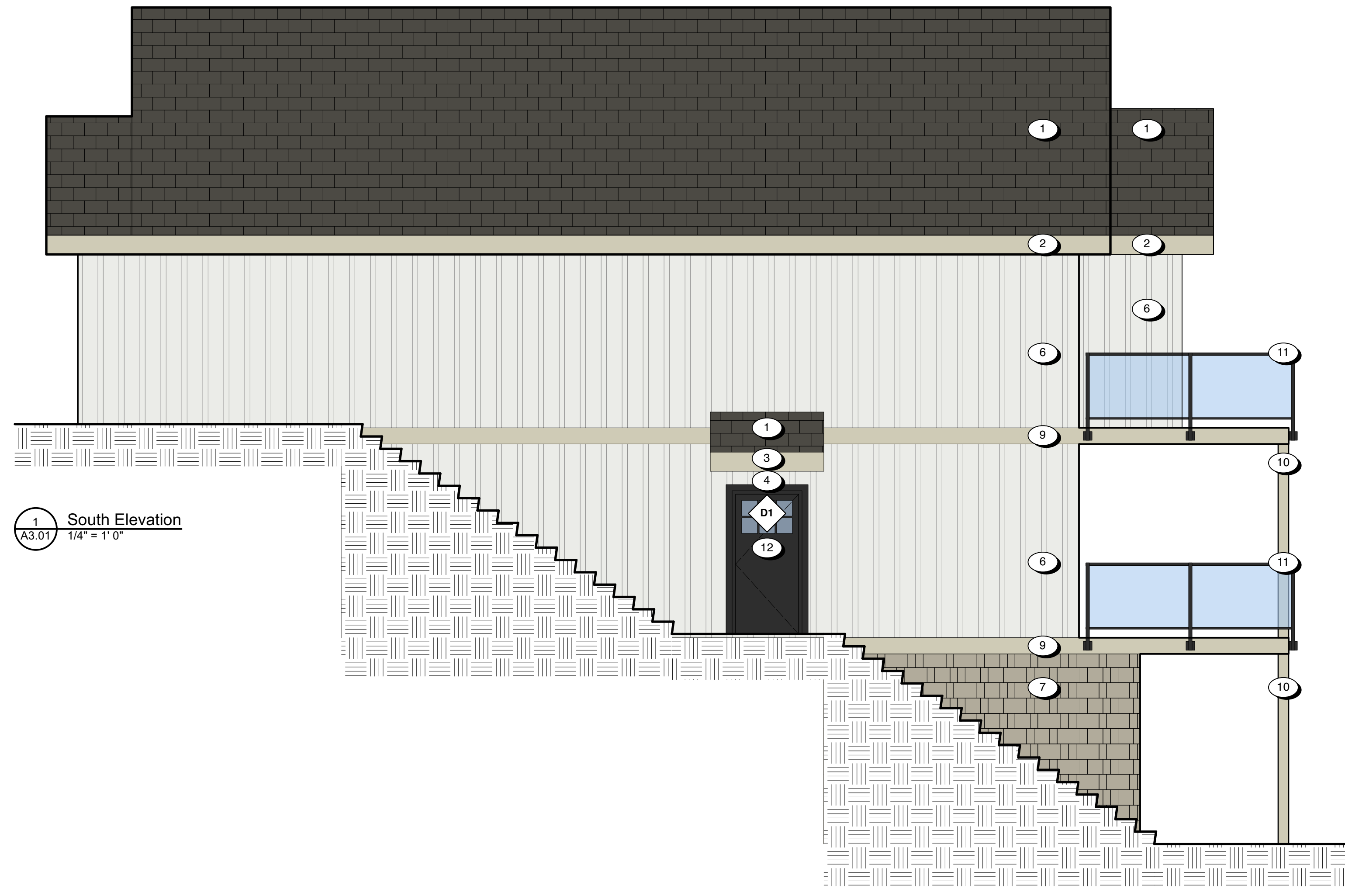
NAIMANO OFFICE
102-5198 Duxton Way
Nanaimo BC V9T 2K4
T 1-250-855-5810

PROJECT NAME
Harvest Ridge
Central Saanich, BC

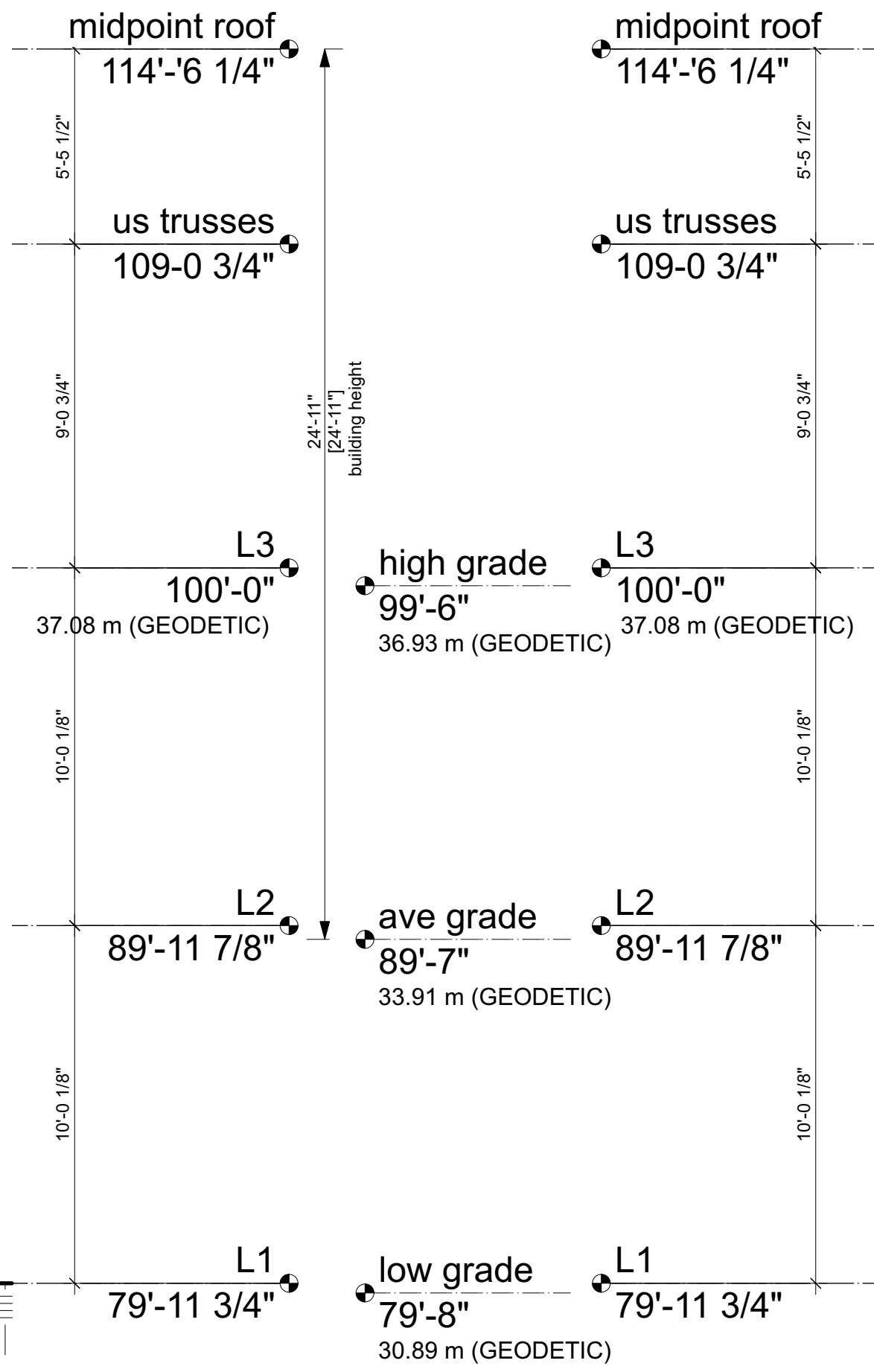
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DATE: 03 JUN 2024
DRAWN BY: gfr
CHECKED BY: cjk
SCALE: AS SHOWN
PROJECT NUMBER: 2409

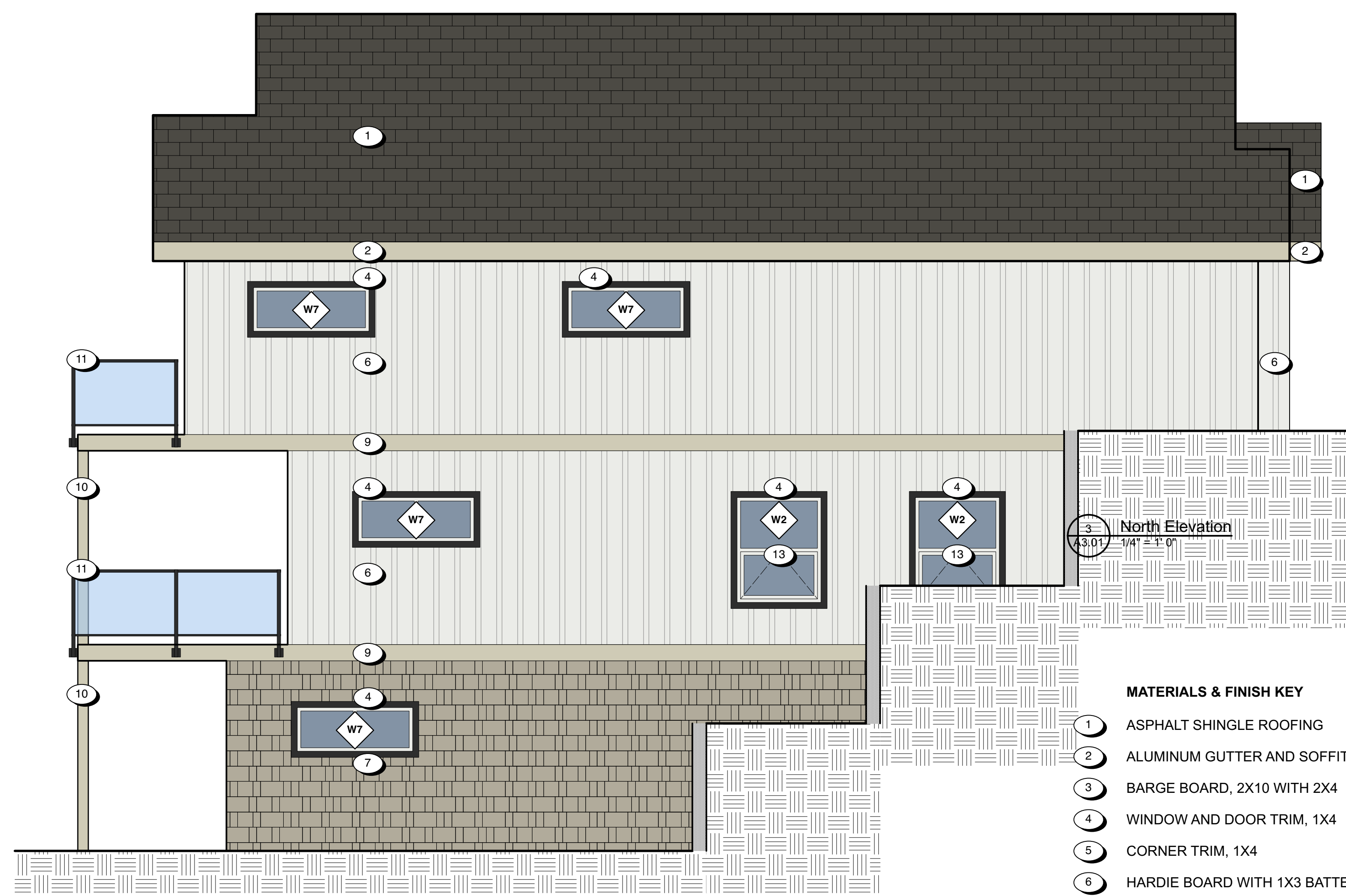
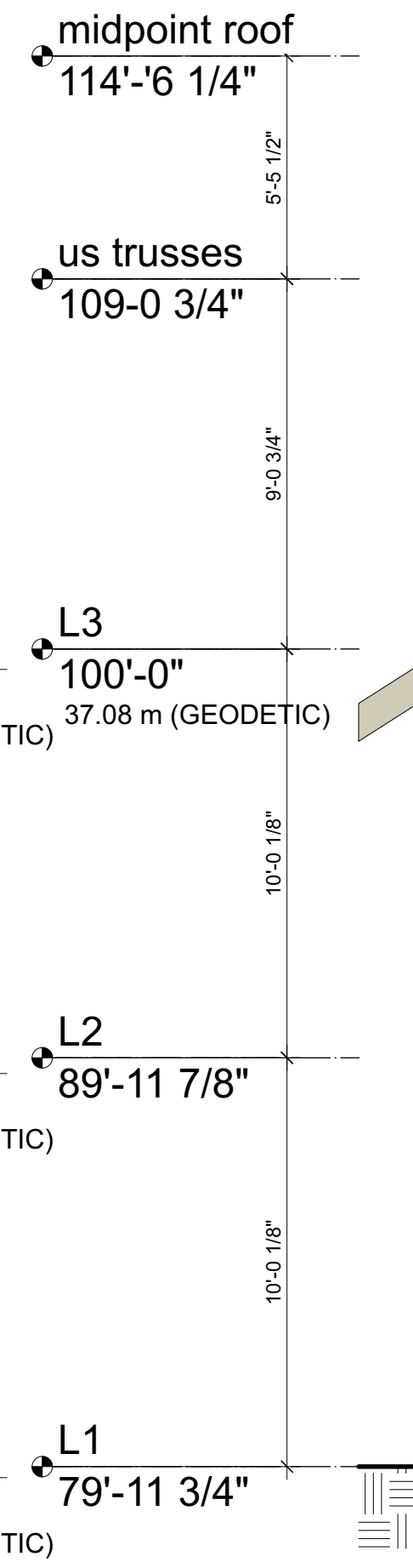
PROJECT NO: **A2.01**
SHEET NO: **0**



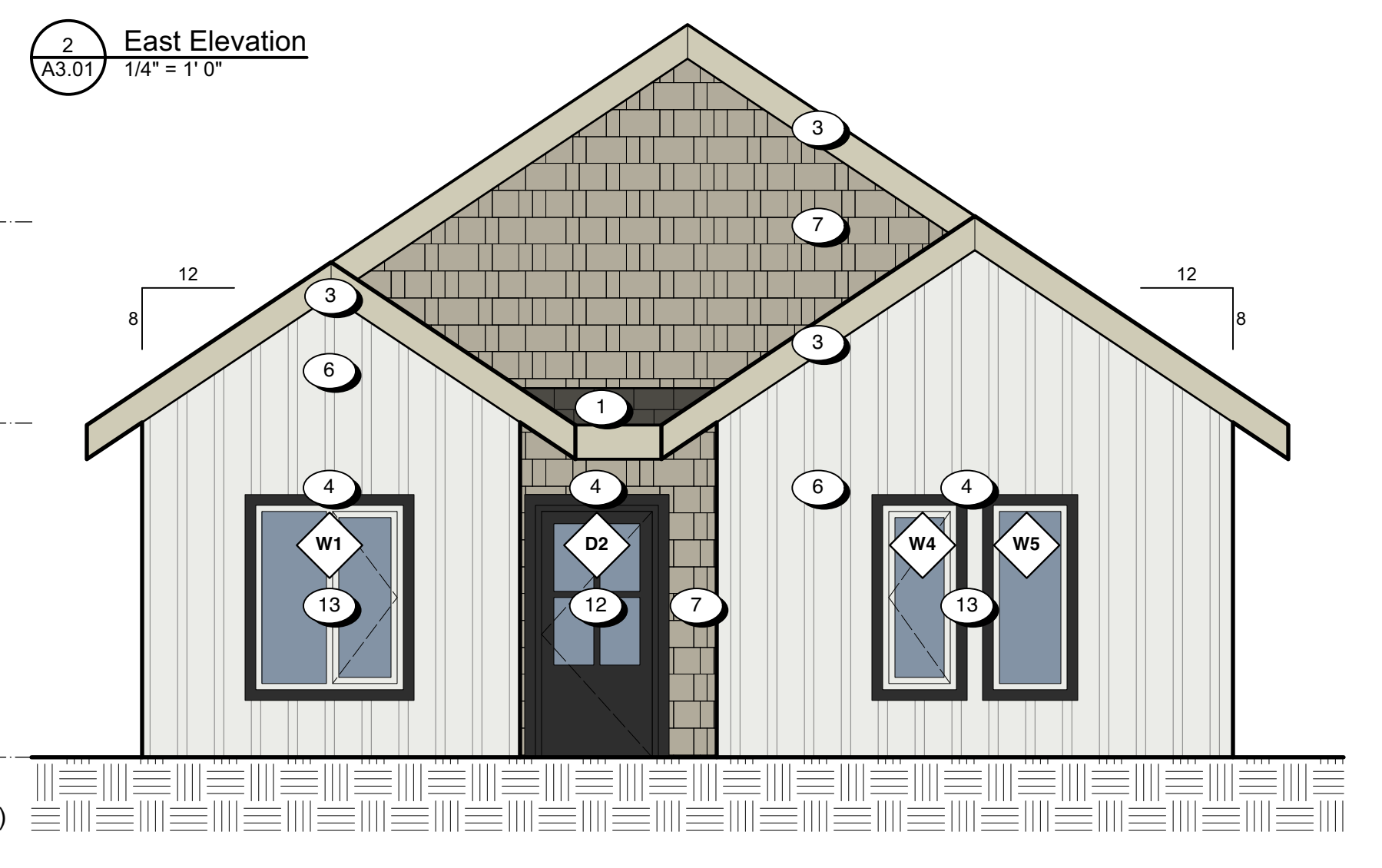
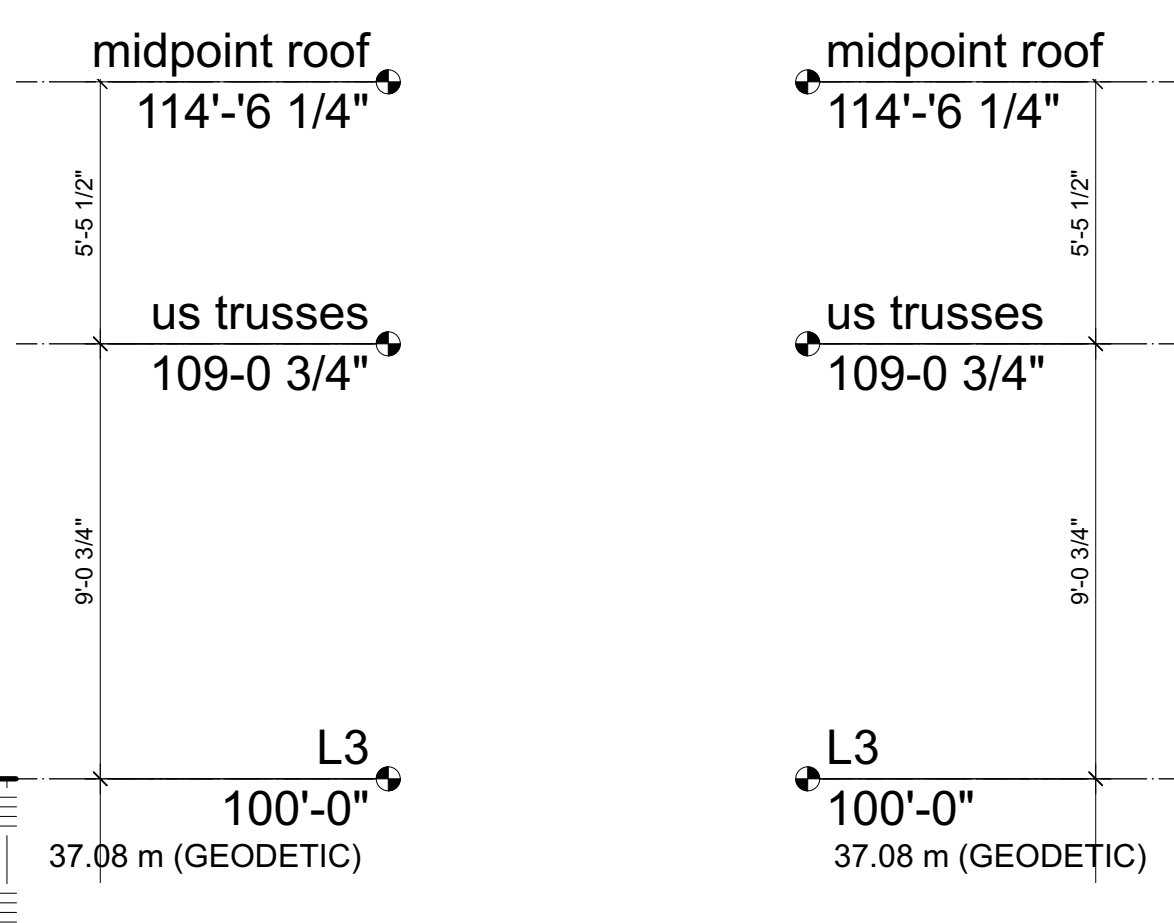
1 South Elevation
A3.01 1/4" = 1'-0"



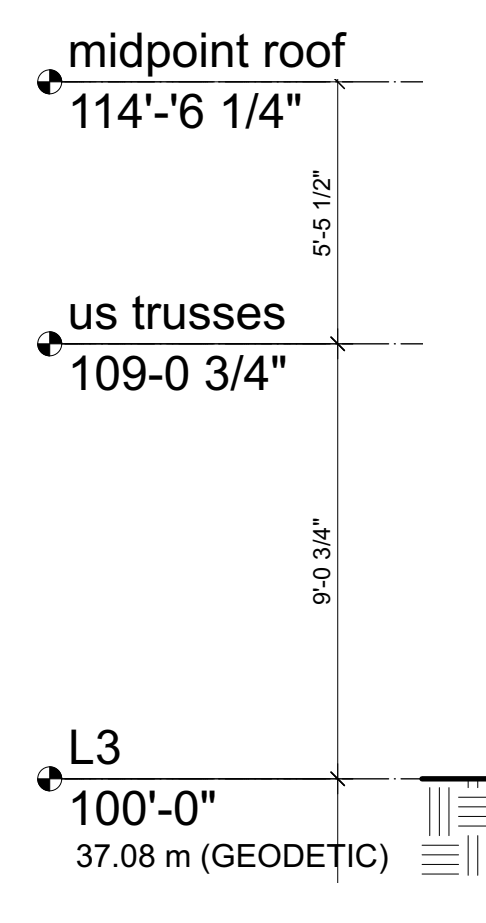
2 East Elevation
A3.01 1/4" = 1'-0"



3 North Elevation
A3.01 1/4" = 1'-0"

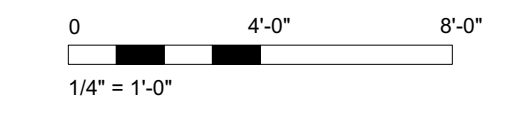


4 West Elevation
A3.01 1/4" = 1'-0"



MATERIALS & FINISH KEY

1 ASPHALT SHINGLE ROOFING	MIDNIGHT BLACK	8 <i>not used</i>	
2 ALUMINUM GUTTER AND SOFFIT	BLACK	9 BELLY BAND, 2X10	COBBLE STONE
3 BARGE BOARD, 2X10 WITH 2X4	COBBLE STONE	10 TIMBER POST	COBBLE STONE
4 WINDOW AND DOOR TRIM, 1X4	BLACK	11 PREFINISHED ALUMINUM GUARD	BLACK
5 CORNER TRIM, 1X4	COBBLE STONE	12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	BLACK
6 HARDIE BOARD WITH 1X3 BATTENS	ARCTIC WHITE	13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	ARCTIC WHITE
7 HARDIE BOARD SHINGLE	MONTEREY TAUPE		



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Proj Name	03 JUN 2024		Issued by	2409-A2001 lot 5.vax	
Drawn by	gfr	Checked by	ckk		
Scale	as shown	Project Number	2409		

NOTE: All dimensions are shown in feet and inches

dHKarchitects

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977 Ford Street
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T 1-250-858-9387

NANAIMO OFFICE
102-5190 Duxton Way
Nanaimo BC V9T 2K6
T 1-250-858-9387

Project Name
Harvest Ridge
Central Saanich, BC

Project Title
Elevations 7043 Central Saanich RD

Sheet No. **A3.01** of **0**



Central Saanich

DEVELOPMENT PERMIT

NO. 3060-20-10/24

7043, 7047, 7053, and 7057 CENTRAL SAANICH RD

TO: HARVEST RIDGE GENERAL PARTNER LTD
301-4400 CHATTERTON WAY
VICTORIA BC V8X 5J2

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 031-824-455
LOT 8 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT
PLAN EPP118744

PARCEL IDENTIFIER: 031-824-447
LOT 7 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT
PLAN EPP118744

PARCEL IDENTIFIER: 031-824-439
LOT 6 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT
PLAN EPP118744

PARCEL IDENTIFIER: 031-824-421
LOT 5 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT
PLAN EPP118744

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications

and plans attached, which form Appendix "A" of the Development Permit.

2. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
3. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
4. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
5. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning** for review and approval:
 - a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
6. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
7. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
8. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced

as necessary by the Owner in accordance with Section 8 of this Permit.

9. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
10. This Permit is **not** a Building Permit.



AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON ____.

Permit Issue date:

Signed in the presence of:

Witness

HARVEST RIDGE GENERAL PARTNER LTD

Address of Witness

Date

Occupation

Witness

Date

Address of Witness

Occupation

**THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH**

Ryan Windsor, Mayor

Emilie Gorman, Corporate Officer



Central Saanich

APPENDIX "A"

DP # 3060-20-10/24

031-824-455

LOT 8 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT PLAN

EPP118744

031-824-447

LOT 7 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT PLAN

EPP118744

031-824-439

LOT 6 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT PLAN

EPP118744

031-824-421

LOT 5 SECTION 11 RANGE 3E SOUTH SAANICH DISTRICT PLAN

EPP118744

7043, 7047, 7053, and 7057 CENTRAL SAANICH RD

Attachments:

Site Plan, Streetscape, Landscape Plan, Elevations, Site Survey by dHK Architects and LADR Landscape Architects, date stamped June 3, 2024.



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: 8165 Derrinberg Road – ALC Non-Adhering Residential Use Application

RECOMMENDATION(S):

That the ALC application to permit two dwelling units in the form of trailers/RVs at 8165 Derrinberg Road be denied.

PURPOSE:

The purpose of this report is to introduce a proposal for two dwelling units in trailers/RVs within the Agricultural Land Reserve (ALR) at 8165 Derrinberg Road (see Appendix A – Site Plan). An ALC application for a non-adhering residential use has been received by the ALC and the District. The ALC application form and rationale letter are attached as Appendix B.

BACKGROUND:

The 3.96 ha subject property is located at 8165 Derrinberg Road and operates as a functioning farm that provides horse training, birthing, and husbandry and produces fruit orchards, hay, and chicken eggs. The farm at 8165 Derrinberg Road recently ended its lamb production operation and has plans to shift towards commercial vegetable growing. The current proposal is to temporarily allow the property to accommodate two trailers/RVs to house a person with a horticultural background and someone who provides farm security. They would both work on the farm until the land owner can construct a permanent secondary unit or relocate the tenants. This matter came to the attention of the District through a bylaw complaint.

Site Context

The 3.96 ha (9.79 acre) rectangular property at 8165 Derrinberg Road is located at the end of Derrinberg road, parallel and directly east of East Saanich Road. The property is zoned A-1 and is within the Agriculture Land Reserve (ALR). A site context map is attached as Appendix C.

The property has many buildings, including a single family home and agricultural use buildings such as a shed, stables, and barn. Additionally, the site has several agricultural uses and structures including hay fields, horse grounds, and a round pen. The site is near several farm properties, residential homes, the Kingdom Hall of Jehovah's Witnesses, and the Mt Newton Masonic Hall.

DISCUSSION:

Official Community Plan

OCP policies are generally strong on not supporting non-farming activity within farmland including:

- Policy 4.2.11 Do not support applications for non-farm uses and non-adhering residential uses on agricultural lands unless demonstrated that the proposed use would directly support and complement agriculture operations.

The proposal runs counter to the District’s OCP policies and therefore, staff are not in support of this application. The portion of the property currently being used to accommodate the two trailer/RV dwelling units is not used for agricultural purposes, asides from housing farm workers. Farming on the property would largely be unaffected by the proposal.

Land Use Bylaw

The property is zoned A-1 Agriculture and there is no permitted use in the Zoning Bylaw that would apply to a permanent secondary and/or tertiary dwelling unit contained in any type of recreational vehicle, therefore either a zoning amendment or Temporary Use Permit (TUP) is required. If supported, a TUP would be the recommended approach for this non-farm use in the ALR. The proposal would utilize the existing trailers/RVs and there would be no expansion of buildings or infrastructure on the property, therefore there would be no issues with respect to siting, height, massing, or design. However, accommodating residential uses in vehicles licensed under the Motor Vehicle Act is not permitted under the Zoning Bylaw. Alternative housing choices are available, including a secondary suite in the main dwelling or the potential for a detached accessory dwelling when the District considers updated bylaws later this year.

NEXT STEPS:

Should Council not support the application at this time, the property would be brought into bylaw compliance.

Should Council wish to proceed with the proposal, then referring the application to the APC is recommended. In addition, the applicant should then submit an application for a TUP and staff would schedule an opportunity to be heard. Following public input, Council would have the following options.

1. Council could deny the request and that would end the application process. Staff would subsequently work with the owner to resolve the bylaw infractions.
2. Council could forward the proposal to the ALC and include comments for the ALC’s consideration, as well as the draft TUP. The TUP would be subject to ALC approval. The TUP would provide Council with an opportunity to regulate the proposed use such as limit the time that the trailer/RVs may remain in place (i.e. less than three years).
3. Council could forward the proposal to the ALC without additional comments.

OPTION(S):

1. That the ALC application to permit two dwelling units in the form of trailers/RVs at 8165 Derrinberg Road be denied. (recommended).
2. That the application be referred to the APC and that the applicant submit an application for a TUP. In addition, that staff schedule an opportunity to be heard at a future Council meeting.

CONCLUSION:

The application being considered is for a non-adhering residential use within the ALR to authorize two trailer/RV dwelling units. As the proposed goes against OCP policies and zoning regulations, and staff have concerns with using vehicles as residences, the recommendation is to deny the request.

Report written by:	Davin Contois, Development Planner
Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning, Building, and Bylaw Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Site Plan

Appendix B: ALC Application Form and Rational Letter

Appendix C: Site Context



RECEIVED
 JAN 17 2022
 The Corporation of the District
 of Central London
 Planning Department



Kingdom Hall of
 Jehovah's Witnesses





PL001199
3015-20.2/22

Provincial Agricultural Land Commission - Applicant Submission



Application ID: 64561
Application Status: Under LG Review
Applicant: Shawna Walker
Agent: Kevin Walker
Local Government: District of Central Saanich
Local Government Date of Receipt: 01/07/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use
Proposal: To address existing residential sites(2) that have housed accommodation trailers for 10/14 years respectively. Originally sites were created for our two daughters and their husbands to live on site and assist with farm life. When vacated they were made available to tenants involved in our farm life, on a low rent basis.

Agent Information

Agent: Kevin Walker
Mailing Address:
8165 Derrinberg Road
Saanichton, BC
V8M 1T5
Canada
Primary Phone: (250) 380-8411
Email: kbw8165@gmail.com

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 000-146-129
Legal Description: PARCEL A (DD 35542I) OF SECTION 3, RANGE 3 EAST, SOUTH SAANICH DISTRICT
Parcel Area: 4 ha
Civic Address: 8165 Derrinberg Road Saanichton BC V8M 1T5
Date of Purchase: 10/28/1995
Farm Classification: Yes
Owners

- Name:** Shawna Walker
Address:
8165 Derrinberg Road
Saanichton, BC
V8M 1T5
Canada
Phone: (250) 480-8123
Email: shawnadeewalker@gmail.com

Current Use of Parcels Under Application

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

Horse training, birthing, husbandry, equestrian training (Natural Horsemanship training and clinics), fruit orchard, Hay grow, chicken egg production, recent shutdown of lambing operation but was 10 years of production, future shift to commercial vegetable crops upcoming.

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

When we purchased the farm in 1995 it was a derelict meat poultry operation with barns and residence that were un-useable. It had been neglected for many years. Drainage had collapsed, out buildings were unsafe.

