

3. **ZONING BYLAW AMENDMENT FOR MAXIMUM HOUSE SIZE LIMITS ON A-ZONED PROPERTIES – UPDATES TO BYLAW NO. 10058**

Memo of the Director of Legislative and Protective Services/Corporate Officer dated November 5, 2024.

To rescind second and third readings and give second and third readings to the amended “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10058” to limit the house size of single-family dwellings on agricultural (A-zoned) properties to a maximum Gross Floor Area (R) of 400 m². The bylaw has been amended to enable in-stream applications to proceed under the existing limits until January 1, 2025.

ATTACHMENT 1

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10058

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

The Municipal Council of The Corporation of the District of Saanich, in open meeting assembled, enacts as follows:

1. Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting section (c) of that section titled "Building and Structures for Single Family Dwelling" in the following zones: A-1, A-1DF, A-1P, A-1RV, A-3, A-4, A-5, A-6, A-7, and replacing with the following:

"shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser."
 - b) By deleting section (e) of that section titled "Building and Structures for Single Family Dwelling" in the following zones: A-2, and replacing with the following:

"shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser."
 - c) By adding the following immediately after section 5.39:

5.40 Maximum House Size in Agricultural Zones

Notwithstanding any other provision of this Bylaw, the following restriction: "shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser" does not apply in the following zones: A-1, A-1DF, A-1P, A-1RV, A-2, A-3, A-4, A-5, A-6, and A-7, if an application for a building permit was submitted in accordance with the requirements of the Building Bylaw, 2019, No. 9529 prior to January 1, 2025.
2. This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10058**".

Read a first time this 7th day of October, 2024.

Read a second time this 7th day of October, 2024, as amended.

Read a third time this 7th day of October, 2024.

Approved under Part 4 of the Transportation Act this day of , 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

ATTACHMENT 2

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10058

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

The Municipal Council of The Corporation of the District of Saanich, in open meeting assembled, enacts as follows:

1. Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting section (c) of that section titled "Building and Structures for Single Family Dwelling" in the following zones: A-1, A-1DF, A-1P, A-1RV, A-3, A-4, A-5, A-6, A-7, and replacing with the following:

"shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser."
 - b) By deleting section (e) of that section titled "Building and Structures for Single Family Dwelling" in the following zones: A-2, and replacing with the following:

"shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser."
 - c) By adding the following immediately after section 5.39:

5.40 Maximum House Size in Agricultural Zones

Notwithstanding any other provision of this Bylaw, the following restriction: "shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m² (4306 ft²), whichever is lesser" does not apply in the following zones: A-1, A-1DF, A-1P, A-1RV, A-2, A-3, A-4, A-5, A-6, and A-7, if an application for a building permit was submitted in accordance with the requirements of the Building Bylaw, 2019, No. 9529 prior to January 1, 2025.
2. This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10058."**

Read a first time this 7th day of October, 2024.

Read a second time this 7th day of October, 2024, as amended.

Read a third time this 7th day of October, 2024.

Approved under Part 4 of the Transportation Act this day of , 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

1110 - 30 Max House Size Limit on A-Zoned Prop.

POST TO <u>GEN</u>	POSTED
COPY TO <u>LC</u>	
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR _____	
ACKNOWLEDGED _____	

Angela Hawkshaw

From: Bruce Goldsmith [REDACTED]
Sent: Thursday, October 24, 2024 1:16 PM
To: Council
Subject: (External Email) Proposal to Limit House Size on Farmland

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

Dear Mayor and Council,

The proposal to limit house size on farmlands while well intentioned is a classic case of unintended, systemic discrimination, soft racism, and just plain wrong.

The stated intention to facilitate viable farming is admirable but misguided.

The majority of these huge homes are not a dwelling for a single family. They house extended multigenerational families.

It is a cultural lifestyle to choose to live in community and to pool resources, income, and labour. Indeed the majority of these families are ethnic minorities.

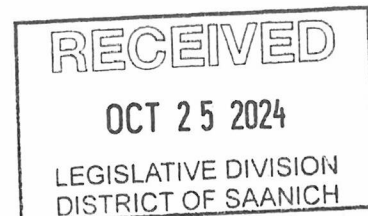
When a government policy such as the proposed limit on house size disproportionately has a negative impact on an ethnic minority: that is the very definition of systemic discrimination.

It should also be noted extended intergenerational families, utilize fewer government resources, such as supportive housing, child care, home support, long-term care and have shorter length of stay in hospital.

Local government should respect families and ethnic minorities that choose to live in community and it is a clear benefit to the population at large.

