



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

**January 13, 2025, 7:00 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; Kenn Mount, Fire Chief; Jarret  
Matanowitsch, Director of Planning and Building Services; Dale Puskas,  
Director of Engineering; Pamela Martin, Deputy Corporate Officer; Davin  
Contois, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 6:36 p.m.

**2. ACKNOWLEDGEMENT**

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

**3. APPROVAL OF AGENDA**

3.1 Agenda of the January 13, 2025 Regular Council Meeting

*MOVED AND SECONDED*

*That the agenda of the January 13, 2025 Regular Council meeting be approved as amended by removing item #12.1.1 from the agenda, adding late correspondence to item #12.3, and adding a new item #14.1.*

**CARRIED UNANIMOUSLY**

**4. ADOPTION OF MINUTES**

4.1 Minutes from the November 20, 2024 Special (Open) Council Meeting

*MOVED AND SECONDED*

*That the minutes from the November 20, 2024 Special (Open) Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

4.2 Minutes from the November 25, 2024 Special (Open) Council Meeting

*MOVED AND SECONDED*

*That the minutes from the November 25, 2024 Special (Open) Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

4.3 Minutes from the November 25, 2024 Regular Council Meeting

*MOVED AND SECONDED*

*That the minutes from the November 25, 2024 Regular Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

4.4 Minutes from the December 9, 2024 Public Hearing Meeting

*MOVED AND SECONDED*

*That the minutes from the December 9, 2024 Public Hearing meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

4.5 Minutes from the December 9, 2024 Regular Council Meeting

*MOVED AND SECONDED*

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

**CARRIED UNANIMOUSLY**

4.6 Minutes from the December 11, 2024 Special (Open) Council Meeting

*MOVED AND SECONDED*

*That the minutes from the December 11, 2024 Special (Open) Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

**7. PUBLIC QUESTIONS**

Frankie Boswell (Hovey Road): Asked a question regarding doctors being recruited in Central Saanich.

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

10.2 All Other Committees of Council

10.2.1 Saanich Peninsula Accessibility Advisory Committee

10.2.1.1 Minutes from the November 28, 2024 Saanich Peninsula Accessibility Advisory Committee

*For information.*

10.3 Council Members Reports - External Bodies

Councillor Thompson provided an overview of external/community meetings attended since the last Regular Council meeting.

**11. STAFF REPORTS**

11.1 Aurora Operational Update

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

*For information.*

**12. BYLAWS**

12.1 Other than Development Application Bylaws

12.1.2 Heat Pump Financing Program Local Service Area Bylaw Amendment No. 15

*MOVED AND SECONDED*

*That Central Saanich Financing for Heating System Retrofits Local Area Service Bylaw Amendment No.15, 2222, 2024, be adopted.*

**CARRIED UNANIMOUSLY**

12.1.3 Accessory Dwelling Units in Agricultural and Rural Areas

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

*MOVED AND SECONDED*

*That OCP Bylaw Amendment Bylaw No. 2217, 2024 (Farm Protection Guidelines) be amended by updating Schedule A– Draft Guidelines for Farm Protection, and further amended to:*

- *Revise s. 5.2 – “Protect Soils” to change the “or”s’ to “and/or”.*

*MOVED AND SECONDED*

*That consideration of the motions be deferred pending written responses by staff to the correspondence issues raised, with division between items within the scope of the Accessory Agricultural Dwelling work drafted, and future work scope.*

Opposed (5): Mayor Windsor, Councillor Graham, Councillor Newton, Councillor Paltiel, and Councillor Riddell

**DEFEATED (2 to 5)**

***On the motion:***

*That OCP Bylaw Amendment Bylaw No. 2217, 2024 (Farm Protection Guidelines) be amended by updating Schedule A– Draft Guidelines for Farm Protection, and further amended to:*

- *Revise s. 5.2 – “Protect Soils” to change the “or”s’ to “and/or”.*

Opposed (2): Councillor King, and Councillor Thompson  
**CARRIED (5 to 2)**

*MOVED AND SECONDED*

*That OCP Bylaw Amendment Bylaw No. 2217, 2024 (Farm Protection Guidelines) be given third reading as amended.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That OCP Bylaw Amendment Bylaw No. 2217, 2024 (Farm Protection Guidelines) be adopted.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That Zoning Bylaw Amendment Bylaw No. 2213, 2024 (Agricultural and Rural Accessory Dwelling Units) be given third reading.*

Opposed (2): Councillor King, and Councillor Thompson

**CARRIED (5 to 2)**

*MOVED AND SECONDED*

*That Zoning Bylaw Amendment Bylaw No. 2213, 2024 (Agricultural and Rural Accessory Dwelling Units) be adopted.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That Delegation of Authority Bylaw Amendment Bylaw No. 2214, 2024 (Farm Protection) be given third reading.*

