



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

April 28, 2025, 7:00 p.m.
Council Chambers

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

Absent: Councillor Paltiel

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; Ian Lawson, Chief Constable; Fernando Pimentel, Interim Director of Financial and Information Technology Services/Chief Financial Officer; Nadine Dillabaugh, Manager of Human Resources and Organizational Development; Kerri Clark, Manager of Development Services; Kyle Motiuk, Manager of Parks, Facilities, and Fleet; Stacey Lee, Deputy Fire Chief; Pamela Martin, Deputy Corporate Officer

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 WŚÁNEĆ people which includes WJOŁŁP (Tsartlip) and SŦÁUTW (Tsawout) First Nations. Christine Culham, Chief Administrative Officer joined the meeting at 7:00 pm.

3. APPROVAL OF AGENDA

3.1 Agenda of the April 28, 2025 Regular Council Meeting

MOVED AND SECONDED

That the agenda of the April 28, 2025 Regular Council meeting be approved as amended by:

- *adding the Appendix A and correcting the recommendation for item #11.2;*
- *adding late correspondence to item #12.1.4;*

- replacing Appendix H on item #12.2.1; and
- adding a staff note for items #15.6 and #15.7.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes from the April 14, 2025 Special (Open) Council Meeting

MOVED AND SECONDED

That the minutes from the April 14, 2025 Special (Open) Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

4.2 Minutes from the April 14, 2025 Regular Council Meeting

MOVED AND SECONDED

That the minutes from the April 14, 2025 Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. RISE AND REPORT

6.1 Motion from the February 24, 2025 Closed Council Meeting

That the District submit a “Notice of Complaint” to the Farm Industry Review Board regarding 6341 Old East Rd, also known as Farm to Garden, to ascertain whether or not the operations are considered “normal farm practices”.

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

7. PUBLIC QUESTIONS

Katy Young (Keating Holdings Ltd.): Asked a question regarding having the Municipal Fire Lane be extended to accommodate tenants at 6683 Mirah Road.

(Resident): Asked a question regarding a request to have the Kasian Feasibility Study report released to the public.

MOVED AND SECONDED

That staff review the Kasian Feasibility study to release any additional information that can be legally released, following legislated requirements.

CARRIED UNANIMOUSLY

8. PRESENTATIONS/PETITIONS AND DELEGATIONS

8.1 Brad Watson: Pickleball Courts

Brad Watson and Cindy Barton from the Peninsula Community Pickleball Club and Saanich Peninsula Pickleball Association provided a presentation regarding Pickleball Courts in at Centennial Park.

The Chief Administrative Officer and Manager of Parks, Facilities, and Fleet responded to questions from Council.

MOVED AND SECONDED

That staff be directed to permanently convert a court at Centennial Park Court 1 from tennis to four pickleball courts at the earliest opportunity.

MOVED AND SECONDED

That consideration of the motion be deferred until the District receives the PRC Needs Assessment Report.

Opposed (3): Mayor Windsor, Councillor Graham, and Councillor Riddell

DEFEATED (3 to 3)

Amendment:

MOVED AND SECONDED

That the motion be amended as follows:

*That staff be directed to permanently convert a court at Centennial Park Court 1 from tennis to four pickleball courts, ~~at the earliest opportunity~~ **following successful discussions with the appropriate Tennis Associations.***

CARRIED UNANIMOUSLY

Motion as Amended:

That staff be directed to permanently convert a court at Centennial Park Court 1 from tennis to four pickleball courts, following successful discussions with the appropriate Tennis Associations.

CARRIED UNANIMOUSLY

11. STAFF REPORTS

11.1 Overview of District of Central Saanich Short-Term Rental Regulations

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

For information.

11.2 2025 Financial Plan Adoption

The Interim Director of Finance/Chief Financial Officer and Chief Administrative Officer responded to questions from Council.

MOVED AND SECONDED

THEREFORE BE IT RESOLVED there be no increase in the total number of FTEs for this Budget (regardless of department), if funded by taxes. If a new position is to be added or deemed essential, then only after a review of what other positions would not be filled or phased out.

THEREFORE BE IT RESOLVED if a new position is considered, and would increase the total number of FTEs it only be considered if funded from outside sources, such as grants, and not from taxes. As well a review of these externally funded positions to determine which could continue after external funding has ended.

Opposed (3): Mayor Windsor, Councillor Riddell, and Councillor Thompson

DEFEATED (3 to 3)

MOVED AND SECONDED

1. *That the Central Saanich 2025-2029 Financial Plan as presented in the March 31st staff report and meetings March 31st and April 7th, with additions and deletions detailed in Appendix C of the Financial Plan report (attached), be adopted.*
2. *That 2025-2027 three-year Capital Plan approval for core replacement programs, as identified in Table 8. of the March 31st staff report, plus/minus any budget changes noted in Appendix C, be approved.*

Opposed (1): Councillor King

CARRIED (5 to 1)

12. BYLAWS

12.1 Other than Development Application Bylaws

12.1.1 Five Year Financial Plan Bylaw No. 2234, 2025

MOVED AND SECONDED

1. *That Five Year Financial Plan Bylaw No. 2234, 2025 be introduced and given First Reading.*
2. *That Five Year Financial Plan Bylaw No. 2234, 2025 be read a second time.*
3. *That Five Year Financial Plan Bylaw No. 2234, 2025 be read a third time.*

CARRIED UNANIMOUSLY

12.1.2 Tax Rates Bylaw No. 2235, 2025

MOVED AND SECONDED

1. *That Tax Rates Bylaw No. 2235, 2025 be introduced and given first reading.*
2. *That Tax Rates Bylaw No. 2235, 2025 be read a second time.*
3. *That Tax Rates Bylaw No. 2235, 2025 be read a third time.*

CARRIED UNANIMOUSLY

12.1.3 Parcel Tax Roll Bylaw 2025

The Director of Corporate Services/Corporate Officer provided an introduction of the report.

