

Teale Phelps Bondaroff: Your Promises Mean Nothing

He promised to review Saanich's complaint-driven bylaw system. He moved notices on residents' homes instead, and cut residents off at the microphone. Drawn from his platform, his press statements and Saanich's own minutes and meeting recordings, 2022 to 2026.

What the record shows

1. In 2022 Teale Phelps Bondaroff told Saanich voters: "I will move for a review of Saanich's complaint-driven bylaw system, and look for ways to make enforcement more equitable and effective" [1]. In four years the minutes record no such motion [3]. Instead he moved or seconded six Section 57 notices on the titles of residents' homes [3].
2. He brought twenty-three notices of motion. Nineteen asked another government, or the Union of BC Municipalities, to act [3]. None addressed bylaw enforcement, notices on title, or how residents are heard at Council.
3. When residents came to the microphone, he called points of order on them twelve times, stopping speakers mid-sentence and, on one occasion, suggesting Council "move on to the next speaker" [22].
4. He told a reporter he had reviewed Saanich's important bylaws and that the blasphemy ban was on his to-do list. It is still law [10][11]. He moved the notice on 938 Ambassador Avenue when no one was there to answer it, then moved to keep it after hearing why, and sent the owner to court with "wish them luck" [24][25].

In his own words

What he said	What he did
"I will move for a review of Saanich's complaint-driven bylaw system." (2022 platform) [1]	Never moved it. Called the 2024 referral of bylaw enforcement to strategic planning a change "in a good way." No motion from him on bylaw enforcement followed [3][4]
Removing noise items from the strategic plan bike rack would be "bad faith." (May 6, 2024) [9]	No leaf blower motion in the minutes; his broader noise motions found no seconder [3][38]
Blasphemy ban "on his to-do list." (Saanich News, June 6, 2025) [10]	Amended the same bylaw a year earlier and left the ban in place. It is still ticketable [11][12][13]
"I'm inclined to side with our staff... I have full confidence in them on this matter." (November 20, 2023) [32]	Moved the notice on 4573 Prospect Lake Road. The owner had told Council he paid his fines, went to court, paid double permit fees, hired engineers, and that a District inspector had approved the stairs in February 2023 before the Manager of Inspection Services overruled him [32]
"Wish them luck in court, I suppose." (July 14, 2025) [25]	Moved to keep the notice he had moved in 2023, after his own question established the owner had told the District to deal with his lawyer [25]

What he said	What he did
"Three points of order is enough I suggest we move on to the next speaker." (June 16, 2026) [22]	Twelve points of order called on residents at the microphone [22]

5. On bylaw enforcement and on 938 Ambassador Avenue he voted the way the administration led by Chief Administrative Officer Brent Reems advised. If the advice was wrong, it was Reems's. The promises and the votes were his.

Scope

6. This review covers November 7, 2022, when the current Council was sworn in, to July 13, 2026, the latest Council minutes in the record searched. It compares his published platform and press statements with Council minutes and meeting recordings.
7. The author, Christopher Caddell, owns 938 Ambassador Avenue and is in active litigation with the District of Saanich. This report is separate from that litigation. It is an independent analysis produced with a search engine built for the litigation, which indexes every open Saanich Council meeting since September 2017 (495 meetings and 12.2 million transcribed words) together with the District's agendas, minutes and financial statements. Every statement of fact is tied to a public record listed at the end.

