



THE DISTRICT OF SAANICH

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

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held at GARTH HOMER SOCIETY AUDITORIUM, 813 Darwin Avenue, Victoria, BC on **SATURDAY, MAY 13, 2017 at 10:00 a.m.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws.

- 1) "OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9421"

PROPOSED AMENDMENTS TO THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA ATLAS

The intent of this proposed bylaw is to amend Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines), being the Environmental Development Permit Area Atlas for the removal of the Environmentally Sensitive Areas and associated buffers, as follows:

Replacing Plate 13:

- a. for the removal of the Terrestrial Herbaceous Environmentally Sensitive Areas at the following properties:

- **2785 TUDOR AVENUE** (Lot 1, Section 44, VD, Plan VIP69137);
- **2801 TUDOR AVENUE** (Lot 2, Section 44, VD, Plan 4841, Except that Part Commencing at the Most Easterly Corner of Said Lot; Thence North Westerly Along the North Easterly Boundary of Said Lot a Distance of 60 Feet; Thence South Westerly and Parallel to the South Easterly Boundary of Said Lot a Distance of 100 Feet; Thence South 70 Degrees 37 Minutes West a Distance of 66 Feet; Thence South Easterly Along a Straight Boundary to a Point on the Said South Easterly Boundary Distance 192.6 Feet From the Said Most Easterly Corner; Thence North Easterly Along the Said South Easterly Boundary to the Point of Commencement, and Except Part in Plan VIP62177);
- **2811 TUDOR AVENUE** (Parcel A (DD 39811W) of Block G, Section 44, VD, Plan 501);
- **2821 TUDOR AVENUE** (Lot 1, Section 44, VD, Plan 4290);
- **2825 TUDOR AVENUE** (Lot 2, Section 44, VD, Plan 4290);
- **2831 TUDOR AVENUE** (Lot A, Section 44, VD, Plan 16822);
- **2766 SEA VIEW ROAD** (Lot B, Section 44, VD, Plan VIP71709);
- **2810 SEA VIEW ROAD** (Block G, Section 44, VD, Plan 501, Except the Northerly 5.23 Chains; the Land the Title to which is Hereby Registered Having a Frontage of 5.62 Chains More or Less, On Cadboro View Road).

- b. for the partial removal of the Marine Backshore Environmentally Sensitive Area at the following property:

- **2893 SEA VIEW ROAD** (Lot 2, Section 44, VD, Plan 6197).

Replacing Plate 20:

- c. for the removal of the Woodland Environmentally Sensitive Areas at the following properties:

- **4015 BRAEFOOT ROAD** (Lot 7, Block D, Section 32, VD, Plan 4181);
- **4033 BRAEFOOT ROAD** (Lot 4, Section 32, VD, Plan VIP88742);
- **4004 MALTON AVENUE** (Lot 3, Section 32, VD, Plan VIP59612);
- **4010 MALTON AVENUE** (Lot 1, Section 32, VD, Plan VIP59612);
- **4024 MALTON AVENUE** (Lot 3, Section 32, VD, Plan 44748);
- **4032 MALTON AVENUE** (Lot 7, Section 32, VD, Plan VIP88742).

Replacing Plate 28:

- d. for the removal of the Woodland Environmentally Sensitive Areas at the following properties:

- **1515 CEDARGLEN ROAD** (Lot 8, Section 54, VD, Plan 9479);
- **1517 CEDARGLEN ROAD** (Lot 9, Section 54, VD, Plan 9479);
- **4141 GLENDENNING ROAD** (Lot 1, Section 54, VD, Plan 5307);
- **4157 GLENDENNING ROAD** (Lot B, Section 54, VD, Plan 11360);
- **4181 GLENDENNING ROAD** (Lot B, Section 54, VD, Plan 32211);
- **4185 GLENDENNING ROAD** (Lot A, Section 54, VD, Plan 32211);
- **4173 LYNNFIELD CRESCENT** (Lot A, Section 54, VD, Plan 38609).

Replacing Plate 41:

e. for the removal of the Terrestrial Herbaceous Environmentally Sensitive Areas at the following properties:

- **4727 TREETOP HEIGHTS** (Lot A, Section 25, LD, Plan 19081);
- **4731 TREETOP HEIGHTS** (Lot 4, Section 25, LD, Plan 17826);
- **4735 TREETOP HEIGHTS** (Lot 3, Section 25, LD, Plan 17826);
- **4739 TREETOP HEIGHTS** (Lot 2, Section 25, LD, Plan 17826, Except that Part in Plan 20355);
- **4740 TREETOP HEIGHTS** (Lot 1, Section 25, LD, Plan 17826);
- **4755 CORDOVA BAY ROAD** (Lot B, Section 25, LD, Plan VIP84765);
- **4769 CORDOVA BAY ROAD** (Lot 1, Section 25, LD, Plan 48307).

2) "OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9422"

PROPOSED TEMPORARY EXEMPTION OF SINGLE FAMILY DWELLING (RS) ZONED PROPERTIES FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA ATLAS

The intent of the proposed bylaw is to amend the Official Community Plan, 2008 as follows:

a) Adding an additional exemption into the Exemptions section on Page 1 of the Appendix "N" (Development Permit Areas Justification and Guidelines) as follows:

"i) (i) Notwithstanding the provisions of this bylaw, a development permit is not required under the Environmental Development Permit Area for development carried out on a parcel of land in a Single Family Dwelling (RS) zone in the Saanich Zoning Bylaw 2003 except a subdivision.

(ii) This exemption shall not apply to any parcel which is capable of subdivision into two or more lots under the Zoning Bylaw 2003 or shown in the Official Community Plan as having potential to be rezoned to a zone permitting subdivision to urban lots."

b) Adding the following guideline into Development Permit Areas 1 to 26 as follows:

"Wherever possible, preserve areas (including buffers) that contain plants and animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre (Ministry of Environment)."

c) Adding the following guideline into Development Permit Areas 1, 2, 4, 7, 8, 9, 13, 14, 18, 21, and 23 as follows:

"Generally, the riparian zone should remain free of development and restoration of the riparian zone undertaken as part of the new development, if the vegetation is not intact and healthy (diversity of native shrubs, and trees)."

The proposed bylaws and relevant report(s) may be inspected or obtained from the Legislative Division, Saanich Municipal Hall, 770 Vernon Avenue, between the hours of 8:30 a.m. and 4:30 p.m., from May 2, 2017 to May 13, 2017 inclusive, except for weekends and statutory holidays. The reports from the Director of Planning regarding the above applications are available on the Saanich website at: www.saanich.ca.

Enquiries and comments may be submitted by mail or by email to the address noted below and must be received no later than 4:00 p.m. on Friday, May 12, 2017. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

*Legislative Division by email: clerksec@saanich.ca By Phone: 250-475-1775 Web: saanich.ca
District of Saanich: 770 Vernon Avenue, Victoria, BC, V8X 2W7*