

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, FEBRUARY 22, 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 covenants.

- A) **AZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8625"**

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON CLUTESI STREET

To rezone Lot 3, Section 46, Lake District, Plan 21435 (**5080 CLUTESI STREET**) from zone A-1 (rural - minimum lot size 2ha) to zone RS-10 (single family dwelling - minimum lot size 780m²) for a proposed two lot residential subdivision. **A DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will also be considered to reduce the minimum lot width for the subdivision from 20m to 18.59m.

Referred from the Committee of the Whole meeting of January 31, 2005.

- B) **AZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8639"**

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON KNIBBS PLACE/INTERURBAN ROAD

To rezone Lot 3, Section 5, Lake District, Plan 11980 (**1120 KNIBBS PLACE/INTERURBAN ROAD**) from zone RS-6 (single family dwelling - minimum lot size 560m²) to zone RS-4 (single family dwelling - minimum lot size 460m²) for a proposed two lot residential subdivision.

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

- C) i. **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8640"**

PROPOSED NEW APARTMENT/CHURCH AVENUE ZONE

The intent of this proposed Zoning Bylaw amendment is to create a new RA-CA (Apartment/Church Avenue) zone with apartment, congregate housing, home occupation office and community care for children, and accessory buildings and structures as permitted uses. Regulations for density and both primary and accessory buildings and structures are unique to this proposed zone. Interested persons are encouraged to obtain a copy of the bylaw.

- ii. **AZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8641"**

PROPOSED 23 UNIT APARTMENT COMPLEX ON CEDAR HILL ROAD

To rezone a portion of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301 (**3757 CEDAR HILL ROAD**) from zone RS-6 (Single Family Dwelling) to a new zone RA-CA (Apartment/Church Avenue) for a proposed 23 unit apartment complex for special needs occupancy. **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. A restrictive covenant will also be considered to restrict the use of the property to special needs housing to be operated by the Women's Transition House Society.

- iii. **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8642"**

PROPOSED 33 UNIT CONDOMINIUM COMPLEX ON CEDAR HILL ROAD/CHURCH AVE

To rezone Lot 4, Block 4, Section 39, Victoria District, Plan 301 except part in Plan 14537; Lot A, Section 39, Victoria District, Plan 14537; and, portions of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301; (**3757 CEDAR HILL ROAD/1514 AND 1520 CHURCH AVENUE**) from

zone RS-6 (Single Family Dwelling) to a new zone RA-CA (Apartment/Church Avenue) for a proposed 33 unit condominium 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. A restrictive covenant will also be considered to permit residents of the adjacent special needs housing development to have access to the community garden plots and the loop garden path.

Referred from the Committee of the Whole meeting of January 31, 2005.

- D. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8620"

PROPOSED ZONING BYLAW HOUSEKEEPING AMENDMENT – FENCES

The intent of this proposed bylaw amendment is to remove the word "trellis" from the definition of "fence" to clarify that a trellis is subject to the same height and siting regulations as other accessory structures. The proposed bylaw will also add a new Section 6.2 (b) which would permit fences to be constructed in any location on a lot.

Referred from the Committee of the Whole meeting of December 6, 2004.

- E. "OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8643"

PROPOSED SHELBOURNE LOCAL AREA PLAN AND QUADRA LOCAL AREA PLAN AMENDMENTS TO DESIGNATE A LOCAL CONNECTOR BIKE ROUTE

The intent of this proposed bylaw is to amend Map 8.2 - Commuter Bikeway Network in the Shelbourne Local Area Plan and Map 10.3 - Bicycle Facilities in the Quadra Local Area Plan to designate a Local Connector Bike Route from the University of Victoria to Wicklow Street and the City of Victoria boundary.

Referred from the Committee of the Whole meeting of January 10, 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., February 14 - 18, 2005, inclusive, and February 21 and 22, 2005.