Main residence was completely restored and updated.

Out-buildings were either torn down and replaced (3) or renovated and made serviceable for horse operation. (1) Extensive drainage was installed to make all land useable year round. Two riding rings were installed for all season use. A dormant 6 acre parcel was revived and nourished to provide healthy production of crops. A smaller parcel (1 acre) was restored for productive turn out for the lambs, and a half acre parcel was seeded for turn out for the horses. Fruit trees were brought back to production and now the trees are ready for scheduled replacement. Orchard trees are original to the 1920 construction of the farm as best as we can tell and are losing their ability to handle extreme weather, without shedding limbs, or succumbing to root rot. Hedging was installed to mitigate dust and airborne soil and weed transfer field to field. Proper earthen bridges (2) were constructed to provide direct "on property" access to 6 acre field from our property, in anticipation of the next phase of our vision to develop commercial vegetable production on our land. Bridges cross a drainage that previously made it necessary to go off property to access our growing lands.

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

Farmers residence (main house) and garage

Storage building for farm equipment and other recreational vehicles

Hay shed for farm equipment and boat storage when not full of hay

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Longview Farm and Saanichton Christmas tree farm

East

Land Use Type: Residential

Specify Activity: Residential sub division

South

Land Use Type: Agricultural/Farm

Specify Activity: Poultry meat operation, Beef grow, Horse training, Feed silos storage, Hay grow, Vegetable grow

West

Land Use Type: Residential

Specify Activity: Rental properties both single and multi family buildings

Proposal

1. What is the purpose of the proposal?

To address existing residential sites(2) that have housed accommodation trailers for 10/14 years respectively. Originally sites were created for our two daughters and their husbands to live on site and assist with farm life. When vacated they were made available to tenants involved in our farm life, on a low rent basis.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

It is our intent to continue fulfilling the grand vision for our site and establish land for commercial vegetable production. The two rental sites allow us to have tenants that are working on site, each bringing unique skill sets to assist us to learn as we transition to vegetable production. The additional income has assisted us to maintain and upgrade the farm to date, and will assist in funding the set up of the fields and equipment for the future. We also expect that on a ten year horizon at least 2 of our 5 grandchildren will want to engage in the farm life and these sites will be made available to them at that time. Our long term goal is to maintain family ownership of a productive farm site into the next generation and beyond. (I will attach a cover letter that was to be provided to the ALC - it will assist in telling the Derrinberg Farm Story in more detail.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

1 Main Residence - 1920 structure fully restored and updated +/- 2800 Square feet.

1 plot of land approximately 1500 square feet with Trailer site and Sleeping annex (50 square feet) in ground services

1 plot of land approximately 1800 square feet with Trailer site and tool shed (40 square feet) in ground services

4. What is the total floor area of the proposed additional residence in square metres?

30 m²

5. Describe the rationale for the proposed location of the additional residence.

Both sites are located on land that is adjacent to the storage building and barns giving ease of access, privacy, and is on land that is not productive for crops.

6. What is the total area of infrastructure necessary to support the additional residence?

All infrastructure is in ground and contained within the above described site footprint.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement-Kevin Walker
- Other correspondence or file information-Cover Letter to ALC
- Proposal Sketch-64561
- Certificate of Title-000-146-129

ALC Attachments

None.

Decisions

None.

Agricultural Land Commission
Application



Ref: Non-Adhering Residential Use (20.1.2)
8165 Derrinberg Road
Saanichton BC
V8M 1T5
Property Owners: Kevin and Shawna Walker

CIVIC ADDRESS: 8165 Derrinberg Rd Saanichton BC V8M 1T5 LEGAL: Parcel A, Plan
VIP2889, Section 3, Range 3E, South Saanich Land District PID: 000-146-129 (the "Property")

December 20, 2022

Ref: Steven Laing Correspondence August 18, 2021

Dear Sirs/Mesdames,

Thank you for the opportunity to submit this application, for whatever amendments and approvals might be necessary to continue current and historic and future uses of our property.

It is our understanding that a complaint has been registered with the ALC, related to two additional residential sites that have been in existence on our property since 2008. Our request in this application is to have these sites acknowledged as suitable for the purposes of maintaining current and future uses of our farmland.

We have owned and operated this farm since 1996 and raised our children and now our grandchildren on this land. It is our intent to maintain our family ownership through future generations.

When we acquired the farm, it was derelict and neglected, having lost its ability to operate as originally designed, as a poultry meat operation.

Our original effort and investments were toward the revitalizing of a horse training and equestrian facility. Amazing stories can be told of the contribution our eldest daughter has made through **BRG Horsemanship**. Her efforts on our land and the natural horsemanship training she offers have literally saved lives of young people in her programs. Young people that might otherwise become a burden to our social net...we will save those stories for another day.

Over the years we have operated a very successful lambing production. Our product was well known by local high-end restaurateurs.

We have maintained an orchard and again supplied restaurants with both apples and pears, and, we must now revitalise the fruit trees as they are original - dating back to 1920.

Our next step in the process of sustaining the viability of our farm is to move some of our land into food production, from forage crops. We hope to maintain a portion of our land to grow hay for our horse operation, and gradually release land from hay to vegetable grow with a view toward year-round production of food for our community.

To accomplish this, we are on a steep learning curve, as it must be done right to be sustainable and profitable.

Originally, we established two additional residential sites with a view to use by our two daughter's and their respective families. This was 10 and 14 years ago. While living on our land they made a major contribution to the daily needs of farm life. As their families grew, they moved to homes nearby, but off our land, and got busy with their careers, and raising our 5 grandchildren. Many of them now a part of our day-to-day life at the farm.

But the work continues, and the sites were available, so we chose to offer the sites to tenants to move on site, and work with us. Maybe inadvertently, we are now contributing to the low-cost housing needs of our community.

Our tenants each play a vital role in the future of our farm plan.

One is a horticulturalist engaged teaching with the local **Horticultural Society** and committed to showing us the way to a sustainable year-round vegetable grow operation. We feel this was an amazing fit for both parties. She currently lives in a brand-new trailer plugged into the services we designed into the site.

The other tenant plays a role maintaining the security of our farm.

Unfortunately, the street population of our city and our neighbourhood has become an issue. Just this last year alone we have suffered two break ins. One was during last year's snowstorm wherein our horse tack room was ransacked, and we lost coats and reins and all kinds of valuable things that the individual probably felt they needed to survive. That said the damaged goods were largely returned and the individual arrested under the **Mental Health Act**. (We can't help but think that if this individual had learned at an early age the health that comes from horse husbandry, they may not be such a burden to us all now).

The other break in could easily have resulted in a fatal outcome. A young lady, (high on some other substance), decided to saddle up a rehab horse in one of our fields, and try to mount and ride a very dangerous animal. Luckily on-site security caught the situation early enough that the only damage was to a very valuable saddle...not a young life. That young lady was invited to join one of our **Healing Through Horsemanship** programs, and we sincerely hope she will take us up on the invitation.

All that to say, we are firm in our belief that these two sites will be put to good use going forward. Even without the contribution of the tenants in day-to-day farm life, the income is meaningful in its contribution toward the costs of running the farm properly.

It likely won't be long before one of our grandkids decide they want to move on site and dive into the farm life. Thus, securing another generation of our family to make similar and fitting contributions to the culture of our community.

We have been in touch with Mia Frankl at The District of Central Saanich, who is copied in this communication. She has indicated that **The District** has "no issue", with the use currently in place on our farm property.

The two **subject sites** are located outside of the growing area of the farm, adjacent to our barn collection and equipment storage. They present no issue for our neighbours, and we remain very puzzled as to why an anonymous complaint would be registered now after so many years of their existence, without issue.

We respectfully ask for your consideration in approving the current uses, which seem to satisfy and support the mandate of the ALC and the newly announced amendments for allowable uses on land such as ours.

Farmers everywhere struggle to create unique and creative approaches to ensuring farmland that they own can be maintained for sustainable food sources for our communities and make contributions to the health of society in general.

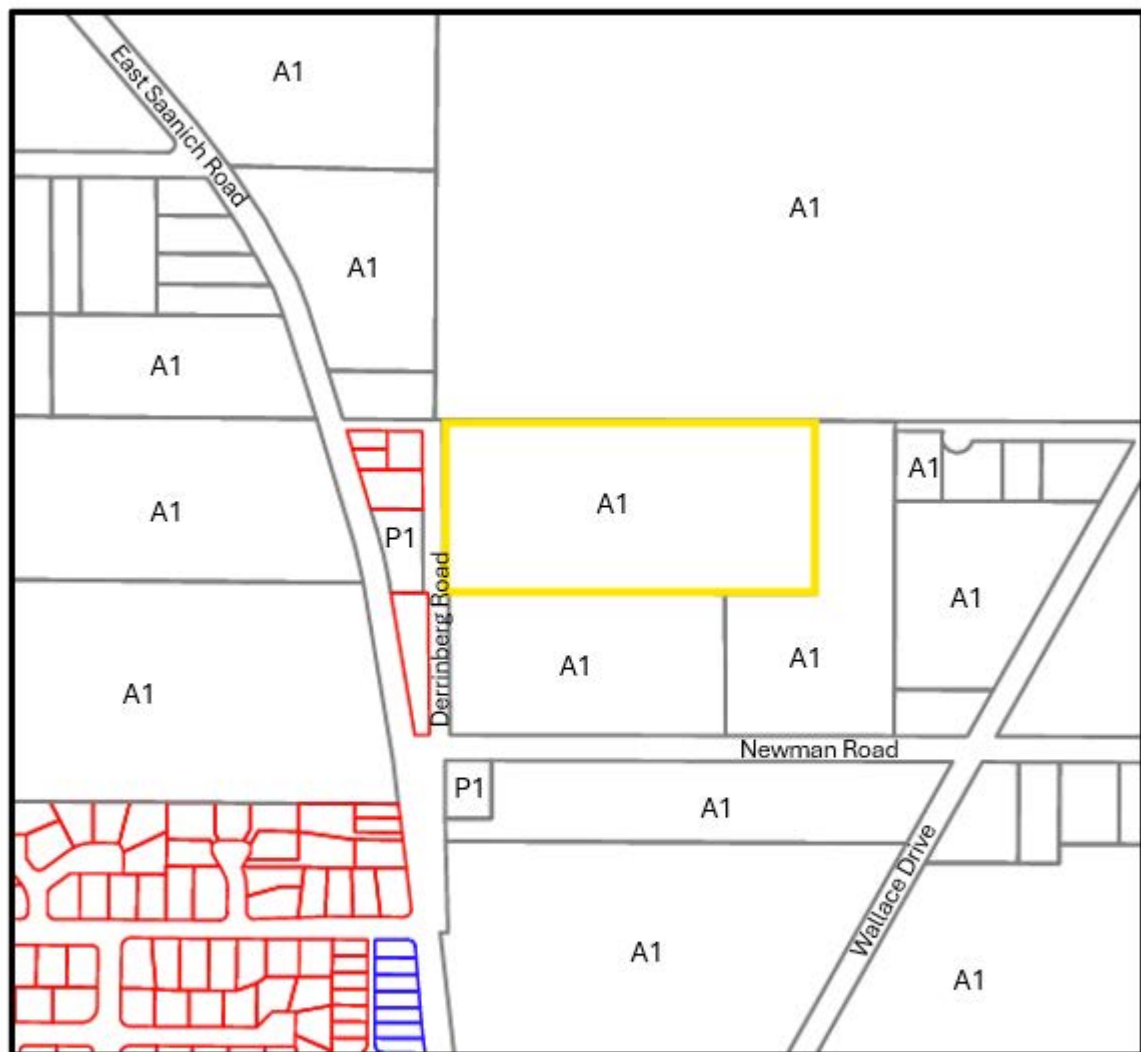
We feel our plan does just that and could continue to be a part of our family legacy for generations to come.

Sincerely,

Kevin and Shawna Walker
8165 Derrinberg Road
Saanichton BC
V8M 1T5

Cc: Mia Frankl
By-law Enforcement
District of Central Saanich

8165 Derrinberg Road – Site Context



-  - Subject Site
-  - Residential Neighbourhood (RN)
-  - Residential Corridor (RC)



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Q2 2024 Traffic Safety Committee Update

PURPOSE:

To provide Council with a Traffic Safety Committee Update for Q2 2024.

BACKGROUND:

The Traffic Safety Committee (TSC) is comprised of members of the Central Saanich Police, Engineering, and the Bylaw Departments.

Staff meet every two months, or as frequently as required to respond to traffic safety concerns identified by Council, staff, or members of the public. During each meeting, staff review any correspondence referred to the Committee, or to discuss other traffic safety concerns identified since the previous meeting.

Items received between scheduled meetings deemed high importance are addressed without delay. Those items consist of downed signs, traffic light malfunctions, potholes, sight visibility problems, debris on roadway and other similar calls received.

DISCUSSION:

In the second quarter of 2024, the TSC met on May 6 and June 10, 2024 to review referrals received regarding traffic safety concerns. Listing of all Q2 TSC business is attached at (Appendix A). The concerns consisted of:

- Crosswalks/signage/lighting
- Bicycle safety
- Speed limit reduction request/speed humps
- Parking issues/signage/curb painting
- Traffic concerns due to Keating Flyover Project

Staff have addressed several of the concerns raised. Some items are more complex in nature and will require detailed assessments through with the undertaking of speed and traffic counts or capital funds to complete. Items raised that are listed in the Active Transportation Plan will be reviewed for implementation as the overall ATP progresses through Annual Capital Planning. Other measures based upon the BC TAC Manual, and the BC Active Transportation Guidelines will be considered and implemented as appropriate to the concerns raised.

Concerns raised due to the Flyover project were referred to the MOTI representative or addressed by Staff as appropriate.

Traffic Safety actions and implementations completed in Q2, 2024:

- Correction or removal of several regulatory traffic signs,
- Street marking repairs,
- Requests for signage reviewed and implemented as warranted.
- Start of review of municipal road speed limits with respect to NACTO and Vision Zero.
- Submission of application to ICBC Road Safety Program for upgrades to crosswalks at Wallace and Hovey Road (decision pending)
- Under the umbrella of general Engineering business; design of upgraded crosswalks at East Saanich Road and Jeffree, and East Saanich at Polo Park, to be constructed with sidewalk and bike lane project.
- Meetings with residents on concerns along Wallace Drive between Brentwood Elementary and Bayside Middle schools.

Bylaw Actions from the TSC Q2, 2024

Bylaw Services is continuing work on updating the Traffic & Highways Bylaw to improve matters such as:

- clearance standards for vegetation,
- the implementation of the Active Transportation Plan, including adjusting speed limits and use of “elephants feet” as approved pavement markings,
- clearer language on enforceable matters (e.g. yellow curbs)
- vehicle movement every 72 hours

And to introduce the Bylaw Offence Notice where tickets can be mailed and adjudicated over the phone versus in Traffic Court (which is the case with Municipal Tickets).

Police Actions from the TSC Q2, 2024

Central Saanich Police continue to conduct speed enforcement in areas where frequent driver behaviour is noted by residents, areas include:

- Wallace Drive between Brentwood Bay Elementary School and Bayside Middle School
- Keating Cross Road
- Central Saanich Road
- East Saanich Road

Police continue enforcement of the commercial truck detour route for the Flyover project.

Police also provide observations to Engineering on signage, site lines, road conditions, operation of speed reader boards or other operational matters relating to traffic safety. Staff action those items as high priority.

CONCLUSION:

The District maintains a record of issues identified and discussed by the Committee, as well as any decisions made, and action taken (or not taken) to address concerns.

Report written by:	Yvan Sylvestre, Manager of Infrastructure
Respectfully submitted by:	Dale Puskas, Director of Engineering
Concurrence by:	Ian Lawson, Chief Constable, Central Saanich Police
Concurrence by:	Jarret Matanowitsch, Director of Building & Planning Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Q2 Traffic Safety Items

Q2 - 2024 TRAFFIC SAFETY COMMITTEE REPORTING

	MEETING DATE	DATE OF CORRESPONDENCE	ITEM #	CONTACT	LOCATION OF ISSUE	REQUEST	ACTION/STATUS/RECOMMENDATIONS	RESULTS
INFRASTRUCTURE	6-May-24	19-Mar-24	5.1	D, Reimer	Marchant/Verdier	Request for referendum on sidewalks.	This item will be considered in the Active Transportation Plan.	
	6-May-24	26-Mar-24	5.2	Davis, S	Lochside	Request for sidewalk on Lochside.	Dale to reply.	
	6-May-24	4-Apr-24	5.3	Lee, M	Lochside/Mt Newton	Complaint of traffic at Lochside and Mt Newton	Traffic has been observed between 3pm-4pm. There is a plan to change the left hand turn for cyclists and a Multi-Use Path is planned to create more space for another lane of traffic. There is also the possibility of Juskin Rd being redesigned.	Traffic count has been done for Mt Newton.
	6-May-24	4-Apr-24	5.4	Corr Gillespie, M	Lochside/Mt Newton	Complaint of traffic at Lochside and Mt Newton.	Discussed in 5.3	
	6-May-24	18-Apr-24	5.5	Corr Devine, BJ	Lochside/Mt Newton	Complaint of traffic at Lochside and Mt Newton.	Discussed in 5.3	
	6-May-24	28-Apr-24	5.11	Dawn, L	Lochside/Mt Newton	Complaint of traffic at Lochside and Mt Newton.	Discussed in 5.3	
NEW CROSS WALK	6-May-24	22-Apr-24	5.7	Philips, L	Willow Way	Request for safe pathways for horseback riders.	Dale addressed part of the correspondence in his reply. There will be a crosswalk at Willow Way.	Research to be done into pedestrian activated crosswalks and if they apply to horse riders.
BIKE	6-May-24	1-May-24	5.13	Northcott, K	Keating Elementary	Complaint of safety for cyclists at Keating Elementary crosswalk.	Brad to confirm if we have "take the lane" signs.	
	10-Jun	22-May-24	5.6	Frumento, S	Wallace Dr	Request for bike detour on Wallace during construction.	Dale suggested social media pushes to encourage cyclists to use a different route during construction.	
	10-Jun	26-May-24	5.8	Golumbia, P	Oldfield Rd	Request for bike path on Oldfield Rd.	Glen confirmed this is a busy road for commuters, and speed inconsistent with the Saanich portion 40km/h and Central Saanich portion 50km/h. Mia to reply to bylaw issues, Engineering to respond to bike path on Oldfield.	

	MEETING DATE	DATE OF CORRESPONDENCE	ITEM #	CONTACT	LOCATION OF ISSUE	REQUEST	ACTION/STATUS/RECOMMENDATIONS	RESULTS
PARKING CONCERNS	6-May-24	23-Apr-24	5.9	Grebanier, C	White Rd	Road gives impression that the shoulder is for parking.	No action on this item for the time being.	
	6-May-24	28-Apr-24	5.12	Watkins, W	Rom Knott Park	Lack of parking in front of Rom Knott Park resulting in bike lane being blocked.	Mia suggested putting a Seacan down to remove parking and provide storage to the baseball team. Dale suggested making it parallel parking.	Yvan to reply, signage will be put up.
PARKING SIGNAGE	None in this quarter							
TRAFFIC SIGNAGE/CHANGE	6-May-24	22-Apr-24	5.8	Wodlinger, K	Marchant/Wallace	Request for 4-way stop at Marchant and Wallace.	4 way is likely not appropriate to this section of road, but we are looking at other options.	Dale to reply.
	6-May-24	23-Apr-24	5.10	Rego, V	Veyaness	Request for signage for horses on Veyaness.	Yvan to reply.	
	10-Jun	13-May-24	5.2	Snell, B	Tanner Rd	Complaint of increased traffic on Tanner Rd as a result of the Keating Flyover Project - request for a "Locals Only" sign.	Engineering to confirm with MOTI on messaging on Hwy 17, Yvan to touch base with Oliver re: advance left signal.	Dale responded to resident.
	10-Jun	17-May-24	5.3	Baxter, A	Wallace/West Saanich	Request for advance left signal at Wallace and	Engineer to retain a consultant for three intersections (Mt Newton/Central Saanich, Wallace/West Saanich, Wallace/Benvenuto) to determine further action. A review of lighting for Mt Newton/Central Saanich to be done.	Dale responded to resident.
	10-Jun	4-Jun-24	5.10	Morrison, G and P	Central Saanich Rd + N	Complaint of increase of traffic at intersection.	Dale would like to retain a consultant for three intersections (Mt Newton/Central Saanich, Wallace/West Saanich, Wallace/Benvenuto) to determine further action. Engineering to reply.	
	6-May-24	21-Apr-24	5.6	Scott, D	Ferguson Rd	Safety issues on Ferguson Road - request for traffic calming measures.	Dale to reply.	
	10-Jun-24	8-May-24	5.1	Anderson, K	Rey Rd	Request for speedbumps on Rey Rd.	Engineering to confirm with resident when they have observed speeding, and traffic and volume count to follow.	
	10-Jun-24	17-May-24	5.4	Fexy, S	Central Saanich Rd	Complaint of speeding on Central Saanich Rd, request for speed limit change to 30km/hr.	Police have been doing enforcement north of Harvest Ridge. Engineering put in queue for traffic and volume count.	

	MEETING DATE	DATE OF CORRESPONDENCE	ITEM #	CONTACT	LOCATION OF ISSUE	REQUEST	ACTION/STATUS/RECOMMENDATIONS	RESULTS
TRAFFIC CALMING	10-Jun-24	18-May-24	5.5	Gray, L	Early Place	Request for Smore speedbumps on Early Place.	Current speed humps were placed where they would not interfere with driveways. Brad to send speed count results to resident. Engineering to look into placement for another speed hump, or explore two-way stop, raised crosswalk or pre-cast islands.	
	10-Jun-24	23-May-24	5.7	Baldo, A	Wallace and Benvenuto	Complaint of speeding on Wallace between West Saanich/Benvenuto.	Dale clarified that Wallace between West Saanich/Benvenuto is not an arterial route as letter-writer had mentioned. Engineering to review signage, and do speed count. Engineering to reach out to Saanich to ask their plan for their section of Wallace.	
	10-Jun-24	31-May-24	5.9	Group of letter writers	Wallace Dr	Concerns of safety on Wallace Dr.	The correspondence does not meet the scope of the Traffic Safety Committee as they are long term items. Parking at Rom Knott was addressed with no parking at the wooden gate at the baseball diamond.	
	10-Jun-24	4-Jun-24	5.11	Smackowdy, M	Island View Rd	Complaint of speeding on Island View Rd.	There has been consideration for speed humps at the bottom of Island View near the park which will be discussed with CRD. Engineering to respond.	



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Q2 2024 Financial Report

BACKGROUND:

Regular budget reporting forms part of good financial governance and transparency. In accordance with the Community Charter, Council approves a five-year financial plan bylaw that authorizes the expenditure of funds and collection of revenues for the District's various programs. The financial plan is reviewed regularly during the year and a financial report is prepared for Council outlining budget variances and commentary on the variances. This report outlines the status of the 2024 Financial Plan as of June 30, 2024.

DISCUSSION:

Overall, operations for the first half of 2024 are aligned well within budget expectations and there are no significant variations from operating expenses (47% spent to date). Individual comments to budget variances for operating and capital are detailed in the attached statements. Additional information for the 2024 Strategic Implementation Plan (SIP) projects is also included in the Q2 SIP Council report.

Budget amendments for grants and land acquisitions will be presented to Council on the October 23rd Special Council meeting, and will include the following:

- 1124 Mt Newton X Rd Land Acquisition: \$3.23M
- Hovey Rd, Lot A Land Acquisition: \$4.67M
- 7210 Wallace Drive (Trail ROW): \$120k (subject to ALC approval)
- WLTS Grant: \$28k
- CSLL Turf Field Fund: to be determined

Revenues:

As of June 30th, overall revenues are 66% of the 2024 budget (83%% in 2023). This is lower than last year as the District received \$5.5M from the Growing Communities Fund grant, but consistent with the previous years. Property tax revenues are levied in May of each year, which accounts for the majority of the Districts revenue. Water and Sewer utility revenues are within expectations with larger consumption volume occurring on the 2nd and 3rd tri-annual billings in the second half of the year. Other items to note are as follows,

- Some investment returns are trending higher than forecast to date.

- Building permits are trending lower than forecasted.
- Gas Tax & other government transfers are expected in Q3 & Q4.
- Government capital grant funding has been approved for the Brentwood/Hagen Sewer Upgrade and payments will be received when phases of the capital projects are substantially completed.

Revenue collection:

As of July 2nd tax collections were at 91% which is considered normal and consistent with the previous years collections. No unusual trends have been experienced in 2024. Over the summer, finance staff will be working on the collection of outstanding delinquent taxes (2022) to avoid any property tax sales in September. Currently, the District has 7 properties with delinquent taxes, which is slightly lower than the prior year (2023 – 10).

Operating Expenses:

Overall operating expenses are 47% of budget to date (44% in 2023) and are being managed within the Financial Plan. Items to note are as follows,

- Higher interest payments for prepaids & deposits.
- Custodial services are trending over budget due to loss of previous contractor. Scope of services are being reviewed with a temporary contractor. A process to contract a new provider has begun for 2025.
- Sections within Municipal Yard and Parks are trending under budget to date as more seasonal work is performed in Q3.
- Projects and strategic initiatives are at 13% of budget to June 30th. Work is ongoing and a number of projects and initiatives are scheduled to be completed in Q3 and Q4.
- Water and Sewer operating costs are within expectations and comparable to prior years.

Capital Expenses:

Capital projects are at 22% of budget to June 30th. A large volume of capital project work is expected in the last half of the year. The District has procured almost all the budgeted vehicles in 2024 with some already delivered and others should be delivered later this year. Although some supply and delivery issues persist, we are seeing a return to normal. Phase 1 of the Brentwood/Hagen Sewer Upgrade (sewer mains) was awarded earlier this year and construction should be completed by the end of the year. The District plans to award the Phase 2 work (pump station and equipment) in Q4.

CONCLUSION:

To date overall operating revenues are trending well and collection is consistent with prior years (excluding the Growing Communities Fund grant received in 2023). Overall expenses are favorable to date and are being managed within the 2024 Financial Plan. Although, less progress has been made towards the Capital projects and strategic initiatives, a larger volume of spending is expected in the second half of the year.

Report written by:	Fernando Pimentel, Manager of Finance
Respectfully submitted by:	Fernando Pimentel, Manager of Finance
Concurrence by:	Troy Ziegler, Chief Financial Officer
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: 2024 Q2 Financial Report

District of Central Saanich

Consolidated 2024 Budget vs. Actual Summary

January 1 to June 30, 2024

	2024	2024	% of	
	BUDGET	YTD	BUDGET	Comments
Revenue				
Municipal property taxes	22,056,100	22,062,200	100.0%	Property Taxes Levied in May
Parcel taxes	-	-	0.0%	
Penalties and interest	1,174,500	1,165,900	99.3%	Tax penalties applied in Q3. Investment interest is favourable
Grants in lieu of taxes	369,100	96,700	26.2%	To be received in Q3 & Q4
Sale of services	244,900	243,900	99.6%	Within expectations
Administration	72,500	66,700	92.0%	Dog and Business Licencing received Q1
Police Revenues	1,583,700	1,063,200	67.1%	Monthly Reporting reviewed by the Police Board
Fire Revenues	440,800	410,200	93.1%	Within Expectation. Hazmat Service Contract received Q2
Planning Revenues	958,100	217,400	22.7%	Permit revenue trending lower than forecasted
Corporate Services	-	-	0.0%	
Engineering Revenues	172,000	131,200	76.3%	Fortis Operating fees received Q1
Municipal Yard	32,800	12,100	36.9%	Within expectation
Parks	25,000	18,900	75.6%	Facility rentals trending higher
Facilities	70,600	20,200	28.6%	Within expectations, Centennial House not yet occupied
Government Transfers	1,849,200	967,100	52.3%	Within expectation. UBCM Gas Tax transfer of \$850k in Q3/4
Other	849,000	5,000	0.6%	DCC's funding for Brentwood Sewer Q4
Grants (Capital)	4,441,400	-	0.0%	Grants awarded; funding payments when capital projects completed
Water Utility	6,812,700	1,510,700	22.2%	2nd & 3rd triannual bills account for 80% annual revenue
Sewer Utility	2,331,800	787,600	33.8%	2nd & 3rd triannual bills account for 80% annual revenue
Total Revenue	\$ 43,484,200	\$ 28,779,000	66.2%	
Expenses				
Operating Expenses:				
Administration	1,270,100	487,500	38.4%	See section specific reporting
Finance	1,005,600	593,200	59.0%	See section specific reporting
Information Technology	894,700	526,200	58.8%	See section specific reporting
Police Service	7,867,600	4,173,900	53.1%	Monthly Reporting reviewed by the Police Board
Fire	2,673,000	1,333,000	49.9%	See section specific reporting
Planning and Building Services	1,692,900	766,800	45.3%	See section specific reporting
Corporate Services	2,401,900	1,097,700	45.7%	See section specific reporting
Engineering	1,668,100	901,400	54.0%	See section specific reporting
Municipal Yard	1,738,700	795,300	45.7%	See section specific reporting
Parks	1,445,700	690,700	47.8%	See section specific reporting
Facilities	587,500	473,900	80.7%	See section specific reporting
Water	5,812,700	2,355,400	40.5%	See section specific reporting
Sewer	1,181,100	504,200	42.7%	See section specific reporting
Projects and Strategic Initiatives	1,920,800	258,300	13.4%	See section specific reporting
Total Operating Expenses	\$ 32,160,400	\$ 14,957,500	46.5%	
Total Operating Expenses	\$ 11,323,800	\$ 13,821,500		
Add:				
Reserves used for operating	450,300	-	0.0%	Operating expenditures funding from reserves. Tbd at year-end
Reserves used for Initiatives and projects	1,438,800	172,800	12.0%	Projects and strategic initiatives funding
Proceeds of Debt	4,070,000	-	0.0%	Not required to date
Reserves used for capital	11,716,300	4,596,700	39.2%	Capital expenditures funding from reserves
Transfer from Utility Operating	633,600	316,800	50.0%	Within expectation
Deduct:				
Capital Expenditures	(20,997,700)	(4,596,700)	21.9%	See section specific reporting
Transfer to Reserves	(8,024,100)	(4,012,100)	50.0%	Within expectation
Debt Servicing	(611,000)	(310,400)	50.8%	Within expectation
Total Budget for the Year	-	9,988,600		

Administration - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Sales of Service - Administration	\$ 17,000	\$ 7,900	46.5%	Within expectations
Sales of Service - Licencing	55,500	58,800	105.9%	Licensing received Q1
Total Revenue	72,500	66,700	92.0%	
Operating Expenses				
General administration	\$ 390,100	\$ 208,400	53.4%	Within expectations
Human Resources	277,000	135,000	48.7%	Within expectations
Risk Management	153,000	144,100	94.2%	Within expectation, liability insurance paid Q1
Contingency	450,000	-	0.0%	Not required to date
Total Operating Expenses	1,270,100	487,500	38.4%	
Net Property Taxes Required	<u>\$ 1,197,600</u>			

Finance - Operating Budget

Operating Expenses	2024 Budget	2024 YTD	% of Budget	Comment
Finance General	\$ 1,005,600	\$ 593,200	59.0%	Higher interest on deposits than forecasted
Total Operating Expenses	1,005,600	593,200	59.0%	
Net Property Taxes Required	<u>\$ 1,005,600</u>			

Information Technology - Operating Budget

Operating Expenses	2024 Budget	2024 YTD	% of Budget	Comment
IT General	\$ 857,000	\$ 503,200	58.7%	Within expectations, software contracts paid Q1
Geographic Information Service	37,700	23,000	61.0%	Within expectations, software contracts paid Q1
Total Operating Expenses	894,700	526,200	58.8%	
Net Property Taxes Required	<u>\$ 894,700</u>			

Fire Department - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Fire General Recoveries	\$ 27,000	\$ 6,200	23.0%	Within expectations
Hazmat Agreement	61,600	51,800	84.1%	Payment received Q2
First Nations Fire Service Agreement	352,200	352,200	100.0%	Within expectations
Total Revenue	440,800	410,200	93.1%	
Operating Expenses				
Fire Administration	\$ 703,400	\$ 310,800	44.2%	Within expectations, Admin staff vacancy
Fire Fighting Force (Paid on Call)	659,600	309,500	46.9%	Within expectations
Fire Fighters (Career)	1,068,300	569,000	53.3%	Within expectations
Fleet	85,500	59,300	69.4%	Ladder 1 - unexpected high-cost repair work on swivel
Emergency Measures	156,200	84,400	54.0%	Within expectations
Total Operating Expenses	2,673,000	1,333,000	49.9%	
Net Property Taxes Required	<u>\$ 2,232,200</u>			

