

2. **3950 CAREY ROAD - REZONING APPLICATION**

Report of the Director of Planning dated May 13, 2025.

To give three readings to "Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10159" to amend the existing M-5 (Food Processing) Zone to add "apartment use" as a permitted use to bring the existing Food Manufacturing (Bakery) use and nine units located at 3950 Carey Road into compliance with the Zoning Bylaw.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10159

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 deleting the existing Schedule 925, and replacing it with a new Schedule 925, a copy of which is attached hereto as Schedule "A".
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10159"**.

Read a first time this _____ day of _____, 2025.

Read a second time this _____ day of _____, 2025.

Read a third time this _____ day of _____, 2025.

Approved under Part 4 of the *Transportation Act* this _____ day of _____, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the _____ day of _____, 2025.

Corporate Officer

Mayor

SCHEDULE 925

FOOD PROCESSING ZONE • M-5

925.1 Uses Permitted

Uses Permitted:

- (a) Food Processing
- (b) Cable Hub Site
- (c) Cannabis Production
- (d) Non-Medical Cannabis Producer Retail Store
- (e) Apartment
- (f) Home Occupation Office and Daycare, Child

925.2 Prohibited Uses

Prohibited Uses:

All uses not permitted by Section 925.1 and, without limiting the generality of the foregoing:

- (a) Slaughter House
- (b) Accessory Unenclosed Storage

925.3 Buildings and Structures

Building and Structures:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from any lot line which abuts a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
 - (ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
 - (iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
 - (iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.
- (b) Shall not exceed a height of 10.0 m (32.8 ft).

925.4 Buildings and Structures for Apartment

Buildings and Structures for Apartment:

- (a) Buildings and Structures for Apartment shall be limited exclusively to storeys above the first storey of a building.
- (b) The number of dwelling units for apartment use shall not exceed nine (9) dwelling units.

925.5 General

General:

The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

Alfonso Molina

From: Judy Dinh [REDACTED] >
Sent: Wednesday, June 4, 2025 3:14 PM
To: Council
Subject: (External Email) Opposition to Proposed Mixed-Use Development Across 3941 Carey Road

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

RE: ZONING BYLAW 2003, AMENDMENT BYLAW 2025 NO. 10159 PROPOSED AMENDMENT TO THE M-5 (FOOD PROCESSING) ZONE.

Dear Legislative Services Division for the District of Saanich,

I'm writing in response to the notice regarding the proposed mixed commercial and residential mid-rise development across the street from my home. I would like to express my strong opposition to this project as currently proposed.

While I understand the need for thoughtful growth in our city, this development would bring significant disruption and long-term changes that would negatively impact the character and safety of our community.

Some of my primary concerns include:

- **Construction Impact:** Prolonged construction will introduce significant noise, dust, and traffic disruption to an otherwise peaceful, residential area. This will reduce quality of life for existing residents, especially families with young children and elderly neighbors.
- **Increased Density and Foot Traffic:** A mid-rise building with commercial units will drastically increase foot and vehicle traffic in an area that was not designed to accommodate it. Our streets are narrow, and parking is already limited.
- **Safety Concerns:** Increased density and the influx of transient commercial visitors may lead to a rise in safety concerns, particularly for children who play outside and pedestrians walking through the neighborhood.
- **Strain on Infrastructure:** Our current infrastructure—roads, utilities, public services—was designed for a lower density. Adding a multi-story building could overburden these systems and lead to deterioration or additional taxpayer costs.
- **Loss of Community Character:** Our neighborhood has a distinct residential feel that fosters a sense of community and security. The addition of a mixed-use mid-rise would fundamentally change that, potentially setting a precedent for future developments that further erode the identity of our area.

I urge the city to reconsider this proposal and explore alternative locations that are already zoned for higher-density or mixed-use development, or to scale back the scope of the project to better align with the surrounding residential context.

Thank you for taking the time to hear resident feedback. I trust that the city will give meaningful weight to the voices of those directly impacted.

Can you please confirm receipt of this email so I can be assured that it has been received and taken into consideration.

Sincerely,

Judy Dinh.

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