

4. **0 AND 3353 SALSURY WAY – FINAL READING**

Memo of the Director of Legislative and Protective Services/Corporate Officer dated October 4, 2024.

To give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10009” to rezone 0 and 3353 Salsbury Way from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone to subdivide to create five additional lots (two fee simple and four strata lots), for six lots total for single-family dwelling use; **and approve Development Variance Permit DVP00497.**

Memo

To: Mayor and Council File: 2870-30 Salsbury
From: Angila Bains, Director of Legislative and Protective Services/Corporate Officer
Date: October 4, 2024
Subject: **0 and 3353 Salsbury Way – Final Reading**

At a Council meeting held April 15, 2024, Council gave second and third readings to "Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10009" to rezone 0 and 3353 Salsbury Way from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone to subdivide to create five additional lots (two fee simple and four strata lots), for six lots total for single-family dwelling use.

Final Reading of the Zoning Bylaw Amendment and ratification of Development Variance Permit DVP00497 were withheld pending the registration of a covenant to secure the following:

- That proposed building, landscape, driveway, and servicing designs for Lots A and B and Strata Lot 1 be designed to facilitate the retention of tree #68.
- That proposed building, landscape, driveway, and servicing designs for Strata Lot 3 be designed to facilitate the retention of trees #48, 50 and 51. Additionally, any proposed building design must be constructed so as not to conflict with the stem or canopy of tree #51 or require its alteration as defined in the Tree Bylaw. This may require that the house height be restricted on a portion of the lot to avoid conflict with the stem or canopy of tree #51 (per the recommendations of the applicant's arborist report).
- That any necessary buildings proposed on the subdivided Lots A and B and Strata Lots 1-4 be designed in a fashion to facilitate the retention of on-site, shared ownership, or off-site Garry Oak trees.

The above-mentioned is secured, so Council is requested to give final reading to the Zoning Bylaw Amendment and approve and issue the Development Variance Permit. This item is scheduled for the Council meeting of October 28, 2024.



Angila Bains, B.A., MMC
Director of Legislative and Protective Services/Corporate Officer

/tds

cc: Brent Reems, CAO
Lindsay Chase, Director of Planning
Harley Machielse, Director of Engineering

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10009

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 from the RS-6 (Single Family Dwelling) Zone and adding to the RS-1 (Single Family Dwelling Cedar Hill) Zone the following lands:

Lot 1, Section 62, Victoria District, Plan 8599
(3353 Salsbury Way); and

Those portions of Lot 6, Block 4, Section 62, Victoria District, Plan 1264 comprising of 392 m² identified as "SL 1", 390 m² identified as "SL 2", and 355 m² identified as "SL 3" on the site plan dated August 13, 2021, prepared by Wey Mayenburg Land Surveying Inc., a copy of which is attached to this Bylaw as Schedule "A".
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10009"**.

Read a first time this 15th day of April, 2024.

Read a second time this 15th day of April, 2024.

Read a third time this 15th day of April, 2024.

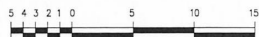
Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the day of , 2024.

Corporate Officer

Mayor

SCHEDULE "A"

Proposed Subdivision and Bareland Strata Of
Lot 6, Block 4, Plan 1264, And
Lot 1, Plan 8599, All Of
Section 62, Victoria District.
P.I.D. 007-716-133 &
005-571-251



Scale = 1:250

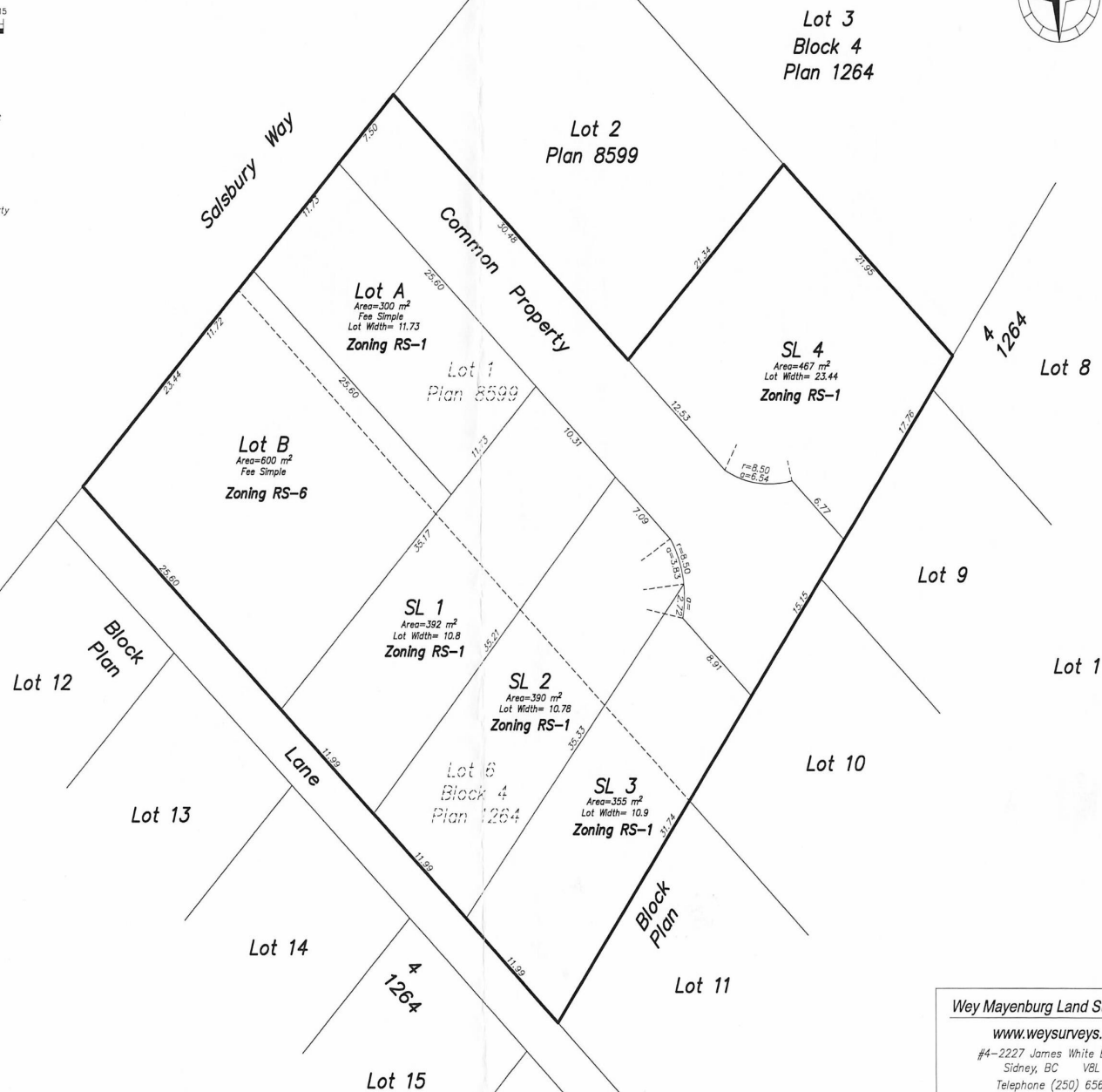
Dated this 13th day of August, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD288C and derived from OGM 79H0644.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.

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Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 210281B\SI\GH