



THE CORPORATION OF THE DISTRICT OF SAANICH

NOTICE OF PUBLIC HEARING
ON
OFFICIAL COMMUNITY PLAN AND ZONING BYLAWS AND
TEMPORARY COMMERCIAL USE PERMIT APPLICATION

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, on TUESDAY, MAY 3, 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 and permits.

A) ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8652"

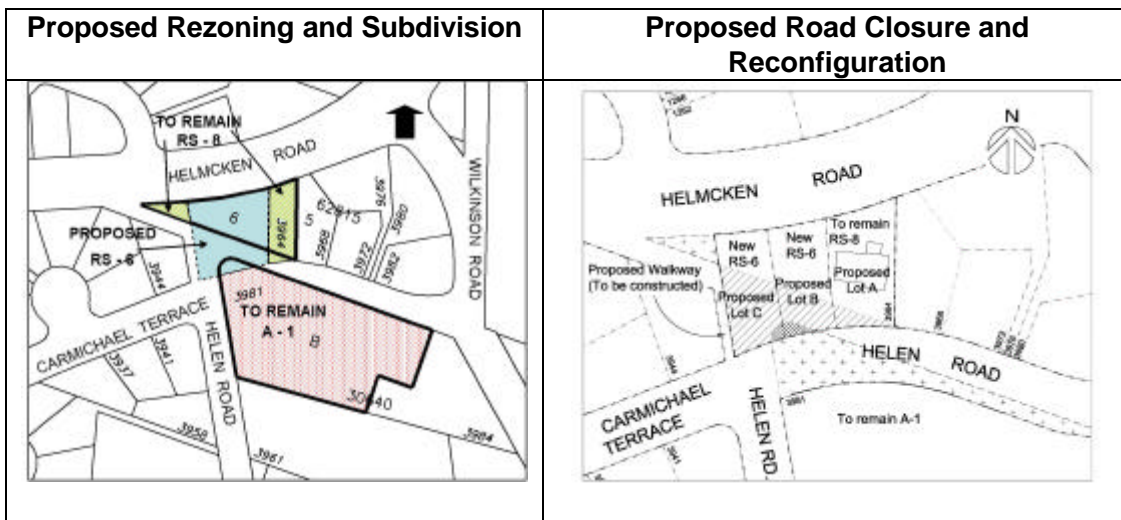
PROPOSED 3 LOT RESIDENTIAL SUBDIVISION ON HELEN ROAD

To rezone portions of Lot 6, Section 5, Lake District, Plan VIP62815 and Lot B, Section 16, Victoria District, Plan 30640 (3964 AND 3981 HELEN ROAD/CARMICHAEL TERRACE) from zones RS-8 (single family dwelling – minimum lot size 665 m²) and A-1 (rural – minimum lot size 2 ha) respectively to zone RS-6 (single family dwelling – minimum lot size 560 m²) for a proposed 3 lot residential subdivision. A DEVELOPMENT VARIANCE PERMIT applicable to the above lands will also be considered to reduce the minimum combined interior side yard setbacks required for proposed Lot A of the subdivision from 4.5 m to 3.0 m.

By separate notice Council has invited representation with respect to the closure of approximately 635.8 m² portion of Helen Road to traffic. The road is being closed because it is not required to provide legal access to adjacent lands and no longer conforms with Municipal Planning for this area.

The Municipality intends to exchange the closed portion of Helen Road for property to align Helen Road with Carmichael Terrace on the condition that the closed road be consolidated with Lot 6, Section 5, Lake District, Plan VIP62815 (3964 HELEN ROAD).

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



- B) "OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8672"

**PROPOSED NEW DEVELOPMENT PERMIT GUIDELINES FOR COMMERCIAL AND MIXED USE DEVELOPMENTS**

The intent of this proposed bylaw is to amend the Development Permit Areas, Justifications and Guidelines to include six new guidelines in the Saanich General, West Saanich Road, Broadmead, Quadra/McKenzie, Shelbourne/McKenzie, Tillicum Road and Saanich Core Development Permit Areas. The new guidelines will address the relationship of buildings, pedestrian networks, public spaces, parking circulation and architecture. Together with the existing guidelines, the new guidelines are intended to provide a more comprehensive framework for Council to use when considering development proposals for commercial and mixed use developments.

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

- C) **TEMPORARY COMMERCIAL USE PERMIT APPLICATION – 4085 QUADRA STREET**

Application for a two-year Temporary Commercial Use Permit to allow a wider range of commercial uses on Lot A (DD336035I), Section 64, Victoria District, Plan 4683 (**4085 QUADRA STREET**) including retail sales of goods and services, wholesaling accessory to retail sales, medical services, rental and repair of household items, tools and appliances and, fast food restaurant business excluding drive in window or drive through.



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., April 25 to 29, 2005 inclusive, and May 2 and 3, 2005.