The 2022 platform against the record

Promise (teale.ca, 2022)	Record, November 2022 to July 2026
"I will move for a review of Saanich's complaint-driven bylaw system, and look for ways to make enforcement more equitable and effective."	No motion from him. On February 5, 2024 Councillor Chambers' motion on the complaint-driven system was replaced by a referral of "the issue of bylaw enforcement" to strategic planning. He asked only what was being referred. No motion from him on bylaw enforcement followed [3][4].
"I will work to improve Saanich's garden and secondary suite policies to empower community members to create more rental housing, while working to protect renters."	He moved final reading of the Tenant Protection Bylaw on February 9, 2026 [39]. On June 24, 2024, after ten residents asked Council to allow garden suites outside the Urban Containment Boundary, he voted against even a staff report on how it could be done [35]. He moved or seconded six Section 57 notices on residents' titles, including 938 Ambassador Avenue, where Council was told of an unpermitted basement suite and rental cottage, and 1845 Fairburn Drive, where the owner told Council minutes earlier that he had paid a designer \$10,000 of a \$30,000 fee [3][6][25].
"I will work to hire a social planner."	He told Council on December 16, 2024 and June 23, 2025 that Saanich needs a dedicated social planner and that a motion would follow [36]. The minutes record none [3]. He says he proposed it at strategic planning and found no seconder [37]. Minutes of March 5, 2025 list a social planner only as "a consideration" [8].

Promise (teale.ca, 2022)	Record, November 2022 to July 2026
"Reducing water, noise, light, and air pollution is essential."	He moved a noise camera pilot on March 11, 2024; Council referred it to strategic planning over his opposition. On May 6, 2024 he moved three times to add noise pollution to the strategic plan, and on May 12, 2025 to review the noise suppression bylaw. None found a seconder. The minutes record no leaf blower motion [3][9][38].

Promises in the chamber and to the press

8. Bylaw enforcement. On February 5, 2024, when Council referred "the issue of bylaw enforcement" to strategic planning, he told Council the referral went beyond the original motion "in a good way" because a broader conversation was needed. The minutes from February 2024 to July 2026 record no motion, question or notice of motion from him on bylaw enforcement [3][4].
9. Leaf blowers. On May 6, 2024 he told Council he had proposed exploring a ban on gas-powered leaf blowers, and that removing noise items from the strategic plan bike rack would be in bad faith [9]. The minutes record no leaf blower motion [3].
10. Blasphemy and the bylaw review. On June 6, 2025 Saanich News reported his statement that on election he reviewed the District's important bylaws, found blasphemy prohibited in Saanich parks, considered that unconstitutional, and had it on his to-do list [10]. Section 15 of the Parks Management and Control Bylaw still prohibits "blasphemous" language [11], and the Ticket Bylaw still makes it a \$100 offence [12]. On July 15, 2024, eleven months before the interview, he moved final reading of an amendment to the same bylaw and left section 15 untouched [13].
11. Lobbyist registry. In February 2023 he voted to add a lobbyist registry to the strategic plan, telling the Times Colonist the public should know who Council is speaking with [16]. On May 12, 2025 he seconded Councillor Chambers' motion to add the Lobby Register to the strategic plan, then voted against it. It failed one to seven [17]. A month later Council adopted his resolution asking UBCM to request a provincial opt-in registry [18]. The Province declined [19]. Saanich has no registry.
12. Community engagement. Launching his 2026 campaign, he said community engagement had been "very important in this term" and that he wants Council to engage a wider range of people [2]. He says he publishes a monthly newsletter and holds weekly office hours [37]. The record of his conduct when residents spoke at Council is set out below.

Where his motions went

13. From January 2023 to June 2026 the minutes record twenty-three notices of motion from him. Nineteen asked the Province, the federal government, UBCM or the Association of Vancouver Island and Coastal Communities to act: means-tested traffic fines, traffic

cameras, tax exemptions for places of worship, climate cost data, ICBC odometer data, period poverty (twice), noise cameras, the Coastal Marine Strategy, feral rabbits, a School District 61 electoral model, European elevator standards, a lobbyist registry, housing as a human right, student ferry fares, student food security, mobility scooters in bike lanes, team-based primary care and free youth transit [3][20][21]. Resolutions he brought through the committees he chairs, such as the 2025 accessibility resolution, are not counted here.

14. Several did not survive Council. The places-of-worship resolution was defeated one to eight [20]. His February 5, 2024 period-poverty motion found no seconder [4]; a second version was withdrawn on August 12, 2024 [14]. On February 9, 2026 Council refused, two to seven, to hear his student ferry motion early because insufficient notice had been given [21].