Fire - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
FireSmart Program	\$ 145,000	\$ 85,500	59.0%	Program on tract and is managed as per UBCM grant plan
Fire Dept Master Plan	\$ 50,000	\$ -	0.0%	Consultant awarded and kick off meetings are being scheduled
Community Wildfire Resiliency	\$ 30,000	\$ -	0.0%	Request for quotations in progress
Fire Health and Wellness Program	\$ 15,000	\$ -	0.0%	Project Charter in progress for Q3
Emergency Response Plan Update	\$ 10,000	\$ -	0.0%	Project Charter in progress. On track for Q4 completion.
Fire Climate Adaptation	\$ 135,000	\$ -	0.0%	Awarding of consultant through RFP process
Fire Risk Reduction - Engagement	\$ 48,000	\$ -	0.0%	Draft procurement doc in progress, on track for completion Q4
Total Special Projects	433,000	85,500	19.7%	

Planning and Building Services - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Development and Subdivision Fees	\$ 148,100	\$ 101,700	68.7%	Within expectations
Building and Plumbing Permits	810,000	115,700	14.3%	Permit Revenue trending below forecasted
Total Revenue	958,100	217,400	22.7%	
Operating Expenses				
Planning Administration	\$ 814,400	\$ 387,000	47.5%	Within expectations
Climate Leadership	218,900	89,600	40.9%	Within expectations
Building Inspection	446,200	185,100	41.5%	Under budget due to staff vacancies
Bylaw Enforcement	200,000	98,400	49.2%	Within expectations
Boards & Commissions	3,500	4,100	117.1%	Within expectation, annual fee paid Q1
Fleet	9,900	2,600	26.3%	Within expectations
Total Operating Expenses	1,692,900	766,800	45.3%	
Net Property Taxes Required	<u>\$ 734,800</u>			

Planning and Building Services - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
DP Guidelines	\$ 35,000	\$ -	0.0%	In progress, completion Q4
Ag and Rural Accessory Dwelling Unit Review	\$ 5,000	\$ -	0.0%	In progress, completion Q4
Land Development Analysis	\$ 20,000	\$ 3,700	18.5%	Complete - Bill 44 Implementation
Parking Standards Review	\$ 10,000	\$ 11,400	114.0%	Complete
Land Use Changes for Econ Dev	\$ 35,000	\$ 25,900	74.0%	In progress, completion Q4
Building Bylaw Update	\$ 10,000	\$ -	0.0%	Deferred, carry forward to 2025
Provincial Housing Impementation	\$ 187,800	\$ 21,500	11.4%	In progress, completion will roll into 2025
Parks Master Plan	\$ 130,000	\$ 47,800	36.8%	In progress, completion will roll into 2025
Accessory Dwelling Incentive Program	\$ 5,000	\$ -	0.0%	Deferred, carry forward to 2026
Climate Action Projects	\$ 15,000	\$ 8,400	56.0%	In progress, completion Q4
Operations Energy and Emission Strategy	\$ 40,000	\$ -	0.0%	In progress, completion Q4
Natural Assets Inventory	\$ 20,000	\$ 900	4.5%	In progress, completion will roll into 2025
Maber Flats Management Plan - Hydrology	\$ 70,000	\$ 400	0.6%	In progress, completion Q4
Zero Carbon and Energy SC Implementation	\$ 5,000	\$ -	0.0%	Deferred, carry forward to 2025
Total Special Projects	587,800	120,000	20.4%	

Corporate Services - Operating Budget

Operating Expenses	2024 Budget	2024 YTD	% of Budget	Comment
Council and Committees	\$ 427,500	\$ 207,200	48.5%	Within expectations, includes WLTS grant
Corporate Services	461,900	238,000	51.5%	Within expectations
Community Engagement	293,700	146,000	49.7%	Within expectations
Community Service Contracts	137,000	55,600	40.6%	Community service contracts paid in Q3/4
Library	1,081,800	450,900	41.7%	Within expectations
Total Operating Expenses	2,401,900	1,097,700	45.7%	
Net Property Taxes Required	<u>\$ 2,401,900</u>			

Corporate Services - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
Community Amenities and Art	\$ 10,000	\$ -	0.0%	Underway, anticipated completion Q3
Age Friendly Community Report	5,000	-	0.0%	Lunch n Learn sessions in Q3
Public Engagement Policy	5,000	-	0.0%	Project planning underway
Accessibility Plan	45,000	1,700	3.8%	In progress; some grant funding carryover to 2025
Food Hub Feasibility	25,000	-	0.0%	No active program; further Council direction required
Façade Improvements Program	5,000	-	0.0%	No active program
Sign Strategy Development	10,000	2,400	24.0%	Project tendering underway
Customer Service Strategy	5,000	-	0.0%	Project planning underway
First Nations MOU	5,000	-	0.0%	Project planning underway
Total Special Projects	115,000	4,100	3.6%	

Engineering - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Engineering Fees	\$ 172,000	\$ 131,200	76.3%	Fortis fee received in Q1
Total Revenue	172,000	131,200	76.3%	
Operating Expenses				
Engineering Administration	\$ 691,400	\$ 318,800	46.1%	Within expectations
Yard Administration	930,200	540,000	58.1%	Within expectations
Other General Gov't Services	38,300	37,300	97.4%	Crossing guard program and insurance paid Q1
Fleet	8,200	5,300	64.6%	Insurance paid Q1. Within expectations
Total Operating Expenses	1,668,100	901,400	54.0%	
Net Property Taxes Required	\$ 1,496,100			

Engineering - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
Engineering Standards Update	\$ 50,000	\$ -	0.0%	In progress
Dock Assessment Study, Budget	\$ 30,000	\$ -	0.0%	In progress
Special Projects - Other Engineering	\$ 90,000	\$ -	0.0%	In progress
Bridge Inspections	\$ 50,000	\$ -	0.0%	In progress
Transportation Master Plan Update	\$ 130,000	\$ -	0.0%	In progress
Total Special Projects	350,000	-	0.0%	

Municipal Yard - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Directional Sign Fees	\$ 4,800	\$ -	0.0%	Invoiced in Q3
Pest Control recoveries	28,000	12,100	43.2%	Within expectations, paid in Q3
Total Revenue	32,800	12,100	36.9%	
Operating Expenses				
Roads and Drainage	\$ 1,364,400	\$ 630,700	46.2%	Within expectations
Snow	35,000	14,200	40.6%	Seasonal fluctuations - most work performed in Q1/4
Street Lighting and Signals	74,000	35,600	48.1%	Within expectations
Pest Control	66,000	33,500	50.8%	Within expectations
Fleet	199,300	81,300	40.8%	Within expectations
Total Operating Expenses	1,738,700	795,300	45.7%	
Net Property Taxes Required	<u>\$ 1,705,900</u>			

Parks - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Facility Rentals	\$ 22,000	\$ 17,900	81.4%	Facility rentals trending higher
Third Party Work	\$ 3,000	\$ 1,000	33.3%	Within expectations
Total Revenue	25,000	18,900	75.6%	
Operating Expenses				
Parks, Trails, and Grounds Maintenance	\$ 1,336,900	\$ 653,000	48.8%	Within expectations
Fleet	108,800	37,700	34.7%	Within expectations
Total Operating Expenses	1,445,700	690,700	47.8%	
Net Property Taxes Required	<u>\$ 1,420,700</u>			

Facilities - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Rentals, Facilities	\$ 33,600	\$ 9,800	29.2%	Within expectations. Rental increases expected in Q3/Q4.
Rentals, Residential	\$ 37,000	\$ 10,400	28.1%	Within expectations, Centennial House not yet rented
Total Funding	\$ 70,600	\$ 20,200	28.6%	
Operating Expenses				
Facilities and Building Maintenance	\$ 582,700	\$ 471,000	80.8%	Insurance paid Q1, Refer to summary re: custodial services
Fleet	4,800	2,900	60.4%	Insurance paid Q1. Within expectations
Total Operating Expenses	587,500	473,900	80.7%	
Net Property Taxes Required	<u>\$ 516,900</u>			

Facilities - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
Facilities Planning	\$ 150,000	\$ 46,000	30.7%	In progress, ongoing
Total Special Projects	150,000	46,000	30.7%	

Water - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Water Sales and Connections	\$ 6,662,700	\$ 1,435,700	21.5%	2nd & 3rd triannual bills account for 80% annual revenue
Investment Income	150,000	75,000	50.0%	Within expectations
Total Revenue	6,812,700	1,510,700	22.2%	
Operating Expenses				
Administration	\$ 575,300	\$ 324,400	56.4%	Within expectations
Maintenance	679,300	300,900	44.3%	Under due to staff position vacancy
Bulk Water Purchases	4,425,900	1,679,200	37.9%	Within expectation - seasonal demand
3rd Party Connections	41,400	17,700	42.8%	Based on public requests
Fleet	90,800	33,200	36.6%	General maintenance not required to date
Total Operating Expenses	5,812,700	2,355,400	40.5%	
Transfer to Reserves	1,000,000	500,000	50.0%	

\$ -

Water - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
Water Master Plan Update	100,000	-	0.0%	Tender in progress, work ongoing
Total Special Projects	100,000	-	0.0%	

Sewer - Operating Budget

Revenue	2024 Budget	2024 YTD	% of Budget	Comment
Sale of Service	\$ 2,171,800	\$ 707,600	32.6%	2nd & 3rd triannual bills account for 80% annual revenue
Investment Income	160,000	80,000	50.0%	Within expectations
Total Revenue	2,331,800	787,600	33.8%	
Operating Expenses				
Sewer Administration	\$ 371,900	\$ 179,300	48.2%	Within expectations
Maintenance	639,900	301,800	47.2%	Within expectations
Lift Stations	76,000	18,700	24.6%	Seasonal fluctuations - most work performed in Q2/3
Fleet	28,000	4,400	15.7%	General maintenance not required to date
Debt Servicing	65,300	-	0.0%	Brentwood Sewer Debt to start Spring 2025
Total Operating Expenses	1,181,100	504,200	42.7%	
Transfer to reserves	1,150,700	575,400	50.0%	

\$ -

Sewer - Projects and Strategic Initiatives

Description	2024 Budget	2024 YTD	% of Budget	Comment
Sewer Master Plan update	\$ 100,000	\$ -	0.0%	Tender in progress, work ongoing
Total Special Projects	100,000	-	0.0%	

Capital Budget	2024 Budget	2024 YTD	% of Budget	Comment
Roads Infrastructure Renewal				
Road Reconstruction	\$ 600,000	\$ 100	0.0%	In progress, scheduled completion Q4
Sidewalk and Bus Shelter Mtc	\$ 30,000	\$ -	0.0%	In progress, scheduled completion Q4
General Transportation Upgrades	\$ 150,000	\$ 12,000	8.0%	In progress, scheduled completion Q4
Roads Upgrading and Expansion				
General Sidewalk/Crosswalk Improvement	\$ 90,000	\$ 13,500	15.0%	In progress, scheduled completion Q4
Wayfinding Signage	\$ 50,000	\$ 24,900	49.8%	In progress, scheduled completion Q4
Active Transportation \$10M 4 Yr Plan	\$ 1,030,000	\$ 21,200	2.1%	In progress, scheduled completion Q4
Road Bike Lanes - Wallace Drive	\$ 1,070,000	\$ -	0.0%	In progress, scheduled completion Q4
School Zone Active Transportation	\$ 450,000	\$ 369,300	82.1%	In progress, scheduled completion Q3, Saanich X Rd sidewalk
Tanner Road Improvements	\$ 85,000	\$ -	0.0%	In progress, this is for conceptual design with completion in Q4
Roads Total	\$ 3,555,000	\$ 441,000	12.4%	
Drains Infrastructure Renewal				
Pipe Replacement Program, Steel	\$ 105,000	\$ -	0.0%	In progress, scheduled completion Q4
General Drainage Upgrades	\$ 150,000	\$ 76,000	50.7%	In progress, scheduled completion Q4
Drains Total	\$ 255,000	\$ 76,000	29.8%	
Building Infrastructure Renewal				
Facility Long-term Asset Mgmt Plan	\$ 440,000	\$ 95,800	21.8%	In progress, scheduled completion Q4
Centennial House Renovation	\$ 40,000	\$ -	0.0%	In progress, scheduled completion Q3
Police Dept Renovation	\$ 43,500	\$ -	0.0%	In progress, scheduled completion Q3
Building Total	\$ 523,500	\$ 95,800	18.3%	
Parks Infrastructure Renewal				
Annual Park Infrastructure Program	\$ 30,000	\$ -	0.0%	In progress, scheduled completion Q4
Centennial Park Splash Pad	\$ 225,000	\$ 700	0.3%	In progress, scheduled completion Q4
Parks Playground Replacement	\$ 50,000	\$ -	0.0%	In progress, scheduled completion Q4
Parks Total	\$ 305,000	\$ 700	0.2%	
Vehicles Infrastructure Renewal				
Police Vehicles	\$ 345,000	\$ 124,500	36.1%	In progress, vehicles to be delivered in Q3 & Q4
Fire Vehicles	\$ 1,630,500	\$ 1,345,400	82.5%	In progress, upfitting of new Engine to be complete in Q3
Parks Vehicles	\$ 404,000	\$ 86,200	21.3%	In progress, vehicles delivered in Q3
Roads Vehicles	\$ 513,000	\$ 355,000	69.2%	In progress, vehicles delivered in Q3
Vehicles Total	\$ 2,892,500	\$ 1,911,100	66.1%	
Equipment Infrastructure Renewal				
Server Replacement Program	\$ 64,000	\$ 10,100	15.8%	In progress, scheduled completion Q4
Desktop Replacement Program	\$ 175,400	\$ 19,600	11.2%	In progress, scheduled completion Q4
Phone Replacement	\$ 75,000	\$ -	0.0%	In progress, scheduled completion Q4
Tempest Eapply, Calls for Service	\$ 15,000	\$ -	0.0%	In progress, scheduled completion Q4
Tempest EPermit Project	\$ -	\$ 22,500	0.0%	Completed. Carryover expenses, grant funded
Maintenance Management Software	\$ 15,000	\$ -	0.0%	In progress, scheduled completion Q4
Office Workstations 2024 WFP	\$ 45,000	\$ 21,000	46.7%	In progress, scheduled completion Q4
Police Equipment	\$ 55,000	\$ 39,700	72.2%	In progress, scheduled completion Q4
Fire Equipment	\$ 140,000	\$ 14,400	10.3%	In progress, scheduled completion Q4
Equipment Infrastructure Upgrading and Expansion				
Traffic Signal Upgrades	\$ 100,000	\$ 22,600	22.6%	In progress, scheduled completion Q4
Traffic Signals and Controlers	\$ 40,000	\$ 38,500	96.3%	In progress, scheduled completion Q4
Yard Automatic Gate	\$ 45,000	\$ 8,100	18.0%	In progress, scheduled completion Q3
EV Charging Station	\$ 20,000	\$ 400	2.0%	In progress, scheduled completion Q4
Equipment Total	\$ 789,400	\$ 196,900	24.9%	
Water Infrastructure Renewal				
Vehicles	\$ 450,000	\$ 326,000	72.4%	In progress, scheduled completion Q4
Contingency	\$ 150,000	\$ -	0.0%	Not required to date
Main Replacement	\$ 2,000,000	\$ 133,700	6.7%	In progress, scheduled completion Q4
Water Total	\$ 2,600,000	\$ 459,700	17.7%	
Sewer Infrastructure Renewal				
Vehicles and Equipment	\$ 525,000	\$ -	0.0%	In progress, vehicles delivered in Q3
Contingency	\$ 250,000	\$ -	0.0%	Not required to date
Brentwood/Hagan Pump Station Force Main Upgrade	\$ 8,200,000	\$ 1,403,300	17.1%	In progress, scheduled completion Q1 2025
Sewer Main Replacement	\$ 500,000	\$ 5,300	1.1%	In progress, scheduled completion Q4
Kirkpatrick Lift Stn Upgrades	\$ 40,000	\$ -	0.0%	In progress, scheduled completion Q4
Devonshire Lift Stn Upgrades	\$ 40,000	\$ -	0.0%	In progress, scheduled completion Q4
Delamere Lift Stn Upgrades	\$ 30,000	\$ -	0.0%	In progress, scheduled completion Q4
Tsartlip I&I System Improvements	\$ 250,000	\$ -	0.0%	In progress, scheduled completion 2025
Sewer Total	\$ 9,835,000	\$ 1,408,600	14.3%	
Capital Work Force				
Capital Work Force	\$ 242,300	\$ 6,900	2.8%	Full compliment of staff to start Q3
Capital Work Force Total	\$ 242,300	\$ 6,900	2.8%	
TOTAL 2024 CAPITAL	\$ 20,997,700	\$ 4,596,700	21.9%	
2024 Capital Budget Amendment - Land Acquisition (Not included in Consolidated Statement)				
1124 Mt Newton X Rd	\$ 3,230,000	\$ 3,200,000	99.1%	Completed
Hovey Road, Lot A	\$ 4,670,000	\$ -	0.0%	In progress, scheduled completion Q3
7210 Wallace Drive (Trail ROW)	\$ 120,000	\$ -	0.0%	In progress, scheduled completion Q4
Land Total	\$ 8,020,000	\$ 3,200,000	0.0%	



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Q2 2024 Strategic Implementation Plan Progress

PURPOSE:

To provide an update to Council and the community on the progress made to date on the Strategic Implementation Plan (SIP), with Q2 2024 results.

BACKGROUND:

In 2024, Council adopted the 2024-2027 Strategic Plan that laid out the priorities and goals for the upcoming Council term. Taking that guidance, staff developed a Strategic Implementation Plan (SIP) to demonstrate the initiatives the organization will take to achieve progress towards those goals. Many of the initiatives are taken from previously adopted Master Plans or similar guidance documents, legislated requirements or previous Council requirements and taking feedback from the early 2024 Community Satisfaction Survey. The Integrated Planning and Reporting (IP&R) Framework is based on the community's aspirations for a period of at least 10 years through the adoption of the Official Community Plan and the Long-Term Financial Strategy and Asset Management Plan (AMP). It includes a suite of integrated plans that set out a vision and goals and strategic actions to achieve them. It involves a reporting structure to communicate progress to Council and the community as well as a structured timeline for review to ensure the goals and actions are still relevant.

IMPLICATIONS:

Strategic

Initial metrics were identified in the Strategic Plan. Refined metrics related to the Strategic Plan and SIP will be reported out annually in the Annual Report. The 2024 Annual Report, the first to include the metrics from this Strategic Plan, will be available in spring 2025.

Financial/ Resource

A 2nd quarter financial update, (provided to Council in Q2 and Q3), is also on the agenda for September 9th.

CONCLUSION:

The District continues to undergo significant activities at the conclusion of the second quarterly of 2024. In addition, substantial preparation was underway for the District's capital program that will see heavy activity in Q3. The Q3 2024 report is anticipated in early November.

Report written and submitted by:	Christine Culham, Chief Administrative Officer
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ATTACHMENTS:

Appendix A: Q2 Report 2024



INTEGRATED PLANNING & REPORTING

2024 – Q2 Report

April to June 2024

May 2024

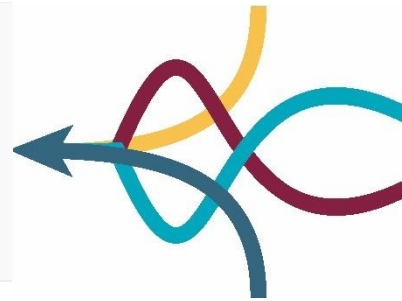
INTRODUCTION

ABOUT INTEGRATED PLANNING

The Integrated Planning and Reporting (IP&R) Framework is based on the community’s aspirations for a period of at least 10 years through the adoption of the Official Community Plan. It includes a suite of integrated plans that set out a vision and goals and strategic actions to achieve them.

It involves a reporting structure to communicate progress to Council and the community as well as a structured timeline for review to ensure the goals and actions are still relevant.

Guiding Documents	<p>The <u>Official Community Plan</u> is the overarching vision and guiding document for the future of Central Saanich. The District's <u>Asset Management Plan</u> is a long-term financial plan that forecasts the annual funding to be required into the future for maintaining and replacing District assets/infrastructure, such as roads and buildings.</p>
Vision	<p><u>Council’s Strategic Plan</u> is a short-term document that identifies the current priorities of Council and provides the organization’s leadership with the direction to ensure Council priority outcomes are achieved within their term. The Strategic Plan is developed at the start of Council's term and is informed by the Official Community Plan, Community Satisfaction Survey, community feedback, Council and staff.</p> <p>View <u>video highlights</u>.</p>
Resourcing Plans	<p>The Strategic Plan informs the development of the draft <u>2024-2027 Implementation Plan</u>, which lists the new projects the District has identified to achieve the goals of Council.</p> <p>The annual <u>Financial Plan</u> is a five-year balanced budget to guide our strategic investments and service plans while keeping property tax, utility fees, and user fees affordable over the long term.</p> <p>The WorkForce plan is a four-year analysis of the workforce needed to achieve the work plan.</p>



QUARTERLY REPORTING

Quarterly reports provide a progress update on the District’s 2024-2027 Strategic Implementation Plan. In addition, various aspects of reporting are provided during the Annual Report and Financial Plan process. The metrics for the strategic plan are provided in the Annual Report.



See Master Plans at CSaanich.ca/Plans

2024-2027 STRATEGIC PLAN



PRIORITIES	GOALS
<p>Invest in Infrastructure and Active Transportation</p> 	<p>Improve the active transportation network to foster a complete community where people live, work and play.</p> <p>Prioritize infrastructure investment renewal and upgrades that consider climate adaptation and mitigation, and future growth.</p> <p>Facilitate increased public amenities by leveraging resources and seeking partnerships, including childcare, recreation, healthcare, and social services.</p>
<p>Expand the Supply of Affordable, Attainable, and Rental Housing</p> 	<p>Adapt and respond to emerging legislation that seek to remove barriers and incentivize a broader range of housing options.</p> <p>Support and encourage development proposals that expand housing diversity, including purpose built rental and legal suites.</p> <p>Pursue partnerships with housing providers and government agencies to deliver affordable housing and amenities.</p>
<p>Foster a Community of Inclusion, Diversity and Accessibility</p> 	<p>Strengthen relationships with the WJOLELP (Tsartlip) and STÁUTW (Tsawout) First Nations based on the recognition of rights, respect and partnership.</p> <p>Support community inclusion, equity, accessibility and diversity through improvements to services and the built environment.</p> <p>Build an organizational culture of understanding of key equity, diversity, and inclusion concepts.</p>
<p>Cultivate a Resilient Economy and Thriving Agricultural Sector</p> 	<p>Be responsive to changing economic conditions and emerging sectors that help strengthen and diversify the District’s business and industrial community.</p> <p>Support the agricultural community and encourage farming that improves food security.</p> <p>Promote our unique character and encourage visitors and residents to support local businesses, agri-tourism and tourism opportunities.</p>
<p>Champion Climate Adaptation, Mitigation, and Preparedness</p> 	<p>Ensure a resilient community that is supported and prepared for extreme events through public education, planning and response.</p> <p>Improve natural asset and ecosystem management through the principles of preservation and restoration.</p> <p>Reduce GHG emissions by continuing to demonstrate climate leadership and apply a climate lens to decision making and initiatives.</p>
<p>Demonstrate Organizational Effectiveness</p> 	<p>Deliver excellent, accessible and responsive customer service for our diverse community.</p> <p>Continue to improve internal processes through adoption of best practices, legislative authority, and new technology.</p> <p>Continue to build strong relationships through collaboration and engagement with community members, service providers, and government agencies to advance community interests.</p>

Progress on the goals is reported in Annual Report.

2024 Q2 Update

Project Name	Dept	Schedule		Status			Q1 Update	Q2 Update
		Start	Target	Not Started	In Progress	Complete		
Develop a Corporate Diversity, Equity and Inclusion Framework and integrate into District's plans, processes and policies	Admin	2024	2024		0		Initial research has begun on the project. Project to commence in Q2	Project Charter has been developed and is being reviewed. Conversations with Consultant are underway.
Implement the Integrated and Planning and Reporting Framework	Admin	2024	2027		0		2024-2027 Workforce and Strategic Implementation completed & presented to Council through 2024 Financial Planning process.	Q2 update to be provided to Council on September 9
Modernize Human Resources systems and processes	Admin	2024	2027		0		Ongoing. Developed and implemented SharePoint Onboarding page with resources	Ongoing.
Modernize and maintain a comprehensive Occupational Health and Safety (OH&S) Framework ensuring a strong workplace safety culture	Admin	2024	2027		0		Corporate in-depth review of Safety Audit completed in 2023 to understand needs; Project Charter for Phase 2 currently under development	Request for Offer is drafted and will be advertised in September.
Continue to build a robust organizational learning culture with internal and external opportunities for staff development	Admin	2024	2027		0		Ongoing - Actions include supporting an internal learning and development calendar and the adoption of a Learning and Development corporate policy	Ongoing- Learning & Development Policy fully adopted. Intake of requests has been increasing as awareness has grown. Learning & Development calendar adopted.
Develop a coordinated service delivery model for recreation facilities on the Saanich Peninsula in partnership with the Peninsula Recreation Commission	Admin	2024	2025				The project charter has been developed for the project by the CRD and reviewed by municipalities. Outreach to First Nations and School District 63 will occur in advance of RFP.	An RFP has been issued and will close early Q3.
Establish a natural assets inventory and management plan	Climate Leadership	2024	2025	0				Project to commence in Q3 with background research and project scoping
Develop an expanded home retrofit program	Climate Leadership	2024	2025	0				Project scoping to commence in Q2, with program development through 2024
Implement non-infrastructure portions of Active Transportation, including policy, communications and education	Engineering & Corporate Services	2024	2025		0			Active Transportation Project Manager was retained, Community Engagement Specialist to be retained in early Q3
Implement Zero Carbon and Energy Step Code	Climate Leadership	2024	2025	0				Research and analysis in Q3 and present options to Council in Q4
Implement Maber Flats Management Plan including hydrology and wetland restoration	Climate Leadership	2024	2024		0			Regular meetings with WLC Lands Trust Society. Hydrologist has been hired and work will commence Q3

Project Name	Dept	Schedule		Status			Q1 Update	Q2 Update
		Start	Target	Not Started	In Progress	Complete		
Develop a Municipal Operations Energy and Emissions Strategy	Climate Leadership	2024	2024		0			Project is on-going. Consultants undertaking fleet and building assessments
Execute EV and Ebike Regional Public EV Charging Stations	Climate Leadership	2024	2024		0			Funding secured. Meeting with CRD early August to identify charger locations
Develop a public engagement framework and policy	Corporate Services	2024	2024		0		Project planning initiated	Project to launch Q3
Indigenous Engagement Requirements Funding Program Planning & Implementation for EDMA	Corporate Services	2024	2025		0		Discussion and workplanning underway with Tsawout and Tsartlip	Continuing discussions with partners. Driveway signs for Tsawout will be installed in September. Working with Tsartlip on numbering. Working with on a possible regional project
Facilitate the development of a satellite office for Beacon Community Services in Central Saanich	Corporate Services	2024	2024			0	Identified a space: Community Resource Office in Cultural Centre. Agreement in place and office open 4 days a week.	
Accessibility Plan Implementation	Corporate Services	2024	2026		0		SPARC BC Grant received; First training session offered to staff; Accomodation Administrative policy adopted and in implementation; Communications specific training underway	New grant application for playground upgrades submitted; Began hosting SPAAC for one year term
Develop and deliver ongoing Road Safety Campaign	Corporate Services	2024	2025		0		Winter campaign complete	Spring, Summer, Fall campaigns complete.
Age-Friendly Community Plan Implementation	Corporate Services	2024	2027		0		Funding of Care Fair provided. Beacon services established in Community Resource Office	\$5,000 annual funding will provide Lunch N' Learns via partners in Q3/Q4
Develop MOU with neighbouring First Nations	Corporate Services	2024	2026		0		Application for C2C was submitted in collaboration with Tsawout and Tsartlip and was successful	MOU research and foundation work underway
Update Water and Sewer Master Plan	Engineering	2024	2024		0		Terms of Reference drafted, RFP drafting in process with issue in March	RFP to be issued at beginning of Q3.
Engineering Standards Update	Engineering	2025	TBD	0			Project start in Q3 2024, draft RFP started with Terms of Reference	Project deferred to start in 2025 due to resourcing and BAU workload
Update Integrated Stormwater Management Plan	Engineering	2024	2025	0			Project start in late Q3 2024 with completion in 2025. RFP will be drafted in Q3	Project to start with RFP being drafted in late Q3.
Develop and implement GIS system	Finance	2024	2025	x			Start in Q4	
Develop a Fire Department Master Plan	Fire	2024	2024		0		Project Charter completed. RFP scope of work underway	RFP Awarded and Kick Off meetings began.

Project Name	Dept	Schedule		Status			Q1 Update	Q2 Update
		Start	Target	Not Started	In Progress	Complete		
Implement Fire Department Software Solution	Fire	2024	2024		O		Implementation ongoing with FirstDue staff support. 2 Modules ready to go-live. Remaining modules implemented by Q4	Inspection and Asset Module is now live and waiting on ECOMM for Responding module.
Undertake a Climate Change Risk and Vulnerability Assessment and develop implementation plan	Fire	2024	2024		O		RFP is posted	Consultant has been chosen and kickoff meeting has taken place. Meetings are being set up for research and engagement planning.
Review and update of Emergency Response Plan	Fire	2024	2024	O			Developed project scope, RFP in Q2, to be completed by Q4	ERP is being reviewed and being updated. Will continue to be a "living document" as there will be new requirements with legislation. This has been delayed and the province is expected to pass legislation in 2025
Develop a health and wellness program for our first responders	Fire	2024	2025		O		Project Charter underway	Deferred to Q3 to complete Charter and sign off.
SSMUH Land Development Analysis	Planning	2024	2025			O		Project complete
Parking Standards Review	Planning	2024	2025			O		Consultant report complete - new standards will be integrated into Zoning Bylaw in 2025
Provincial Housing Initiatives Implementation	Planning	2024	2025		O			Housing Targets and reporting systems are being developed.
Update bylaw enforcement procedures, including streets and traffic	Planning	2024	2024	O				Project to commence in Q3 with background research and bylaw review
Update Building Bylaw with new Building Code requirements	Planning	2024	2025	O				Project to commence Q4 and completed in 2025
Implement Improvements to Approval Process	Planning	2024	2024		O			Efficiencies in development application processes were approved by Council in Q1. Correspondence policy still to be determined.

2024-Q2 UPDATE- CAPITAL PLAN



PROJECT	Schedule		Status			Q2 Comments
	Start	Target	Not Started	In Progress	Completed	
Active Transportation Plan						
Wallace Drive Bike Lanes	2024	2025		o		Tender awarded for construction, completion anticipated 2025
Crosswalk Wallace Drive at North end of Willow Way	2024	2024		o		Tender awarded for construction, completion anticipated 2025
Pathway Wallace Drive: Stelly's School to Willow Way	2024	2025		o		Tender awarded for construction, completion anticipated 2025
Sidewalk East Saanich Rd: Wallace Drive to Polo Park Crescent	2024	2025		o		Project coordinated with CRD watermain replacement project, design underway.
Bike Lane Wallace Drive: Prosser Rd to Mt Newton X Rd	2024	2024		o		Design underway, construction to occur with Wallace Drive Watermain replacement
Pathway Wallace Drive: Hovey Rd to Prosser Rd	2024	2025	o			Detailed design not started. Scope under review subject to Municipal Land acquisition.
Central Saanich Rd Pathway	2024	2026		o		Conceptual design started, initial comments from Tsawout received, detailed design underway
MUP Mt Newton X Rd (Hwy 17 to Lochside)	2024	2025		o		Tender awarded for construction, completion anticipated 2025
Mt Newton Pathway (Saanichton to Hwy 17)	2024	2025		o		Conceptual design completed with initial review by CRD, Island Health and Tsawout complete, further option refinement
Capital Plan						
Road/Drains						
Paving program: Wallace Dr, Keating X Rd, neighbourhood resurfacing	2024	2025		o		Contractor procurement, and staff planning for carrying out paved portion
Water/Sewer						
Wallace Dr. Watermain replacement - East Saanich to Prosser	2024	2025		o		Detailed design underway with completion in spring. Tender in Fall after public engagement
Brentwood Bay Sewer Replacement	2024	2026		o		Linear construction tender has been awarded with works starting in late March
Parks						
Construct a splash pad at Centennial Park	2024	2024		o		Conceptual design underway with procurement for design build to follow
Fleet Plan (*All anticipated EV's unless otherwise noted)						
Police Replacement - Dodge Charger (3)	2024	2024		o		Procurement underway with delivery in 2024
Parks Pickup Truck (2)	2024	2024		o		Procurement occurred in late 2023, with delivery in 2024
Municipal Yard Cargo Van	2024	2024			o	

2024 WORKFORCE PLAN PROGRESS



The District’s 2024-2027 Workforce Plan identifies the required staff to support the District’s routine operations, such as upcoming capital projects, as well as delivering the new projects to achieve the goals of the 2024-2027 Strategic Plan. The Workforce Plan will be reviewed annually during the Financial Plan, and FTE requests may change subject to operational needs, funding availability, and Council approval.

