



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

**September 23, 2024, 7:00 p.m.**  
**Council Chambers**

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

Absent: Councillor Riddell

Staff Present: Christine Culham, Chief Administrative Officer; Emilie Gorman, Director of  
Corporate Services/Corporate Officer; Troy Ziegler, Director of Financial and  
Information Technology Services/ Chief Financial Officer; Jarret Matanowitsch,  
Director of Planning and Building Services; Dale Puskas, Director of  
Engineering; Ian Lawson, Chief Constable; Fernando Pimentel, Manager of  
Finance; Ivo Van der Kamp, Acting Manager of Development Services; Pamela  
Martin, Deputy Corporate Officer

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 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 WJOLELP (Tsartlip) and STÁUTW (Tsawout) First Nations.

**3. APPROVAL OF AGENDA**

3.1 Agenda of the September 23, 2024 Regular Council Meeting

*MOVED AND SECONDED*

*That the agenda of the September 23, 2024 Regular Council meeting be approved as amended  
by adding late correspondence to items #8.1.2 and #15.3.*

**CARRIED UNANIMOUSLY**

**4. ADOPTION OF MINUTES**

4.1 Minutes from the September 9, 2024 Regular Council Meeting

*MOVED AND SECONDED*

*That the minutes from the September 9, 2024 Regular Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

**6. RISE AND REPORT**

6.1 From the May 27, 2024 Closed Council Meeting

WSÁNEĆ Lands Trust Society Grant Request

*Provide the WLTS with a one-time exemption from the 2024 property taxation in the amount of \$35,632 and encourage application for a Permissive Property Tax Exemption prior to the July 31, 2024 deadline.*

The Director of Financial and Information Technology Services/Chief Financial Officer provided information regarding the rise and report.

**7. PUBLIC QUESTIONS**

Chelsea (Central Saanich Road): Asked questions regarding traffic safety at the intersection of Central Saanich Road and Mount Newton Cross Road, including installation of a crosswalk, installing street lights on Central Saanich Road, and lowering the speed limit through the residential stretch of Central Saanich Road.

Bobbie (Central Saanich Road): Asked a question regarding Council coming to view the traffic safety issues at the intersection of Central Saanich Road and Mount Newton Cross Road on September 26, 2024 at 7:45 a.m.

Tony (Central Saanich Road): Asked a question regarding the issue with trailer/mobile homes parked on Central Saanich Road.

Kayla (Central Saanich Road): Asked a question regarding the timing of a crosswalk being installed at the intersection of Central Saanich Road and Mount Newton Cross Road.

**8. PRESENTATIONS/PETITIONS AND DELEGATIONS**

8.1 Opportunities to be Heard

8.1.1 2-7855 East Saanich Road - Temporary Use Permit Renewal (Cannabis Retail)

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

*The Chair invited the public to speak; there were no speakers.*

**MOVED AND SECONDED**

*That Council authorize issuance of the renewal of Temporary Use Permit #3100-20-2/21 at 2-7855 East Saanich Road for an additional three-year period.*

**CARRIED UNANIMOUSLY**

8.1.2 6536 Rodolph Road Development Permit with Variance

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

*The Chair invited the public to speak; there were no speakers.*

**MOVED AND SECONDED**

*That Development Permit #3060-20-10/24 for 6536 Rodolph Road, which includes a variance to reduce the frontage requirement from 22 m to 12.68 m for Lot 2, be authorized for issuance.*

**CARRIED UNANIMOUSLY**

8.2 Notices on Title

8.2.1 Notice on Title – 1899 Seaboard Crescent

*Councillor Thompson withdrew from the meeting at 7:25 p.m. due to a pecuniary conflict of interest, as the property neighbours his property.*

The Director of Planning and Building Services provided an introduction of the report and responded to questions from Council.

**MOVED AND SECONDED**

*That Council grant a 90 day period for the property owner of 1899 Seaboard Crescent, to work with staff to either rectify the outstanding issues or apply for the suite to be compliant under the District's new application program.*

Opposed (1): Councillor Graham

**CARRIED (5 to 1)**

*Councillor Thompson returned to the meeting at 7:34 p.m.*

8.2.2 Notice on Title - 7068 East Saanich Road

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

**MOVED AND SECONDED**

*That a Notice pursuant to the authority of Section 57 of the Community Charter be filed in the Land Titles Office against the Title of LOT 1 SECTION 11 RANGE 3E SSD PLAN EPP86779; PID 030-795-915; having a civic address of 7068 EAST SAANICH RD.*

**CARRIED UNANIMOUSLY**

## **10. REPORTS OF COMMITTEES/MAYOR'S REPORT**

### **10.3 Council Members Reports - External Bodies**

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

The Chief Administrative Officer provided information on the District of Central Saanich being recognized by the Union of British Columbia Municipalities (UBCM) with the prestigious Presidents Committee Choice Award for the District's Integrated Planning and Reporting work.

## **11. STAFF REPORTS**

### **11.1 2025 Police Fleet Budget Early Approval**

The Chief Constable and Director of Financial and Information Technology Services/Chief Financial Officer responded to questions from Council.

