



THE CORPORATION OF THE DISTRICT OF SAANICH

**NOTICE OF PUBLIC HEARING
ON
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, JUNE 27, 2006, at 7:30 p.m.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws and permits.

A) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2006, NO. 8779"

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON MOUNT DOUGLAS CROSS ROAD

To rezone Lot 5, Section 54, Victoria District, Plan 5307 (**1504 MOUNT DOUGLAS CROSS ROAD AT GLENDENNING ROAD**) from zone RS-18 (Single Family Dwelling – minimum lot size 2 ha) to zone RS-12 (Single Family Dwelling – minimum lot size 930 m²) for a proposed 2 lot residential subdivision. A **DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will be considered to reduce the rear yard setback for proposed Lot 2, from 10.5 m to 2.8 m and the rear yard setback for proposed Lot 1 from 10.5 m to 6.0 m. Council will also consider including the property within the Sewer Enterprise Boundary

Referred from the Committee of the Whole meeting of April 3, 2006.



- B) i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2006, NO. 8780"

PROPOSED NEW ZONE: ATTACHED HOUSING – ACCESSORY UNIT

The intent of this proposed Zoning Bylaw amendment is to:

- a) Create a new RT-6 (Attached Housing Zone) with attached housing, home occupation office, accessory buildings and structures, and accessory dwelling unit as permitted uses. Regulations with respect to accessory dwelling units, building separation, open space and building height are unique to this proposed zone. Interested persons are encouraged to obtain a copy of the bylaw.
 - b) Include a new definition of Accessory Dwelling Unit as follows:
Accessory Dwelling Unit – means a dwelling unit that is accessory to and contained within the principal dwelling unit and may have separate private access at ground level.
- ii) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2006, NO. 8781"

PROPOSED 5 UNIT AFFORDABLE HOUSING TOWNHOUSE COMPLEX WITH 3 ACCESSORY DWELLING UNITS ON BETHUNE AVENUE

To rezone Part Lot 1, Block 1, Section 7, Victoria District, Plan 1180 and Part Lot 2, Block 1 Section 9, Victoria District, Plan 1180 (**3494 BETHUNE AVENUE**) from zone RS-6 (Single Family Dwelling) to zone RT-6 (Attached Housing) for a proposed five unit townhouse complex, three of which may contain suites. 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 a housing agreement which outlines the eligibility requirement for purchasers and limits the sale prices that may be charged for the housing units.

Referred from the Committee of the Whole meeting May 29, 2006.



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., June 19th to 23rd, 2006, inclusive, and June 26th and 27th, 2006.