

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Monday, September 21, 2009, at 6:30 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Jack Mar
Councillors Bryson, Garrison, Olsen, and Siklenka
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillors Kubek and Mason

1. OPENING STATEMENT BY THE MAYOR

Mayor Mar noted that the purpose of the Public Hearing was to hear representations in regards to "Central Saanich Land Use Bylaw Amendment Bylaw No. 1669, 2009" (1076 Verdier Avenue).

Mayor Mar then read a prepared statement outlining the procedures for the Public Hearing.

The Municipal Clerk advised that three additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Ms. Ribeiro noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1669, the Staff Memoranda relating to the proposed Bylaw and related Development Variance Permit, and copies of the Council motions to give the necessary readings to the Bylaw and to refer it to a Public Hearing. Ms. Ribeiro further noted that copies of the Land Use Bylaw and the Official Community Plan were also available for viewing at this Public Hearing. Ms. Ribeiro concluded her remarks by advising that the District did receive one item of correspondence pertaining to Bylaw No. 1669, and that no late items of correspondence were received for the Bylaw.

2. PUBLIC HEARING

Central Saanich Land Use Bylaw Amendment Bylaw No. 1669, 2009

1. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1669, 2009"
[A Bylaw to Amend the Land Use Bylaw (1076 Verdier Avenue)]
2. Staff Memorandum dated September 16, 2009, from the Director of Planning & Building Services entitled "Addendum Staff Report, Development Variance Permit and Zoning Amendment Application; 1076 Verdier Avenue, Norscot Developments, Victoria Design Group"
3. Staff Memorandum dated June 16, 2009, from the Director of Planning & Building Services entitled "Zoning Amendment Application; 1076 Verdier Avenue, Norscott Developments, Victoria Design Group"
4. Council Motions to Authorize the Necessary Readings of Bylaw No. 1669 and the Forwarding of the Bylaw to a Public Hearing
5. Correspondence Received Since the Introduction of Bylaw No. 1669 and Publication of the Notice of Public Hearing:
 - a) D Sorensen, August 17, 2009

The Director of Planning & Building Services noted the purpose of the proposed Bylaw is to rezone the area of land at 1076 Verdier Avenue from the Residential Two Family (R-2) Zone to the Zero Lot Line Single Family Residential (R-1Z) and to increase the maximum allowable lot coverage to 45% in the Zero Lot Line Single Family Residential (R-1Z) Zone for this site to facilitate a four-lot subdivision and the construction of four single storey single-family dwellings. A Development Variance Permit (DVP) has also been requested, and the purpose of the DVP is to vary the front yard setback for the proposed new residences

from the required 6m (19.7 ft.) to 5.3m (17.5 ft.).

Mayor Mar opened the floor for comments from the public in attendance at the Public Hearing.

Mr. Will Peereboom, Victoria Design Group, advised the lot coverage increase allows for porches for each of the proposed houses.

P Evans, Resident, advised she has no objection to the proposal; however, encouraged Council to consider the road safety for Hollypark Road, especially if traffic increases. She suggested that one ditch be filled in as part of the subdivision to facilitate traffic movement.

Mayor Mar called three times for representations from the public in regards to Bylaw No. 1669. There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1669 closed at 6:39 p.m.

3. ADJOURNMENT

On motion, the Public Hearing for Bylaw No. 1669 held on Monday, September 21, 2009, adjourned at 6:40 p.m.

Jack Mar
Mayor

Sara C. Ribeiro
Municipal Clerk

Recorded by: Sara C. Ribeiro
Municipal Clerk