Residents at the microphone

15. The transcripts record him calling points of order on members of the public twelve times:

Date	Speaker and subject	His point of order
Jun 20, 2023	Sasha Isard; Mehdi Najari, public hearing	Asked the chair to direct Isard to "focus on new content"; stopped Najari
Jun 26, 2023	Mr. Donaldson, PKOLS dogs	Asked that speakers be reminded not to identify individuals; the clock ran out during the point of order and Donaldson was not allowed to finish
Dec 11, 2023	Ms. Hamill, open forum	"I think this item might be out of order"
Feb 5, 2024	Gallery	Reminder to avoid side commentary
May 6, 2024	Sasha Isard, open forum, local area plans	Said Council "cannot receive more information"; Isard was stopped after fourteen seconds
Sep 23, 2024	Mehdi Najari, open forum	Reminder not to call out the Mayor
Nov 4, 2024	Resident, public input	Asked that the speaker be made to repeat an apology
Jan 13, 2025	Mehdi Najari	Raised a point of order on a resident's conduct at a previous meeting before Najari spoke
Feb 11, 2025	Resident, OCP	Reminder not to address individual members of Council
May 12, 2025	Resident alleging a conflict of interest	Reminder to speak to all of Council
Sep 8, 2025	Ms. Dixon, asking what candidates may promise voters	Said she was "straying from the agenda"
Jun 16, 2026	Mehdi Najari, development plan	"Three points of order is enough I suggest we move on to the next speaker"; Najari was muted

16. On June 24, 2024 ten residents asked Council to allow garden suites as an option outside the Urban Containment Boundary. Councillor Phelps Bondaroff voted against a motion

asking staff only for a report on how it could be done. It was defeated [35].

17. That is the record of the councillor who now campaigns on engagement [2][22].

Conduct in the chamber

18. In the same period the transcripts record him moving a rezoning "at tiktok speed" (June 9, 2025), describing the removal of two growth hubs from a neighbourhood plan as "we unalived two hubs" (February 2, 2026), directing colleagues to "see my TikTok" for a list (March 16, 2026), and making a "shameless plug" from the dais for an event at Rutledge Park (June 10, 2024) [2][23].

Reems at his elbow

19. November 20, 2023: he moved the notice on 938 Ambassador Avenue on a report endorsed by Brent Reems as Chief Administrative Officer [5][24].

20. February 5, 2024: when Council debated the complaint-driven bylaw system, Reems told Council his "preference would be to refer the topic." Council referred bylaw enforcement to strategic planning. Councillor Phelps Bondaroff told Council the referral went beyond the original motion "in a good way." His 2022 promise to move a review of the complaint-driven system went into that referral and did not come out [4].

21. July 14, 2025: before the vote, Reems told Council the search "was lawfully conducted" and that he "certainly did not hear any specific details" of the injury. Councillor Phelps Bondaroff moved to confirm the notice [31][25].

The coded language

22. Staff give Council keywords instead of facts, and Council votes on them. The record shows the pattern [34]:

What staff told Council	What the record shows
Notice will "reduce Saanich's liability exposure" (report, October 31, 2023); removing it "may expose the District to liability" (July 14, 2025)	No legal opinion, claim, or dollar figure for that liability was ever put to Council
"Without a notice on title, there is potential liability to the District"; omitting one "could expose the municipality to liability" (Fairburn, Conway, Quadra, June 9, 2025)	The same liability line for three different properties, with nothing said about what the liability is or who would claim it
A notice "is meant to incent following our process... and it gets removed for a small administrative fee." (Chief Administrative Officer Brent Reems, July 4, 2022, 5390 Old West Saanich Road) [33]	Minutes earlier, the Manager of Inspection Services told Council removal takes a building permit, plans, a completed project and a final inspection, and the owner told Council finishing would cost \$300,000. Council reaffirmed the notice unanimously [33]
"Internal GIS data shows that structures were added over time" (July 14, 2025)	Imagery, not inspection or records, used to date construction

