

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10080

**TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"**

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By adding to Section 4.1 – Zones, the following new classification under Comprehensive Development Zone:

“CD-9FE”;
 - b) By adding to Section 4.2 – Zone Schedules – a new Zone Schedule 1780-1 – CD-9FE – Comprehensive Development Feltham East Zone, which is attached hereto as Schedule “A”;
 - c) By deleting from RS-10 (Single Family Dwelling) Zone and adding to the CD-9FE (Comprehensive Development Feltham East) Zone the following lands:

Lot 11, Section 58, Victoria District, Plan 6919
(4080 Gordon Head Road)
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10080"**.

Read a first time this 9th day of September, 2024.

Public Hearing held at the Municipal Hall on the 8th day of October, 2024.

Read a second time this 8th day of October, 2024.

Read a third time this 8th day of October, 2024.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the day of , 2024.

Corporate Officer

Mayor

SCHEDULE 1780

1760.1 Development Areas

Development Areas:

This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1760.2 Definitions

Definitions:

In this zone:

“Live-Work” means a use of land or buildings for a dwelling unit, a Live-Work Commercial Use, or a combination thereof;

“Live-Work Commercial Use” means the use of land or buildings for the following:

- a) general office, barber shop or beauty salon, or artist studio; or
- b) testing, servicing, and repairing of small appliances, electronics, and household goods.

1760.3 General

General:

- a) The relevant provisions of Sections 5, 6, 7, and Schedule B and F of this bylaw shall apply.

1760.4 Development Area A

The following uses are permitted in Development Area A:

- (a) Accessory Buildings and Structures
- (b) Accessory Residential
- (c) Apartment
- (d) Attached Housing
- (e) Congregate Housing
- (f) Day Care, Adult
- (g) Day Care, Child
- (h) Home Occupation Office
- (i) Live-Work
- (j) Medical Services
- (k) Office
- (l) Personal Service
- (m) Retail Sales of Goods and Services
- (n) Restaurant

Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 6 m from the lot line abutting Gordon Head Road
 - (ii) 6 m from the lot line abutting Feltham Road
 - (iii) 10 m from the western lot line, and 1.2 m from all other lot lines not abutting a street.
- (b) Shall not exceed a height of 16.2 m.

Lot Coverage:

- (a) The maximum coverage of all buildings and above grade structures within this zone shall be 46% of the area of Development Permit Area A.

Density:

- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.85.

1760.5 Development Area B

The following uses are permitted in Development Area B:

- (a) Accessory Buildings and Structures
- (b) Attached Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Live-Work

Lot Coverage:

- (a) The maximum coverage of all buildings and above-grade structures within this zone shall be 44% of the area of Development Permit Area B.

Density:

- (a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.1.

Buildings and structures:

- (a) Shall be sited not less than:
 - (i) 3.6 m from the lot line abutting Gordon Head Road
 - (ii) 2.6 m from the northern lot line
 - (iii) 3.8 m from the western lot line, and
 - (iv) 0.4 m from all lot lines not abutting a street except the northern and western lot lines.
- (b) Shall not exceed a height of 12.5 m.

1760.6 Plan of Development Areas

Plan of Development Areas:

