



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

**May 12, 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; Jarret Matanowitsch, Director of Planning and Building Services; Dale Puskas, Director of Engineering; Fernando Pimentel, Interim Director of Financial and Information Technology Services/Chief Financial Officer; Nadine Dillabaugh, Manager of Human Resources and Organizational Development; Yvan Sylvestre, Manager of Infrastructure; Kerri Clark, Manager of Development Services; Kyle Motiuk, Manager of Parks, Facilities, and Fleet; Pamela Martin, Deputy Corporate Officer; Ivo Van der Kamp, Planner; Amy Lafontaine, Active Transportation Project Coordinator; Sian Bell, Recording Secretary

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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 W̱SÁNEĆ people which includes W̱JOLE̱P (Tsartlip) and S̱ÁUTW (Tsawout) First Nations.

**3. APPROVAL OF AGENDA**

**3.1 Agenda of the May 12, 2025 Regular Council Meeting**

*That the agenda of the May 12, 2025 Regular Council meeting be approved as amended by:*

- *moving item #11.1 to occur before item #8.1;*
- *adding late correspondence to item #12.2.1; and*
- *adding the Parcel Tax Roll Bylaw to item #12.1.4.*

**CARRIED UNANIMOUSLY**

#### 4. ADOPTION OF MINUTES

##### 4.1 Minutes from the April 28, 2025 Regular Council Meeting

*MOVED AND SECONDED*

*That the minutes from the April 28, 2025 Regular Council meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

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

*MOVED AND SECONDED*

*That the motion from item #8.1 - Brad Watson Pickleball Courts from the April 28, 2025 Regular Council meeting be reconsidered.*

Opposed (1): Councillor Riddell

**CARRIED (6 to 1)**

*MOVED AND SECONDED*

*That reconsideration of the motion be deferred to the May 26, 2025 Regular Council meeting, following receipt of related correspondence.*

**CARRIED UNANIMOUSLY**

#### 7. PUBLIC QUESTIONS

Cyril Hume (Cultra Avenue): Asked a question regarding the redactions of the Civic Redevelopment feasibility study.

Arn van Iersel (Turgoose): Asked a question regarding the ability to speak to his correspondence under item #12.2.1

Pieta Van Dyke (Central Saanich Road): Asked a question regarding Bill 15.

*MOVED AND SECONDED*

*That correspondence from the Union of British Columbia Municipalities (UBCM) regarding Bill 15 be placed on an upcoming agenda for Council's consideration and discussion of formulating a response to the Province.*

**CARRIED UNANIMOUSLY**

David Lawson (Resident): Asked a question regarding clarification of comments during the budget meeting on tax reduction during the pandemic and asked a question regarding Councillors participating electronically.

#### 8. PRESENTATIONS/PETITIONS AND DELEGATIONS

##### 11.1 2024 Audited Financial Statements

The Interim Director of Finance/Chief Financial Officer provided an introduction of the report and responded to questions from Council.

8.1 2024 Audited Financial Statements

Lenora Lee and Ayomide Kolawole-Osafehinti provided a presentation on the report and responded to questions from Council.

*MOVED AND SECONDED*

*That the 2024 Audited Financial Statements be accepted.*

**CARRIED UNANIMOUSLY**

**9. CORRESPONDENCE (Action Required or Recommended)**

9.1 Corr Seewald, J re Letter of Support - April 24, 2025

*MOVED AND SECONDED*

*That the District write a letter of support for the Central Saanich Lawn Bowling Club for their BC Gaming Grant application*

**CARRIED UNANIMOUSLY**

9.2 Corr Holland, D re Changes to Booking with HandyDART - April 27, 2025

Dawn Holland spoke regarding the need for more HandyDart rides.

*MOVED AND SECONDED*

*That the correspondence from D. Holland dated April 27, 2025 be referred to the Saanich Peninsula Accessibility Advisory Committee, the Accessible Transportation Advisory Committee, Victoria Regional Transit Commission, and BC Transit.*

**CARRIED UNANIMOUSLY**

**11. STAFF REPORTS**

11.2 7180 East Saanich Road – Temporary Use Permit

The Manager of Development Services provided an introduction of the report and responded to questions from Council.

The Director of Planning and Building Services and the Deputy Corporate Officer responded to questions from Council.

*MOVED AND SECONDED*

*That with regard to Temporary Use Permit Application PL001757 for 7180 East Saanich Road, staff schedule an opportunity to be heard at a future Council meeting.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That the general policy concept of a commissary kitchen and whether it would be appropriate across P1 Zones and other similar uses as a potential future rezoning be referred to the Advisory Planning Commission along with this report.*

**CARRIED UNANIMOUSLY**

11.3 Q1 2025 Traffic Safety Committee Update

The Active Transportation Project Coordinator provided an introduction of the report and responded to questions from Council.

The Director of Engineering responded to questions from Council.

