



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Special (Open) Council Meeting
REVISED AGENDA

Monday, May 4, 2026, 5:00 p.m.
Council Chambers

(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 May 4, 2026 Special (Open) Council Meeting

Recommendation:

That the agenda of the May 4, 2026 Special (Open) Council meeting be approved as circulated.

***4. PRESENTATION**

*4.1 Late Item - Presentation: Panorama Recreation Services re: Bylaw 4761

Correspondence: Re Bylaw 4761

Item from April 27th Council Meeting.

***5. BYLAWS**

Recommendation:

1. *That OCP Amendment Bylaw No. 2253 (1903 Mt. Newton Cross Road) be adopted*
2. *That Zoning Amendment Bylaw No. 2252 (1903 Mt. Newton Cross Road) be adopted*

6. COMMITTEE OF THE WHOLE

6.1 Motion to Convene Committee of the Whole Meeting

Recommendation:

That the Special (Open) Council meeting be recessed and a Committee of the Whole meeting be convened.

6.2 1903 Mt. Newton Cross Rd Redevelopment - Procurement Procedures

Report from the April 27, 2026 RCM.

Motion from the meeting:

That consideration of the motion be deferred and that staff be requested to make recommendations on some adjustments to the points for the evaluation criteria of the RFP for disposition of 1903 Mount Newton Cross Road and report back to Council at a Committee of the Whole meeting, to equalize the weighting of finance and design, raise the weight of First Nations, and incorporate into finance a lease component.

6.3 Adjournment

Recommendation:

That the Committee of the Whole meeting be adjourned and the Special (Open) Council meeting be reconvened.

7. UNFINISHED BUSINESS

7.1 Motions from the Committee of the Whole Meeting

Ratification of motion(s) from the item #6.2 - 1903 Mt. Newton Cross Rd Redevelopment - Procurement Procedures.

8. NEW BUSINESS (Including Motions and Resolutions)

9. CLOSED MEETING

10. ADJOURNMENT



The Corporation of the District of Central Saanich

SPECIAL COUNCIL REPORT

For the Special Council meeting on Monday, May 4, 2026

Re: 1903 Mt. Newton Cross Road – OCP And Zoning Bylaw Amendment

RECOMMENDATION(S):

1. That OCP Amendment Bylaw No. 2253 (1903 Mt. Newton Cross Road) be adopted
2. That Zoning Amendment Bylaw No. 2252 (1903 Mt. Newton Cross Road) be adopted

PURPOSE:

This report provides recommendations for Council consideration should they wish to proceed with the OCP and Zoning Bylaw amendment bylaws.

BACKGROUND:

- The amendments were first introduced to Council on December 15, 2025: [Dec 15 2025 RCM](#).
- A second report was presented to Committee on February 9, 2026 at a Special Council (COTW) meeting: [Feb 09 2026 SCM](#).
- The bylaws were introduced and given First and Second Reading on February 23, 2026: [Feb 23 2026 RCM](#).
- The bylaws were referred to the Advisory Planning Commission to be reviewed at their meeting on March 4, 2026: [March 4 2026 APC](#).
- A public hearing on the amendment bylaws was held on March 9, 2026: [March 09 2026 RCM](#).
- Third reading of the Zoning bylaw as given on April 27th, 2026: [April 27 2026 RCM](#).

CONCLUSION:

A public hearing on the amendment bylaws was held on March 9, 2026. Council is now being asked to consider Adoption of the OCP and Zoning Bylaw amendment bylaws

Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: OCP Amendment Bylaw No. 2253 (1903 Mt. Newton Cross Road)

Appendix B: Zoning Bylaw Amendment Bylaw No. 2252 (1903 Mt. Newton Cross Road)

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2253

A Bylaw to Amend Official Community Plan Bylaw
(1903 Mt. Newton Cross Road)

WHEREAS the Council of the Corporation of the District of Central Saanich by Bylaw No. 2100 adopted Schedule “A” of the Bylaw as the Official Community Plan Bylaw;

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

1. MAP AMENDMENT

Central Saanich Official Community Plan, Bylaw No. 2100, 2023, Schedule “F” (Land Use Plan) is amended by changing the designation of the lands legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 – Parcel Identifier 001-167-146 (1903 Mt. Newton Cross Road), shown shaded on the map attached to this Bylaw as Appendix “A” from Civic/Institutional to Commercial/Mixed Use.

2. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Official Community Plan Amendment Bylaw No. 2253, 2026**”.

READ A FIRST TIME this	23	day of	February	, 2026
READ A SECOND TIME this	23	day of	February	, 2026
PUBLIC HEARING HELD this	9	day of	March	, 2026
READ A THIRD TIME this	27	day of	April	, 2026
ADOPTED this		day of		, 20__

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer

BYLAW NO. 2252

A Bylaw to Amend Zoning Bylaw
(1903 Mt. Newton Cross Road)

WHEREAS the Council by Bylaw No. 2180, 2024 adopted the Zoning Bylaw and deems it appropriate to amend the Zoning Bylaw;

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

1. TEXT AMENDMENT

Appendix A, to the Central Saanich Zoning Bylaw No. 2180, 2024, as amended, is hereby further amended as follows:

1. By adding the following definition to Part 1 Section 1: *“Commissary Kitchen” means a facility used for the small-scale preparation, storage, and packaging of food and beverages for off-site consumption or distribution. A commissary kitchen does not include on-site dining or full-scale food manufacturing.*
2. By adding as Part 5 Section 9 (Core Commercial: C-1) Subsection 6 (3):

Notwithstanding Subsections 1, 2 and 3 above, the following regulations apply to the property legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 (**1903 Mt. Newton Cross Road**):

- a) The following uses are permitted in addition to the Permitted Uses listed in this zone:
 - Commissary Kitchen
 - Secure public bike parking facility
- b) Subject to subsection e) below, the following use is permitted in all other areas:
 - Apartments
- c) The siting of buildings and structures shall be as follows:
 - Front and exterior side yard setbacks: 1.0 m
 - Rear yard setback: 7.5 m
 - Side yard setback: 2.5 m
 - Any yard abutting a residential zoned property: 7.5 m
- d) The size of buildings and structures shall be as follows:
 - Building Height: 23.0 m (6 storeys)

Building Height for those portions of a building within 20 metres of a residential zoned property as per the area shown on Figure 1: 16.0 m (4 storeys)
Floor Area Ratio: 2.5

e) Despite Section 4.9(1) and 4.9(2) commercial uses shall comprise not less than 10% of the total floor area only applies to combined commercial and residential use buildings adjacent to Wallace Drive and Mt. Newton Cross Road.

Notwithstanding Part 6 Off-Street Parking, Loading and Screening Regulations, on the property legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 (**1903 Mt. Newton Cross Road**), the maximum number of off-street motor vehicle parking spaces that may be provided as surface parking shall be 30 over the entire site as shown in Figure 1. No parking for residential uses other than visitor parking shall be provided as surface parking.

Figure 1: Building height allowances and surface parking area



2. MAP AMENDMENT

Schedule 1 (Zoning Map) of Appendix “A” of Bylaw No. 2180, 2024, cited as "Central Saanich Zoning Bylaw No. 2180, 2024" as amended, is hereby further amended by changing the zoning designation of the land legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 – Parcel Identifier 001-167-146 (1903 Mt. Newton Cross Road), shown shaded on the map attached to this Bylaw as Appendix “A” from General Institutional: P-1 to Core Commercial: C-1.

3. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Zoning Bylaw Amendment Bylaw No. 2252, 2026**”.

READ A FIRST TIME this	23	day of	February	, 2026
READ A SECOND TIME this	23	day of	February	, 2026
PUBLIC HEARING HELD this	9	day of	March	, 2026
READ A THIRD TIME this	27	day of	April	, 2026
ADOPTED this		day of		, 20__

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer

