



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

**February 10, 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; Jarret Matanowitsch, Director of
Planning and Building Services; Dale Puskas, Director of Engineering; Ivo Van
der Kamp, Planner; Pamela Martin, Deputy Corporate Officer; Davin Contois,
Planner

1. CALL TO ORDER

The meeting was called to order at 6:51 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 STÁUTW (Tsawout) First Nations.

3. APPROVAL OF AGENDA

3.1 Agenda of the February 10, 2025 Regular Council Meeting

MOVED AND SECONDED

That the agenda of the February 10, 2025 Regular Council meeting be approved as amended by:

- *adding late correspondence to item #12.2.2 and moving it to appear after section #9;*
- *adding a late Notice of Motion to be read into the record as item #14.1; and*
- *adding late correspondence as item #15.8.*

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

- 4.1 Minutes from the January 27, 2025 Special (Open) Council Meeting
MOVED AND SECONDED
That the minutes from the January 27, 2025 Special (Open) Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

- 4.2 Minutes from the January 27, 2025 Regular Council Meeting
MOVED AND SECONDED
That the minutes from the January 27, 2025 Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

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

MOVED AND SECONDED

That in relation to item #11.3 of the January 27, 2025 meeting, the District request that the District of Saanich provide their experience with the speed reduction pilot, in regards to speed, road rage, accidents, and serious accidents, to date.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE (Action Required or Recommended)

- 9.1 Victoria Family Court + Youth Justice Committee re Mobile Youth Services Team - January 20, 2025

MOVED AND SECONDED

That the correspondence be referred to the Police Board for discussion.

CARRIED UNANIMOUSLY

- 9.2 Corr District of Metchosin re Non-Migratory Resident Canada Geese - February 3, 2025

MOVED AND SECONDED

That the District write a letter of support for the District of Metchosin's motion on non-migratory resident Canada Geese to the Association of Vancouver Island and Coastal Communities (AVICC).

CARRIED UNANIMOUSLY

12. BYLAWS

- 12.2 Development Application Bylaws

- 12.2.2 1934 Hovey Rd – Revised Proposal (January)

The Planner provided an introduction of the report and responded to questions from Council.

MOVED AND SECONDED

1. That OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) be referred to a public hearing.

2. *That Second Reading for Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be rescinded.*
3. *That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Second Reading as amended and referred to a public hearing.*
4. *That with regard to Development Permit Application 3060-20-10/23 (1934 Hovey Road), staff schedule an Opportunity to be Heard on the following variances:*
 - *Increase the maximum permitted height for the west building from 15.0 metres to 16.2 metres;*
 - *Increase the maximum permitted projection for balconies on the west building that face Hovey Road from 0.6 metres to 1.4 metres;*
 - *Increase the maximum permitted lot coverage for the west building from 45% to 46%;*
 - *Increase the maximum permitted lot coverage for the east building from 45% to 55%;*
 - *Decrease the minimum required rear yard setback for the east building from 10.5 metres to 5.0 metres;*
 - *Decrease the minimum required side yard setback for the east building from 6.0 metres to 3.0 metres for the west side yard setback;*
 - *To permit up to 14 residential parking spaces to be provided on an adjacent lot;*
 - *To reduce the overall parking requirement for both lots from 327 spaces to 192 spaces; and*
 - *To reduce the required long term bike parking stalls for the east building from 86 to 56 long term stalls and 15 mobility scooter spaces.*

The Mayor agreed to have the motions severed.

That OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) be referred to a public hearing.

Opposed (2): Councillor King, and Councillor Newton

CARRIED (5 to 2)

That Second Reading for Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be rescinded.

CARRIED UNANIMOUSLY

That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Second Reading as amended and referred to a public hearing.

Opposed (3): Mayor Windsor, Councillor King, and Councillor Newton

CARRIED (4 to 3)

That with regard to Development Permit Application 3060-20-10/23 (1934 Hovey Road), staff schedule an Opportunity to be Heard on the following variances:

- *Increase the maximum permitted height for the west building from 15.0 metres to 16.2 metres;*
- *Increase the maximum permitted projection for balconies on the west building that face Hovey Road from 0.6 metres to 1.4 metres;*
- *Increase the maximum permitted lot coverage for the west building from 45% to 46%;*
- *Increase the maximum permitted lot coverage for the east building from 45% to 55%;*
- *Decrease the minimum required rear yard setback for the east building from 10.5 metres to 5.0 metres;*
- *Decrease the minimum required side yard setback for the east building from 6.0 metres to 3.0 metres for the west side yard setback;*
- *To permit up to 14 residential parking spaces to be provided on an adjacent lot;*
- *To reduce the overall parking requirement for both lots from 327 spaces to 192 spaces; and*
- *To reduce the required long term bike parking stalls for the east building from 86 to 56 long term stalls and 15 mobility scooter spaces.*

Opposed (2): Mayor Windsor, and Councillor King

CARRIED (5 to 2)

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 January 23, 2025 Saanich Peninsula Accessibility Advisory Committee Meeting
For information.

