

THE DISTRICT OF SAANICH

Notice of Zoning Bylaws

NOTICE IS HEREBY GIVEN, pursuant to Section 464(2) of the *Local Government Act*, that the District of Saanich is not required to hold a public hearing in relation to the following proposed Zoning Bylaw Amendment as it is consistent with the Official Community Plan.

NOTICE IS HEREBY GIVEN, pursuant to Section 464(3) of the *Local Government Act*, that the District of Saanich is not required to hold a public hearing in relation to the following proposed Zoning Bylaw Amendment as it is consistent with the Official Community Plan.

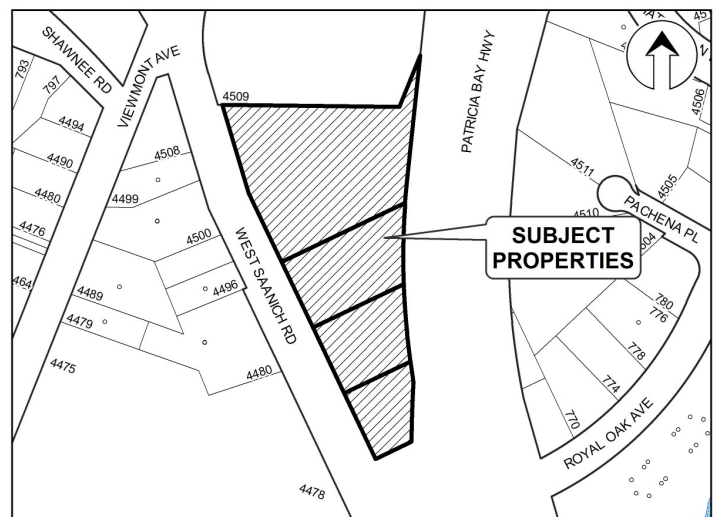
AND NOTICE IS HEREBY GIVEN pursuant to Section 467 of the *Local Government Act* that first reading of the proposed bylaw amendments will occur at a Council meeting held in the Saanich Municipal Hall Council Chambers, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **MONDAY, OCTOBER 6, 2025**, at 7:00 p.m.

**A. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10173
PROPOSED ZONING BYLAW AMENDMENT FOR ACCESSORY BUILDING REGULATIONS**

The intent of the proposed bylaw is to add regulations, specific to accessory buildings, aimed at preventing their illegal use as a dwelling unit by prohibiting bathing/showering facilities and restricting bathroom floor area.

**B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10194
PROPOSED NEW C-18 (WEST SAANICH MIXED USE) ZONE; AND
PROPOSED REZONING FOR FUTURE REDEVELOPMENT ON WEST SAANICH ROAD**

The intent of this proposed bylaw is to create a new C-18 (West Saanich Mixed Use) Zone, which allows a broader range of uses, taller building forms/associated densities, and proposed setbacks that reflect the unique site conditions. The bylaw proposes to rezone Lot 1, Section 8-A, Lake District, Plan 7392 Except Part in Plan 2395 RW; Lot 2, Section 8-A, Lake District, Plan 7392 Except Part in Plan 2395 RW; Lot 3, Section 8-A, Lake District, Plan 7392 Except Part Lying East of Plan 770 RW and Except Part in Plan 770RW; and Lot 4, Section 8-A, Lake District, Plan 7392, Except Part Lying East of Plan 770 RW and Except Parts in Plan 770RW and 2395RW from the C-2 (General Commercial) Zone to the new C-18 Zone to allow the future redevelopment of the site with buildings up to 12-storeys. Any future redevelopment proposals will require a development permit application. A **LETTER OF COMMITMENT** or **COVENANT** will be considered to further regulate the use of lands and buildings.



A copy of the proposed bylaws may be inspected and further information may be obtained from the Legislative Division, Saanich Municipal Hall, 770 Vernon Avenue, between 8:30 a.m. to 4:30 p.m. from September 24, 2025, onwards, excluding weekends and statutory holidays.

Providing Input:

Enquiries and comments may be submitted in person, by mail, or by email and must be received no later than 12:00 p.m., noon, on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

- Send your comments to Council by emailing council@saanich.ca
- Mail your comments by post to Legislative Services, District of Saanich, 770 Vernon Avenue, Victoria, BC V8X 2W7.
- Leave your written comments in the dropbox by the main door at the Municipal Hall, 770 Vernon Avenue.

To speak at the meeting, you may register to speak in person or via video on MS Teams. Please register by:

- Emailing the meeting date, agenda item you wish to speak to, and your phone number to council@saanich.ca; or
- By calling 250-475-5501 and specifying which meeting date and agenda item you wish to speak to.

The deadline for registration is 12:00 p.m. (noon) on the day of the meeting.

An opportunity to participate during the meeting will be available, please watch the webstream for details. All meetings are streamed live at [Saanich.ca/agendas](https://saanich.ca/agendas). The agenda package will be available for viewing on the Saanich website on Thursday, October 2, 2025, at [Saanich.ca/agendas](https://saanich.ca/agendas)

Legislative Services Division
District of Saanich
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Victoria, BC V8X 2W7
council@saanich.ca
250-475-5501