Opposed (3): Councillor King, Councillor Newton, and Councillor Thompson

**CARRIED (4 to 3)**

*MOVED AND SECONDED*

*That the feedback received by stakeholders on the January 13, 2025 agenda be forwarded to the agricultural development permit guideline review to be considered by staff and that a response be provided to the South Island Farmer's Institute and the Peninsula and Area Agricultural Commission.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That the District request that the Peninsula and Area Agricultural Commission and the South Island Farmer's Institute provide additional suggestions on ways that could enhance the farm protection guidelines with thought to extend beyond accessory*

*dwellings, to look at ways to guide all non-farm uses and residential uses on farm land in an attempt to enhance future farm use.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That after the first year, staff report back to Council with a summary of activity under the delegated authority, identifying any challenges and strengths, and that those be forwarded to the agricultural development permit guideline review.*

**CARRIED UNANIMOUSLY**

12.3 2487 Mt. St. Michael Rd. – Sea Cider Farms Rezoning

The Planner provided an introduction of the report.

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

The applicant, Kristen Needham-Jordan, responded to questions from Council.

*MOVED AND SECONDED*

*That prior to any Council readings and public hearing, rezoning application 3360-20-02/24, along with the draft Amendment Bylaw No. 2221, 2024 (2487 Mt. St. Michael Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:*

- *Is the APC supportive of the application?*
- *Are there any substantial issues Council should consider?*

Opposed (5): Mayor Windsor, Councillor Graham, Councillor Newton, Councillor Paltiel, and Councillor Riddell

**DEFEATED (2 to 5)**

*MOVED AND SECONDE*

*That Zoning Bylaw Amendment Bylaw No. 2221, 2024 (2487 Mt. St. Michael Road) be given first reading.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That Zoning Bylaw Amendment Bylaw No. 2221, 2024 (2487 Mt. St. Michael Road) be given and second reading.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That staff be directed to schedule a public hearing on the Zoning amendment bylaw at a future Council meeting.*

**CARRIED UNANIMOUSLY**

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

14.1 Career Service Event - Early Office Closure

*MOVED AND SECONDED*

*That the municipal hall and municipal yard be closed for the Career Service Recognition Event on January 23, 2025 from 12:30 to 4:30 p.m.*

**CARRIED UNANIMOUSLY**

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

15.1 Corr Hourigan, B re Bylaw Complaint

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

*For information.*

15.2 Victoria Foundation re Vital Signs Report - December 4, 2024

*For information.*

15.3 Corr Lee, J re OCP Amendment Public Hearing - December 5, 2024.

*For information.*

15.4 Corr Trelford, R re 1934 Hovey Road Development - December 5, 2024

*For information.*

15.5 District of Metchosin re 2025 AVICC Resolution Province Wide Ban on Fireworks - December 5, 2024

*For information.*

15.6 Corr Crawford, W re 1934 Hovey Road Development - December 8, 2024

*For information.*

15.7 Five Star Paving re 1934 Hovey Road Development - December 9, 2024

*For information.*

15.8 Corr Mooney, J re Non Central Saanich Residents at Public Hearing - December 9, 2024

*For information.*

15.9 Corr Stefanson, A re Concerns Regarding Development and OCP - December 10, 2024

*For information.*

- 15.10 Corr Ehrenberg-Smith, L re Road Safety and Violent Offenders - December 11, 2024  
*For information.*
- 15.11 Corr Golumbia, T re 1934 Hovey Road Development - December 11, 2024  
*For information.*
- 15.12 Corr Esplen, V re Pedestrian Crosswalk at Stelly's and Seabrook - December 13, 2024  
*For information.*
- 15.13 Corr Ouradou, O re Keating Cross Road Project - December 17, 2024  
*For information.*
- 15.14 District of Summerland re Meeting of Agricultural Municipalities at UBCM - December 18, 2024  
*For information.*
- 15.15 Corr Rojas, L re Resolution for Fireworks Backgrounder - December 19, 2024  
*For information.*
- 15.16 Corr Beattie, C re OCP - December 31, 2024  
*For information.*
- 15.17 Corr Carlos, D re Lot Rezone - January 3, 2025  
*For information.*
- 15.18 ICBA re Protecting Taxpayers from Overspending on Local Government Construction - January 7, 2025  
*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(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following*

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

**CARRIED UNANIMOUSLY**

The meeting was closed to the public at 7:50 p.m.

The meeting recessed back to open at 8:05 p.m.

**17. ADJOURNMENT**

On motion, the meeting adjourned at 8:05 p.m.

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Mayor Windsor

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Emilie Gorman, Director of Corporate  
Services/Corporate Officer

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