



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

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