Most of the 2024 positions required are hired or in progress.

Department	Capacity Shortfall/Gap	FTEs Requested	2024 Budget	Filled
Administration	Administrative Support	1	1	Y
Corporate Services	Communications Specialist-Climate	1	1	Y
Engineering	Engineering Technician-Capital/Active Transportation	2	2	Y
Finance and IT	Financial Analyst – Capital	1	1	Y
	GIS Coordinator	1	1	Q4
	Network Client Specialist	1	1	In progress
Planning	Planning Technician	1	1	Y
	Building Inspection	0.4	0.4	Y
	NEW Community Planner (18 month)	1	1	In progress*

*was filled. Due to internal promotion, currently in progress.

APPENDICES

A. Strategic Implementation Plan (including metrics)

B. Workforce Plan with Funding Sources and Detail

C. Related Plans and Documents

APPENDIX B:

WORKFORCE PLAN FUNDING SOURCES AND DETAIL

Funding Source	Department	Capacity Shortfall / Gap	2024	2025	2026	Business Need
Taxes	Administration	Administrative Support		0.5		0.4 increase to address business as usual (BAU)** backlog
	Administration	OHS and Disability Management		1		Ensure compliance is met and best practices are adopted in the area of corporate occupational health and safety and disability management
	Corporate Services	Police Communications			0.5	Increase to address BAU backlog
	Engineering	Roads Labour		1		To support BAU backlog
	Finance & IT	GIS Coordinator	1			To address BAU backlog and incremental increase due to inadequate GIS system to support effective District services
	Finance & IT	Network Client Specialist	1			To address significant BAU backlog and incremental increase in service delivery.
	Fire	Fire Inspection and Prevention			1	To address BAU inspection backlog and incremental service increase for climate mitigation and emergency response.
TOTAL FULL TIME EQUIVALENT (FTE)			2	4	0.5	
TOTAL CUMULATIVE ANNUAL FUNDING*			\$ 69,100	\$ 395,800	\$ 697,100	
Surplus	Administration	Administrative Support	0.5			This is the same position as above being implemented April 1, 2024 to May 31, 2025 as a 0.5 FTE funded from surplus. Position will increase to 1.0 FTE June 1, 2025 funded then from Taxes
	TOTAL CUMULATIVE ANNUAL FUNDING*			\$ 31,400	\$ 19,900	
Grant	Corporate Services	Climate Mitigation and Response Public Education and Communications	1			To address BAU backlog and incremental increase for Climate Mitigation and Response for public education activities. <i>Term position. Position will be renewed in 2026 if Provincial grant funding is continued.</i>
	TOTAL CUMULATIVE ANNUAL FUNDING*			\$ 37,900	\$ 93,700	\$ 96,500
Increased Permit Revenue	Planning	Planning Technician and Building Inspection	1.4			To support BAU backlog and significant increase in development services
	TOTAL CUMULATIVE ANNUAL FUNDING*			\$ 44,900	\$ 158,300	\$ 167,900
Capital Reserves	Finance & IT	Financial Analyst - Capital	1			To address incremental BAU increase and project management for Active Transportation projects and Capital projects due to increased service levels.
	Engineering	Engineering Technician - Capital/Active Transportation	2			To address incremental BAU increase and project management for Active Transportation projects and Capital projects due to increased service levels
	TOTAL CUMULATIVE ANNUAL FUNDING*			\$ 242,300	\$ 343,100	\$ 367,500
TOTAL FTE = 11.9			By year:	7.9	3.5	0.5

* Annual funding is total cumulative cost (not new)

**Business as Usual (BAU) is an umbrella term that covers all standard, day-to-day business operations, such as:

- a. Staff members carrying out their daily tasks, as defined by their job description
- b. Outcomes or deliverables resulting from projects that are integrated into the daily operations of the business
- c. Asks deemed crucial to running the daily operations of the business
- d. Tasks carried out to fulfill terms of contracts or agreements

Previously published plan does not include 18-month community planner position funded by the province.

APPENDIX C:

RELATED PLANS AND DOCUMENTS

[Age-Friendly Plan](#)

[Accessibility Plan](#)

[Active Transportation Plan and Accelerated Active Transportation Plan Staff Report 2023](#)

[Agricultural Area Plan](#)

[Capital Plans](#)

[Childcare Action Plan](#)

[Climate Action Plan and EV and E-Bike Strategy](#)

[Community Economic Resilience Plan](#)

Community Wildfire Protection Plan (under development)

Emergency Response and Recovery Plan

Evacuation Plan

Extreme Weather Response Plan

[Financial Plan and Long Term Financial Strategy and Asset Management Plan](#)

Hazards, Risks and Vulnerability Plan

[Housing Needs Assessment](#)

[Keating Business District Implementation Plan](#)

[Keating Parking Strategy](#)

Parks Master Plan (in process)

[Official Community Plan](#)

[Residential Infill and Densification Plan](#)

[Saanichton Village Design Plan](#)

[Sewer Master Plan](#)

[Stormwater Master Plan](#)

Transportation Master Plan (to be updated)

[Wayfinding Master Plan](#)



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Interim Housing Need Report

PURPOSE:

The purpose of this report is to provide Council with an interim housing needs report to meet legislative requirements and ensure that the necessary data is available for current grant opportunities. A full Housing Needs Report will be prepared by January 1st, 2025.

BACKGROUND:

In late 2023, the Province of British Columbia introduced significant changes to the Local Government Act to address the ongoing housing crisis and expand housing options across the province. Bill 44, the Housing Statutes (Residential Development) Amendment Act, mandates that all local governments update their housing needs reports using a standardized methodology over a 20-year time frame. This approach aims to provide a clearer understanding of housing needs throughout British Columbia and better equip municipalities to address these challenges.

Municipalities are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, using the new standardized HNR Method. Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include three new, additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation.
- A statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The first “regular” Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. These changes will help local governments, and the B.C. government better understand and respond to housing needs in communities throughout B.C.

DISCUSSION:

Housing Need

The number of housing units that the District will need to create was calculated using the Housing Needs Report (HNR) Method prepared by the Province. The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

These include:

- Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
- Supply of units to reduce homelessness.
- Supply of units to address suppressed household formation;
- Supply of units needed to meet household growth over the next 5 or 20 years;
- Supply of units needed to meet at least a 3% vacancy rate; and,
- Supply of units needed to meet local demand (the “demand buffer”). This component is only included for municipalities.

Figure 1 outlines the number of units needed to meet housing need in the District and is included in the Interim Housing Need Report.

Central Saanich DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	60.66	242.66
B. Persons Experiencing Homelessness	43.19	86.38
C. Suppressed Household Formation	82.52	330.09
D. Anticipated Growth	724.14	1,990.64
E. Rental Vacancy Rate Adjustment	5.22	20.90
F. Additional Local Demand	201.26	805.06
Total New Units – 5 years	1,117	
Total New Units – 20 years		3,476

Figure 1

Unlike the Provincial Housing Target order that was issued to the District in the Spring of 2024, the HNR Method includes a demand buffer to ensure that the HNR Method, in calculating the total number of units needed over 5 and 20 years, accounts for units required to meet “healthy” market demand in municipalities. The demand buffer essentially builds in the extra capacity that is needed to meet healthy market demand – which is needed to provide more housing choices. This helps accommodate fluctuations in market conditions and ensures a diverse range of housing options for residents. Examples of the kind of demand for extra capacity include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities. This buffer contributes to the discrepancy between the District’s Housing Need and Housing Target.

The full Interim Housing Needs Report can be found in Appendix A.

Bill 44 & Housing Needs Assessment Report

The interim report provided today serves as a temporary measure to position the District effectively for federal funding opportunities. Under Bill 44, municipalities are required to align zoning bylaws with their Official Community Plans and Housing Needs Reports to pre-zone for the total housing required by their communities by December 31, 2025. This process is set to begin in January 2025 and will benefit from the most current housing needs data. To support this, staff plan to complete a full Housing Needs Assessment by the end of 2024, ensuring the District can accurately plan and prepare for these future

projects with comprehensive housing-related data. Further guidance on this will be released by the Province in the Fall.

OPTIONS:

Option 1 (recommended):

Receive the District of Central Saanich Interim Housing Needs Report.

Option 2:

Provide alternative direction

CONCLUSION:

The Interim Housing Needs Assessment Report will assist the District in understanding shifts in housing demand, addressing recent Provincial housing legislation, and identifying the types of housing most needed in our community now and in the future. These insights will inform the review of the Official Community Plan and zoning bylaw, and will be further refined with a comprehensive housing needs assessment to be completed by the end of the year.

Report written by:	Julie Bull, Community Planner
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Interim Housing Needs Assessment

Interim Housing Needs Assessment

Total 5-year and 20-year housing need

The following table summarizes data from Statistic Canada to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Central Saanich DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	60.66	242.66
B. Persons Experiencing Homelessness	43.19	86.38
C. Suppressed Household Formation	82.52	330.09
D. Anticipated Growth	724.14	1,990.64
E. Rental Vacancy Rate Adjustment	5.22	20.90
F. Additional Local Demand	201.26	805.06
Total New Units – 5 years	1,117	
Total New Units – 20 years		3,476

Housing and Transportation Need Statement

The District of Central Saanich acknowledges the importance of developing housing in proximity to transportation infrastructure. To address this need, the District plans to implement several actions including prioritizing the integration of housing projects with existing and planned transit routes, implementing our Active Transportation Plan by expanding and improving pedestrian and cycling pathways to connect residential areas with key amenities, and enhancing public transit options to ensure reliable and frequent service. Additionally, the District will explore zoning improvements and incentives to

encourage higher-density developments near transportation hubs, promoting sustainable and accessible living environments.

Housing Actions Taken Since 2020 Housing Needs Report

Since the release of the 2020 Housing Needs Report, the District of Central Saanich has undertaken a series of strategic actions to address the community’s evolving housing needs. These initiatives aim to enhance affordability, increase housing supply, and ensure that our housing strategies align with the latest demographic and market insights. Below is an overview of the key actions taken to improve housing outcomes and meet the objectives outlined in the report.

2020	2021	2022	2023	2024
Completed the Residential Infill and Densification Guidelines and Policy	Updated the Land Use Bylaw as part of the Residential Infill and Densification project	Completed Second Draft of Official Community Plan and public engagement.	Completed the District's new Official Community Plan 2023	Advancing a civic redevelopment initiative, which may achieve increased housing units
Launched the Official Community Plan review	Implemented a professional reliance model for complex building permits, to streamline the approval process.	Launched web-based application platform for building permits and planning applications	Implemented new secondary suite compliance guidelines, to make it easier for homeowners to comply with District bylaws.	Implemented development application process improvements
Completed the Farm Worker Accommodation study	Secured a grant and initiated the e-permitting project	Commenced ALR and Rural Accessory Dwelling Review	All Building and Plumbing Permits are available for on-line submissions. Building Inspections can now be booked on-line	Undertaking engineering infrastructure master plans.
Developed the Saanichton Village Design Plan	Developed an active transportation plan to align land use and transportation priorities			Implemented housing initiatives required by Provincial Bill 44.

In addition to the District's initiatives to support housing development, Central Saanich has approved 558 new dwelling units since 2020. This substantial increase in housing reflects the District's ongoing commitment to addressing the growing demand for both market and non-market housing options. With the recent updates to zoning bylaws and the Official Community Plan (OCP), these numbers are expected to rise even further. The updated policies are designed to encourage higher-density developments, streamline the approval process for new housing projects, and support a diverse range of housing types that cater to the varying needs of the community. As Central Saanich continues to implement these forward-thinking strategies, the District is well-positioned to accommodate future population growth and enhance the availability of affordable housing options for all residents.

	Detached Single Family Dwelling	Suite (new house)	Suite (existing house)	Accessory Dwelling Unit	Multi-family	Total
2020	8	8	5	1	26	56
2021	28	8	13	1	100	158
2022	17	5	3	6	50	86
2023	6	1	8	6	236	258
Total	59	22	29	14	412	558



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Agricultural Community Outreach Results & Next Steps Re: PAAC

RECOMMENDATIONS:

That the District of Central Saanich:

- 1) *With regards to the Peninsula & Area Agricultural Commission,*
 - a. *Member municipalities proceed with a Terms of Reference review for the PAAC, with drafts and changes going to PAAC for the information and feedback prior to the end of 2024;*
 - b. *That, once PAAC has been consulted, the revised Terms of Reference be referred to each member municipality in early 2025 for their consideration and adoption;*
 - c. *Reach out to the Saanich Fairgrounds to ask about meeting space moving forward for PAAC;*
- 2) *Organize an annual Agricultural Open House on both timely and general topics of interest;*
- 3) *Reach out to the agricultural community via survey in a 2025 mailout to seek additional feedback on areas of focus and best methods of engagement for the upcoming Agricultural Plan Review.*

PURPOSE:

To provide Council with the results of the feedback it sought from the agricultural community during its governance review and consideration of withdrawal from the Peninsula and Area Agricultural Commission and provide Council with additional opportunities to engage with the District's Agricultural community.

BACKGROUND:

The District of Central Saanich (District), along with the District of Metchosin(Metchosin) , the District of North Saanich (North Saanich) and the District of Saanich(Saanich)are participants in the Peninsula and Area Agricultural Committee (PAAC).

PAAC is a long-standing, sub-regionally focused external advisory body founded and maintained by the member municipalities. Its intended purpose, since it's creation in 1997, has been to provide advice, information, and assistance to the member municipalities on matters involving agriculture. Advisory bodies provide information and advice to Council to assist with decision making. This two-way communication is intended to use local and/or expert skills, knowledge and experience to provide advice to Council that complements that of staff, consultants and members of Council.

The 2024 contribution to the PAAC by the District is \$4148. The funding goes to the administration of the committee, which includes a contracted clerk, and funds identified for 'additional educational

opportunities'. Each municipality pays a portion. The administration, including the management of the clerk, has been the responsibility of Saanich since the Committee's inception. The PAAC Terms of Reference (ToR), most minutes and agendas, and the annual reports are available online. The composition of PAAC includes: one Council liaison from each municipality as non-voting representation; Councillor Paltiel is the Councillor Liaison for the District. There are 12 PAAC voting representatives, however there is no have a formula for representation from the 4 participating member municipalities, and all are appointed at-large.

In the past, the District has also had a District only Agricultural Advisory Commission or the Newman Farm Agricultural Program Committee). Both ended in 2019 when Council updated the Procedures Bylaw and opted for time limited Task Forces over Advisory Committees.

In the past year, the discussion on the role of PAAC is as follows:

- July 31, 2023: PAAC staff reach out to the District to request two appointments in August 2023. Staff advise PAAC Committee Coordinator (contracted by Saanich) the requirement for the District to endorse appointments, as the original letter is addressed to Saanich. Staff also advise Committee Coordinator that the item will go the first meeting in September as there are no August meetings
- September 2023: Prior to the District's Council's (Council) consideration of the applicants put forward by SPAAC, Council learns that the other three municipalities have confirmed the appointments and publicized them, therefore publicizing any decision the District would make by process of default. Council deferred the appointment in favour of a governance review and referred the motion to the three other member municipalities.
- October/November 2023: As per the motion, the District reaches out to the other member municipalities, and requests their participation in a joint governance review.
 - *Motion from the October 10, 2023 Closed Council Meeting:*
 1. *That Central Saanich will not be making appointments until a governance review of PAAC has been conducted.*
 2. *That Council request the support of the other member municipalities in this governance review*
 3. *The staff processes for managing the committees be clarified as part of the review*
 4. *That staff rise and report on this to the Chair and support staff of the PAAC on Wednesday, and Mayor Windsor attend the next meeting on behalf of Central Saanich.*
- November 2023: Metchosin and North Saanich indicate support for a governance review.
- December 2023: Saanich Council requests a referral to the CRD to seek their interest in a sub-regional or regional agricultural committee. While not directly privy to their response, it is staff's understanding the CRD declined.
- May 2024: Saanich advises the District of their support for a review, requesting that the District manage the Terms of Reference update and incorporate feedback from member municipalities and PAAC. Advises staff that the existing clerk and meeting room support will discontinue at the end of December 2024, and requests that District staff include the matter of administrative support and meeting space in the upcoming Terms of Reference review. Saanich has provided this support to the PAAC for 20 years. The District expressed gratitude for this service.
- June 2024: Council received Saanich's response and directed the following:

- *That staff be directed to reach out to farming stake holders within Central Saanich to engage on transitioning our resources away from the Peninsula and Area Agricultural Committee to other options or initiatives.*
- July 2024: As directed by Council, a survey is launched, then extended given the season (as per feedback received). Survey shared via limited email distribution list and promoted via social media and public notice; non-survey based feedback through the District's municipal.hall@csaanich.ca email and shared previous agendas. Survey and non-survey based feedback welcomed to be shared via agricultural networks. Results are summarized below.
- September 2024: Report back to Council for further direction

DISCUSSION:

Timeline

Many months have passed since the original request for a governance review. A major factor in the delay was the gap between the late November 2023 agreement to participate in the governance review from Metchosin and North Saanich, and that received from Saanich in May, 2024. The delay included a referral to the CRD to seek feedback if there was interest in a regional approach; The District was not included in the response to that request.

North Saanich and the Metchosin also have standalone agricultural committees. The Town of Sidney and the Juan de Fuca Electoral Area were also previously members of PAAC. The Terms of Reference were last "reformatted" in 2016, and reviewed in 2014.

Engagement

As directed by Council, staff reached out the agricultural survey – primarily via survey. Verbatim comments have not been included, both for privacy reasons and due to a few that violate the District's Respectful Workplace Policy. The overall results are as follows:

- 47 survey responses
 - Have you heard of the PAAC? 100% yes
 - As a farmer or agricultural member of the community, have you felt advocated for by the PAAC, or benefited from their programs, advocacy or public education? 95% yes
 - Would you like the District to continue to be a member of the PAAC? 95% yes
 - Would the District be better served by a District specific agricultural group? 83% no
 - Would twice a year District-specific Agricultural Round Table event, focusing on issue-specific items between the District and agricultural community and open to District farmers, be of greater benefit? 82% no
 - Should the District support other local or regional agricultural initiatives, such as the South Island Farmers Institute? 60% yes
 - What do you think the District can do to support engagement with the farming community? (open ended)
 - 12 responses: Advocate directly to regulators on issues of importance to the District's agricultural community
 - 3 Responses: Reinstate the Agricultural Advisory Committee
 - 2 responses: Focus on central Saanich as a rural agricultural community as supported in the OCP. Three municipalities have the capacity for food sustainability in the CRD: Central Saanich, North Saanich and Metchosin. Spoke contains our amazing water supply the capacity of which residential

development must never strain. The other CRD municipalities are residential and that strains our sustainability.

- Use property tax notices to survey farmers
- Limited authority at the local level to make an impact versus Federal/Provincial
- Plan needs to include the issue of tenant farmers versus landowner farming

In summary, the overall engagement feedback was to keep PAAC, but work together: coordination and cooperation is key. Other activities can include advocacy to regulators on behalf of the agricultural community, including to the CRD for the continuation of the agricultural water rate.

Management of PAAC

Since the requests to seek our partner municipalities' cooperation in the governance review, and the District's pause of appointments until completion of the governance review, the individuals who were not confirmed by member municipalities as per the ToR, began receiving materials, attending meetings, being listed on the minutes and providing written reports to the PAAC.

The District's intent to make appointment and requests for a review of the ToR process have been called into question publicly by members of PAAC. Reviews of ToR is considered best practice. This is even more important when multiple municipalities are involved.

Regular onboarding of members, training and oversight by an impartial Committee Coordinator who receives appropriate oversight and an annual review of the ToR by member municipalities recommended by District staff as part of the governance review.

Format and Role

Committees are typically internal, while commissions are often external. Advisory bodies are meant to provide input and expertise to a governing body. Advisory bodies should direct any commentary or criteria to the relevant 'parent' governing body. There should not be any independent activation or advocacy against a member or disrespect shown to other members. A code of conduct provision, including a clear scope for the spokesperson, should be included or discussed in the review.

As local governments are creatures of the Province and exist via guiding legislation that must be adhered to, so too are advisory bodies established by local governments and are bound by the rules laid out in their terms of reference and are not to go beyond them. Committees formed by local governments to provide input on areas of expertise and interest, such as PAAC, or the Saanich Peninsula Accessibility Advisory Committee, are intended to act through their founding local governments, including providing input or advice on matters within their terms of reference.

The role of a committee and their members, instituted by are guided by the ToR. An advisory committee is not an advocacy committee. It provides advice and guidance to the local governments; members can advocate as individuals but may not use their position as Advisory Committee members, or the advisory committee itself, to do so.

Any group of similarly driven individuals can come together and form a society or other group who can advocate on their area of choice. This could be done without the involvement of the municipalities and offer freedom of advocacy without limitations to the bound and respectful relationship that should exist between a local government and its advisory body.

The District could, if it wishes, instead establish a District-specific agricultural committee. This would focus on District-specific agricultural challenges, advocacy and referrals and could still call on many of the same experts (as a large majority, we are proud to say, are from Central Saanich). The District would need to provide notice to the other members, draft and adopt the new committee’s TOR, recruit membership, and initiate meetings. In many ways this would be the same level of effort required to sustain PAAC given the withdrawal of support from Saanich, but would be focused on the District’s agricultural community.

District Agricultural Projects Underway

- A review of the agricultural plan is planned for 2025, to provide an update and reflect the many recent community and global changes and legislative updates that have occurred since the previous plan.
- Agricultural Housing Review, underway
- Agricultural Open House, planned for later this fall
- Business and Agriculture Wayfinding Signage Program, timing still under development
- In early 2024, Council granted \$1000 to the South Vancouver Island Farmer to Farmer event.

Scope

In Scope (Terms of Reference)	In Scope (General)
Membership	Meeting Support (clerical support with meeting support role, space, hosting agendas/minutes)
Mandate	Billing/Finance
Conflict of Interest	Orientation
Membership Distribution (including appointments and process)	Method to ensure support and guidance on adhering to meeting procedures and TOR
Member Roles & Responsibilities	Minutes standards
Meeting Details	Staff involvement/roles/liaisons
Financial support	Financial process
Reporting requirements	
Terms of Reference review period	

IMPLICATIONS:

Strategic

In Council’s 2024-2026 Strategic Plan, one of the priorities includes “Cultivate a Resilient Economy and Thriving Agricultural Sector”, including the goal of “support the agricultural community and encourage farming that improves food security.”

Legislative/Policy

Letter writers and speakers have previously requested that appointments continue during the governance review process. As the appointments and a process discrepancy were one of the triggers for the governance review, this is an area of need for a close review during the anticipated governance work. In addition, it would be inefficient to appoint someone temporarily to the PAAC if there is potentially a wish to not have them appointed in the newly revised PAAC under a newly adopted TOR which could include a different committee composition or criteria. Finally, the appointment process currently requires unanimous consent of the participants, and no process is outlined for disagreement or individual municipal representation. In lieu of a clear appointment process and the previous issues, it is suggested that any appointments wait and that the member municipalities understand that

recommendations and discussion might, temporarily, take part with a commission that at times is under quorum.

Currently the District is aware of two vacancies that have been waiting since Fall 2023. The remaining 10 filled positions of voting members, of which 6 would constitute quorum. PAAC can request, as part of the TOR review, to reduce quorum requirements.

Regarding the previously directed governance review, if directed to proceed, staff would propose the following:

- Meeting of Corporate Officers or appointees to discuss areas of concern, best practice, items outside of the TOR that should be simultaneously addressed
- Once a new TOR and additional details have been coordinated, provide the draft to PAAC for comment
- Review of the PAAC comments by the Corporate Officers/staff for possible inclusion
- A staff report and referral by Central Saanich to the other participants for their endorsement.

A requirement for orientation will also be recommended, as there has been demonstrated need to ensure a common understanding of meeting procedures and the guidelines of the TOR.

Financial/ Resource

Governance is contained within the duties of Corporate Services – Legislative Services division of the District. The current Corporate Officer and Deputy have the required knowledge to complete a terms of reference review, in cooperation with staff of the other municipalities. If Council wishes, it could contract out the governance review.

If additional resources are needed following the review, including for new meeting space or due to an increase in the costs, this will be forwarded along with the governance recommendations to the member municipalities.

Financial (e.g. billing) for the PAAC costs has previously been done by host Saanich – moving forward, the review will need to identify how these services are provided.

Given Saanich's withdraw of management of the support services, the participants would need to provide clerical support, meeting space, website presence, billing/financial support. This will need to be identified as part of the review and as part of the 2025 financial request from the participants. There will likely be resource implications, if not staff providing clerical support then supervision of a contractor to do the same, website updating etc.

Legal/HR

Due to the original error in the appointment process, the District was at legal and reputational risk related to the delayed appointments. A clear process in a TOR will help alleviate this risk in the future.

The clerical support for PAAC has long been a contractor, and this will likely continue. The governance review will have to address who is responsible for the management and oversight of the contractor.

Communications

The outreach directed by Council identified the lack of a coordinated method for the District to reach out to the agricultural community. Staff will review opportunities to collect contact information, on a voluntary basis, for those who wish to be informed of the District's agricultural activities and engagement opportunities.

OCP

The Official Community Plan, adopted in 2023, identified the following:

- Continue to support and seek input from the Peninsula and Area Agricultural Commission (PAAC) on farm related matters and efforts to strengthen the local farm network through sharing of information, and to facilitate annual or biannual meetings with representatives of the District and farming community.

OPTIONS:

Option 1 (recommended):

That the District of Central Saanich:

- 1) With regards to the Peninsula & Area Agricultural Commission,
 - a. Proceed with a Terms of Reference review for the PAAC, with drafts and changes going to PAAC for the information and feedback prior to the end of 2024;
 - b. Reach out to the Saanich Fairgrounds to ask about meeting space moving forward for PAAC;
 - c. That, once PAAC has been consulted, the revised Terms of Reference be referred to each member municipality in early 2025 for their consideration and adoption;
- 2) Organize an annual Agricultural Open House on both timely and general topics of interest;
- 3) Reach out to the agricultural community via survey in a 2025 mailout to seek additional feedback on areas of focus and best methods of engagement for the upcoming Agricultural Plan Review.

Option 2:

That the District of Central Saanich:

- a) With regards to the Peninsula & Area Agricultural Commission,
 - a. Provide notice to the other participants and PAAC that effective immediately it will withdraw from the Peninsula and Area Agricultural Committee as a member municipality.
 - b. Encourage PAAC to form as a non-profit organization that can continue the desired advocacy and independent voice for the agricultural community.
 - c. Advise PAAC that if formed as a standalone body, the District would consider a request for funding support and a Council liaison.
- b) Organize an annual Agricultural Open House on both timely and general topics of interest,
- c) Ensure inclusion in the upcoming Engagement Strategy to identify meaningful ways to engage the broader District agricultural community including for the upcoming Agricultural Plan Review.

CONCLUSION:

The District is a member of the Peninsula and Area Agricultural Committee. In 2023, Council initiatives and received support from all current municipal participants for a governance review. A subsequent request for consultation with the agricultural community prior to Council considering leaving the group has resulted in strong support for continued engagement with the agricultural community.

Report written and submitted by:	Emilie Gorman, Director of Corporate Services & Corporate Officer
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A: PAAC 2023 Annual Report
- Appendix B: [PAAC Terms of Reference](#)

**PENINSULA & AREA
AGRICULTURAL COMMISSION
2023 ANNUAL REPORT**



Robin Tunnicliffe
Chair

March 2023

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Peninsula & Area Agricultural Commission

2023 ANNUAL REPORT

1. BACKGROUND

Initiated in 1997/98 with the completion of the *Agricultural Strategy Report for the Saanich Peninsula*, the Peninsula & Area Agricultural Advisory Commission (PAAC) is financially supported by the Districts of Saanich, Central Saanich, North Saanich and Metchosin (the “member municipalities”).

PAAC's Mandate is to act as a resource, provide advice, information, and assistance - upon request or proactively - to the member municipalities on matters involving agriculture in the areas served by the member municipalities and the region, and to facilitate the development of initiatives for implementation of the [Saanich Peninsula Agricultural Strategic Objectives](#). Our basic objective is to support and promote the sustainability of farming.

2. HIGHLIGHTS FROM 2023

2.1 South Island Farmers' Institute (SIFI)

The following report was submitted by Katie Underwood, founder of SIFI.

In April 2023, PAAC sponsored a Farmers' Institute introduction day at the Saanich Fairgrounds. Over 50 attendees engaged in a panel presentation and discussion of BC Farmers' Institutes.

Twenty-three (23) farmers and agricultural sector organizations emerged as founding members of the South Island Farmers' Institute (SIFI), showing interest and enthusiasm in ongoing community education, networking, advocacy, and services such as tool sharing, bulk buying, a labour pool, and the revival of Farmer-to-Farmer education.

Officially recognized by the Ministry of Agriculture and Food in July 2023, SIFI formed partnerships with 3 non-profit organizations. These collaborations facilitated various services, including cover crop provisions for 18 small-scale farms through SPEC-BC, ongoing access to FarmFolk-CityFolk's mobile seed cleaning trailer, and operational supports from Haliburton Farm.

During the fall of 2023, SIFI organized two events:

1. Seed Saving Resiliency workshop in Metchosin at Sea Bluff Farm

2. Sustainers Series, showcasing farmers who have shown long term farm sustainability and resilience in food production on the South Island.

The sustainer speaker is paired with a presentation highlighting an area of regional concern to farmers. Larry Sluggett of Sluggett Farm and Mike Doehnel from the CRD Water Advisory Committee launched the inaugural Sustainers Series showcasing farmers.

By year's end, forty-six (46) farm and farmer members, and fifteen (15) non-voting "Friends of Farmers", actively shaped SIFI's mandate. SIFI brought the voice of its members to various forums, including Provincial, Regional and Municipal governments.

In celebration, SIFI instituted an Annual Certificate of Appreciation, honouring Billy Metcalfe for over two-decades of contribution to capacity building in the Agricultural Sector.

The South Island Farmers Institute appreciates PAAC for its continued support in fulfilling our farmer-led mandate and advancing mutual strategic objectives.

2.2 Ministry of Agriculture and Food Initiatives

Megan Halstead, Regional Agrologist with the Ministry submitted the following report:

- The Province is delivering a new 5-year producer-focused research and extension program that started in April 2023. This new Regional Extension Program builds on past work completed under the Ministry's Climate Change Adaptation Program (CCAP)
- Provincial programs, resources and services for agricultural producers are available through AgriService BC. News is available through the new AgriService BC Facebook page and e-newsletters: AgriService BC e-Bulletin for province-wide news, and the Vancouver Island Edition for regional news, including updates on Regional Extension Program activities.
- Key focus for the Ministry of Agriculture & Food is [drought management. events and resources.](#)

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/water/drought-in-agriculture>

3. KEY ISSUES DISCUSSED BY PAAC

3.1 Golden Nematode – Central Saanich & other areas

Although there was no formal discussion this topic during 2023, the issue is still unresolved from a farmer's perspective. The link below will provide up to date information.

<https://inspection.canada.ca/plant-health/invasive-species/nematodes-snails-and-others/eng/1321563900456/1321564231938>.

3.2 Maber Flats Flooding – Central Saanich

Dale Puskas, Central Saanich Engineer, spoke to PAAC at its January meeting about the Integrated Storm Water Management Plan completed in 2009 which incorporated the site as a flood plain. The District acquired the property in 2009 and nothing was done until 2019 when a water control valve was installed on the northern boundary. As of 2023, the District was waiting to hear if a grant from the federal government was successful to enable the District to manage the water control issues.

The property continues to sit underwater for many months of the year.

It was noted that the dikes on the property create challenges as they prevent water escaping to the south. The property continues to sit underwater for many months of the year; crops do not grow because no air has been able to get to the soils and even if the land is drained, there will be considerable remediation work required.

3.3 Central Saanich Food Hub

Darren Stott gave a power-point presentation on the findings and recommendations for a food hub in Central Saanich, and noted that he also did a similar study for the District of Saanich. There are food hubs in Esquimalt, the Gulf Islands, Sooke and Metchosin.

An assessment on the feasibility of establishing a larger-use processing facility encompassed considerations for food and beverage producers, as well as restaurants. Identified service and resource needs include food safety measures, enhanced production



Harvest bounty at Sea Bluff Farm

infrastructure, shared storage and processing spaces, specialized equipment, mentorship programs, and a dedicated retail market for local food.

The proposed hub is expected to yield community benefits such as increased access to local food, improved food security, economic growth, reduced food waste, and enhanced education on the importance of local food. With 28 interested enterprises, emphasis lies on food processing, storage facilities, e-commerce services, and wholesale distribution.

Challenges and interests of stakeholders, including the need for an abattoir, were discussed, along with ongoing efforts to secure a suitable location and funding. PAAC suggested local municipalities combine resources; a joint application to Investment Agriculture was suggested.

Concerns over high labour and land costs were voiced, prompting interest in grant funding. The potential inclusion of an abattoir in the hub was discussed, though its feasibility requires further examination. Previous studies on the abattoir and meat processing facility were acknowledged.

3.4 Vancouver Island Agriculture Adaptation Group

Past Chair Bob Maxwell is a member of the Vancouver Island Agriculture Adaptation Group and reports regularly to PAAC. Several focus areas have been selected within the CRD, from the Peninsula to the Gulf Islands. Funding is provided by the province.

Water deficits on the Gulf Islands is a point of discussion. The group received \$50,000 to hire a consultant to study the agricultural water capacity from Courtenay to the Saanich Peninsula.

3.5 Foodlands Trust Access Program

Noah Brotman from the CRD introduced PAAC to the [Foodlands Access Program](#) at its May meeting. The CRD has been working on the initiative to support access to farmland for about 10 years, along with municipalities and community stakeholders. Just over 7% of the land within the CRD is in the ALR. With a 27% expected population growth over the next 15 years there will be significant pressure on our food lands. The 2018 Regional Growth Strategy recommends productive food lands increase by 5,000 hectares by 2038.

Properties being actively considered include Newman Farm in Central Saanich, Panama Flats in Saanich, and Bear Hill Farm in Saanich/Central Saanich. The best option appears to be Bear Hill Farm as it is already owned by the CRD; once the land is cleared, there will be approximately 3.5 acres of fenced, but not irrigated, land, with a healthy forest on the west border.

As well, this program will be established as a CRD Service; the service establishment process is currently underway, with the goal of having the service in place by 2025. A quotation was issued in 2023 to see if there are qualified farm operators interested in managing the site. Once the program is operational, the first steps will be to improve the site with soil amendments and capital investments. This is intended as a pilot program to prove the viability of converting surplus lands to productive farm use. The pilot will run for 5 years, with the option to continue operations at Bear Hill in the long term.

Noah continues to provide updates to PAAC on the progress of this much needed initiative, and it seems the plan is on target.

See the next page for an annotated photo of Bear Hill.

With a 27% expected population growth over the next 15 years there will be significant pressure on our food lands. The 2018 Regional Growth Strategy recommends productive food lands increase by 5,000 hectares by 2038.



Annotated photo of Bear Hill.



Arial view of Bear Hill with annotations

4. UPDATES ON CONTINUING ISSUES

4.1 Temporary Farmer Worker Housing

Farm Worker Housing has been a major discussion issue at PAAC meetings for almost 20 years. Both Saanich and Central Saanich have now adopted Farm Worker Housing Policies. Application information is posted on the websites at www.saanich.ca and www.centrialsaanich.ca.

4.2 Goose Management Strategy

After all these years, our farmers are still struggling with crop loss from the ever-increasing goose population. Thousands of birds have been seen on farms on Island View Road as well as the West Saanich Road area.

We are aware that the CRD is working on implementing the Goose Management Strategy as a Service, but progress is slow. The public seems to be unaware of the devastation facing farmers and the struggles from losing thousands of dollars every year. A letter from the Chair was published in the Times Colonist explaining the dire situation and media interviews with Terry Michell, Dan Ponchett, Ann Knightingale and Guardians of our Mid-Island Estuaries (GOMIES), brought the situation to the public's attention.



A group of Canada Geese in a field.

PAAC provided a \$3,000 grant to GOMIES in 2023, as well as \$4,000 in 2022, to assist with egg addling programs. In 2023, 237 nests were located, and addling prevented 1,200 eggs from hatching.

In 2023, 237 nests were located, and addling prevented 1,200 eggs from hatching.

In April, PAAC heard a presentation from Jody Watson from the CRD who advised that the Goose Management Strategy has been approved as a service. An on-line survey to determine public support received thousands of comments, but only 174 objections. A budget was approved; a coordinator will be hired to work with community groups such as GOOSE and First Nations; and egg addling training programs will be initiated.

It was noted that estuary habitats are in poor condition and the CRD will be coordinating with First Nations and stewardship groups on restoration work. Addling programs will be established, although noted that this just controls the population: culls are the only way to reduce the number of geese and there is still some public resistance to this methodology. The CRD intends to be upfront with the community to ensure they understand the overwhelming impacts of allowing the number of geese to continually increase.

The CRD wants PAAC to be involved in a steering committee along with other stakeholders which will be established by the fall. A regional conference is also proposed to bring all municipalities to the table to establish programs for future years.

While PAAC was grateful that a Goose Management Strategy had finally been adopted by the CRD, it is disappointing that minimal action took place for the remainder of 2023, other than the continued egg addling by GOMIES, which is now referred to as the Guardians of our Salish Estuaries – GOOSE.

While PAAC was grateful that a Goose Management Strategy had finally been adopted by the CRD, it is disappointing that minimal action took place for the remainder of 2023, other than the continued egg addling by GOMIES, which is now referred to as the Guardians of our Salish Estuaries – GOOSE.



Addling goose eggs.

5. REFERRALS FROM MUNICIPALITIES

5.1 Saanich Referrals

(a) Non-Farm use on ALR Lands

Three applications were received for non-farm use on ALR lands. PAAC did not support the applications because part of its mandate to protect agricultural lands and food security, although each case was considered on its own merit. Approval was seen as precedent setting and the start of a slippery slope, eradicating ALR lands piece by piece. Unused indoor spaces, such as the barns in the Blenkinsop applications, could be used for container or vertical farming for small crops such as strawberries, microgreens, herbs, lettuces, and other vegetables. (see 5.2(a) on Vertical Farming).

The three applications are:

1. 4251 Blenkinsop Rd – rental of existing barns for RV storage (February)
2. 4400 Blenkinsop Rd – rental of existing barns for heavy vehicle storage (February)
3. 536 Brookleigh Rd – fill removal for pool & accessory building (February)

(b) Size and location of homes on A-zoned lands (February)

PAAC was asked to provide advice on regulating the size and location of homes to align with recent changes to ALR and ALC regulations. Topography and sun angles were an important consideration to retain the maximum agricultural production. Maximum building size would depend on the lot area.

5.2 Central Saanich Referrals

(a) Vertical Farming – Andrea Pickard, Central Saanich Planner

Council had considered this topic at its November 14, 2022, meeting and asked PAAC for direction to address vertical farming structures in its Land Use Bylaw in response to provincial legislation changes that allow local governments to regulate certain structures within the ALR.

Andrea Pickard noted that vertical farming systems can intensify food production in a



Vertical farming example

controlled environment regulated through the ALC; less land and resources are required; local food security is improved; the process is adaptive to climate change; structures can be on agricultural or industrial zoned lands.

PAAC cited a few concerns: use of valuable farmland for structures; using sites where flooding is an issue and would require large amounts of fill; visual appearance, aesthetics and height are a consideration for permanent structures.

However, the pros outweigh the cons, noting that having controlled areas to grow food year-round was ideal, especially as the Island's population continues to grow while the number of farms continues to decline; fewer resources are required (e.g. Water); no evaporation; protection from climate and adverse weather conditions as well as from wildlife; and reduced labour requirements.

(b) 7701 East Saanich Road – Rezoning & Development Permit

A Council report was considered at PAAC's April meeting on a proposed redevelopment of the property which abuts 50 acres of agricultural land on the east side and requires a variance from 15.5 meters to 5 meters. Council was concerned about the size of the variance and the interface with agriculture. The proposal is for a 4-storey building with 61 market rental apartments and 9 ground floor townhouses. Tenants will be required to sign a covenant acknowledging they are adjacent to working farm and all that this entails.

While the plans were well developed, complete with shadow reports, the variance was significant and PAAC noted that an 8 meter minimum setback is required to get and retain organic certification. It was acknowledged there is a lack of rental housing in Central Saanich. PAAC suggested that the best practice for setbacks be followed, which is 30 meters from agricultural lands, with screening and buffering if possible.

(c) 7081 Central Saanich Road – Proposed Cat Sanctuary

This property used to be a golf course and driving range and is still within the ALR. The applicant has an agreement with the property owner to operate a cat sanctuary within the existing buildings, which are temporarily vacant. A Temporary Use Permit would have to be issued for the non-conforming use and public input will be sought. ALC approval is also required. Because this is proposed as a temporary use, no rezoning is required.

This is another example of a non-farm use on ALR land and would set a precedent of using valuable lands that could be used for food production. PAAC has not supported other applications for non-farm use, and we need to be consistent and true to our mandate of protecting ALR land and food security for the future.

6. STRATEGIC OBJECTIVES

Note: most of the original objectives in the 1997 Report have been met.

The **1997 Agricultural Strategy Report for the Saanich Peninsula** proposed several objectives designed to promote the sustainability of agriculture on the Peninsula and was the basis for the formation of PAAC. The six objectives are to:

1. secure an adequate supply of water for farmers at a competitive cost.
2. increase economic returns to farmers.
3. enhance the sustainability of the agricultural land base.
4. foster stewardship of farmers which embrace community values.
5. increase public awareness, education, and support for a sustainable farming community.
6. establish a focal point for farming issues and implementation of the Strategy.



Lavendar field at sunset

6.1 Sub-Committee Reports

Consistent with the recommendations of the Strategy Report, the Commission has four working sub-committees focused on implementing strategic objectives for:

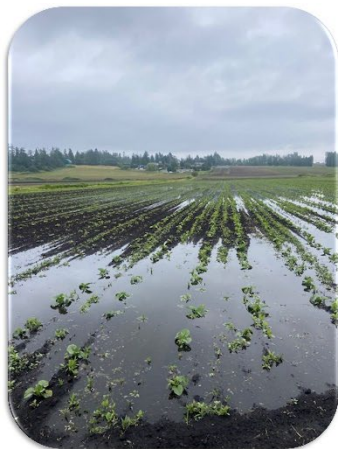
- Farm Economics – Terry and Jenni Michell
- Agricultural Land Base – (no representative for 2023)
- Education and Outreach – Linda Geggie
- Water – Michael Doehnel

Although a voting member of the Commission chairs a strategic sub-committee, membership may include other Commission members, non-voting Commission representatives and associates. From time to time, expert and/or professional opinions are sought.

6.2 Farm Economics – Terry and Jenni Michell

Spring 2023 arrived with seasonal temperature norms in March allowing farmers to seed green onions, corn, carrots, and beets etc. by mid month. Throughout April cauliflower and broccoli were planted along with many varieties of lettuce.

In early May a heat wave swept over Vancouver Island creating dry growing conditions, great for the continued planting and kicking off the aggressive irrigation schedule that would continue throughout the summer. Crops required a lot of water early on and while there were occasional spring rains, the overall 2022 winter precipitation accumulation was unusually low leaving many farmers concerned with the low water table and summer drought conditions. Many farmers observed farm wells depleting earlier than anticipated leading many to use municipal water to supplement their own water supplies earlier than usual.



Michells Farms – from flooded field to harvest of Savoy cabbages.

Unlike 2022 where the cool spring temperatures resulted in a late strawberry harvest, the warmer than usual May temperatures in 2023 lead to a booming strawberry season. The dry conditions allowed berries to thrive on the vine and farmers across the CRD were picking sweet berries in early June.

An unexpected full day of rain came June 9th, and while welcomed by many thirsty crops - relieving the vigorous irrigation schedule up to this point it, caused flooding for some farmers. Some saw several acres of squash under water and select plantings had to be reseeded once the land dried out. Although this day of rain came with mixed results, good and bad, this would be the last day of accumulated moisture farmers would see until mid September. After the initial shock from the heavy rain to the crops the overall growing season and production was good.

There was no heat dome in July and August, which was a welcome blessing considering the local water table. Fall was exceptionally good, not too wet, which allowed late season corn and a bounty of squash. The harvest season continued right into early winter with farms picking from the fields into late November/early December.

Consumers are still experiencing the continuation of rising food costs.

Demand For Local Product

The demand for local, Vancouver Island, products continue to be strong within the CRD on the retail, roadside stand and market, and farmer market levels. Producers have noticed an increase in wholesaler's efforts to handle more island products, which is good to see. Island grocery stores are promoting locally grown items with weekly specials and flyers, keeping residents aware of what is available and produced regionally.

Consumers are still experiencing the continuation of rising food costs. With many factors contributing to the inflation prices; extreme weather, supply chain issues, high input costs, etc. it is unfortunate to see that typically very little of those increases in dollars are making it back to the growers. This seems to be prevalent across Canada, but also all

Local farm labour continues to be a struggle for many producers.

North America. That said, despite the increase in cost at the retail level, it is evident people within the various communities of the CRD want to have access to locally grown food items.

Farm Labour

Local farm labour continues to be a struggle for many producers. We now hear of many smaller scale producers enquiring to utilize The Seasonal Agricultural Worker Program (SAWP) to hire temporary foreign workers. This labour crisis is across the board for all positions

within agricultural related industries from field work, harvesting, washing, and retail. Without SAWP many large-scale producers would struggle to continue their operations because there simply isn't a local work force interested in this type of work. The workers that come to Canada are vital to the agriculture industry and allow many large-scale farms to continue to do what they do.

Hay

The 2023 hay harvest was good. The early heat allowed for a great first cut, which was used by livestock farmers on Vancouver Island. Farms that had plenty of access to water managed second and third cuts. The quality of these cuts was excellent; however, the yield was slightly down from the year before. Many south island producers were shipping up island to farms in the Cowichan and Comox Valley's that had been more severely affected by drought conditions.

Geese

Geese continue to be an ongoing, year-round, nuisance. Costing farmers across the CRD hundreds of thousands of dollars annually, this issue is of the utmost importance to local growers. Farmers have lost a variety of crops such as over-wintered broccoli, freshly planted cauliflower starts, carrot tops and cover crops to name a few. The CRD has acknowledged this loss and has been working on a bylaw authorizing a goose management plan for the districts. This plan was expected to roll out for the 2024 season, however at the time of this report nothing has gone into effect to support the farmers or to address the uncontrolled goose population.

Costing farmers across the CRD hundreds of thousands of dollars annually, this issue is of the utmost importance to local growers.

Climate

We can see the results of climate change in many ways across the agriculture industry in Canada. One prevalent issue that has come up for local farmers is drought and prolonged dry seasons.

Farmers want to ensure that local agriculture is supported and that the water rates reflect that.

Having an adaptable approach will be required along with a secure water supply. As climate change is expected to create shifts in the timing of rain and snow across Canada, the intensity of floods and drought will increase. Having access to water and affordable water rates is an additional stress farmers face when considering climate change, this is something we will see more of in the upcoming years.

Farmers worry that an increase in water rates could be detrimental to production. The agriculture community needs to secure a water supply and rates that are consistent with the expected production. Farmers want to ensure that local agriculture is supported and that the water rates reflect that.

Update from Firbank Farms re the Egg and Poultry Industry

Good news from the BC Egg Marketing Board - egg prices are holding their own and farms can keep up with the cost of production.

However, we are still waiting to hear back from FIRB (Farm Industry Review Board) on a pricing increase from the BC Chicken Marketing Board. We have been told as a growers' association that there might be a decision in September; this has been on-going for 4 years. There could be appeals if the decision doesn't go the right way, and that could take a long time. The delay is starting to affect the industry. As the cost of production increases, farms are going up for sale. That is a sad sign for food security.

To give an example for poultry costs:

- Producer's price is \$2.20 per kg.
- Grocery store price is \$9.70/kg and more for segments.
- A Producer raises a 2kg bird and they get \$4.40 per bird.

Out of that comes your costs:

- chicks, feed, heat, hydro, water, taxes, insurance, bedding, and any repairs that are needed. Some people have a mortgage as well.
- After all the costs, poultry farmers are working for approximately 50 cents a bird, based on an 8-week cycle.

6.3 Agricultural Land Base – no representative for 2023

The following information was provided by Terry and Jenni Michell.

Land Availability/Farmland

Land availability is once again an ongoing concern. Many young farmers hoping to establish themselves in the industry struggle to find affordable land to start on. Established small scale farmers face uncertainty when their current leases end, and yet there are still many acres of designated farmlands not producing within the CRD. The fight to conserve unused farmland becomes increasingly difficult with the pressure of urbanization and a nationwide housing crisis. Some municipalities are considering rezoning ALR land to allow for more housing to address the housing crisis. This is

concerning for new farmers especially as it increases land value and can put many properties out of reach pricewise.

Hopefully with the continued support of residents within the CRD for local products we will see more emphasis on protecting farmlands. Programs like the Young Agrarians that facilitate land matching are vital to supporting the continuation of agriculture in our area. Perhaps more awareness to the various municipalities and their residents would help foster these relationships and opportunities between landowners and growers.



A field of pumpkins

6.4 Outreach and Education – Linda Geggie

Part of the PAAC mandate is to undertake education to advance agriculture interests. We have several ways of doing this work; the first is ensuring that there are regular educational opportunities for the PAAC members. This ensures that we stay up to date and enhance our learning about the sector. The second area is to promote broader agriculture focused training and experiences to build sector wide capacity. A final area of our work is to provide education for decision makers and the public.

A key development this year was the reinstatement of a South Island Farmers' Institute. PAAC financially supported the start-up phase for the inaugural meeting in February 2023, where a mandate was set by the farming community. While Katie Underwood and Shellie MacDonald did the heavy lifting and organization, CR-Fair (Linda Geggie) and the Ministry of Agriculture & Food's Regional Agrologist, Megan Halstead, also provided support and contributed to the success of the initial meeting. The Institute was formed and proceeded to hold regular meetings. The SIFI is a great new addition to the South Island Agriculture Sector.

*...mentorship
networks play a
crucial role in the
knowledge sharing
among farmers.*

Regarding education and training opportunities for new farmers, mentorship networks play a crucial role in knowledge sharing among farmers. Young Agrarians actively supports new growers and facilitates land matches for access. Additionally, various community farms in the region offer diverse training and learning opportunities. Examples include Burgoyne Farm, Lohbrunner Farm, Haliburton Farm, Newman Farm, and the Sandown Centre for Regenerative Agriculture. Sandown recently concluded its third season. Sandown successfully hosted the North Saanich Flavour Trails Festival in 2023.

The Saanich Fair was held again and is one of the most important agriculture events that touches a wide variety of residents in the Capital Region and provides a broad range of opportunities for connecting with farmers and seeing livestock, poultry, farm equipment etc., firsthand. PAAC did not have a booth this year due to a shortage of volunteers.

2023 Spring Farm Tour: Important in supporting new councillors and decision makers in gaining a better understanding of agriculture and related issues, PAAC organized a spring Farm Tour. This involved visiting three Metchosin farms, including Sea Bluff Farm, Bilston Creek Lavender Farm and Still Meadow Farm. Invitations were extended to Councillors and staff of the sponsoring municipalities of PAAC, the CRD and the Water board. We had farmers speak about their operations at each of the farms.



On the bus to the Spring farm tour

On the bus there were presentations from Linda Geggie, Michael Doehnel, Shellie MacDonald, and Jody Watson who spoke on topics of local food security, agricultural water, provincial, regional, and municipal supports for farming, and Goose Management. The commission acknowledges the support from Saanich, Central Saanich, North Saanich, and Metchosin municipalities.



Presentations

Month	Topic	Speaker
January	Mabel Flats Flooding	Dale Puskas, Engineer, Central Saanich
January	Vertical Farming	Andrea Pickard, Planner, Central Saanich
January	Saanich Farm Worker Housing Policy Update	Cassidy Daskalchuck & Cam Scott, Saanich Planning
February	GV Acting Together	Jane Welton & Gertie Josh
February	Proposed Food Hub in Central Saanich	Darren Stott, Greenchain Consulting
April	CRD Goose Management Strategy Service	Jody Watson, CRD
April	Bio-Regional Framework	Bob Peart, Peninsula Environmental Coalition
May	Foodlands Access Program	Noah Brotman, CRD

This year PAAC heard presentations from numerous experts to support the learning of our members. In addition, referrals & presentations from our member municipalities and the CRD (see Section 3) other topics included:

Jane Welton & Gertie Josh: Greater Victoria Acting Together (GVAT)

The GVAT group is focused on raising awareness of local food consumption, as it's common for people to mistakenly believe they are supporting local agriculture when they only buy a small percentage of products from the region. To address this, there's a need for clearer labelling, increased support for land access and young growers, as acquiring farmland poses significant challenges.

GVAT's emphasis on plant-based foods is driven by their low greenhouse gas emissions, aligning with their climate-oriented mission. Approximately 30% of the Island's population actively seeks out local products. Further exploration into providing local foods to hospitals and school lunch programs is warranted, recognizing the variability in purchasing agreements across districts.

Farmers must obtain GAP certification and specialized insurance to sell to government institutions, highlighting bureaucratic hurdles. Capacity among farmers to increase production varies, with some specializing in non-food crops. Establishing a comprehensive inventory of farmers and their produce quantities could facilitate better planning and support initiatives.

Farmers must obtain GAP certification and specialized insurance to sell to government institutions, highlighting bureaucratic hurdles.

Bob Peart: Bio-regional Framework for the Saanich Peninsula

Before the meeting, members received a report on the Bio-regional Framework. Bob, from the Saanich Peninsula Environmental Coalition, outlined the development process, emphasizing collaboration with First Nations and municipalities to ensure ecological sustainability.

The framework prioritizes ecosystem integrity, jurisdictional collaboration, and community perspectives. Twelve environmental groups and local councils are involved, aligning with official community plans and bylaws. Establishing an environmental baseline and communicating progress to the public are planned.

Agricultural aspects include preserving ALR lands, enhancing farm sustainability, and supporting food security. Bob stressed the importance of public engagement and offered Coalition assistance for projects. Discussions highlighted the need for improved communication among stakeholders and suggested exploring environmental benefits of hedgerows.

Further information is available: www.PlaceSpeak.com/bioregionalframework.

Linda Geggie: Kitchen Connect Facilities

Linda Geggie provided an update on the Esquimalt Food Hub's recent Grand Opening. The Hub centres the Mustard Seed Food Recovery efforts, the South Island Farm Hub, Kitchen Connect Processing Kitchen, and Flourish School Food Society.

The Mustard Seed warehouse, operational since 2017, has rescued over two million pounds of food worth \$9 million. Additional space is available for perishable food storage. The South Island Farm Hub, with over 90 producers, supports charitable organizations and school programs to access locally farmed foods by offering subsidies to offset costs and ensure fair market prices for farmers.

The Kitchen Connect HAACP ready processing kitchen is now open to support small business incubation with a commercial kitchen for processing, available for hourly rental as well as large scale processing local produce in seasonal abundance.

The Flourish School Food Society is also located at the food hub and is currently serving SD #61, providing over 400 meals to the Sooke School District. The cluster of organizations in one warehouse is creating strong integration between local food system infrastructure and promoting greater food security.

The Mustard Seed warehouse, operational since 2017, has rescued over two million pounds of food worth \$9 million.

David Listhaegne, Stage Restaurant & Wine Bar in Fernwood

The restaurant owner faces challenges in sourcing locally raised meat due to limited availability and processing issues and is hoping PAAC can assist.

Problems with abattoirs are noted, with some mobile units available for chickens.

Purchasing from stores presents limitations, such as inability to acquire whole chickens due to regulatory constraints.

- Still Meadow Farm partners with Parry Bay Sheep Farm, offering locally raised meat, and certain bakeries in Metchosin sell meat on Saturdays.
- Terry Michell sells locally raised beef at his retail farm market.
- The Regional Agrologist mentioned the Ministry of Agriculture and Food's interactive map of abattoirs, highlighting recent licensing changes that have increased accessibility.

6.5 Water Report for 2023 Growing Season – Michael Doehnel

It was again a novel year for water usage after the heat domes and epic rain of past years. The 2022/23 winter proved to be below average in terms of monthly precipitation and the Sooke Lake Dam did not overflow until late March, while the previous year 2021/22 it was full by early December. That is within our normal range of lake filling precipitation but shows the difference in scenarios that can be further expected in the coming years of uncertainty.

In April 2023 the sky taps shut off and farmers were left with increasing soil moisture deficits depending on the extent of evaporation caused by various tillage techniques and other practices used to mitigate this soil moisture loss. It was a bit frightening to assume that that would be the end of rain until September but overall, it was not as scary as predicted because the general rates of evapotranspiration were moderate due to the lower summer temperature highs throughout the growing season.

Hay crops again were lower yielding but stellar in quality due to great harvesting



Tractor in field at Michells Farm

weather which allowed first cut to be done early without intermittent showers to reduce quality. Recovery of grass/hay crops for second and third cut was slower as expected and therefore also a reduction in the yields of these cuts. Prices of hay skyrocketed due to the lower yields and the demand from up-Island farmers who are continuing to face reductions in crops due to acute water shortages in the mainly dairy producing areas. Some of these farmers

are now realizing that water guzzling silage corn may no longer be an option for some without significant water storage and will have to switch back to growing more conservative water use cereal grain crops of both silage and dry grains for their contribution to the starch component of their ration requirements.

Prices of hay skyrocketed due to the lower yields, Often discussed is the need for more soil and compost so that the effects of water shortages can be mitigated.

Grain crops were affected in both yield and kernel plumpness when fields with hard pans did not allow roots to penetrate more deeply to access that stored water. This highlights the use of subsoiling in the Spring, as demonstrated in the photo, thereby facilitating deeper access of plant tap roots to mitigate drought stress.

CRD farm water usage was average with no major increases, while efforts of the PAAC (letter from 2019) and the Water Advisory Commission continue to address the re-evaluation of farm water rates by the mainly panned first report from Stantec. A second report is underway and will hopefully address the severe shortcomings of the first one. We are holding our breath that it will be comprehensive and meaningful.



Market stall of local produce

Often discussed is the need for more soil and compost so that the effects of water shortages can be mitigated as the reality is that much of our food waste compost is still shipped off the Island in an incomprehensible fashion that would go miles to ensuring more food security and less stress for farmers in the CRD. It highlights the trend of elected officials, assisted by bureaucrats, in chasing down the latest fashionable shiny baubles - instead of making their communities whole and functioning societies while staying in their lane when it comes to local and regional responsibilities.

Farming is still the low hanging fruit to ignore because there is little push back due to the low number of farmers and societies' strange perception that food comes from a store. Ranting aside, it is very refreshing to see the uptick of younger farmers organizing themselves (the newly formed South Island Farmers Institute) and the invigorated youthful gang at the BC Ministry of Agriculture & Foods. If you want to grow more food, the answer is always compost and water.

7. MEMBERSHIP, ADMIN. & PROFESSIONAL SUPPORT

7.1 Membership for 2023 (Voting Members)

Name	Representing
Robin Tunnicliffe	Sea Bluff Farm & Farm Market – vegetables and fruits
Terry Michell	Michell Farms – fruits, vegetables, hay, grains, pasture beef
Linda Geggie	CR-Fair – flowers and foliage
Dianne Williamson	Firbank Farms – poultry and vegetables
Larry Sluggett	Sluggett Farms – corn and vegetables
Anita Bull	Squash grower
Jenni Michell	Michell Farms – fruits, vegetables, and Harvest Road Food Truck
Katie Underwood	Peas 'n' Carrots Farm – vegetables and fruits

7.2 Council Representatives (Non-Voting Members)

Name	Representing
Councillor Brett Smyth	District of North Saanich (until March)
Kristine Marshall	District of North Saanich (from September)
Councillor Niall Paltiel	District of Central Saanich
Councillor Zac De Vries	District of Saanich
Robin Tunnicliffe	Representing District of Metchosin

We understand that Councillors are often unable to attend PAAC meetings due to other Council commitments. However, their attendance and input are very much appreciated.

7.3 Professional Support

PAAC is grateful for the regular attendance and professional support of Meghan Halstead agrologist with the Ministry of Agriculture & Foods. At one time, a liaison from the Minister's office attended meetings on a regular basis. This provided a beneficial link between the Ministry of Agriculture and the Commission. Although requests have been made, no replacement has been appointed to date.

7.4 Community Membership & Support

In addition to our voting members, non-voting council and provincial liaisons, PAAC has an ever-growing number of “associate” members from various related groups, past members, and other individuals who have expressed an interest in the sustainability of farming in our region. We welcome their attendance at meetings and the valuable input they provide.

PAAC appreciates the countless volunteer hours, hard work, commitment, and dedication of all its members as we endeavour to achieve sustainable agriculture and food security for our region. Now that COVID seems to be contained somewhat, activities and workshops such as the Island Agriculture Show, Farmer to Farmer and the Saanich Fair have resumed to almost pre-COVID levels. Such activities are vital to the promotion of agriculture, networking among the farming community and maintaining public awareness.



Bilston Creek Farm

PAAC would like to acknowledge two past Commission members who continue to support agriculture by volunteering their time:

Mike Doehnel for many years has been the agriculture representative on the Saanich Peninsula Water Commission and the Saanich Peninsula Wastewater Commission. He also attends the Regional Water Commission meetings. He reports regularly to PAAC on various water issues and his report is included in this document. We sincerely appreciate Mike providing countless volunteer hours and his valuable insight on all agricultural issues. See his report on page 22.

Bob Maxwell has been a PAAC member for many years and served as Chair. His “retirement” from the Commission did not last long, as he now competently represents PAAC on the Vancouver Island Regional Agricultural Adaptation Strategy group. We thank Bob for his dedication to agriculture, volunteering his time and providing knowledgeable support and input on many issues throughout the year.



Piglet at Still Meadow Farm

7.5 Administrative & Technical Support

- The Commission is very grateful for the continued funding and support it receives from the sponsoring municipalities, as well as the administrative and secretarial support provided by Isobel Hoffmann since 1998.
- Technical support and information are provided upon request from senior planning and engineering staff from the member municipalities. Often staff attend PAAC meetings to provide additional information on a particular application or issue involving agriculture. Saanich Planner Cassidy Daskalchuck regularly attends.
- Noah Brotman from the CRD Planning Department regularly attends PAAC meetings and provides updates on the Farmland Access Program.