MOVED AND SECONDED

1. *That Bylaw No. 2230, Parcel Tax Roll, 2025, be introduced and read a first and second time.*
2. *That Bylaw No. 2230 by read a third time.*

3. *That the Parcel Tax Review Panel be convened.*

CARRIED UNANIMOUSLY

12.1.4 Light Industrial Zoning Bylaw Update

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

MOVED AND SECONDED

That Zoning Amendment Bylaw No. 2223 (I1 - Light Industrial Zoning) be given first, second and third readings.

Amendment:

MOVED AND SECONDED

That Zoning Amendment Bylaw No. 2223 (I1 - Light Industrial Zoning) be amended to include a definition under Part 1 for "Wholesaler" as follows:

"Wholesalers" means establishments or places of business primarily engaged in selling merchandise to other businesses, including: retailers; industrial, commercial, institutional, or professional businesses, other wholesalers, and the general public; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such businesses.

CARRIED UNANIMOUSLY

Mayor Windsor divided the motion.

Motion as Amended:

That Zoning Amendment Bylaw No. 2223 (I1 - Light Industrial Zoning) be given first and second readings, as amended.

CARRIED UNANIMOUSLY

That Zoning Amendment Bylaw No. 2223 (I1 - Light Industrial Zoning) be given third reading.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That Zoning Amendment Bylaw No. 2233 (CD-1 Zoning) be given first, second, and third readings.

Amendment:

MOVED AND SECONDED

That Zoning Amendment Bylaw No. 2233 (CD-1 Zoning) be amended by striking "not to exceed 120 seats nor 320 m²" from section 1(A)(25).

CARRIED UNANIMOUSLY

Mayor Windsor divided the motion.

Motion as Amended:

That Zoning Amendment Bylaw No. 2233 (CD-1 Zoning) be given first and second readings, as amended.

CARRIED UNANIMOUSLY

That Zoning Amendment Bylaw No. 2233 (CD-1 Zoning) be given third reading.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

That the District provide Zoning Amendment Bylaws No. 2223 and No. 2233 to Ministry of Transportation and Infrastructure for review and approval.

CARRIED UNANIMOUSLY

12.1.5 2025 Fees and Charges Bylaw Amendments

Councillor King withdrew from the meeting at 8:56 p.m.

MOVED AND SECONDED

That Central Saanich Fees and Charges Bylaw 2229 be adopted.

Opposed (1): Councillor Newton

CARRIED (4 to 1)

12.2 Development Application Bylaws

12.2.1 1117 Greig Ave. – Zoning Bylaw Amendment for Farm Camping

Councillor Riddell withdrew from the meeting at 8:57 p.m. due to a potential pecuniary conflict of interest, as this is a close neighbour.

The Manager of Planning Services provided an introduction of the report.

Councillor King returned to the meeting at 8:58 p.m.

MOVED AND SECONDED

1. *That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit a site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be given First Reading; and*
2. *That the application be referred to the Advisory Planning Commission.*

Opposed (1): Councillor King

CARRIED (5 to 1)

Councillor Riddell returned to the meeting at 9:01 p.m.

14. NEW BUSINESS (Including Motions and Resolutions)

- 14.1 May 2025 Meeting Calendar
For information.

15. CORRESPONDENCE (Receive for General Information)

- 15.1 Corr Hourigan, B re Bylaw Complaint
For information.

- 15.2 Corr Lawson, D re April 7th Special (Open) Council Meeting - April 4, 2025
For information.

- 15.3 Corr Wilson, M re Dogs - April 10, 2025
The Director of Planning and Building Services responded to questions from Council.

For information.

- 15.4 Corr House, I re Bus Terminus East Saanich Road - April 15, 2025
For information.

- 15.5 Corr Obrien, E re Stoplight or Crosswalk at Mt Newton and East Saanich - April 17, 2025
For information.

- 15.6 Corr Tremblay, C re Knute Way -April 19, 2025

- 15.7 Corr McCue, H re Knute Way Obstruction - April 19, 2025

MOVED AND SECONDED

That correspondence items #15.6 and #15.6 be referred to the Saanich Peninsula Accessibility Advisory Committee and the Parks and Trails Masterplan, for comment and possible insight into other options.

CARRIED UNANIMOUSLY

- 15.8 Corr Seewald, J re PTE Renewal for 2026 - April 21, 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*
- (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.*

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 9:06 p.m.

The meeting recessed back to open at 9:10 p.m.

17. ADJOURNMENT

On motion, the meeting adjourned at 9:10 p.m.

Mayor Windsor

Emilie Gorman, Director of Corporate
Services/Corporate Officer