10.3 Council Members Reports - External Bodies

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

11. STAFF REPORTS

11.1 Notice on Title – 6833 Wallace Drive

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

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 13 RANGE 2W SOUTH SAANICH DISTRICT PLAN 26125; PID 002-717-751; having a civic address of 6833 WALLACE DR.

CARRIED UNANIMOUSLY

11.2 Notice on Title – 1899 Seaboard Crescent

Councillor Thompson withdrew from the meeting at 7:33 p.m. due to a pecuniary conflict of interest, as his property neighbours the subject property.

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 13 SECTION 4 RANGE 2E SOUTH SAANICH DISTRICT PLAN 27534; PID 002-111-748; having a civic address of 1899 SEABOARD CRES.

CARRIED UNANIMOUSLY

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

11.3 1188 Sluggett Road - Development Permit

The Planner provided an introduction of the report and responded to questions from Council.

MOVED AND SECONDED

That Development Permit No. 3060-20-20/24 for a triplex at 1188 Sluggett Road be authorized for issuance and that the applicant be asked to explore a permeable driveway.

Opposed (2): Councillor King, and Councillor Thompson

CARRIED (5 to 2)

11.4 1981 Stelly's X Road - Development Permit

The Planner provided an introduction of the report.

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

MOVED AND SECONDED

That Development Permit No. 3060-20-23/24 for a single-family dwelling at 1981 Stelly's Cross Road be authorized for issuance.

CARRIED UNANIMOUSLY

11.5 Community Amenity Contributions – 2 Year Update

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

The Chief Administrative Officer responded to questions from Council.

MOVED AND SECONDED

That all Community Amenity Fees from all affordable rental, affordable home ownership and purpose-built rental applications, and Affordable Housing Amenity Fees from all affordable rental, affordable home ownership and purpose-built rental applications be waived for an additional period of four months (until June 13th, 2025) and that staff report back to Council within the extension timeframe.

Councillor King requested that the motion be severed, to have the report back considered separately. The Mayor ruled the request to sever was out of order. Councillor King challenged the ruling of the Chair.

The question was asked, "Shall the decision of the Chair be sustained"?

Opposed (3): Councillor Graham, Councillor King, and Councillor Newton
CARRIED (3 to 3)

The ruling of the Chair was sustained.

On the main motion:

Opposed (3): Councillor Graham, Councillor King, and Councillor Newton
CARRIED (4 to 3)

11.6 RFP Award - Janitorial Services

The Director of Engineering provided an introduction of the report and responded to questions from Council.

The Chief Administrative Officer responded to questions from Council.

MOVED AND SECONDED

That consideration of the motion be deferred to the February 24, 2025 Council meeting.

Opposed (5): Mayor Windsor, Councillor Graham, Councillor Newton, Councillor Paltiel, and Councillor Thompson
DEFEATED (2 to 5)

MOVED AND SECONDED

That Request for Proposal 24-003 be awarded to the preferred proponent Jani-King. The award is for a term of two years with an option for an additional three one-year extensions. The two-year award is for \$237,600.00 exclusive of GST.

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

12. BYLAWS

12.2 Development Application Bylaws

12.2.1 2487 Mt. St. Michael Rd. – Sea Cider Farms Rezoning

The Planner and the Director of Engineering responded to questions from Council.

MOVED AND SECONDED

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

Opposed (1): Councillor King

CARRIED (6 to 1)

MOVED AND SECONDED

That a covenant be registered restricting the use of the indoor lounge to only be used when the property is classified as a farm under the BC Assessment Act.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That a covenant be registered restricting any expansion of the pavilion and the use of indoor lounge to 185m².

Opposed (1): Councillor Graham

CARRIED (6 to 1)

12.2.3 1592 Verling Avenue – Rezoning for an Additional Accessory Dwelling Unit

MOVED AND SECONDED

That Central Saanich Zoning Bylaw Amendment Bylaw No. 2120, 2024 be adopted.

CARRIED UNANIMOUSLY

13. UNFINISHED BUSINESS

13.1 Notice of Motion Submitted by Councillor Riddell - January 15, 2025

Notice of motion regarding the temporary use of Hovey Road property for community benefit.
Introduced at the January 27, 2025 RCM.

MOVED AND SECONDED

WHEREAS the Hovey Road property was purchased for the future construction of new civic facilities;

WHEREAS the property is currently vacant and presents an opportunity for interim use that can provide community benefit;

WHEREAS the recent Parks and Trails Plan engagement identified community priorities and ideas that may inform potential uses of the property;

THEREFORE BE IT RESOLVED that staff be directed to report back with options for the temporary use of the Hovey Road property to benefit the community, with consideration given to cost and alignment with the district's plans and priorities.

Opposed (4): Councillor King, Councillor Newton, Councillor Paltiel, and Councillor Thompson
DEFEATED (3 to 4)

13.2 Notice of Motion Submitted by Councillors Newton and Paltiel - January 22, 2025

Notice of motion regarding a request for an update on the plans in place to mitigate crop damage by Canada Geese.

Introduced at the January 27, 2025 RCM.

MOVED AND SECONDED

WHEREAS the CRD acknowledges there is a lack of a coordinated approach to managing goose populations across the region has resulted in moving geese and their associated impacts into new areas, continued expansion of nesting and over-wintering populations, and increasing ecological, economic, and social impacts to agricultural and recreational lands, estuaries and wetlands.1 1. <https://www.crd.bc.ca/education/concerns/regional-goose-management>

WHEREAS the Goose Population around the region continues to increase, with a CRD report declaring the Canada goose population in the capital region doubles in size every four years.2 2. <https://www.crd.bc.ca/about/news/article/2023/02/08/regional-canada-goose-management-service-bylaw-adopted>

WHEREAS annual crop loss for local farms continues to be significant with some farmers estimating upwards of 10% crop loss in the 2024 farming season in Central Saanich and other areas areas within the CRD being farmed.

THEREFORE BE IT RESOLVED that the District of Central Saanich request an update on the CRD's Regional Canada Goose Management Working Group and what plans are in place for the 2025 and 2026 growing seasons to mitigate crop damage by Canada Geese.

THEREFORE BE IT ALSO RESOLVED that the District of Central Saanich forward any information of an update to PAAC for their information, if that information hasn't already been forward to the Commission.

CARRIED UNANIMOUSLY

13.3 Notice of Motion Submitted by Councillor Paltiel - January 27, 2025

Notice of motion regarding a pedestrian flyover located at Highway 17.

Introduced at the January 27, 2025 RCM.

MOVED AND SECONDED

WHEREAS the Keating Flyover project and associated nearby local road works is nearing the final quarter of completion;

WHEREAS the District has advocated for identifying safe means for pedestrians, cyclists and other vulnerable road users to cross Highway to access the regional Galloping Goose Trail;

AND WHEREAS on September 17, 2024 during the Ministry of Transportation meeting at UBCM, it was understood that grant funding would be available to begin detailed design work for active transportation infrastructure within regional highway locations;

THEREFORE BE IT RESOLVED that the District of Central Saanich formally ask the Ministry of Transportation and Transit to provide feasible conceptual engineering plans for a Pedestrian Flyover located across Highway 17 somewhere between Tanner Road and the Island View Intersection.

CARRIED UNANIMOUSLY

14. NEW BUSINESS (Including Motions and Resolutions)

14.1 Notice of Motion Submitted by Councillor Riddell - February 10, 2025

Notice of motion regarding the prioritization of Canadian businesses.

MOVED AND SECONDED

That the notice of motion be introduced and considered at tonight's meeting.

Opposed (1): Councillor Graham

CARRIED (6 to 1)

MOVED AND SECONDED

THEREFORE BE IT RESOLVED that Council request staff to report back on how the District can prioritize Canadian businesses and products in its Sustainable Procurement Policy and processes for the duration of the trade dispute with the United States, and the implications for doing so.

CARRIED UNANIMOUSLY

15. CORRESPONDENCE (Receive for General Information)

15.1 Corr Hourigan, B + Sorrie, D re Bylaw Complaint - January 24, 2025

For information.

15.2 Corr Ewing, L re Dangerous Wallace Drive - January 27, 2025

For information.

15.3 Corr Irving, R re Short Term Rental in Central Saanich - January 27, 2025

For information.

- 15.4 Corr Blankenborg, V re Central Saanich Speed Reduction Project - January 28, 2025
The Director of Engineering and Chief Administrative Officer responded to questions from Council.
For information.
- 15.5 Corr Ransom, C re Reduced Speed Limits - January 28, 2025
For information.
- 15.6 Corr Stansfield, L+T re Central Saanich Speed Reduction Project - January 29, 2025
For information.
- 15.7 Central Saanich Lions Club re Donation for Water Splash Pad- February 4, 2025
The Chief Administrative Officer and Director of Engineering responded to questions from Council.
For information.
- 15.8 LATE Corr Hart, M re Rezoning Application - 1183 Verdier Avenue - January 13, 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(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; 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.*
- 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 9:04 p.m.

The meeting recessed back to open at 9:31 p.m.

17. ADJOURNMENT

On motion, the meeting adjourned at 9:31 p.m.

Mayor Windsor

Emilie Gorman, Director of Corporate
Services/Corporate Officer

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