



THE CORPORATION OF THE DISTRICT OF SAANICH

**NOTICE OF PUBLIC HEARING
ON
OFFICIAL COMMUNITY PLAN AND ZONING BYLAWS**

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, on **TUESDAY, APRIL 5, 2005, at 7:30 p.m.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws, permits and restrictive covenants.

- A) i. "OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8648"

PROPOSED DESIGNATION OF PROPERTY ON GREENRIDGE CRESCENT FOR MULTI-FAMILY USE

The intent of this proposed bylaw is to amend the Official Community Plan Bylaw as follows:

- a) To amend the Quadra Local Area Plan to designate Lot 7, Sections 32 and 64, Victoria District, Plan 13012 (**1030 GREENRIDGE CRESCENT**) for potential multi-family; and,
- b) To amend the Development Permit Areas Justifications and Guidelines to include Lot 7, Sections 32 and 64, Victoria District, Plan 13012 (**1030 GREENRIDGE CRESCENT**) in the Quadra-McKenzie Development Permit Area.

- ii. AZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8649"

PROPOSED 6 UNIT TOWNHOUSE COMPLEX ON GREENRIDGE CRESCENT

To rezone Lot 7, Sections 32 and 64, Victoria District, Plan 13012 (**1030 GREENRIDGE CRESCENT**) from zone RS-6 (single family dwelling) to zone RT-3 (attached housing) for a proposed 6 unit townhouse complex. **A DEVELOPMENT PERMIT** applicable to the above lands will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. Council will also consider an amendment to the Community Heritage Register to delete the subject dwelling and a natural state covenant to protect the area above the 34.0 m contour elevation and 3.0 m outside the building footprint and parking area.

Referred from the Committee of the Whole meeting of February 28, 2005.

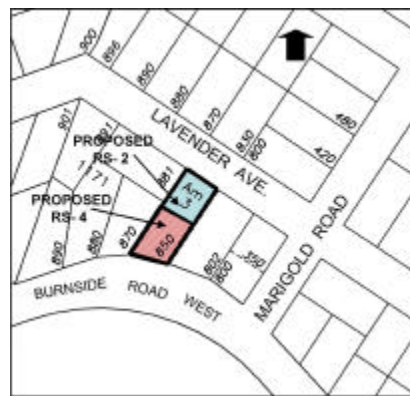


B) ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8650"

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON BURNSIDE RD WEST/LAVENDER AVE (850 BURNSIDE ROAD WEST/LAVENDER AVENUE)

To rezone Amended Lot 3 (DD140529I), Block 1, Section 78, Victoria District, Plan 1171 (850 BURNSIDE ROAD WEST/LAVENDER AVENUE) from zone RS-6 (single family dwelling – minimum lot size 560 m²) to zones RS-4 (single family dwelling – minimum lot size 460 m²) and RS-2 (single family dwelling – minimum lot size 400 m²) for a proposed 2 lot residential subdivision. **A DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will also be considered to reduce the minimum combined distance to the front and rear yard setbacks for proposed Lot A from 15.0 m to 13.85 m and for proposed Lot B from 15.0 m to 14.8 m, and to reduce the minimum lot depth requirement for proposed Lot A from 27.5 m to 21.96 m and for proposed Lot B from 27.5 m to 26.0 m.

Referred from the Committee of the Whole meeting of February 28, 2005.

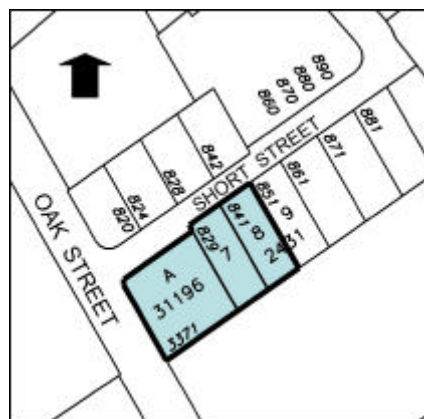


C) ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8651"

PROPOSED AUTOMOBILE STORAGE AND SALES LOT ON SHORT AND OAK STREETS

To rezone Lots 7 and 8, Section 7, Victoria District, Plan 2431 and Lot A, Section 7, Victoria District, Plan 31196 (829 AND 841 SHORT STREET/3371 OAK STREET) from zones RS-6 (single family dwelling) and C-2 (general commercial) to zone C-6DE (Douglas East Highway Commercial) for a proposed automobile storage and sales lot. **A DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

Referred from the Committee of the Whole meeting of March 7, 2005.



D) ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8653"

PROPOSED LIQUOR RETAIL STORE ON MCKENZIE AVENUE (TUSCANY VILLAGE)

To rezone Lot A, Section 57, Victoria District, Plan VIP78262 (**1654 MCKENZIE AVENUE**) from zone C-3 (shopping centre) to zone C-3L (shopping centre/liquor retail) to allow a full service liquor retail store in the future Tuscan Village Shopping Centre. Council will also consider a restrictive covenant to limit the size of the proposed liquor retail store to 450 m².

Referred from the Committee of the Whole meeting of March 14, 2005.



A copy of the proposed bylaws, permits and relevant reports may be inspected or obtained from the Office of the Municipal Clerk, Saanich Municipal Hall, 770 Vernon Avenue, between the hours of 8:30 a.m. and 4:30 p.m., March 24, 2005, March 29 – April 1, 2005 inclusive, and April 4 and 5, 2005.