What staff told Council	What the record shows
Contraventions "affecting life and safety" (Corporate Officer, June 23, 2025)	No life or safety finding about 938 Ambassador Avenue was put to Council that night or on July 14, 2025
The stairs "are a safety risk" and fail "previous versions of the Code" (4573 Prospect Lake Road, November 20, 2023)	The Manager could not date the stair, and the owner's inspector and, the owner said, the District's own inspector found it acceptable
"Unable to assess the safety or quality of the building... raising concerns about potential health and safety issues" (Fairburn, June 9, 2025)	A concern stated as a reason, with no assessment behind it
The search "was lawfully conducted" (Chief Administrative Officer, July 14, 2025)	Its validity was then before the Provincial Court

23. The \$500 is the clearest case. Staff know what removal requires: on July 4, 2022 the Manager of Inspection Services listed it for Council as a building permit, plans, a completed project and a final inspection, and the owner told Council the work would cost \$300,000 [33]. Minutes later Brent Reems called it "a small administrative fee" [33]. On November 20, 2023 the Manager told Council there were "no financial implications" and a "\$500 fee" to remove the notice on 938 Ambassador Avenue [27]. On July 14, 2025 staff confirmed to Council that removal costs \$500 [25]. Each time, staff stated the fee and left out the cost.
24. Councillor Phelps Bondaroff acted on these words. He moved the Prospect Lake and 938 Ambassador Avenue notices, seconded Fairburn and Conway, and moved the July 14, 2025 confirmation. At Prospect Lake he said it outright: "I'm inclined to side with our staff." The keywords came from the administration Brent Reems leads; the motions came from him [32][34].

938 Ambassador Avenue

25. On November 20, 2023 he moved the notice on the title of 938 Ambassador Avenue, with no one present for the owner, and the notices on 3838 Epsom Drive and 4573 Prospect Lake Road at the same meeting [24]. He seconded three more: 67 Cadillac Avenue (January 20, 2025), and 1845 Fairburn Drive and 323 Conway Road (June 9, 2025) [7][29].
26. On July 14, 2025, on reconsideration, his own question established that the District had been told on April 6, 2023 to deal with the owner through his lawyer. He then moved that Council confirm the notice he had moved in 2023. Speaking to it, he said the constitutional issues were outside Council's jurisdiction: "wish them luck in court, I suppose." It carried nine to nothing [25].

Facilitating the hostage loop

27. The District investigates the owner, enforces against him, can prosecute him, registers the encumbrance on his title, and then decides, at the same Council table and on the advice of the same staff, whether it comes off. The only key is compliance as the District defines it: the owner is unlawfully forced to open his private dwelling to the same bylaw officers who built the case against him, pays for permits, consultants and whatever remedial work they then order, and pays the District \$500 at the end. Until he does, the notice stays on title and the sale of his home is affected. The only appeal from Council's refusal is to court, at his expense.
28. Creation. The October 31, 2023 report recommended the notice because it "will reduce Saanich's liability exposure on this file" [5].
29. The key. Council was told the notice comes off for a \$500 fee once the property is brought into compliance with all regulations [5][27]. The \$500 is only the District's registration fee. The cost of a Section 57 notice is hundreds of thousands of dollars. For this house, the title ransom starts at \$100,000 in consulting fees for the building permit alone, with remedial work ordered inside the dwelling up to \$250,000. It is paid on top of the District's fines and on top of double permit fees, which the owner of 4573 Prospect Lake Road told Council he paid [32]. A home renovation becomes an offence, and the owner is penalized twice: Harry Bains was fined and sent to collections, the owner of 4573 Prospect Lake Road paid his fines through the courts, and the owner of 938 Ambassador Avenue was prosecuted.
30. Who holds the key. Since Bylaw No. 9694 (2021), occupancy inspection and entry authority under the Zoning Bylaw extends to bylaw enforcement officers [28]. The October 31, 2023 report told Council the violation was confirmed "by the Bylaw Officer" [5].
31. The pressure. While the notice stands, the owner is penalized with the loss of the ordinary ability to sell, finance and insure his home. Counsel told Council on July 14, 2025 that the notice was affecting the sale of 938 Ambassador Avenue [25].
32. The review. On June 23, 2025 the Corporate Officer told Council that staff recommended against removal because the contraventions "impact life and safety on the property" [26]. On July 14, 2025, asked whether the owner could have more time, staff answered "the opportunity is tonight." Council confirmed the notice nine to nothing [25].
33. Two other owners were victimized by the same hostage loop. In 2022 Council registered a notice on 5390 Old West Saanich Road at a meeting the owner, Harry Bains, had not been notified of. He told Council on July 4, 2022 that he learned of it from the front page of the Saanich News, that his sale collapsed when his realtor warned him of a non-disclosure suit, that business licence and bylaw inspectors had fined him and sent him to collections, and that finishing the work would cost \$300,000. He asked whether he should bring someone to speak for him because he did not know where to begin. Staff told Council the key was a building permit, engineered plans, structural engineering, a