Yours truly
Bruce Goldsmith MPA
[REDACTED]

Sent from my iPhone



1110-30 Max House Size Limits on
A-Zoned properties

From: [Ning Yan](#)
To: [Council](#)
Subject: (External Email) Opposition to proposed bylaw to limit house size in A1 Zone
Date: Wednesday, October 23, 2024 10:01:59 AM
Attachments: [council letter.pdf](#)

POST TO <u>GEN</u>	POSTED
COPY TO <u>LC</u>	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input checked="" type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR _____	
ACKNOWLEDGED: _____	

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

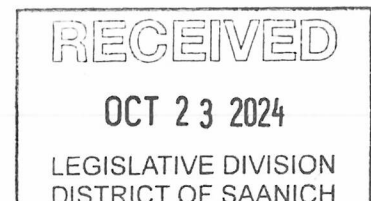
Hi,

My family runs a vegetable farm in Saanich. I want to voice my opposition to the proposed bylaw limiting house size in A1 zone to max 400 square meters.

I have attached my letter in PDF format to the council to voice my concerns.

I wished to speak at last night's council town hall but did not get the chance. You confirmed I'm registered to speak at the 28th Council meeting. Thank you. That is my last chance to speak to the council.

Thank you
Nick (Ning) Yan



I want to speak against proposed bylaw limiting house size to 400 square meters in A1 Zone. This bylaw will go for 3rd reading on the Oct 28th Council meeting.

My family runs a farm in Saanich growing vegetables. We use hand tools and a small walk behind tractor, no chemicals, no big heavy machines. Everything is by hand. It is labour intensive, lots of hard work. But our customers loved our vegetables. They say our tomatoes and cucumbers are the best they ever had. Three generations of my family help each other and work the farm. We faced many obstacles starting out but thankfully, we are doing well and growing.

Right now we drive back and forth between the farm and where we live several times a day, wasting time and gas. From the start, it was always our dream to build a house big enough for all of us to live together on the farm. We couldn't build it then because no.1 we don't have the money and no. 2 whatever money and time we had we focused on getting the farm started.

[REDACTED], [REDACTED]
[REDACTED] for a year so we can continue to focus on building the farm. What's motivating us to do all that, is our hope that one day we would build a house on the farm, for all three generations of my family to live, work and take care of each other. Although we didn't have the money to build the house, we've been planning it for years. The plans have been drawn up. I've been learning electrician, plumbing and carpentry hoping to build the house myself to lower construction cost. The thought that we would eventually all move into the farm together is what motivates and keeps us through all the hardships. It is the light we see at the end of the tunnel. Take that away, all we have is hard work and dirt, but for what. Our dream is gone. What we've been working hard for is gone.

Vegetable farmers like us are a minority, and there is a lack of voice speaking for us. This bylaw claims to help farmers but it will do the opposite. This bylaw will encourage wealthy people to buy farmland without farming while destroying family run vegetable farms. Vegetable farming is labour intensive. Many vegetable farms rely on temporary foreign workers and subsidies to survive. And you have to find housing for those temporary workers too at a time when we already have a housing crisis. Family run farms, with labour provided by ourselves, is economically viable and competitive, provided we have enough space for our families to live and work where we farm.

This bylaw gives unfair advantage to wealthy landowners to buy farmland without farming because No. 1 This limit does nothing to limit luxury features such as swimming pools, hot tubs, tennis courts. They can still build ginormous swimming pools, tennis courts, 3 or 4 times the size of a house all on farmland taking away farmland permanently, yet all still allowed. No. 2 Most luxury homes for wealthy people are not huge in size. Only a small minority of rich people with poor taste for architecture builds ugly mansions, and the province already fixed that problem with their limit. This bylaw will do more to punish farming families like mine and prevent us from building house big enough to fit our families.

There is a diminishing rate of return with any policy including this one. More isn't always better. There will be collateral damage. If you go too far the other way and set the limit too low, you hurt farming families that this bylaw is supposed to help. It is about striking a balance. And to me, the limit set by the province at 500 square meters is reasonable. Municipal governments should not join a race to see who sets the lowest limit. It's not about winning such a race. Whoever wins this race, should not get bragging rights for helping farmers or protecting farmland because it does the opposite.

By the way, Saanich definition of house size (gross floor area) is different (more restrictive) than the province. So even if this bylaw adopts the 500 square meters limit to align with the province, it would still be stricter than the province because for example, Saanich considers any below grade space taller than 5 foot and half to be floor space and included in the limit, whereas the province does not. Wealthier individuals who don't farm may not mind losing this space. But most farmers prefer to minimize house footprint to save land for farming and protect farmland, and basement is a great way to minimize house footprint while getting extra storage space for farm stuff. Since building on farmland already requires deep excavation, the basement typically comes at no extra cost. By essentially banning basement storage space, this bylaw encourages wealthy landowners to build a sprawl on farmland while punishing farmers from trying to protect farmland, minimize house footprint and have affordable storage space underneath their homes.

I ask you to please vote against this bylaw. Don't kill our dream.

Thank you.

Nick Yan & Family