*MOVED AND SECONDED*

*That staff investigate the appropriate metrics to measure improvements by and include them in the quarterly Traffic Safety Committee reports.*

**CARRIED UNANIMOUSLY**

11.4 Q1 2025 Strategic Implementation Plan Progress

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

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

*For information.*

11.5 Q1 2025 Strategic Implementation Plan - Capital Update

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

*For information.*

11.6 Community Partnerships Update 2024-2025

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

12.1.1 Five Year Financial Plan Bylaw No. 2234, 2025

*MOVED AND SECONDED*

*That Five Year Financial Plan Bylaw No. 2234, 2025 be adopted.*

Opposed (1): Councillor King

**CARRIED (6 to 1)**

12.1.2 Tax Rates Bylaw No. 2235, 2025

*MOVED AND SECONDED*

*That Tax Rates Bylaw No. 2235, 2025 be adopted.*

**CARRIED UNANIMOUSLY**

12.1.3 Light Industrial Zoning Bylaw Update

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

*MOVED AND SECONDED*

*That Zoning Amendment Bylaw No. 2223 (I1 - Light Industrial Zoning) be adopted.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Zoning Amendment Bylaw No. 2233 (CD-1 Zoning) be adopted.*

**CARRIED UNANIMOUSLY**

12.1.4 LATE: Parcel Tax Roll Bylaw 2025

*MOVED AND SECONDED*

*That Bylaw No. 2230, Parcel Tax Roll, 2025, be adopted.*

**CARRIED UNANIMOUSLY**

12.2 Development Application Bylaws

12.2.1 7840 Lochside Dr. – Rezoning, Development Permit and Subdivision (Mixed-Use)

*Councillor Paltiel withdrew from the meeting at 8:49 p.m. due to a potential pecuniary conflict of interest as he has a professional relationship with the applicants.*

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

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

The applicant, Ben Smith from Starlight Developments, provided a presentation on their application and responded to questions from Council.

*MOVED AND SECONDED*

*That the correspondence writers be allowed two minutes to address Council regarding their letters.*

**CARRIED UNANIMOUSLY**

Arn van Iersel and Sharon Glynn spoke regarding their correspondence on the application.

The Director of Engineering responded to questions from Council.

**MOVED AND SECONDED**

1. *That the Rezoning and Development Permit with Variances applications for the project at 7840 Lochside Drive be referred to the Advisory Planning Commission.*
2. *That notice of First Reading be given and that, with regard to Development Permit Application 3060-20-23/23 (7840 Lochside Dr), staff schedule an Opportunity to be Heard on the following variances:*
  - *To increase the maximum height for a Residential Apartment building on proposed Lot 1 from 15.0 m to 21.7 m;*
  - *To reduce the rear yard setback for the residential building on Lot 1 from 10.5 m to 6.0 m;*
  - *To reduce the side (north) yard setback for the residential building on Lot 1 from 6.0 m to 3.6 m;*
  - *To reduce the side (south) yard setback for the residential building on Lot 1 from 6.0 m to 3.0 m;*
  - *To reduce the side (south) yard setback for the H+R building on Lot 1 from 6.0 m to 0.13 m;*
  - *To increase the maximum height for the amenity building on Lot 2 from 4.5 m to 5.7 m;*
  - *To increase the maximum height for the commercial unit on Lot 2 from 4.5 m to 6.3 m;*
  - *To reduce the side (east) yard setback for the amenity building on Lot 2 from 6.0 m to 0.9 m;*
  - *To reduce the side (east) yard setback for the commercial unit on Lot 2 from 6.0 m to 0.6 m; and*
  - *To reduce the overall vehicular parking requirement from 420 to 316 stalls.*
3. *That the application be brought back to a pre-scheduled Committee of the Whole meeting.*

**Amendment:**

**MOVED AND SECONDED**

*That the motion be amended by including a referral to the Tsawout first Nation for comment within 60 days.*

**CARRIED UNANIMOUSLY**

**Motion as Amended:**

1. *That the Rezoning and Development Permit with Variances applications for the project at 7840 Lochside Drive be referred to the Advisory Planning Commission and the Tsawout First Nation for comment within 60 days.*
2. *That notice of First Reading be given and that, with regard to Development Permit Application 3060-20-23/23 (7840 Lochside Dr), staff schedule an Opportunity to be Heard on the following variances:*
  - *To increase the maximum height for a Residential Apartment building on proposed Lot 1 from 15.0 m to 21.7 m;*
  - *To reduce the rear yard setback for the residential building on Lot 1 from 10.5 m to 6.0 m;*
  - *To reduce the side (north) yard setback for the residential building on Lot 1 from 6.0 m to 3.6 m;*
  - *To reduce the side (south) yard setback for the residential building on Lot 1 from 6.0 m to 3.0 m;*
  - *To reduce the side (south) yard setback for the H+R building on Lot 1 from 6.0 m to 0.13 m;*
  - *To increase the maximum height for the amenity building on Lot 2 from 4.5 m to 5.7 m;*
  - *To increase the maximum height for the commercial unit on Lot 2 from 4.5 m to 6.3 m;*
  - *To reduce the side (east) yard setback for the amenity building on Lot 2 from 6.0 m to 0.9 m;*
  - *To reduce the side (east) yard setback for the commercial unit on Lot 2 from 6.0 m to 0.6 m; and*
  - *To reduce the overall vehicular parking requirement from 420 to 316 stalls.*
3. *That the application be brought back to a pre-scheduled Committee of the Whole meeting.*