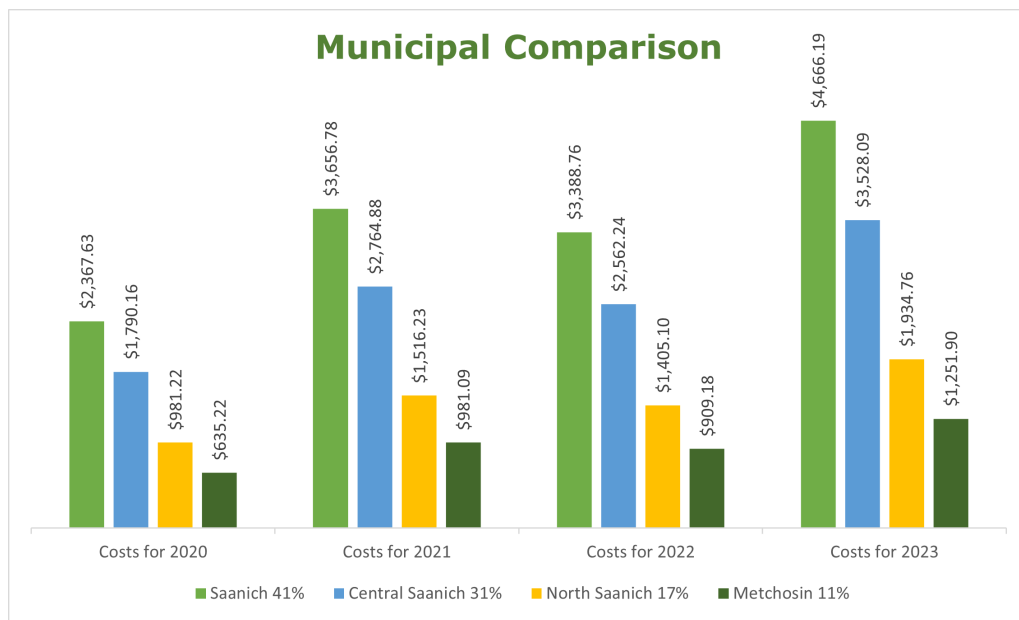
8. FINANCES

PAAC is grateful to its member municipalities for their continued financial support, not only for the administrative duties but also for providing an additional \$2,000 grant each year which the Commission uses to fund items such as the Saanich Fair, workshops, farm tours, and honorariums.

Each Municipality contributes to the general administration carried out by the recording secretary, and the cost formula is based on population. Expenditures vary from year to year depending on activity levels and we are now almost back to pre pandemic activity levels. In 2023, PAAC hosted a farm tour in Metchosin and therefore the administration costs are higher than 2022.

Below is a summary of the costs for the past four years, with 2020 and 2021 being pandemic years.

Municipality	2020	2021	2022	2023
District of Saanich - 41%	\$2,367.63	\$3,656.78	\$3,388.76	\$4,666.19
District of Central Saanich – 31%	\$1,790.16	\$2,764.88	\$2,562.24	\$3,528.09
District of North Saanich – 17%	\$981.22	\$1,516.23	\$1,405.10	\$1,934.76
District of Metchosin – 11%	\$635.22	\$981.09	\$909.18	\$1,251.90
TOTAL	\$5,774.71	\$8,918.98	\$8,265.28	\$11,380.94



9. REFLECTIONS FROM PAST CHAIRS

As PAAC enters its 27th year, three past Chairs reflected on their time on PAAC:

Bob Maxwell: Chair from 2004 - 2011 and 2015

I have very much enjoyed working with PAAC over many years as chair and as a member. Notable was our dedicated and supportive Secretary Isobel Hoffmann (now 27 years) who had everything organized and has prepared tens of thousands of words into reliable minutes for officials and the public; along with the committed farmers and Agrologists who provided constant dependable information - not to mention their good company.

The CRD-PAAC comprehensive water study of 2005 was and still is an excellent report on farmer use of CRD and other water sources. It was very interesting and rewarding to be a part of this topical study which is still on the CRD web site, it showed farmers were careful and efficient users of water.

The Resident Canada Geese study over many years was pushed and promoted by PAAC, we generated funding and methods to tackle this very costly impact to farmers - and to the Municipalities. Finally, after many years the CRD wrote a strategy report and now we, the CRD, has funding and a strategy to manage the Canada Geese problem. This project was grinding but interesting as to the regional complexities and willingness to come together.

The Help Save the Bees initiative was uplifting and enjoyable as we joined with local nature groups, Pollinator Partners, the public and farmers to promote the creating and conserving of habitat for local bees (particularly Bumble Bees). One happy result was a member Sea Bluff Farm in Metchosin, who created a wonderful pollinator hedge which stands as a regional example of farmer driven bee conservation.

The CRD-PAAC comprehensive water study of 2005 was and still is an excellent report on farmer use of CRD and other water sources.



Pollinator hedge at Sea Bluff farm

Frank Edgell: Chair from 2001 - 2003

I served two terms as chair before recruiting Bob Maxell to take on the duties. I then spent 6 years on the CRD Water Advisory committee as the agricultural representative. I think the standout accomplishment during my term as chair was the Hagan Creek habitat restoration project. I recall going before Central Saanich Council, hat in hand and receiving \$90,000 of funding for the project (which I think had been earmarked for storm drainage purposes).

Phil Christie, Chair from 2019 - 2021

I recall there were a lot of late nights talking about water issues. We worked hard to ensure that water rates for farmers be maintained at reasonable levels so they could continue to produce irrigated crops. I also recall encouraging our farmers to apply to license their wells. Under the groundwater legislation and regulations that were adopted in 2016, farmers were provided with a “*first in time first in right*” application process.

...the local farming community is not taking this need to license their wells seriously and will suffer the consequences as we head into worse drought.

Unfortunately, even after bringing in speakers and drafting articles to remind farmers to apply to license their existing wells this proved to be a challenging task with less than 30% registering their wells by the March 1st, 2022, cutoff date. I worry that the local farming community is not taking this need to license their wells seriously and will suffer the consequences as we head into worse drought.

I also recall our commissioners working hard to encourage local governments to adopt appropriate policies for farm worker accommodations that would allow our larger commercial farmers to be successful in a difficult farm labour market. Again, only a few local farmers have applied for, and obtained formal approval for farm worker accommodations and this lack of farm labour will continue to hold back farm production.



Farmers of the future

I was delighted when so many local farm families participated in our succession planning sessions. We had positive feedback on these sessions and some of those who attended have now developed processes whereby their successors will be able to continue farming.

I also think of the many years that our commissioners pushed for Resident Canada Geese management. We tried hard to get the Regional District to do more to prevent the devastation of our crops, but we did not make much progress. Finally, we wrote a letter of support for the “Guardians of our Island Estuaries,” and they then implemented a more effective program due to the elevated level of support for environmental related issues, especially protection of our Vancouver Island estuaries. The lesson learned was that it is much easier to get support for environmental issues than for growing food.

I have been saddened to see the active farm base shrink...

We also worked hard to encourage local governments to adopt appropriate housing policies that reflect what the ALC legislation and regulations allow. Some local governments complied, unfortunately, several of the local governments have not yet updated their policies to match those implemented by the ALC. This lag is contributing to our housing shortage. It would be nice to see more action on this front as a small cottage or barn loft can, in addition to helping with affordable housing, also help small local farmers pay the bills.

During my time at PAAC and looking at the longer run, I have been saddened to see the active farm base shrink due to several factors including the loss of quota for dairies, the increasing costs of getting crops to market, designation of agricultural land for park or ecological protection, increases in labour costs and a general increase in regulations, making it difficult for some of our long-term farmers to stay in business. Example of this are the local government tree protection bylaws. The judge in a recent case commented “you can’t farm in a forest” yet it seems that local governments are determined to try and control tree cutting in the ALR and in land zoned for agriculture.

Finally, although it sometimes proved to be a challenge to get a very politically diverse group of commissioners to work together to encourage all types of farming, it was nevertheless extremely rewarding.

10. REFLECTIONS FROM 2023 CHAIR

Robin Tunnicliffe, Sea Bluff Farm, Metchosin

With everything we do at PAAC, we closely adhere to our mandate, which was developed at our inception in 1997. It includes monitoring farm economics, protecting our agricultural land base, stewarding our resources, and providing education and outreach. This mandate is more important than ever as we see food prices rising, and increased pressure on our agricultural lands. We also see new and innovative farming enterprises succeeding in our region and we continue to feel very relevant as we work to support the new and the existing farmers.

PAAC's mandate is more important than ever as we see food prices rising, and increased pressure on our agricultural lands.

2023 was another highly engaging year for PAAC members. The issues that municipalities brought to us required the Commission to use our combined years of experience, to network across the sectors, and to “group think” about the best possible outcomes for agricultural land use and opportunities for farming and local marketing. Our focus this year was on education. PAAC members consulted with Central Saanich on major drainage issues, we partnered with the CRD on the Regional Canada Goose Management Strategy, and we funded the start-up of the South Island Farmers Institute. As always, we monitor municipal water rates and ensure that the farming sector is represented in water rate decisions.



Farmer Sasha – Sea Bluff Farm

A central initiative this year was the educational farm tour in June that we hosted for incoming municipal council members. This year we took the bus to Metchosin where we met with an Agritourism and value-added operator, a Certified Organic and direct marketing fruit and vegetable producer and a medium-scale heritage pork producer who also runs the local

abattoir. Delegates were toured around the operations by the farmers and were able to ask questions and engage in in-depth discussions about the issues facing producers. To top it off we had a celebratory lunch on the farm made from Metchosin grown ingredients. This is an event not to be missed in future.

In the fall, we attended council meetings in North Saanich, Saanich and Metchosin to report to councils about our work and to remind everyone that PAAC is ready and willing to serve. We want councils to use our expertise when issues around farming arise, and we endeavor to provide a quick turnaround time as we meet monthly most of the year.

Looking forward to more collaboration in 2024.

Respectfully submitted,

Robin Tunnicliffe, Chair
March 2024



*Heading home ... See you next Year
Parry Bay Sheep Farm*



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Heat Pump Financing Program Local Area Service Bylaw Amendment No. 14

RECOMMENDATION(S):

1. *That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.14, 2209, 2024, be introduced and given first and second reading.*
2. *That Bylaw 2209 be read a third time.*

PURPOSE:

The purpose of this report is to present an amendment to Local Area Service Bylaw No. 2107 for Council's consideration.

BACKGROUND:

At the Regular Council meeting on February 13, 2023, Council adopted a bylaw amendment for the Central Saanich Heat Pump Financing pilot program that provides financing for homeowners to enable them to convert from oil, natural gas or propane heating to electric heat pumps. The program was designed to support key action pathways identified in the District's Climate Leadership Plan of converting 100% of oil-heated homes in our community to electric air source heat pumps by 2030 and to have 3% of existing buildings renovated per year to use 50% less energy and install zero emissions home heating.

To formally establish financing for up to 50 homeowners, a local area service was established by bylaw to authorize the service to each property. The District adopted the Central Saanich Financing for Heating System Retrofits Local Service Area Bylaw No. 2107 for this program on March 28, 2022.

DISCUSSION:

The amended bylaw in Appendix A – Central Saanich Financing for Heating System Retrofits Local Service Area Bylaw No. 2209 – is provided in response to three property owners requesting to be formally included into the financing program (Appendix A – Schedule O).

The adoption of the amended local service area bylaw will allow three additional homeowners to join the pilot program and begin the process of converting their fossil fuel heating system to electric heat pump.

IMPLICATIONS:

Strategic

The program supports Council’s 2024-2027 strategic priority to “Champion Climate Adaptation, Mitigation and Preparedness” and continues to implement the District’s Heat Pump Financing pilot program.

Financial/ Resource

Financing for the home heating retrofit of the one property in the amended bylaw could amount to up to \$36,000. The District has secured a grant of \$500,000 from the Federation of Canadian Municipalities’ (FCM) Green Municipal Fund to help finance the program.

OPTIONS:

Option 1 (RECOMMENDED):

1. That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.14, 2209, 2024 be introduced and given first and second reading.
2. That Bylaw 2209 be read a third time.

Option 2

That the District does not amend the Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw 2107, 2022.

CONCLUSION:

The proposed amendment of Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw 2107, 2022 would allow three additional property owners to participate in the District’s Heat Pump Financing Program, resulting in 45 homeowners currently active in or have completed their installations as part of this program.

Report written by:	Jennifer Lukianchuk, Senior Climate Action and Natural Environment Coordinator
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.14, 2209, 2024

APPENDIX A

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2209, 2024

A BYLAW TO AMEND THE PROPERTIES PARTICIPATING IN THE LOCAL AREA SERVICE FINANCING FOR THE RETROFIT OF RESIDENTIAL FOSSIL FUEL HEATING SYSTEMS TO ELECTRIC HEAT PUMP SYSTEMS

WHEREAS the District has adopted Bylaw No. 2107, 2022 to establish the general local service areas and the specific properties to benefit from the financing for the retrofit of residential oil, natural gas and propane heating systems to electric heat pump systems;

AND WHEREAS additional specific properties have approved, by way of petition, to participate in the financing and cost recovery process of the program;

NOW THEREFORE the Council of the District of Central Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 2107, 2022 is hereby amended by:
 - a. Adding a Schedule O attached hereto.

2. This Bylaw may be cited as "Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No. 14. 2209, 2024"

READ A FIRST TIME on this	day of	2024
READ A SECOND TIME on this	day of	2024.
READ A THIRD TIME on this	day of	2024.
ADOPTED this	day of	2024.

Ryan Windsor
Mayor

Emilie Gorman
Corporate Officer

Schedule O - Local Service Area Bylaw No. 2107, 2022

Parcels of land in the District that have petitioned for the Financing Service

Registrant	Civic Address	Legal Address	PID	Received Petition	Property Assessed Value (\$)
1	7778 Bruce Gordon Place, Saanichton, V8M 1L6	LOT 10 SECTION 6 RANGE 2E SOUTH SAANICH DISTRICT PLAN 26962	001-964-810	Yes	1,115,000
2	7356 Wallace Drive, Saanichton, V8M 1S9	LOT 17 SECTION 9 RANGE 2E SOUTH SAANICH DISTRICT PLAN VIP1980 EXC PT IN PCL A (DD M51998).	000-696-200	Yes	1,100,000
3	2061 Tanlee Crescent, Saanichton, V8M 1M9	LOT 2 SECTION 9 RANGE 3E SOUTH SAANICH DISTRICT PLAN 18806	003-786-579	Yes	1,133,000

Loan Authorization Bylaw

The Corporation of the District of Central Saanich

Bylaw No. 2198

A bylaw to authorize the borrowing of the estimated cost of the Brentwood Bay Sewer Infrastructure Replacement Project

WHEREAS it is deemed desirable and expedient to replace sewer mains and sewer pump stations in the area of Brentwood Bay;

AND WHEREAS the estimated cost of replacing sewer mains and lift stations at the end of their useful lives in the Brentwood Bay area including expenses incidental thereto is the sum of twelve million and twenty six thousand dollars (\$12,026,000), of which the sum of three million dollars (\$3,000,000) is the amount of debt intended to be borrowed by this bylaw with remaining funding from capital reserves (\$3,215,000) and Provincial grant (\$5,811,000);

NOW THEREFORE, the Council of The Corporation of the District of Central Saanich in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the replacement of sewer mains and lift stations at the end of their useful lives in the Brentwood Bay area generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding three million dollars (\$3,000,000).
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with replacing sewer mains and lift stations at the end of their useful lives in the Brentwood Bay area.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is fifteen years.
3. This bylaw may be cited as "Loan Authorization Bylaw No. 2198, 2024".

READ A FIRST TIME this **27th** day of **May** ,2024.

READ A SECOND TIME this **27th** day of **May** ,2024.

READ A THIRD TIME this **27th** day of **May** ,2024.

RECEIVED the approval of the
Inspector of Municipalities this **19th** day of **July**, 2024.

ADOPTED this day of ,2024.

Mayor Ryan Windsor

Corporate Officer

Loan Authorization Bylaw

The Corporation of the District of Central Saanich

Bylaw No. 2199

A bylaw to authorize the borrowing of the estimated cost of the Wallace Drive Bike Lane, from Stelly's Cross Road to West Saanich Road

WHEREAS it is deemed desirable and expedient to construct a designated bike lane on Wallace Drive, from Stelly's Cross Road to West Saanich Road;

AND WHEREAS the estimated cost of constructing a designated bike lane on Wallace Drive, from Stelly's Cross Road to West Saanich Road, including expenses incidental thereto is the sum of one million and seventy thousand dollars (\$1,070,000), of which the sum of one million and seventy thousand dollars (\$1,070,000) is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council of The Corporation of the District of Central Saanich in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of a designated bike lane on Wallace Drive, from Stelly's Cross Road to West Saanich Road, generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding one million and seventy thousand dollars (\$1,070,000).
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of a designated bike lane on Wallace Drive, from Stelly's Cross Road to West Saanich Road.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is fifteen years.
3. This bylaw may be cited as "Loan Authorization Bylaw No. 2199, 2024".

READ A FIRST TIME this **27th** day of **May** , 2024.

READ A SECOND TIME this **27th** day of **May** , 2024.

READ A THIRD TIME this **27th** day of **May** , 2024.

RECEIVED the approval of the
Inspector of Municipalities this **19th** day of **July**, 2024.

ADOPTED this day of ,2024.

Mayor Ryan Windsor

Corporate Officer

Loan Authorization Bylaw

The Corporation of the District of Central Saanich

Bylaw No. 2200

A bylaw to authorize the borrowing of the estimated cost of Keating Cross Road Roadway Improvements from Tamany Drive to Central Saanich Road

WHEREAS it is deemed desirable and expedient to construct Keating Cross Road roadway improvements from Tamany Drive to Central Saanich Road in coordination with the Provincial Highway 17 and Keating Cross Road Flyover Project;

AND WHEREAS the estimated cost of Keating Cross Road roadway improvements from Tamany Drive to Central Saanich Road including expenses incidental thereto is the sum of two million and five hundred thousand dollars (\$2,500,000), of which the sum of two million and five hundred thousand dollars (\$2,500,000) is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council of The Corporation of the District of Central Saanich in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Keating Cross Road Roadway Improvements from Tamany Drive to Central Saanich Road generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding two million and five hundred thousand dollars (\$2,500,000).
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with Keating Cross Road Roadway Improvements from Tamany Drive to Central Saanich Road.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is fifteen years.
3. This bylaw may be cited as "Loan Authorization Bylaw No. 2200, 2024".

READ A FIRST TIME this **27th** day of **May** , 2024.

READ A SECOND TIME this **27th** day of **May** , 2024.

READ A THIRD TIME this **27th** day of **May** , 2024.

RECEIVED the approval of the
Inspector of Municipalities this **23rd** day of **July** ,2024.

ADOPTED this

day of

,2024.

Mayor Ryan Windsor

Corporate Officer



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: 2515 Hackett Cr – Housing Agreement Bylaw (Rental Housing)

RECOMMENDATION(S):

1. *That Housing Agreement Bylaw No. 2208, 2024 (2515 Hackett Cr.) be introduced and given First Reading.*
2. *That Housing Agreement Bylaw No. 2208, 2024 (2515 Hackett Cr.) be given Second and Third Reading.*

PURPOSE:

This report introduces a housing agreement bylaw to secure 235 units of rental housing in perpetuity at 2515 Hackett Crescent, including eight units as affordable housing for a period of ten (10) years.

BACKGROUND:

On February 14th, 2022, Council passed a motion with respect to a development permit application for two rental apartment buildings with 236 units that a covenant be registered to secure that all units constructed on site be rental units. The covenant was registered prior to issuance of the development permit. In addition, a phased development agreement on title required eight affordable housing units to be provided for a period of 10 years.

The two buildings are now nearing completion, and the owner wishes to satisfy all conditions required prior to occupancy.

DISCUSSION:

The draft housing agreement (Appendix B) attached to the housing agreement bylaw (Appendix A) would secure that all (235*) apartment units be rental units in perpetuity and that eight of those units be provided as affordable housing units for a period of 10 years. The rental rates for the eight units would be set at eighty (80%) percent of the average monthly rent for a dwelling of comparable size and location as set out in the Canada Mortgage and Housing Corporation (CMHC) Housing Market Outlook for Greater Victoria. For 2023 this is shown in the table below, as well as the 'affordable rent' based on 80% of the average monthly rent.

*Staff note that since approval of the development permit, one proposed housing unit has been converted to additional amenity space.

Table 1: CMHC Average Rent for 2023 and Resulting ‘Affordable Rent’

	Private Apartment Average Rents (\$) (CMHC)	Affordable Rent (\$) (80% of CMHC rate)
Bachelor	1,222	978
1 Bedroom	1,427	1,142
2 Bedroom	1,839	1,471
3 Bedroom +	2,089	1,671

The housing agreement is in accordance with the covenant and phased development agreement registered on title, as required by Council. With adoption of the housing agreement bylaw and subsequent registration, a condition of occupancy would be fulfilled. Staff are working with the owner to complete other conditions to facilitate issuance of an occupancy permit later this year.

IMPLICATIONS:

Housing Targets

Once an occupancy permit has been issued, staff would be in a position to count the 235 completed rental housing units toward the total number of housing units required by the Province to achieve the Housing Target set for the District (588 units).

CONCLUSION:

The development at 2515 Hackett Crescent is nearing completion and the owner wishes to satisfy conditions required prior to occupancy. As required by a covenant and phased development agreement, the housing agreement would secure 235 rental housing units, including eight units of affordable housing, and would satisfy Council’s condition of approval of the development permit.

Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Draft Housing Agreement Bylaw No. 2208

Appendix B: Schedule “A” to Housing Agreement Bylaw No. 2208

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2208

A Bylaw to Authorize the Corporation of the District of Central Saanich
to Enter into a Housing Agreement
(2515 Hackett Crescent – Rental Housing)

WHEREAS the Municipality may, by Bylaw, under Section 483 of the *Local Government Act* enter into a Housing Agreement which may include terms and conditions agreed to by the Municipality and the Owner regarding the occupancy of the housing units identified in the Agreement;

AND WHEREAS the Municipality has issued a development permit for the lands described in this Bylaw to enable the Owner to construct and maintain a multi-unit housing development on the Lands for rental housing and the Municipality has deemed it expedient to require the Owner, as a condition of the permit, to enter into a Housing Agreement with the Municipality pursuant to Section 483 of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. The Municipality is authorized to enter into a Housing Agreement pursuant to Section 483 of the *Local Government Act*, in substantially the form attached to this Bylaw as Schedule “A”, with respect to the land located in the Municipality of Central Saanich having civic address of 2515 Hackett Crescent and being more particularly known and described as:

PID: 030-364-183, Lot 5, Section 5, Range 4 East, South Saanich District, Plan
EPP69599, as shown shaded on the map attached to this bylaw as Appendix “A”.

2. The Mayor and the Municipal Clerk of the Municipality are authorized to execute the Housing Agreement on behalf of the Municipality.

CITATION

3. This Bylaw may be cited for all purposes as the “**Housing Agreement Bylaw No. 2208, 2024**”.



2515 HACKETT CRESC.DWG

Schedule "A" To Bylaw No. 2208

HOUSING AGREEMENT

(Pursuant to section 483 of the *Local Government Act*)

This Housing Agreement (this "**Agreement**") is entered into by and

AMONG:

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
1903 Mount Newton Cross Road, Saanichton, British Columbia V8M 2A9

(the "**District**")

AND:

2515 HACKETT PROPERTY LTD.
1400 – 3280 Bloor Street West, Centre Tower, Toronto, Ontario M8X 2X3

(the "**Owner**")

AND:

THE BANK OF NOVA SCOTIA

(**"Scotiabank"**)

AND:

PORTAGE CAPITAL NOMINEE CORP.

(**"Portage"**)

(Scotiabank and Portage together the "**Lender**")

WHEREAS:

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein;
- B. Under section 483 of the *Local Government Act* the District may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- C. The Owner is the registered owner in fee simple of lands in the District of Central Saanich, British Columbia, with a civic address of 2515 Hackett Crescent, Saanichton, British Columbia and legally described as:

Parcel Identifier 030-364-183
Lot 5, Section 5, Range 4 East, South Saanich District, Plan EPP69599

(the "**Lands**");

- D. The Owner wishes to construct, on the Lands, a new a multiple dwelling residential complex containing approximately 235 dwelling units (the “**Building**”); and
- E. The District and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner to provide eight Affordable Units for a period of ten (10) years, and that all Dwelling Units on the Lands will be used and held only as rental housing in perpetuity.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 DEFINITIONS

1.1 In this Agreement:

“**Affordable Rent**” means eighty (80%) percent of the average monthly rent for a dwelling of comparable size and location as set out in the Canada Mortgage and Housing Corporation Housing Market Outlook for Greater Victoria, set yearly in October;

For clarity, the following provides an overview of the average monthly rent set in October 2023:

Private Apartment Average Rents (\$)

Bachelor	1,222
1 Bedroom	1,427
2 Bedroom	1,839
3 Bedroom+	2,089

“**Affordable Units**” means eight Dwelling Units on the Lands, designated by the Owner; “**Business**

Day” means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia;

“**CPI**” means the All-items Consumer Price Index for Victoria, British Columbia, published from time to time by Statistics Canada, or its successor in function;

“**Director**” means the District’s Director of Sustainable Planning and Development, and includes any person duly acting in his/her place and stead for the purposes of this Agreement;

“**Dwelling Unit**” or “**Dwelling Units**” means any or all, as the context may require, of the self-contained dwelling units on the Lands, and includes every Dwelling Unit that is on the Lands already as of the Effective Date and every Dwelling Unit that is developed on the Lands thereafter;

“**Effective Date**” means the effective date of this Agreement which is the date of the signature of the last party to sign;

“**Immediate Family**” includes a person’s spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person’s spouse;

“**Income Threshold**” means eighty (80%) percent of:

- (a) the median household income in Central Saanich published from time to time by Statistics Canada which the Owner and the District agree in 2020 was \$90,000.00;

- (b) in each year that Statistics Canada has not published the median household income in Central Saanich, Income Threshold will be calculated as the median household income in Central Saanich most recently published by Statistics Canada increased by the greater of \$1.00 and amount equal to the CPI in the current year divided by the CPI in the year of publication.

"**Non-owner**" means a person other than a Related Person or the Owner;

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 5.1;

"**Related Person**" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation (excluding a public corporation or a corporation held by a public corporation, pension fund, or real estate investment trust):
 - (i) an officer, director, shareholder, or member of such corporation, or of another entity which is a shareholder or member of such corporation; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner; and

"**Tenancy Agreement**" means a tenancy agreement regulated under the *Residential Tenancy Act*.

2.0 DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS

2.1 The Owner covenants and agrees that in perpetuity:

- (a) all the Dwelling Units will only be used as rental housing; and
- (b) each Dwelling Unit will only be occupied by one or more Non-owners under the terms of a Tenancy Agreement between the Owner and the Non-owner(s) who occupies the Dwelling Unit.

3.0 AFFORDABLE HOUSING

3.1 The Owner covenants and agrees that for a period of ten (10) years following the first occupancy of each such Dwelling Unit:

- (a) Eight (8) Dwelling Units will be designated as Affordable Units and subject to any limitations set out in the *Residential Tenancy Act*, will only be occupied and used as Affordable Units for a period ex.
- (b) The combined annual household Income for the occupants of each Affordable Units will not exceed the Income Threshold.
- (c) Monthly rent for each Affordable Unit will not exceed the Affordable Rent. If the Canada

Mortgage and Housing Corporation ceases to publish the Housing Market Outlook with information for Central Saanich, and such determination is not replaced by a similar publication, then the Affordable Rent with respect to an Affordable Unit will be determined by reference to the last published Affordable Rent and increased annually by an amount equal to the lesser of the maximum annual rent increase permitted under the *Residential Tenancy Act* and the increase in the CPI commencing January 1 following the year the Canada Mortgage and Housing Corporation ceased such publication.

4.0 REPORTING

- 4.1 The Owner covenants and agrees to provide to the Director, within 30 days of the Director's written request, a report in writing confirming that all Dwelling Units are being rented to Non-owners.
- 4.2 The Owner hereby authorizes the District to make such lawful inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 4.3 The Owner acknowledges that it is within the District's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

5.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

- 5.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the District at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

6.0 LIABILITY

- 6.1 The Owner agrees to indemnify and save harmless the District and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 6.2 The Owner hereby releases and forever discharges the District and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

7.0 PRIORITY AGREEMENT

- 7.1 **THE BANK OF NOVA SCOTIA**, as the registered holder of a mortgage and assignment of rents registered against title to the Lands respectively under numbers CB316451 and CB316452

(collectively, the “**Scotiabank Financial Charges**”), for and in consideration of the sum of One Dollar (\$1.00) paid by the District (the receipt whereof is hereby acknowledged), agrees with the District that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement will be an encumbrance upon the Lands in priority to the Scotiabank Financial Charges in the same manner and to the same effect as if Notice had been filed before the Scotiabank Financial Charges.

- 7.2 **PORTAGE CAPITAL NOMINEE CORP.**, as the registered holder of a mortgage and assignment of rents registered against title to the Lands respectively under numbers CB316453 and CB316454 (collectively, the “**Portage Financial Charges**”), for and in consideration of the sum of One Dollar (\$1.00) paid by the District (the receipt whereof is hereby acknowledged), agrees with the District that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement will be an encumbrance upon the Lands in priority to the Portage Financial Charges in the same manner and to the same effect as if Notice had been filed before the Portage Financial Charges.

8.0 GENERAL PROVISIONS

- 8.1 **NOTICE.** Any notice, approval or request required or permitted to be given under this Agreement will be in writing and may be given by delivering such notice, approval, or request to a representative of the party for whom it is intended, either by personal delivery, or by mailing such notice, approval, or request by prepaid registered mail from any post office in British Columbia:

- (a) in the case of the Transferor, addressed to it at:

2515 HACKETT PROPERTY LTD.
 1400 – 3280 Bloor Street West, Centre Tower
 Toronto, Ontario M8X 2X3
 Attention: Daniel Drimmer

- (b) and in the case of the Transferee, addressed to it at:

THE DISTRICT OF CENTRAL SAANICH
 1903 Mount Newton Cross Road
 Saanichton, British Columbia V8M 2A9

or at such other address as the parties may from time to time advise by notice in writing. Any such notice, approval or request will be deemed to have been received on the date of delivery of such notice, approval or request, or on the third business day next following the date of such mailing if mailed as aforesaid, provided that if mailed should there be, between mailing and the actual receipt of such notice, approval or request, a mail strike, slowdown or other labour dispute which might affect the delivery of such notice, approval or request, such notice, approval or request will only be effective if actually delivered.

- 8.2 **TIME.** Time is of the essence of this Agreement.

- 8.3 **BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.
- 8.4 **WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 8.5 **HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 8.6 **LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 8.7 **LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 8.8 **EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the District for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 8.9 **CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 8.10 **ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 8.11 **FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 8.12 **AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the District and thereafter if it is signed by the District and the Owner.
- 8.13 **LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 8.14 **NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement will:

- (a) limit, impair, fetter or derogate from the statutory powers of the District all of which powers may be exercised by the District from time to time and at any time to the fullest extent that the District is enabled and no permissive bylaw enacted by the District, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the District will estop, limit or impair the District from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the District's bylaws, or any obligation of the Owner under any other agreement with the District.
- 8.15 **SEVERABILITY.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
- 8.16 **JOINT AND SEVERAL.** The Owner, if more than one, are jointly and severally obligated to perform and observe each of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

[THIS SPACE IS INTENTIONALLY BLANK]

8.17 **COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart will be deemed to be an original. All counterparts will be construed together and will constitute one and the same Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

Attn: Mayor, Council and Staff

July 17, 2024

Via Email

We are writing this letter in response to the District of Central Saanich PAAC survey released in July 2024. I think it is important to clarify the South Island Farmers Institute role in community, our mandate and the activities we undertake.

The South Vancouver Island Farmers Institute is a dynamic and regional group of food, fuel, fibre and floral producers, friends and supporters.

We are an Institute founded and governed by farmers - for farmers and community members who support agriculture and growing.

Our activities are membership driven; we work to improve agricultural land stewardship and food security.

We promote farming in the region through research, education, cooperation and outreach.

Our activities and events are supported by membership and event fees, the District of North Saanich, District of Central Saanich, District of Sooke, the BC Ministry of Agriculture, the Fruit Growers Association Fund at the Peninsula and Area Agricultural Commission as well as private donations and corporate sponsorship.

We work towards raising the economic viability of farms on the South Island through education:

- **Sustainers Series:** 6 month winter season series features and celebrates long term farmers on the South Island. This interactive learning event series showcases the history, successes and challenges of sustaining farms and farmers in the South Vancouver Island region and addresses topics of regional concern through Ag Sector initiatives and organizations.
- **Innovation Series:** 6 month summer season series featuring local farm innovation through field days. These interactive learning events showcase innovation in technical farming practices and celebrate knowledge sharing.
- **Business Series:** 4 month winter season series addressing direct education for farm businesses, led by local farmers for peer to peer learning and access to ongoing mentorship.
- **Farmer to Farmer Conference:** Winter week long Farmer conference including 8 land based learning workshops, and a full day conference. The Full Day Conference provides a unique platform for growers to connect, enhance skills, and contribute to a stronger community.

SIFI has reinvigorated the Farmer to Farmer conference after it had been dormant for a number of years. The 2024 conference brought together a plenary opening by the Ag sector Municipalities, including Central Saanich and focused on a broad range of cropping, food, fuel, fiber, floral, livestock, water management, soils, solar, and IPM.

The 2025 conference will celebrate the event's 10th anniversary and focuses on raising the capacity and resilience of the mid-career farmer.

The District of Central Saanich supported the Farmer to Farmer 2024 conference, as it has historically done for many years, and we are hopeful that Mayor and Council will continue its support for this conference in collaboration with over two dozen supporters.

- We collect and analyse statistics from our members about their farms and land status (leasing / owning / ALR), amount of land in production, certifications (GAP / HCCP / Organic / EFP), municipality, cropping, as examples in order to define the parameters of our education series for membership and external communications.

- We provide information to those seeking to understand the South Vancouver Island agricultural sector landscape, and advocate for farm forward policy, infrastructure and land access on behalf of our membership. We seek to identify local leaders, close gaps in food growing, cropping and distribution, working to build sector resilience.
- In celebration, SIFI grants an annual Certificate of Appreciation to a non-farmer, honoring longstanding contribution to capacity building in the Ag Sector.

SIFI was initially an impetus of PAAC and has strong PAAC support. We have additionally built relationships with parallel organizations in order to bring benefits to our membership. Our smallest scale farmers had access to donated cover crop seed in 2023; Farm Folk City Folk provide members access to the mobile seed cleaning trailer through our support from Haliburton Community Organic Farm. We continue to work to build relationships with sector organizations.

We celebrate that our local Districts have access to expert advice, information and assistance on matters involving agriculture through membership with the Peninsula and Area Agriculture Commission, and that each municipality can find differences in sector sustainability and commonalities in challenges, leading to regional solutions.

We see strength in Municipalities that participate in PAAC for its expertise in deconstructing the complexities of local bylaw, provincial legislation and ALC policy, as well as supporting a District specific agricultural group to best inform and fulfil District objectives and creating sector sustainability through engaged participation in regional initiatives including the Goose Management and Land Access Programs.

The South Island Farmers Institute appreciates PAAC for its initial and continued support in fulfilling our farmer members' mandate and advancing mutual strategic objectives.

Kind Regards,
Shellie MacDonald,
South Island Farmers Institute President
Katie Underwood,
South Island Farmers Institute Vice President

cc. SIFI Board of Directors Secretary
DCS Emilie Gorman
PAAC Secretary

Nareka Jacques

From: Tiffany Trownson <tiffany@bccare.ca>
Sent: Friday, July 19, 2024 12:52 PM
To: Mayor Ryan Windsor; Chris Graham; Zeb King; Gordon Newton; Niall Paltiel; Sarah Riddell; Bob Thompson
Cc: Municipal Hall
Subject: Home Health - Intermunicipal Mobile Business Licences

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from tiffany@bccare.ca. [Learn why this is important](#)

Dear Mayor Windsor and Council,

As one of the 12 municipalities included in the **Greater Victoria Intermunicipal Mobile Business Licence partnership**, I am reaching out on behalf of our home health members and the seniors they serve across Greater Victoria.

Last count, there are 300 private home health organizations across BC. Currently, home health operators are not included in the eligibility for Intermunicipal Mobile Business Licences (IMBLs), which requires them to hold a separate business licence in all communities they serve. By nature of their work, home health care service providers are mobile, and therefore should be considered eligible for IMBLs.

Below is a detailed summary of BCCPA's position as it pertains to this issue.

Re: Intermunicipal Mobile Business Licence for Home Health Care

Recommendation

BCCPA recommends **the members of the Greater Victoria Intermunicipal Mobile Business Licence partnership** (District of Central Saanich, City of Colwood, Township of Esquimalt, District of Highlands, City of Langford, District of Metchosin, District of North Saanich, District of Oak Bay, District of Saanich, Town of Signey, District of Sooke, City of Victoria, Town of View Royal) **support the inclusion of home health care in the eligibility of intermunicipal mobile business licences**. This licence is currently available for construction, trades, mobile hair salons, and catering.

By acting in this area municipal governments can support the sustainability of the private home health sector, and support seniors to age in their place of choice. Further, reducing costs for operators will lead to more competitive pricing for seniors.

Please note that some municipalities in a partnership may consider home health businesses eligible for a mobile business licence, however some may not. BCCPA hopes that bringing this forward will support alignment among partnerships and transparency to home health providers who may not be aware that this is available to them. With business licence purchases made online, eligibility for mobile businesses licences need to be explicit to ensure qualified businesses are aware of this option.

Supporting an aging population:

By the end of the decade, close to one in four Canadians will be a senior, up from 17% now. ¹ RBC has identified Canada's aging demographic as one of the two most significant existential threats facing the country over the coming decade (the first being climate change). This will result in broad economic and health system challenges for Canadians and a host of other countries across the world. Action is needed now to support an aging demographic.

A recent (2020) National Institute of Ageing (NIA)/TELUS Health Survey found that 91 percent of Canadians of all ages, and almost 100 percent of Canadians 65 years of age and older, plan on supporting themselves to live safely and independently in their own home for as long as possible.² However, as referenced by NIA, about one-quarter of Canadians aged 75 and over has at least one unmet need with respect to their activities of daily living. Many older adults who live alone also experience issues such as loneliness, falls, malnutrition, and inactivity.

About home health care:

Home care and home support options (respectively medical care, and non-medical support, together referred to as home health care) enable seniors to get the help they need at home. Services range from publicly subsidized care, which is delivered through the health authorities, to customized private-pay options, which can include medical care, transportation, companionship, and home making.

Commonly, family paid home support provides seniors and their families with more flexibility and greater ability to ensure that they can focus on the things that will really help them stay independent for as long as possible.

Business Licences in Greater Victoria:

Business licences are issued to ensure that local and visiting businesses are operating safely and legally, including complying with health and safety and zoning requirements. Home health businesses provide smaller jobs with less employees than trades and contractors, with less threat of safety hazards such as fires or damage to property, that would require first responders or management of public services. Comparatively, mobile home health services generate less profit margins than trades and contractors; if the cost of the business licence exceeds the cost of revenue, lack of competition in the market will impact service availability in the community.

Under the current system, home health care providers operating in the North Shore areas are required to hold distinct business licences for all locations in which they operate, regardless of the location of their physical office. By the nature of their work, home health providers are mobile, and commonly operate across several municipalities, adjusting their operations to accommodate client needs, and the availability of workers. This means that the vast majority work across multiple jurisdictions. Currently, across the province there are 17 intermunicipal mobile business licence partnerships between 104 communities.

The cost of multiple licences (the cost of which varies considerably across jurisdictions) add up to be significant for smaller organizations, which are already run on slim margins, and are experiencing increased cost pressures relating to staffing, and inflationary pressures. The administrative cost of

applying for and managing multiple licences is also burdensome. Reducing financial and administrative costs for operators will lead to more competitive pricing for seniors.

BCCPA and EngAge BC are recommending that this program be expanded to include home health care service providers.

About BCCPA

BC Care Providers Association (BCCPA) is the leading voice for B.C.'s continuing care sector. Our growing membership base includes over 450 long-term care, assisted living, and commercial members from across British Columbia.

BCCPA members support more than 19,000 seniors annually in long-term care and assisted living settings and 6,500 independent living residents. Additionally, our members deliver almost 2.5 million hours of home care and home support services each year.

Thank you for your consideration, I look forward to hearing from you.

Tiffany Trownson

Director of Public Affairs | EngAge BC
BC Care Providers Association
EngAge BC

1424-4710 Kingsway
Burnaby, BC, V5H4M2
w 604-736-4233 ext #243

www.bccare.ca



Our office is located on the traditional territory of the Musqueam, Squamish and Tsleil-Waututh Nations and we are grateful to live, learn and work on these shared lands.

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Sunday, July 21, 2024 1:28 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Follow Up Flag: Follow up
Flag Status: Completed

Submitted on Sun, 07/21/2024 - 1:28pm

Submitted by: Anonymous

Submitted values are:

Subject

Island view beach

Full Name

Ryan Fieldhouse

Phone Number

[REDACTED]

Address

8010 Simpson Rd
Saanichton, BC. V8M 1K4

Neighbourhood

Saanichton

Email

[REDACTED]

Message

Mayor and counsel

I've been informed you will present to the CRD, ideas to improve accessibility at island view beach and partnership with Tsawout to manage park considerations. I hope you will again consider presenting the idea of re-establishment of the boat launch. This was a much used and enjoyed feature of the park that has fallen into disrepair. It served as a secondary water accesses to the Tulista launch in Sidney, and only launch north of Victoria. This launch also serviced the handful of gulf islands east of Island View Beach. The launch was a useful facility for kayak users and boaters. Its reconditioning would be a benefit to the park users, community, and Tsawout.

Thanks for your consideration

Ryan

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, July 22, 2024 10:32 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 07/22/2024 - 10:31pm

Submitted by: Anonymous

Submitted values are:

Subject

Air Quality Measurement for community

Full Name

Patrick Anglin

Phone Number

[REDACTED]

Address

915 Damelart Way
Brentwood Bay

Neighbourhood

Lower Damelart

Email

[REDACTED]

Message

Hi All,

As the keepers of "Lower Brentwood" Purple Air air quality sensor that was for several years the only such site on the peninsula north of Broadmead/Royal Oak, I am highly pleased that our municipal fire halls have added 2 more sites to promote community health in our suburban neighbourhoods.

This way collectively we promote both lung health and awareness while extending the well-being of COPD/asthma sufferers. Data from Purple Air is also used to populate BC government air quality assessments that study and monitor wildfire and air pollution risks to public health.

We will keep you posted if these units need cleaning. No worries, our unit has twice required only a few second of vacuuming to remove dust and such materials that collect on the optical sensors to return normal function.

Thanks again!!!!

Patrick Anglin
Margret Goodmanson

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, July 22, 2024 12:42 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 07/22/2024 - 12:41pm

Submitted by: Anonymous

Submitted values are:

Subject

Wallace Drive Bike lane

Full Name

Frank Jankunis

Phone Number

[REDACTED]

Address

1338 Stellys cross rd
95
Saanichton, bc. V8M0B6

Email

[REDACTED]

Message

Hi,

I would like to write in to express my support for better bike lanes on Wallace Drive. It is a main route and a pleasure to cycle. If we can add proper bike lanes (not shared lanes--those are scary to ride) to this artery we can improve our progress towards action on climate change, road safety, and community cohesion.

Supporting non-car ways of travel, such as though taking the opportunity to improve cycling infrastructure along Wallace Dr., is to me a very important thing to do. I hope we can reconsider the current plan for Wallace Drive in this respect.

Thank you.

Best,

Frank Jankunis

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, July 22, 2024 12:39 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 07/22/2024 - 12:38pm

Submitted by: Anonymous

Submitted values are:

Subject

Wallace Drive roadway plans

Full Name

Michael Trottier

Phone Number

[REDACTED]

Address

1175 Greig Ave
Brentwood Bay, BC. V8M 1J6

Neighbourhood

Brentwood Bay

Email

[REDACTED]

Message

Drear Mayor Windsor and Councillors,

To add more specifics to my previous email, I wish you to know that with the current plans, the section of Wallace Drive in question will remain a gap in the active transportation network for cycling. As well, the related public report does not address the points raised by Council during the June 24th discussion.

As a report, I urge Council to vote for Option 2: Provide staff with alternate direction and then request staff present alternative designs, including the use of multi-use trails or full bicycle lanes by reducing the width of travel for vehicle travel or other alternatives to increase the width of travel.

Thank you once again for your thoughtful attention to this matter.

Michael Trottier

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, July 22, 2024 12:17 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 07/22/2024 - 12:16pm

Submitted by: Anonymous

Submitted values are:

Subject

Cycling access in Central Saanich

Full Name

Michael Trottier

Phone Number

[2508918771](tel:2508918771)

Address

1175 Greig Ave
UPPER UNIT
Brentwood Bay, BC. V8M 1J6

Neighbourhood

Brentwood Bay

Email

earthtomitch@gmail.com

Message

Dear Mayor Windsor and Councillors,

As an active and experienced cyclist (VCA - Victoria Cycling Adventures) and local elementary school teacher (Deep Cove & Keating Elementary) who regularly commutes to work, I share many of the same concerns made public by CSaan.

Last spring, I went to council and spoke to a planner/engineer (?) about the insufficiently poorly designed/maintained road shoulder on Keating Cross Rd @ the municipa quarry entrance. I was pleased that effortd were made to repair the pot holes and other hazards just months afterward. Nice job! However, even as an experienced cyclist, cycling past this area is still hazardous as the shoulder is not wide enough to safely accommodate cyclists.

Besides Keating Cross, however, I am therefore asking Council to give fuller consideration to concerns

that have been raised by CSaan and others regarding the redesign of Wallace Rd behind Stelly's. The Council needs to recognize the potential benefits to cyclists of ALL ages, abilities, and residencies (i.e, regional cycling groups, tourists, VCA members, etc.). The Council also needs to give due consideration to both potential students/families and even current drivers whom would gladly opt to cycle more on our local roads if onbly they could be made safer.

Thank you for thoughtful consideration to this unique opportunity to encourage more sustainable transportation options.

Michael Trottier

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Monday, July 22, 2024 1:02 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Mon, 07/22/2024 - 1:02pm

Submitted by: Anonymous

Submitted values are:

Subject

Wallace Drive Bike Lanes

Full Name

Meredith Wires

Phone Number

[REDACTED]

Address

7043 ConAda Brentwood Bay
Brentwood Bay, BC

Email

[REDACTED]

Message

Good afternoon,

I am writing to express my concern regarding the proposed road and bike lane design for Wallace Drive. As a mother, driver and cyclist, I hope Central Saanich will reconsider the road and bike lane design, and build infrastructure for to meet the needs of the present and future. The community needs a safe off-road or separate bike / pedestrian path that connects Brentwood Bay and Saanichton. Painting arrows on the existing roadway will only increase conflicts between road users, slow down traffic, and frustrate residents. It is not a solution to our growing population, and it is very short-sighted of the future needs of the community. I strongly urge Mayor and Council ask staff to present alternative designs, including the use of multi-use trails or full bicycle lanes by reducing the width of travel for vehicle travel or other alternatives to increase the width of the roadway to accommodate all road users.

A few points:

- Sharrows are not bicycle infrastructure. The National Association of City Transportation Officials indicates that "it is not a facility type and should not be considered a substitute for bike lanes, cycle tracks, or other separation treatments where these types of facilities are otherwise warranted or space permits".
- Sharrows are not safe given the speed and level of traffic on Wallace. This design is creating a liability

for our district and a danger to residents.

- Most municipalities with strong approaches to Active Transportation are removing/upgrading existing sharrowed routes as they've been proven to do less than nothing for safety.

- Shared use lanes work well for AAA only with traffic volumes of <1000/day and and when traffic is calmed to speeds of less than, or equal to, 30 km/hr (Central Saanich report has Wallace traffic counts at 7000/day and may reduce speed to 40 km/hr).

Please listen to residents and reconsider the road design for Wallace Drive.

The sewer project is your chance to save money and make the right infrastructure upgrades NOW. Do it right the first time to avoid resident conflicts, and make the roadway safe for everyone.

Thank you,
Meredith Wires

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Nareka Jacques

From: [REDACTED]
Sent: Tuesday, July 23, 2024 3:40 PM
To: Municipal Hall; Niall Paltiel; Mayor Ryan Windsor; Chris Graham; Bob Thompson; Gordon Newton; Sarah Riddell; Zeb King
Subject: 1934 Hovey Development

Dear Mayor and Council,

The development proposal for 1934 Hovey Rd sounds great! Having health care workers living so close to where they work would mean many of them could live car-light or car-free. It looks like the developer is putting in a lot of effort to encourage alternate forms of transportation and I can't imagine any major issue with parking because of that. The 72 and 75 have stops within a block of that address, with the 81 only a couple blocks away on Wallace. Grocery stores, pharmacies, doctors offices, and restaurants are within a 15 minute walk, and Brentwood Bay is within a 15 minute bike ride. It's a location made for a car-free lifestyle.

I think a shuttle service between a purpose-built staff housing property and the hospital makes a lot of sense.

This whole project could be the "thinking outside the box" solution to parking that the Saanich Peninsula Hospital needs, if they can only see it. Population will only increase on the Peninsula and we can't assume that driving is the only solution or the entire peninsula will be a parking lot one day. We don't want to become the next Langford, we need to develop for people instead of cars. Don't pave over the Agricultural Land Reserve next to the hospital for the storage of privately owned vehicles.

Best regards,
Jamie Wellbourn

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Making a difference...together

Capital Regional District

625 Fisgard Street, PO Box 1000

Victoria, BC, V8W 2S6

T: 250.360.3000

www.crd.bc.ca

July 25, 2024

File:0400-20

The Honorable Lana Popham
Minister of Tourism, Arts, Culture and Sport
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Popham:

RE: BC ARTS COUNCIL'S REGIONAL AREAS POLICY

I am writing to you in my role as Chair of the Arts Commission at the Capital Regional District (CRD) to ask you to repeal or modify the BC Arts Council's "Regional Areas" policy. This policy is creating substantial barriers for the capital region's arts sector. The name of this policy implies a general goal to treat regions more equally, yet the policy excludes and deprioritizes the capital region and greater Vancouver from BC Arts Council funding. The BC Arts Council's website glossary states:

Regional Areas: For the purposes of BC Arts Council grants and funding priorities, regional areas are considered as those outside of the capital region and greater Vancouver.

In practice, this policy is not about regional distribution; it is about penalizing arts in urban areas.

During the COVID-19 pandemic, this policy had relatively little impact on arts in the capital region, as the BC Arts Council and Province of BC focused on relief funding to keep the arts sector solvent. This funding was immensely helpful to the arts sector and the Province did a fantastic job distributing it in a timely, effective, and equitable manner. In recent years, however, the "Regional Areas" policy has had a significant detrimental effect on the arts sector in the capital region:

- In 2022-23, Operating Grants to arts organizations in the capital region received a **combined reduction of \$113,410 or 7.7%** of all operating funding (see Appendix A).
 - Arts organizations across the province (which received more than \$75,000) were cut by 10%, but only those outside of the capital region and greater Vancouver (or part of other designated priority groups) had the opportunity to have that funding restored or even increased in the same intake — and most did.
 - The net effect of this policy action was to pull support from arts organizations in the capital region at a time when inflationary pressures were already squeezing margins on operating budgets and making it difficult to maintain service levels.
- Arts organizations from the capital region (and greater Vancouver) are **ineligible to apply to the Accelerate Pilot Program**, unlike every other area of BC. This excludes several exemplary, fast-growing arts organizations in the capital region from applying for this much-needed organizational development funding.

- The BC Arts Council also recently announced that no new applicants for Operating Grants would be considered in 2024-25 and 2025-26. This, together with the exclusion from the Accelerate Pilot Program, means there is no opportunity over the next three years for organizations in the capital region to advance from project to operating funding. This removes provincial support for the development of the arts sector in the capital region in a way that is not true for other regions of BC.
- **The “Regional Areas” policy is a cross-cutting lens that applies to every BC Arts Council granting program, including grants to organizations and individuals.** In every area of support, artists and arts organization from the capital region are being treated differently from those in other areas of BC.
 - By excluding or relegating the consideration of applicants from the capital region, the BC Arts Council is actively discouraging adjudicators from providing funding to this key region of BC. This policy is structured to force adjudicators to score and rank these applications lower, which puts them at a major disadvantage in competitive granting programs where grant awards are determined through comparative evaluation.

The capital region and greater Vancouver are treated in the same way by this policy, which is both unexplained and unwarranted. The capital region has a population one-sixth the size of greater Vancouver, a different demographic profile, and an arts sector that is in a different stage of development. The capital region, including the District of Saanich itself, includes large swaths of rural areas. It is important to recognize that the situation in the capital region is very different than that of greater Vancouver.

The BC Arts Council states that its vision is to “... strive to ensure that artists and cultural organizations in British Columbia are well-supported, thriving and able to reach their full potential under principles of equity, diversity, accessibility, and reconciliation”. That goal cannot be achieved by cutting back funding to vibrant clusters of artists and arts organizations. The professional arts sector is an industry concentrated in urban areas, just as other industries (forestry and mining, for instance) are often concentrated in rural areas. Urban areas can leverage arts funding to achieve impact most because that’s where most artists and creators work and reside, and ultimately, artists and creators are the engines driving arts and culture.

In addition, arts and culture are significant economic and visitor industry drivers, so investing in the arts in the capital region is a tremendous opportunity to grow tourism with year-round attractions and amplify the economic impact of these cross-pollinating sectors.

Let me provide a real-world example of the known effects of the “Regional Areas” policy. Wonderheads Theatre [tours its productions throughout BC](#) and beyond, benefitting audiences across the province with its innovative blend of full mask theatre. It was a recent addition to Operating Grants at the CRD Arts and Culture Support Service due to its tremendous growth and widespread impact. But because of the “Regional Areas” policy, Wonderheads Theatre will not be eligible for the BC Arts Council’s Accelerate Pilot Program because it is headquartered in the capital region. There are many other artists and organizations in a similar position to Wonderheads Theatre that are excluded or relegated to secondary or no consideration for funding due to the fact their contact address happens to be in the capital region, despite their depth and breadth of their impact.

The council of the BC Arts Council plays an important role as an advisory group; however, the responsibility for the effects of this policy ultimately resides with the political leadership. As the BC Arts Council is not an incorporated organization but rather a branch of the ministry, you have the legal authority to approve or modify BC Arts Council policies and grant funding awards.

The CRD Arts Commission urges you to consider changes to the “Regional Areas” policy. Here is a list of options we propose to address the issues created by this policy in order of preference:

- Recommended option: **Repeal this policy and allow all regions of BC to apply in a way where artists and arts organizations across BC all have equal access and equal priority for funding from the BC Arts Council.**
- Alternative Option #1: Enter a partnership with the Capital Regional District whereby the CRD distributes \$1.5 million per year of provincial funding to ameliorate the effects of the “Regional Areas” policy for as long as it is in effect and re-invest in vibrant cultural clusters.
- Alternative Option #2: Remove the capital region from the “Regional Areas” policy as the situation in this region of BC is not similar to that of greater Vancouver.
- Alternative Option #3: Do not exclude arts organizations from the capital region from applying to the Accelerate Pilot Program and conduct further research on how to better support cultural clusters.

For background, the CRD Arts Commission supports artists and arts organizations across the capital region through arts grants, convening, and arts advocacy. In 2023, the CRD Arts Commission distributed \$2.6 million in funding to 93 organizations activating a broad array of professional and community arts. We also convened an Arts Champions Summit, which contributed to our new strategic plan to grow the arts sector in this key area of BC.

Investments by the Province of BC are essential for artists and arts organizations in the capital region to develop as a sector and deliver arts events to the public. These relatively small investments have a major multiplier effect in generating social and economic benefits in the capital region through its vibrant local and tourism-driven economies.

I respectfully request that you to reconsider the “Regional Areas” policy and place artists and arts organizations from the capital region on a level playing field with artists and art organizations from other regions of BC.

Sincerely,



Marianne Alto
Chair, CRD Arts Commission

cc: The Honourable, David Eby, Premier and M.L.A. Vancouver – Point Grey
BC Arts Council
Local councils and cultural services staff



July 29, 2024

July 18, 2024

Mayor and Council
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC, V8M 2A9
Sent Via Email: ryan.windsor@csaanich.ca

RE: ForestryWorksforBC

Dear Mayor Windsor and Central Saanich Council Members,

We are writing to local governments across British Columbia to introduce the ForestryWorksforBC campaign, a new grassroots initiative to raise awareness about the critical role forestry plays in the well-being of rural and urban communities.

ForestryWorksforBC is a group of forest-based organizations and companies, representing more than 1,000 businesses engaged in all aspects of British Columbia's forestry sector. We are proud to stand up for tens of thousands of workers and their families who are concerned about the future of forestry in British Columbia. This campaign includes the voices of regular British Columbians who have sent letters to provincial leaders sharing their personal stories, as well as a range of other organizations and companies that have played a part in building British Columbia's forest sector. We believe that a better and brighter future in this province needs a strong forest sector.

Forestry matters in every corner of BC. From hospitals to schools, roads, and communities, forestry has been the foundation of all that we hold dear in this province. Forestry is a renewable sector – and it has been a thriving sector while harvesting just a fraction of one percent of the forest land base each year. But the future of forestry in BC is uncertain.

Harvest levels have dropped by 42% since 2018 and half of BC's mills have been lost in the last two decades. Today, harvest levels have fallen to less than 60% of the sustainable allowable annual cut (AAC) set by the province's chief forester.

When access to the AAC is unreliable, harvest levels drop, government revenues for critical services decline, and the impact reaches every British Columbian. Here are a few quotes from voices across the province:

- *"I don't see a future in my industry in BC... It kills me to leave this province as my family all live here. My wife is a nurse... her hospital is severely understaffed and will cry to see another hole to fill."*

- *“As businesses disappear, so do the jobs and many small communities have nothing to replace them with. The communities themselves become unstable.”*
- *“I am 24 years old... I used to think this was a career I could cherish but I can no longer see myself pursuing a lifelong career in forestry.”*
- *“Our province is losing some of its most productive workers, successful contractors, and essential investment dollars every day.”*

Through the ForestryWorksforBC campaign, people are rallying their voices to let our provincial leaders know these impacts are too much and that, without reliable and timely access to the AAC, we have a lot more to lose than mills.

The momentum is growing in communities. [Mayor Kermit Dahl of Campbell River](#) raised concerns in a public letter to the minister for forests; the [Kamloops council](#) has recognized a critical need to support forestry through a forestry-focused resolution submitted the Union of BC Municipalities convention this fall; and Lheidli T’enneh [Chief Dollen Logan and George Lampreau, chief of the Simpcw First Nation](#) near Barriere were joined by the mayors of McBride, Prince George, and Valemount to voice their concern over the crisis in the forest sector.

We ask that you include a discussion of this important topic on your next council agenda and consider joining other communities in sending a letter to provincial representatives to let them know that ForestryWorks for your community too. You can see a template letter on our website at <https://forestryworksforbc.ca/send-the-message/>

We invite you to review the attached documents and visit our website to learn more.

Sincerely,



Bob Brash, Executive Director
Truck Loggers Association



John Nester, President
North West Loggers Association



Christine Lavoie, President
Forest Nursery Association of B.C.



John Betts, Executive Director
Western Forestry Contractors’ Association



Todd Chamberlain, General Manager
Interior Logging Association

for/ ForestryWorksforBC

Forestry Works for BC



Forestry matters in every corner of BC. From hospitals, schools and roads and communities; forestry has been the foundation of all that we hold dear in this province.

A Stronger BC Needs a Stronger Forest Sector

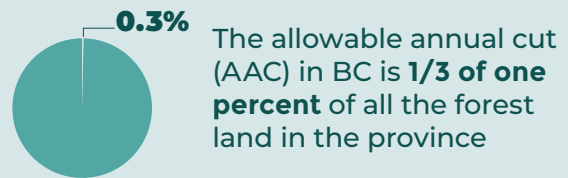
- Help with people's everyday costs
- Deliver more homes for people, faster
- Strengthen health and mental health care
- Deliver services people rely on
- Support a stronger, cleaner economy
- Build infrastructure for the future

Get Involved

It is not trees versus jobs; its quality of life and an allowable annual cut we can all count on. It's time BC's leaders commit to **both** because **ForestryWorksforBC**.

- **Send a message to government** — by mail or on our website
- **Follow us on social media** and share the campaign with your community
- **Ask your MLA and MLA candidates how they'll help ensure** that forestry provides for BC into the future

The Future of BC Forestry is Uncertain



...**but**...government-issued cutting permits have slowed



...**and now**...harvest levels are less than 60% of the sustainable AAC.

FORESTRY
WORKS FOR BC

hello@ForestryWorksForBC.ca
ForestryWorksForBC.ca

  #ForestryWorksForBC

Page 213 of 239



Take action!
Send your MLA
letter today!

Who We Are

We are a group of forest-based organizations and companies, representing more than 1,000 businesses engaged in all aspects of British Columbia's forestry sector. We are proud to stand up for tens of thousands of workers and their families who are concerned about the future of forestry in British Columbia.



This campaign includes the voices of regular British Columbians who have sent letters to provincial leaders sharing their personal stories, as well as a range of organizations and companies that have all played a part in building British Columbia's forest sector and are committed to a better future for our province.

\$7 Billion of local goods and services purchased



Supporting 9,900 businesses in over **340** communities and **120** Indigenous Nations and organizations*

\$6.6 Billion



in annual government revenues that support essential public services and infrastructure.



\$15.8 Billion

Investment in BC's future by the forest sector in operations and upgrades across communities between 2013-2022.

Forestry Supports Employment

The sector provides about nearly 50k direct jobs and supports even more.

Forestry supports 51,000+ additional jobs through supporting local business.

48,725 Direct Jobs **100,000**

All combined, forestry supports **over 100,000** BC jobs

The Forestry Sector Supports **\$9 Billion** **More than** in wages, salary, and benefits.

*Source: 2019 Regional Supply Chain Study- COFI.org

**FORESTRY
WORKS FOR BC**

hello@ForestryWorksForBC.ca
ForestryWorksForBC.ca

  #ForestryWorksForBC

Page 214 of 239



Take action!
Send your MLA
letter today!

New Initiative Calls on British Columbians to Stand Up For Forestry

VANCOUVER, British Columbia, June 3, 2024 – A new grassroots initiative is encouraging British Columbians to be better informed on B.C.’s forest sector and take action through various activities including [online letters](#) and informing local governments to raise the importance of forestry to British Columbians.

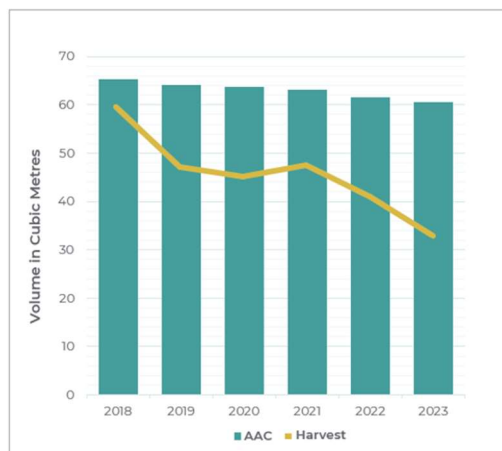
Across the province, small, medium and large forest companies, family-owned enterprises and local businesses have joined forces through ForestryWorksForBC, a new grassroots initiative to address the sectors’ uncertain future and its impact on British Columbians and communities that rely on the revenues from forestry to support critical services like roads, schools, and health care.

“Forestry matters in every corner of B.C., from hospitals, schools and roads and communities; forest jobs and forest revenues have been the foundation of all that we hold dear in this province,” said Bob Brash, executive director of the Truck Loggers Association. “Ensuring reliable and timely access to the allowable annual cut (AAC) means we can build affordable, climate-friendly homes for British Columbians; and we can keep people in their homes and communities with good paying jobs.”

In the last 20 years nearly half of all B.C. sawmills have closed. Some of this is the result of natural forces like wildfire and mountain pine beetle but increasing policy changes and escalating complexity have created instability and reduced cutting permits and investment. Today harvest levels are less than 60 per of the AAC set by the Province’s chief forester.

Dean Garofano, president and chief operating officer at Delta Forestry Group, has been conducting crew talks across the company and hanging posters around the mill to build momentum for the campaign. “Our workers see the lack of logs coming in, and they are concerned about the future not just for themselves but the communities they call home,” said Garofano. “This initiative gives everyone who cares about forestry and the future of this province a voice – when BC’s forest sector does well, we all do better.”

A Rapid Decline in Harvest Levels



Source: BC AAC and Harvest Levels 2018-2023 – COFI.org

- 30 -

For More Information:

Visit: www.forestryworksforbc.ca

Email: hello@forestryworksforbc.ca

Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Tuesday, July 30, 2024 12:58 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Tue, 07/30/2024 - 12:57pm

Submitted by: Anonymous

Submitted values are:

Subject

six story build on east saanich rd

Full Name

donna daniele

Phone Number

[REDACTED]

Address

D15-7601 East Saanich Rd
saanichton, BC. V8M1Z3

Neighbourhood

7601 east saanich rd

Email

[REDACTED]

Message

Hover.neighborhood - Mayor, I just received a 3-page document at my door. Trying to STOP BUILD FOR SENIORS. First, what are you doing dropping off material on private property? I support the 62 builds for seniors next door to the Legion Manor. You had no problem building a homeless drug addict in my neighborhood. [REDACTED]. Thank you for that. I welcome new homes for seniors. Maybe tell the Hovey residents if they don't like they should move.