*MOVED AND SECONDED*

*That early approval of the 2025 Fleet Capital Budget – Police Vehicles of \$120,000 included in the 2024 Financial Plan be approved.*

Opposed (1): Councillor King

**CARRIED (5 to 1)**

### **11.2 Turgoose Neighbourhood - District Actions**

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

*Councillor Paltiel withdrew from the meeting at 7:59 p.m.*

*MOVED AND SECONDED*

*That speakers be allowed to address Council for up to two minutes.*

**CARRIED UNANIMOUSLY**

*Councillor Paltiel returned to the meeting at 8:01 p.m.*

Arn van Iersel: Spoke regarding traffic in the Turgoose neighbourhood.

*MOVED AND SECONDED*

1. *That Council receives this report for information.*

2. That Council direct staff to proceed with the following new actions, in addition to those already planned and on-going:
  - a. That staff action painting a solid yellow centre line on Ferguson Road in 2025, which can improve traffic safety and help reduce vehicle speed.
  - b. That Council advocate to the Ministry of Transportation and Infrastructure and BC Transit for Mt. Newton and Highway 17 intersection improvements to accommodate increased traffic volumes.
  - c. That staff install post occupancy traffic counters to determine the impacts of increased traffic following occupancy of the 3 new building currently being constructed. This will assist with advocating to the province for Highway 17/Mt. Newton intersection improvements.
  - d. That staff be directed to continue coordinating with the CRD for on-going improvements to the Lochside Regional Trail.
  - e. As part of the Traffic and Highways Bylaw update, that staff include direct enforcement, where tickets can be placed on vehicles instead of being delivered directly to vehicle owners.
  - f. That staff be directed to reach out to the James Island parking lot owners to determine if they are interested in providing public off-street parking on their site.

**CARRIED UNANIMOUSLY**

## 12. BYLAWS

### 12.1 Other than Development Application Bylaws

#### 12.1.1 Heat Pump Financing Program Local Area Service Bylaw Amendment No. 14

*MOVED AND SECONDED*

*That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.14, 2209, 2024, be adopted.*

**CARRIED UNANIMOUSLY**

### 12.2 Development Application Bylaws

#### 12.2.1 2515 Hackett Cr – Housing Agreement Bylaw (Rental Housing)

*MOVED AND SECONDED*

*That Housing Agreement Bylaw No. 2208, 2024 (2515 Hackett Cr.) be adopted.*

Opposed (1): Councillor Newton

**CARRIED (5 to 1)**

#### 12.2.2 1183 Verdier Avenue – Affordable Housing Project

The Acting Manager of Development Services, Chief Administrative Officer, and Director of Planning and Building Services responded to questions from Council.

*MOVED AND SECONDED*

*That Zoning Amendment Bylaw No. 2194, 2024 (1183 Verdier Ave.) be given third reading.*

Opposed (1): Councillor King

**CARRIED (5 to 1)**

*MOVED AND SECONDED*

*That third reading of Housing Agreement Bylaw No. 2195, 2024 (1183 Verdier Ave.) be rescinded.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Housing Agreement Bylaw No. 2195, 2024 (1183 Verdier Ave.) be given third reading as amended.*

**CARRIED UNANIMOUSLY**

### **13. UNFINISHED BUSINESS**

#### 13.1 Council Correspondence Policy Reconsideration

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

*MOVED AND SECONDED*

*"all correspondence related to community issues and addressed 'To Mayor and Council' will be placed on the next regular council agenda in 15. Correspondence (Received for General Information), as long as the content of the correspondence meets acceptable standards." except for letters addressing specific development applications not yet received by the District, in the case of such correspondence, the correspondence will be placed on the first regular council agenda following receipt of the application and will also be placed on all subsequent agendas on which the council considers the development application. Additionally, the correspondence should be placed alongside the development application on the district development tracker.*

Opposed (1): Councillor King

**CARRIED (5 to 1)**

### **14. NEW BUSINESS (Including Motions and Resolutions)**

#### 14.1 2025 Police Board Budget Guidelines

The Director of Financial and Information Technology Services/Chief Financial Officer and Chief Constable responded to questions from Council.

*For information.*

#### 14.2 October 2024 Meetings Calendar

*For information.*

**15. CORRESPONDENCE (Receive for General Information)**

15.1 Corr Bryant, O re New Civic Development - September 9, 2024  
*For information.*

15.2 Corr Barton, C re Centennial Park Court 1 and the Peninsula Community Pickleball Club - September 16, 2024  
*For information.*

15.3 LATE: Corr van Iersel, A re Initial Response to Staff Report - Turgoose Neighbourhood - September 23, 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:*

- (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; 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 8:52 p.m.

The meeting recessed back to open at 9:58 p.m.

**17. ADJOURNMENT**

On motion, the meeting adjourned at 9:58 p.m.

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Mayor Windsor

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Emilie Gorman, Director of Corporate Services/Corporate Officer