



The Corporation of the District of Saanich

Memo

To: Mayor and Council

From: Angila Bains, Director of Legislative and Protective Services/Corporate Officer

Date: November 05, 2024

Subject: Zoning Bylaw Amendment for Maximum House Size Limits on A-Zoned Properties – Updates to Bylaw No. 10058

File: 2110-55

The purpose of this memo is to bring forward an amendment to “Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058”, which received first, second, and third readings at the regular Council meeting on Oct. 7, 2024. The bylaw would limit the house size of single-family dwellings on agricultural (A-Zoned), properties to a maximum Gross Floor Area (R) of 400 m², in support of Saanich’s agricultural objectives and provisions in the *Agricultural Land Commission Act*.

The new limits in Bylaw No. 10058 may impact existing in-stream building permit applications in A-Zoned properties. While these applications would not meet the new 400 m² limit, they would otherwise comply with current regulations. There are a minimal number of in-stream applications in A-Zoned properties with a floor area in excess of 400 m².

To address this issue, staff recommend that Bylaw No. 10058 be amended to enable in-stream applications to proceed under the existing limits until January 1, 2025. Following this date, all applications would comply with the 400 m² limit.

A redline edited version of Bylaw. No. 10058 is included (Attachment 1), as well as a clean updated version of the bylaw for reconsideration of 2nd and 3rd readings (Attachment 2). Following third reading the bylaw would be forwarded to the Ministry of Transportation for approval, and would then return to Council for consideration of adoption.

Council is requested to rescind second and third readings of “Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058”, and further to approve the proposed amendment with second and third readings, as amended.

RECOMMENDATION

1. That second and third readings of “Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058” be rescinded.
2. That “Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058” be amended to add Section 1. c) in accordance with the updated version of the bylaw attached to the Memo from the Director of Legislative and Protective Services/Corporate Officer dated November 5, 2024.

3. That "Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058" be given second reading, as amended.

4. That "Zoning Bylaw 2003, Amendment Bylaw, 2024, No. 10058" be given third reading.

Prepared by: Matt O'Halloran, Deputy Manager, Legislative Services / Deputy Corporate Officer

Approved by: Angila Bains, Director of Legislative and Protective Services / Corporate Officer

Attachments:

1. Bylaw 10058 - Redline Edited Version 2
2. Bylaw 10058 - Clean Version for 2nd and 3rd Readings