D. Daniele

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June 27th, 2024

Saanich Peninsula Piranhas
1185 Forest Park Dr,
North Saanich, BC
V8L 1H4

Dear Mayor, councillors, and staff,

We are writing to express our support for an idea that we read on social media for the use of the newly acquired lot on Hovey Rd. The Sidney Piranhas would like to give our support to the project of new recreation facilities in Central Saanich, more specifically the possibility of the construction of an outdoor pool.

The Piranhas are a non-profit swim club that has been running for over 30 years out of the Panorama Recreation Centre. We are part of BCSSA (BC Summer Swimming Association) and many clubs in the province use outdoor pools to train and host swim meets. Our club has seen significant growth in the past 5 years (even during COVID), and getting enough pool space to accommodate all of our swimmers is always an issue as we have to share the one pool on the peninsula with the swim lessons, the lap swimmers, and the leisure users.

We would be happy to discuss this idea further.

Melissa Drolet
President

On behalf of the Saanich Peninsula Piranhas Executive board members

Nareka Jacques

From: J. Moore [REDACTED]
Sent: Tuesday, July 30, 2024 2:13 PM
To: Municipal Hall
Subject: re: Aurora - Pacifica Housing

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi I am writing as a tenant living on East Saanich Rd. in Saanichton about the noise, filth, and continual chaos continually with the Aurora building run by Pacifica Housing. My peace and quiet is regularly on a daily basis disturbed this was something the neighborhood was promised would not be occurring as the non profit running this building would be screening and supporting the tenants living there. This was the deal with this project going forward, it's not being met to what was outlined to be the compromise. Witnessing people with high addictions, mental health related severe issues, being dropped off out here with zero services they need is not really helpful for those living there as well as the neighbors. My safety is at risk on a daily basis due to unpredictable tenants and their guests and they do not just stay in the building they roam around in other yards, property continually, many have weapons seen on them or shopping carts, leaving garbage and litter all around the block.

I am very disappointed in the district of Central Saanich not doing more to put some pressure on Pacifica Housing to do a better job, from what I observe the staff are very young women just out of school not well trained for this population nor handling the crisis level issues well at all. I never see staff addressing the daily outbursts and I never see them clearing the property of stolen shopping carts, or garbage and debris the tenants collect.

Police and ambulance calls are often daily and it seems they have little to do with these issues as well as most are out of their league to deal with as well as the laws are very lenient.

What can the city council do to have this non-profit not run this site and use the building instead for seniors as this is a family neighborhood, children and seniors are the neighbors closest to the building? My first idea would be how can we help Pacifica Housing run this better. My frustrations make this no longer a viable option as we are being put through too much every day with problems and not the peace and quiet others deserve in their homes, The opening a little over a year ago has been awful and they should lose the contract to continue running this building. What can you do about this problem? It's causing the whole block around Hovey, Prosser, Wallace and East Saanich Rd. to lose a quality and serenity most expect living in Central Saanich. I expect better from the mayor and city council. How can you enforce the agreements with the neighborhood to be properly met?

I look forward to a response soon from the mayor and council on this matter and how we can restore peace to a beautiful family oriented neighborhood.

I am waiting for your reply soon, on a very serious matter.

sincerely
Jahnavi Moore

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Wednesday, July 31, 2024 11:38 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Wed, 07/31/2024 - 11:38pm

Submitted by: Anonymous

Submitted values are:

Subject
Outdoor pool

Full Name
Tarina Verleun

Phone Number
[REDACTED]

Address
6505 Central Saanich Rd
Victoria, BC. V8Z5T9

Neighbourhood
Tanner Ridge

Email
[REDACTED]

Message

Dear Mayor and Council,

I understand that an outdoor pool has been suggested for the parcel of land purchased on Hovey Rd, in addition to constructing new municipal buildings. I am writing in support of the proposal to build an outdoor pool.

As a mother of three school aged kids, one of whom participates in a peninsula swim club, I believe that an outdoor pool would be an asset to our family and our community. It would draw users from across the region since there is no outdoor pool anywhere in the capital region. An outdoor pool is something I often hear parents wish was available locally.

Having another pool facility on the peninsula would also help support strong demand for pool lanes, as I understand that the number of lanes available for our swim club at Panorama was reduced this season due to high demand from other users.

Expanding recreational facilities in Central Saanich would be a big bonus for our community.

Thank you for your time.

Sincerely,
Tarina Verleun

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Sunday, August 4, 2024 11:55 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Sun, 08/04/2024 - 11:55am

Submitted by: Anonymous

Submitted values are:

Subject

Property Expropriation from Park Place

Full Name

Cindy Austin

Phone Number

[REDACTED]

Address

1968 Cultra Avenue
Unit 1
Saanichton, BC. V8M 2J8

Neighbourhood

Saanichton

Email

[REDACTED]

Message

I feel the expropriation of the Park Place property is a "bully" tactic. I feel there is a much greater need for Long Term care facilities than for a new Municipal Hall. The current hall could be redesigned, with added floors for more space. I do however think that Park Place should commit to moving ahead soon with building a Long Term Care facility - having the lot vacant for 20 years while the need for these facilities grows is not acceptable.

Thank you.

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Nareka Jacques

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: Friday, August 9, 2024 10:23 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Fri, 08/09/2024 - 10:23am

Submitted by: Anonymous

Submitted values are:

Subject

Development Application for 7840 Lochside Drive

Full Name

Heather Tufts

Phone Number

[REDACTED]

Address

312--7840 Lochside Drive
Saanichton, British Columbia. V8M2B9

Neighbourhood

Saanichton---East Saanich

Email

[REDACTED]

Message

To Mayor and Council:

I am writing to express some deep concerns about the development application for 7840 Lochside Drive. As a resident of Lochside Manor, I would be amongst those affected in many ways, if these developments go ahead as planned.

As you know, this proposal includes two sections, a) townhouses on the east side of Lochside Manor and b) an apartment complex on the west side. The residents of Lochside Manor, are especially anxious about the east side townhouses which would take away our only treasured green space. Sunlight, views and the grassy space would be eroded since the townhouse would be right in front of Lochside Manor to an unacceptable proximity. The imposition is a very inconsiderate proposal to current residents and losing green-space during a climate crisis is not ethical.

I urge you to reject the portion of the development application that involves putting townhouses that would overshadow the east-side apartments where many tenants have lived for years. They deserve to

be heard if they are going to be deprived or both privacy and sunlight.

Please, take the time to stop by and witness first hand the piece of land that is being discussed and consider the current tenants in Lochside Manor. There is no reasonable rationale for this portion of the development application and we urge you to NOT approve it.

Regarding the proposal for more apartments on the west side, many of the residents also have several concerns about the current application. First of all, it would mean the removal of many of our valued trees that line the highway. This has to stop!

When, if ever, are we going to ensure that development applications include environmental considerations? Most of us in Lochside Manor have lived patiently for years with constant development dust and noise with the the project next door at Marigold. The ever-increasing development here, has affected our mental health for years with constantly disrupted peace and quiet. Some seniors feel that with the new proposal, they will have to live with this for the rest of their lives. How sad!

I have also witnessed the incredible increase in traffic at Mt Newton and Highway 17 over the past few years. Most of the next door apartments at Marigold are not yet occupied and so future, unacceptable traffic increases are already very concerning.

This is an erosion of our “village” of Saanichton and the ambiance of a semi-rural community is being sacrificed for development-gentrification. It is my understanding that our neighbours at Tsawout are also very concerned about the increase in traffic.

Developers love to talk about “traffic calming measures” which is code for widening roads but with no vision to reduce traffic.

Finally I would like to address my personal beliefs about the need for affordable housing and whether or not we are making a contribution. I am aware that Central Saanich is “in negotiations” for a modest 10% “affordable” units in the new apartment complex. Why not more?

But I challenge the definition of “affordable” which is regrettably government/developer defined. It does not come close to providing below market rents which is the most urgent societal need. If the application included the needs of marginalized renters, I would be more compliant.

But instead, what we witness is the constant erosion of affordable rentals, since the Investors (REITS) in buildings like Lochside Manor, can increase rents by attrition without regulation. If someone moves out or dies, the apartment is refurbished enough to justify huge-unmonitored rent increases so that the originally-affordable properties morph into unaffordable rentals. Nothing has been done at any level of government to stop this in order to preserve affordable rentals in the province and the practice is very widespread.

I understand that all municipalities are currently under pressure from the province to provide more urgently needed housing.

Nonetheless, we should demand that these housing proposals include below-market rentals (not just “affordable”) and firm-sustainable, environmental considerations. The current application at 7840 Lochside does not consider either.

I hope that you will take the time to walk-around this property prior to the application being formally present to council in September.

Stop by to witness the potential erosion of green space (especially on the east side at Lochside Drive,) to

remind yourselves of the enormity of the development next door at Marigold that already impacts our busy streets, and to give honest consideration to the disrupted life-style for the residents of Lochside Manor and the wider community.

I would appreciate hearing from you on this matter.
Heather Tufts

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Nareka Jacques

From: Ivo Van der Kamp
Sent: Monday, August 12, 2024 3:00 PM
To: [REDACTED]
Cc: Municipal Hall
Subject: RE: Concerns about Redevelopment and Community Safety in Central Saanich

Follow Up Flag: Follow up
Flag Status: Completed

Hi Eric,

Thank you for your message.

The District has various documents that provide guidance on development proposals within its boundaries, an important one of which is the Official Community Plan (OCP): <https://www.centraalsaanich.ca/municipal-hall/resource-library/official-community-plan-2100>

The OCP includes the Fundamental Principles of the plan as well as, amongst other topics, the vision for Land Use within the community. Any proposals for a land use would be reviewed in light of the applicable objectives and policies. In addition, as per provincial mandate, the municipality has a Housing Needs Assessment and is required to complete an update before the end of 2025. Both these documents, as well as others such as the Zoning Bylaw, would be considered when reviewing (staff) and deciding on (Council) development proposals.

With respect to supportive housing projects, we acknowledge the challenges you describe in your email. Therefore, we work together with various groups from throughout the region to coordinate efforts and to ensure the (ongoing) success of a project. Whereas the District's role is primarily focused on the land use, various other groups would be involved, together with the District, in ensuring the success of the user groups. The OCP outlines ways in which the District could aid certain development proposals and what partnerships could be sought in order to ensure their success.

Hope this information helps but please do not hesitate to contact me for any further questions.

Kind regards,
Ivo

Ivo van der Kamp (he/him)
A/Manager of Development Services
District of Central Saanich
C: 236.638.3520 | [CentralSaanich.ca](https://www.CentralSaanich.ca)



We gratefully acknowledge that the ancestral lands on which we work are within the traditional territories of the W̱SÁNEĆ peoples: W̱JOŁELP (Tsartlip), BOKÉCEN (Pauquachin), S̱ÁUTW̱ (Tsawout), W̱SIKEM (Tseycum) and MÁLEXEŁ (Malahat) Nations.

From: Eric <no-reply@web-response.com>

Sent: Tuesday, August 6, 2024 4:42 PM

To: Municipal Hall <Municipal.Hall@csaanich.ca>

Subject: Concerns about Redevelopment and Community Safety in Central Saanich

Submitted on Tue, 08/06/2024 - 4:42pm

Submitted by: Anonymous

Submitted values are:

Subject

Concerns about Redevelopment and Community Safety in Central Saanich

First Name

Eric

Last Name

Verscheure

Email

[REDACTED]

Message

Dear Council of Central Saanich,

Firstly, thank-you for your hard work in keeping our community healthy and safe.

After hearing of the latest news, I am writing to express my concerns as a resident of Central Saanich regarding the proposed development of the area in the municipality, particularly in relation to the fate left of the old buildings and the impact on our community.

As a long-time resident who has been living in Central Saanich since 1998, I have always appreciated the sense of safety and community that our community offers.

When we purchased our first home on Colin Place, and one aspect that stood out to me was the incredible sense of pride and support among the soon to be neighbours. I was truly touched by all of their kindness, caring, and mutual respect that everyone showed each other. It is this exceptional community spirit that drew us to live and stay here , and is 'the why' we have chosen to continue residing in this community. We are grateful for the opportunity to raise our family in such a welcoming and supportive environment.

However, recent events have caused concern. While shopping at Thrifty Foods, I observed a police officer nearby in response to reported incidents of recurring thefts in the area. This has raised questions about the security of our community and the necessity for proactive measures to address these issues. I

have also spoken with Thrifty Foods employees to verify this situation.

To be frank, as a father and husband, my concerns extend to the potential changes in our town, specifically in terms of housing, such as the replacement of old buildings with new units. I strongly desire a safe environment where my young daughters can grow up without fear and have the opportunity to become a respected citizen in our community.

Moreover, there have been rumors suggesting housing for the homeless. I question whether merely adding more housing units is the right approach for our town, considering the recent events at Thrifty Foods, I urge the council to explore alternative strategies that prioritize community well-being and safety. Safety encompasses the well-being of all residents. It is essential that we collaborate to ensure that any modifications in our municipality improve the quality of life for everyone.

In my experience, projects and initiatives driven by ethical motives can encounter challenges and potential failures stemming from factors like inadequate planning, poor implementation, resource limitations, resistance to change, external pressures, insufficient stakeholder engagement, and a lack of sustainability. The success of projects targeting social issues relies on efficient planning, coordination, resource management, stakeholder engagement, and a commitment to long-term sustainability to surmount obstacles and achieve enduring impact.

Having said that, I am curious about the plans for these developments and whether they will contribute to the well-being and cohesion of our community's mandate. It is important to me that any new constructions are aligned with the values of community-oriented design and safety, ensuring that we maintain the civility and atmosphere that make Central Saanich a great place to live. I think we can all agree this is a reasonable request.

The question of whether housing for the homeless is always beneficial in small communities can be a complex issue. Here are some of my concerns:

1. Community Support and Resources: Providing housing for the homeless might only be beneficial in small communities if there are adequate support and resources available to help individuals transition from homelessness to stable housing. Access to services such as mental health support, substance abuse treatment, job training, and case management is crucial for the success of homeless housing programs. Do we have the necessary resources ready?

2. Impact on Community Dynamics: Introducing a growth of homeless housing in a small community can have social and economic implications. Have you considered how the presence of homeless individuals may impact the community's dynamics, safety, and property values? Speaking to neighbouring business establishments, I believe it is imperative to engage with community members and stakeholders to address concerns and ensure transparency to help mitigate any future tensions.

3. Collaboration with Local Agencies and Resources: Do you have the resources and collaboration with all local government agencies, nonprofit organizations, and community leaders that are key to implementing successful homeless housing initiatives in small communities? Having the support of these partnerships to provide comprehensive support services and ensure effective management of homeless housing facilities is essential.

4. Long-Term Sustainability: Sustainable funding and support for homeless housing programs are

essential for long-term success. Small communities may face challenges in securing ongoing funding and resources for homeless housing initiatives. Does Central Saanich have the capacity to develop sustainable funding models and partnerships to ensure the continuity of support services? We are only a small community.

5. Balancing Needs: Most importantly, balancing the needs of homeless individuals with the concerns of the community is crucial. Before any strategy is even considered, I believe we need open dialogue, addressing misconceptions of 'doing good' without the awareness of UNINTENDED consequences, for any new housing initiatives in small communities.

I appreciate your attention to these concerns and look forward to hearing more about the future plans for development in Central Saanich. Thank you for your dedication to our community and for considering the perspectives of concerned citizens like myself.

My apologies for the lengthy email, but it is a touchy subject.

Sincerely,
Eric Verscheure

Contact Email

municipal.hall@csaanich.ca

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Nareka Jacques

From: [REDACTED]
Sent: Sunday, August 18, 2024 9:10 AM
To: Municipal Hall
Subject: UBCM 2024 Trade Show- Booth 522- An Anti Human Trafficking Initiative
Attachments: Be Amazing Awareness Brochure PRINT-READY.pdf

Dear Mayor Ryan Windsor, Central Saanich District Council, CAO and admin staff,
For my 3rd year I will have a booth at the **Trade Show at UBCM 2024:**
"An Anti Human Trafficking Initiative." Booth 522.

Please visit.

My new book is available:

"Child Sex Trafficking in Canada and How to Stop It", for \$30.

And two new booklets available:

"Strategies for the Indigenous" and **"Strategies for Public Health Providers"** to stop sexual exploitation, for \$5 each.

(Orders of 10 or more copies are \$4 each).

I will also have hard copy brochures available that overview the issue. (attached)

BC is the furthest behind every province in Canada in addressing human sex trafficking. Organized crime and international crime syndicates are taking advantage of the lack of deterrence, **aggressively targeting youth, children and the vulnerable** online, with the goal of meeting victims in person.

Alberta, Saskatchewan, Manitoba, Ontario all have **Human Trafficking task forces** with strategies while BC does not.

BC lacks any provincial public awareness campaign although a new **BC Human Trafficking Prevention Network has begun**, sponsored by Shell Canada, Lieutenant Governor General.

My work has spanned over 45 years since being an **inner city high school teacher** and I have been **presenting full time for the past ten years.**

Note: I have mailed hard copy packages to all 60 BC School Boards to warn them that **gang recruitment, drug and sex trafficking is happening in schools all over B.C.**

This needs to be stopped.

ASK: Please contact me for further information or presentations.

Please check out my updated website. beamazingcampaign.org

ASK: Please confirm you have received this email and that the Mayor and Council have received it.

Sincerely, Cathy Peters

BC anti human trafficking educator, speaker, advocate

beamazingcampaign.org

1101-2785 Library Lane, North Vancouver, BC V7J 0C3

phone: [REDACTED]

Queen's Platinum Jubilee Medal recipient for my anti human trafficking advocacy work

Author: Child Sex Trafficking in Canada and How to Stop It

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Strategies to prevent human trafficking and sexual exploitation.

Strategies for Parents: The TRUST Model

- T** Talk with your youth about what influences them.
- R** Relationships and helping them to identify healthy ones.
- U** Understanding and empathy to reach your youth.
- S** Security, stability, and safety are needed at home.
- T** Teach children about grooming, luring, boundaries, and how to report such instances.

To complement the **TRUST** model and in order for prevention education to be impactful and effective, here are answers to two key questions posed by today's youth.

What is a healthy relationship?

A healthy relationship exudes kindness, trust, courtesy, consideration, honesty, reliability, equality, good communication, and acceptance. Knowing your own boundaries and being able to communicate them, plus respecting the decisions and boundaries of others. It allows you to be yourself and to feel supported and encouraged by the other person. Violence is never okay in a healthy relationship.

Who is a safe adult?

A genuine and kind person who expects nothing in return, a safe adult encourages you to maintain and grow healthy relationships with friends, family, and peers. They encourage you to achieve your goals and dreams, to be well and be your best. If you need help, a safe adult will assist you with contacting the proper authorities.

Strategies for Communities and Provinces

Reduce demand, diminish supply. Address complicit businesses such as unregistered massage and body rub parlours, nail spas, day spas, wellness centres, modelling agencies, tattoo parlours, escort services, cheap bars and hotels, men's clubs, AirBnB, VRBO, casinos, strip clubs, organized crime club houses, bus stops, train stations, homeless camps, tent cities, work camps, pool halls, community centres, and wherever youth congregate.

Keep schools safe because they have become recruiting grounds for gangs and human trafficking. There is growing research that some school personnel are involved with sexual interference with students (source: Cybertip.ca).

Strategies for the Public

Learn, share, alert. Learn about the issue. Share it with others. Alert your politicians that sexual exploitation must stop.

“Sexual trauma is the deepest form of trauma a human being can experience.”

— DR. INGEBORG KRAUS
GLOBAL EXPERT ON TRAUMA AND PROSTITUTION

Human sex trafficking and sexual exploitation for the purpose of prostitution is the fastest growing crime in the world. It is a lucrative crime targeting our youth, children, and the vulnerable.



You can help stop sexual exploitation starting in your community:

Learn about the issue.

Share it with others.

Alert your politicians that sexual exploitation must stop.

An Anti-Human Trafficking Initiative

BeAmazingCampaign.org

Canadian National Human Trafficking Hotline

1-833-900-1010



Stopping Human Trafficking and Sexual Exploitation

PRESENTED BY

Cathy Peters

BeAmazingCampaign.org

Stopping Human Trafficking and Sexual Exploitation

Human trafficking is the recruiting, transporting, transferring, receiving, holding, concealing, harbouring, or exercising control over a person for the purpose of sexual exploitation, and—in conjunction with prostitution—is the fastest growing crime in the world. Canada is a child sex tourism destination with Vancouver, Toronto, and Montreal as the nation's trafficking hotspots.

This form of modern-day slavery has low costs and huge profits, making it a lucrative crime that targets our youth, children, and the vulnerable.

Who are the victims?

Trafficked victims are typically female but due to popularity of online gaming sites, now include a growing number of boys. Because traffickers look for vulnerability, their targets are people 30 years of age and younger.

Who are the traffickers?

Traffickers are dominantly male with recent trends revealing a growing number of females. They are highly organized, sophisticated, move fast; and typically, organized crime and even sometimes family members are involved.

Who are the buyers?

Male buyers are the root cause of the harm caused by human trafficking; they come from all ages and demographics and are criminally charged.

What factors cause human trafficking?

There are four primary factors contributing to the problem: globalization, unregulated technology, limited law enforcement, and minimal prevention education.

“Human trafficking is a form of trauma that when you understand what people are going through and what is being done to them, it is true evil.”

— DR. JACQUI LINDER
SURVIVOR, REGISTERED PSYCHOLOGIST, TRAUMATOLOGIST

General Statistics

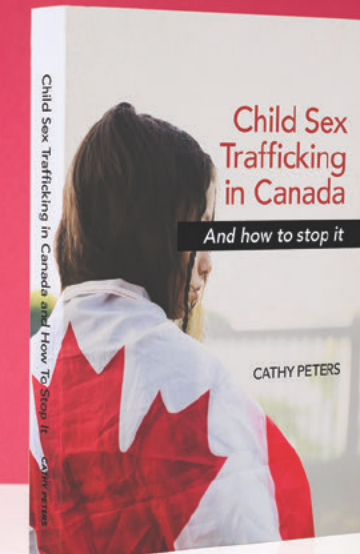
- The average age of recruitment is 13 years, and that age is lower in urban centres.
- At 50–90%, Indigenous women and girls are severely over-represented.
- A vast majority of victims have experienced childhood sexual abuse and/or incest.
- Most of the trafficked survivors live with complex post-traumatic stress disorder (PTSD).
- 95% of prostituted victims want to leave the sex industry; it is neither a choice nor a job.
- As many as 99% of prostituted persons are either pimped or trafficked; it is a lucrative crime for traffickers.
- Only 1–5% of prostituted individuals are able to leave the sex industry. The majority become mentally ill, drug addicted, commit suicide, or are murdered.

Human Trafficking Indicators

Aside from a “gut feeling” from parents, teachers, and service providers that something is wrong, the following character traits and situations have been observed as linked to an individual who is being trafficked:

Has a fake ID, owns few personal possessions, does not speak for themselves, owes a debt, is not free to come and go, displays signs of malnutrition and poor hygiene, shows signs of physical abuse with bruises, broken bones, or black eyes, has tattoos or branding symbols, wears expensive clothing, accessories, or jewelry they cannot afford, has well-kept nails and/or lashes, is fearful, anxious, depressed, nervous, isolated, or paranoid, displays memory loss, suffers drug and alcohol addiction, avoids eye contact, has a new circle of friends, grades dropping, a change in attitude towards school, activities and friends, skips school, is exhausted, has two phones, wears inappropriate or provocative clothing, has an older partner, is involved in gang or criminal activity, fears for safety, is secretive.

Now available for purchase online at [Amazon.ca](https://www.amazon.ca)



Human Trafficking and the Law

The Federal Protection of Communities and Exploited Persons Act (PCEPA) works and needs to be consistently enforced in Canada. In summary, the PCEPA:

- Criminalises both the buyers and profiteers of sex.
- Protects the sellers from prosecution and provides immunity from criminalisation.
- Provides exit strategies to assist trafficked victims out of the sex industry.
- Offers robust prevention education.

Disturbing Trends to Note

- Sexting is being normalised, sextortion is increasing.
- Online grooming, luring, and recruiting for the sex industry is increasing.
- An increase in the sexualisation of youth/children.
- Increased childhood sexual assault/incest, and child-on-child sexual assault.
- Females are experiencing a decreased number of safe spaces.
- Pornography is the fuel for trafficking and is unchecked.
- A lack of digital safety training, social media accountability, and positive parenting support.
- The unchecked development of artificial intelligence (AI).

Resources

Additional resources are available on our website at BeAmazingCampaign.org

Public Safety Canada Public safety and emergency preparedness. publicsafety.gc.ca

Cybertip.ca Canada's tipline for reporting online child sexual abuse and exploitation. cybertip.ca

Joy Smith Foundation Canada's leading authority on human trafficking prevention. joysmithfoundation.com

Brave Education Sexual exploitation and human trafficking prevention. braveeducation.org

Exploitation Education Institute Trusted experts in exploitation prevention. exploitationeducation.org

For Parents

Defend Young Minds Kids can learn to reject pornography. defendyoungminds.org

Protect Young Eyes Helping families, schools, and churches create safer digital environments. protectyoungeyes.org

KIDS TOO Protecting children from harmful adults, acts and ideologies in school environments. kidstoo.org

PAXA Parents Against Child Sex Abuse, the founding non-profit organization for KIDS TOO. paxa.online

For Help in BC

RCMP Emergency Report to police, call 9-1-1

Suicide Help Line 9-8-8

Ministry of Child Protection Services 604-310-1234

Covenant House Crisis program for ages 16–24. 604-685-7474 | covenanthousebc.org

The Office to Combat Trafficking in Persons 1-888-712-7974 | octip@gov.bc.ca

VictimLinkBC 7-1-1 | 1-800-563-0808 | victimlinkbc@bc211.ca

The Salvation Army Illuminate Support for women survivors of human trafficking. 604-347-9500 | illuminateht.com

Crime Stoppers 1-800-222-8477 | canadiancrimestoppers.org

Fraser Health Forensic Nurse Service Surrey Memorial Hospital 604-953-4723

Onyx A free, confidential, voluntary support service for youth aged 13–18, of all genders and all orientations, who are, or are at risk of, being sexually exploited. 1-877-411-7532 | plea.ca

Children of the Street Dedicated to preventing the sexual exploitation and human trafficking of children and youth in BC; a resource for parents, youth, and caregivers. 604-777-7510 | childrenofthestreet.com

Family Services of Greater Vancouver Low barrier support for low income families and individuals. 604-731-4951 | fsgv.ca



Pamela Martin

From: Lorlei Baker [REDACTED]
Sent: August 23, 2024 5:53 PM
To: Planning
Cc: Municipal Hall
Subject: In regards to Starlight Development Proposal

Categories: Planning correspondence

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

August 23,2024 Dear Planning Department and Council,

I am writing to express my strong opposition to the proposed development project on Lochside Drive, which includes the construction of 12 new townhouses and a six-story L-shaped building behind the existing apartment complex. I am deeply concerned about the negative impact this project will have on our community and the surrounding environment.

Firstly, parking is already a significant issue in the area, and this development will only exacerbate it. Despite many of the existing condos in the area not being fully occupied, residents and visitors are already forced to park on Ferguson Road and Lochside Drive due to insufficient parking availability. This overflow of vehicles not only creates congestion but also poses safety risks for both pedestrians and drivers. With no nearby stores, parks, or amenities, residents rely on traveling to Sidney or Saanichton for their daily needs, further increasing the demand for cars and contributing to traffic congestion.

Moreover, I am deeply troubled by the potential loss of our beautiful green spaces, particularly the liquid amber trees, which are slated for removal to make way for the townhouses. These trees are not only an integral part of our community's natural beauty but also play a crucial role in maintaining air quality and reducing noise pollution. The destruction of this green space is a loss that cannot be easily replaced and will significantly diminish the character and livability of our neighborhood.

Additionally, the proposed development fails to address the already problematic traffic situation on Mount Newton Road, especially between Lochside and Highway 17. The increased traffic from the new townhouses and the six-story building will only worsen the congestion, making it more difficult and dangerous for residents to enter and exit the area. The lack of thoughtful planning regarding site access and the number of entrances and exits along Mount Newton Road is a serious oversight that will have long-term negative consequences for traffic flow and safety in our community.

In conclusion, I strongly urge the Planning Department and Council to reconsider this development proposal. The addition of these new townhouses and the six-story L shape building, particularly with inadequate parking, will lead to increased parking and traffic issues, loss of green space, and degradation of our community's quality of life. I believe that more thoughtful and sustainable planning is needed to ensure that any new development enhances, rather than detracts from, the livability and environmental integrity of our area.

Thank you for considering my concerns. I look forward to your response and hope that the voices of the community will be taken into account in this decision.

Sincerely,

Glenn and Lorlei Baker

2561 James Island Rd
Saanichton, V8M1V6

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It starts with Scouts.

**SCOUTS CANADA-GREATER VICTORIA
505 MARIGOLD ROAD, VICTORIA, BC, V8Z 4R5**

www.campbarnard.ca

August 27, 2024

TO: Mayor and Council, Central Saanich

FROM: Kim Wiebe & Grace Seabrook, Apple Day Coordinators
Greater Victoria Scouts

Scouts Canada, Greater Victoria Area, is an organization of 1200 youth and adults serving all communities in the Capital Regional District. We are organizing our **2024 Apple Day** fund-raising drive taking place SATURDAY and/or SUNDAY, October 5 and/or 6th between 9 AM and 4 PM.

The drive consists of a few strategically placed sites in every municipality, each with a small number of youth and adult members at the site seeking donations to further Scouting's programs. Passers-by are asked to donate to Scouting and Camp Barnard and are thanked with an apple, a tag and smile. The funds that we raise go directly to Scouting's youth programs and to Camp Barnard in Sooke, a facility which is enjoyed by members of Scouting and many other local youth groups.

Merchants and property owners affected by this fundraiser are contacted prior to the date for permission to use their storefronts. If you have questions or concerns regarding this event, please contact Apple Day Coordinators Kim Wiebe and Grace Seabrook at appleday@campbarnard.ca.

Scout Apple Day has consistently raised over \$20,000 annually, 50% of which has gone directly into programs that support our young Scouting members in their growth and development; the other 50% supports maintenance and development at Camp Barnard.

We hope that your office and municipality will once again sanction our presence on your streets for this important fundraiser.

Yours truly,

Kim Wiebe & Grace Seabrook,
Apple Day Coordinator, Greater Victoria
Camp Barnard Committee, Scouts Canada
505 Marigold Road, Victoria, BC, V8Z 4R5
appleday@campbarnard.ca, [REDACTED]

Pamela Martin

From: no-reply@centralsaanich.ca <no-reply@web-response.com>
Sent: August 28, 2024 8:37 AM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Wed, 08/28/2024 - 8:36am

Submitted by: Anonymous

Submitted values are:

Subject

Left hand signal light at Keating and Central Saanich

Full Name

Sharon Barker

Phone Number

[REDACTED]

Address

6437
Rodolph Rd.
Victoria, B.C.. V8Z5W3

Neighbourhood

Tanner Ridge

Email

[REDACTED]

Message

With further closures at Keating and Buena Vita to accommodate the new fly over from the highway it is becoming ever more dangerous to navigate the intersection at Keating X Rd and Central Saanich Rd. A left hand turn signal is desperately needed to allow the increased traffic flow to make a left hand turn off Central Saanich and onto Keating x Rd. With the reopening of schools next week this increases the possibility of a tragic event. As a council it is your responsibility to ensure the safety of the residents within this municipality. I implore you to take the necessary action.

Sharon Barker

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Pamela Martin

From: Jodie Panter [REDACTED]
Sent: August 29, 2024 8:23 AM
To: Municipal Hall
Subject: This is Central Saanich??
Attachments: 1000009795.jpg; 1000009792.jpg; 1000009793.jpg

You don't often get email from [REDACTED] [Learn why this is important](#)

Good Morning,

I walk my children along East Saanich Rd to attend the daycare on Wallace Dr today my children got yet another lesson. This has been reported to the police but I feel this needs to be seen by council. This is what we deal with every day on top of needles, people in bushes, stolen bikes, and suicide attempts and the near daily visits to the Apartments on East Saanich from Ambulance services.

Thank you Central Saanich Council!

It's time to do better by this community and our children!

There is 9 in total but I didn't need to send all of them. The report has been made.

Jodie

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