Opposed (2): Councillor King, and Councillor Newton

**CARRIED (4 to 2)**

**MOVED AND SECONDED**

*That the meeting be extended to 10:15 p.m.*

**CARRIED UNANIMOUSLY**

*Councillor Paltiel returned to the meeting at 9:59 p.m.*

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

**14.1 Notice of Motion Submitted by Councillor Riddell - May 3, 2025**

Notice of motion regarding the Saanich Peninsula Outreach Team.

*For introduction.*

WHEREAS the Saanich Peninsula Outreach Team (SPOT) provides vital, relationship-based, trauma-informed, culturally sensitive primary care to complex and underserved populations on the Saanich Peninsula, with a focus on the W̱SÁNEĆ communities and others experiencing multiple barriers to accessing health services;

AND WHEREAS SPOT has already attached over 400 high-needs patients and provides walk-in care to many more through its interim arrangement at the Peninsula Health Unit, including ongoing support for individuals receiving addictions treatment and those living with complex mental health challenges, in a region with no dedicated addictions medicine clinic, and very limited access to community psychiatric services;

AND WHEREAS proactive, community-based care for complex patients has been shown to reduce emergency room visits, hospital admissions, and reliance on emergency services by addressing issues earlier and in a coordinated fashion;

AND WHEREAS the Central Saanich Police Service has withdrawn from the regional Integrated Mobile Crisis Response Team and has identified SPOT as a promising and needed service to help fill this gap in local mental health response;

AND WHEREAS over the past year, Central Saanich Police officers have spent between 67 and 232 hours per month waiting at Royal Jubilee Hospital while residents are assessed under the Mental Health Act—a costly and operationally challenging burden for a small police service;

THEREFORE BE IT RESOLVED THAT the District of Central Saanich Council direct the Mayor to write a letter to the Honourable Josie Osborne, Minister of Health advocating for:

1. The implementation of the promised alternative payment arrangements for SPOT physicians;
2. Immediate funding for the required allied health professionals;
3. Continued and expanded access to unoccupied clinic space at the Peninsula Health Unit to support service delivery;

AND BE IT FURTHER RESOLVED THAT the Mayor's letter be copied to Rob Botterell, M.L.A., the Honourable Lana Popham, M.L.A. Minister of Food and Agriculture, the Mayors and Councils of Sidney and North Saanich, and the Central Saanich Police Board and Chief of Police.

14.2 Notice of Motion Submitted by Mayor Windsor - May 5, 2025

Notice of motion regarding expanding the Keating Business District.

*For introduction.*



WHEREAS the Keating Business District is a vital employment and business centre on southern Vancouver Island, where space is limited and in high demand as indicated through low vacancy, and industrial leasing rates that are on-par with Toronto and Vancouver.

AND WHEREAS expanding the Keating Business District provides increased tax assessment base, helping to reduce taxes for residents, enabling the District to better provide service and infrastructure to its residents and rural community.

AND WHEREAS the Official Community Plan, in Policy 4.4.28, provides direction to consider expanding the Keating Business District to include existing Rural lands north of the extraction pit, which are contiguous with the existing Keating Business District.

AND WHEREAS the Canadian economy is experiencing unprecedented challenges, and strengthening our economy and job creation must be a priority.

THEREFORE BE IT RESOLVED that the District of Central Saanich initiate a process to include the Rural designated lands that are north of the gravel extraction area and immediately contiguous with the Keating Business District, within the Urban Containment Boundary and designate the land use and zoning for the purpose of expanding the Keating Business District.

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

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

15.2 Corr Wodlinger, K re Speed Limit on Wallace - April 29, 2025  
*MOVED AND SECONDED*  
*That staff explore signage on Wallace Drive related to the speed limit.*  
**CARRIED UNANIMOUSLY**

15.3 Corr Wear, A re Drugged and Inebriated People in Public Spaces - May 2, 2025  
*For information.*

15.4 Corr Barton, C re Motion to Evaluate 4 Pickleball Courts at Centennial Park - May 5, 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:*

- (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;*
- (g) litigation or potential litigation affecting 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 10:02 p.m.

The meeting recessed back to open at 10:07 p.m.

**17. ADJOURNMENT**

The meeting was closed to the public at 10:07 p.m.

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Mayor Windsor

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Emilie Gorman, Director of Corporate  
Services/Corporate Officer