completed project and a final inspection. Council reaffirmed the notice unanimously [33].

34. In 2023 the owner of 4573 Prospect Lake Road told Council he had paid his fines, gone to court, paid double permit fees, hired a designer, a geotechnical firm and two engineers, and met the District's inspector "every day." He told Council that inspector approved his stairs on February 23, 2023, that the Manager of Inspection Services overruled him, and that a retired inspector he hired found the stairs safe. The stair was existing and outside the scope of his work: he told Council it was in the house when he bought it in 2016 and was not part of his renovations, and Councillor Harper restated that on the record. The Manager of Inspection Services told Council the owner's building permit was still open and valid for two years, and that the stair could be corrected under it, and recommended the notice anyway. He told Council there is no correction for such a stair short of replacing it entirely. Councillor Harper told Council that other mechanisms, including letters on the property file, had been used in the past instead of a notice. Council registered the notice, with only Councillor Harper opposed [32].
35. Councillor Phelps Bondaroff closed the loop at both ends: he moved the notice and moved its confirmation, then directed the owner to court while the encumbrance only Council could lift stayed on title. No motion, question or notice of motion from him in four years addresses how a notice is removed, who decides, or what an owner must do to get one lifted [3].

Sources

- [1] teale.ca, "Teale's Vision for Saanich" (2022 platform), accessed October 2, 2026.
- [2] Times Colonist, 2022 candidate profile; Island Social Trends, July 11, 2026; Martlet, July 2026; CHEK News, September 2026; Victoria Buzz, September 2026.
- [3] District of Saanich Council, Committee of the Whole and Special Council minutes, November 7, 2022 to July 13, 2026, as held in the minutes archive.
- [4] Council meeting video transcript, February 5, 2024 (clip 832, approx. 9887 to 10420 s); Council minutes, February 5, 2024.
- [5] District of Saanich, Report to Council, Notice on Title - 938 Ambassador Avenue, October 31, 2023.
- [6] Council meeting video transcript, June 9, 2025 (clip 1048, approx. 1438 to 1452 s).
- [7] Council minutes, June 9, 2025, 1845 Fairburn Drive and 323 Conway Road.
- [8] Minutes of March 5, 2025, as held in the minutes archive.
- [9] Council meeting video transcript, May 6, 2024 (clip 872, approx. 284 to 330 s and 6570 to 6700 s).
- [10] Saanich News, "Good God: Saanich bylaw banning blasphemy captures national attention" (June 6, 2025).
- [11] District of Saanich, Parks Management and Control Bylaw, 1997, No. 7753 (consolidated), section 15.
- [12] District of Saanich, Ticket Bylaw, 2010, No. 9029, Schedule 10.
- [13] Council minutes, July 15, 2024, Parks Management and Control Bylaw Amendment Bylaw No. 10037.
- [14] Council minutes, August 12, 2024, UBCM resolutions: period poverty (withdrawn) and noise pollution cameras.

- [15] Council meeting video transcript, April 27, 2026 (clip 1279, approx. 5090 to 5200 s).
- [16] Times Colonist, "Saanich nixes idea of lobbyist registry" (February 2023).
- [17] Council minutes, May 12, 2025, Strategic Plan, Lobby Register vote.
- [18] Council minutes, June 9, 2025, UBCM, Lobbyist Registration.
- [19] Union of BC Municipalities, 2025 EB95 Lobbyist Registration, Provincial Response.
- [20] Council minutes, January 23, 2023, Notices of Motion from Councillor Phelps Bondaroff.
- [21] Council minutes, February 9, 2026, Notices of Motion from Councillor Phelps Bondaroff.
- [22] Council meeting video transcripts: June 20, 2023 (clip 759, 10868 and 12401 s); June 26, 2023 (clip 761, 4825 to 4853 s); December 11, 2023 (clip 814, 508 s); February 5, 2024 (clip 832, 3937 s); May 6, 2024 (clip 872, 284 s); September 23, 2024 (clip 918, 9691 s); November 4, 2024 (clip 948, 1783 s); January 13, 2025 (clip 975, 410 s); February 11, 2025 (clip 991, 6297 s); May 12, 2025 (clip 1034, 1015 s); September 8, 2025 (clip 1121, 2592 s); June 16, 2026 (clip 1324, 11661 s).
- [23] Council meeting video transcripts: June 10, 2024 (approx. 5864 s); June 9, 2025 (approx. 6477 s); February 2, 2026 (approx. 16369 s); March 16, 2026 (approx. 8993 s).
- [24] Council minutes, November 20, 2023, 938 Ambassador Avenue, 3838 Epsom Drive and 4573 Prospect Lake Road.
- [25] Council minutes, July 14, 2025; Council meeting video transcript, July 14, 2025 (approx. 3250 to 3410 s, 3443 to 3452 s, 4075 to 4080 s, 4186 to 4200 s and 4311 to 4470 s).
- [26] Council meeting video transcript, June 23, 2025 (approx. 1053 to 1140 s).
- [27] Council meeting video transcript, November 20, 2023 (approx. 171 to 310 s).
- [28] Council minutes, May 3, 2021 and June 21, 2021, Bylaw No. 9694.
- [29] Council minutes, January 20, 2025, 67 Cadillac Avenue.
- [30] District of Saanich, 2024 Annual Report, Saanich Council 2024 Appointments.
- [31] Council meeting video transcript, July 14, 2025 (approx. 3995 to 4080 s).
- [32] Council meeting video transcript, November 20, 2023, 4573 Prospect Lake Road (approx. 1700 to 3320 s); Council minutes, November 20, 2023, pp. 2 to 3.
- [33] Council meeting video transcript and minutes, July 4, 2022, 5390 Old West Saanich Road (approx. 1150 to 3115 s).
- [34] Council minutes: July 4, 2022 (5390 Old West Saanich Road); November 20, 2023 (938 Ambassador Avenue and 4573 Prospect Lake Road); June 9, 2025 (1845 Fairburn Drive, 323 Conway Road, 4029 Quadra Street); June 23, 2025 and July 14, 2025 (938 Ambassador Avenue); statements of the Manager of Inspection Services, the Corporate Officer and the Chief Administrative Officer as recorded.
- [35] Council minutes, June 24, 2024, Public Input and Secondary Suites Outside the Urban Containment Boundary, pp. 6 to 14.
- [36] Council meeting video transcripts: December 16, 2024 (clip 968, approx. 3312 to 3340 s); June 23, 2025 (approx. 8015 to 8040 s).
- [37] Email, T. Phelps Bondaroff to C. Caddell, October 4, 2026, with annotated comments.
- [38] Council minutes, March 11, 2024, TAC Noise Camera Pilot Project; Committee of the Whole minutes and transcript, May 6, 2024 (clip 872, approx. 8530 to 8600 s); transcript, May 12, 2025 (clip 1034, approx. 5975 to 6000 s).
- [39] Council minutes, February 9, 2026, Tenant Protection Bylaw Package, Final Readings.