



DISTRICT OF NORTH SAANICH
PUBLIC HEARING BINDER

OCTOBER 19, 2020

For

ZONING BYLAW NO. 1255
AMENDMENT BYLAW NO. 1504 (2020)

11307 CHALET ROAD



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Section 1 – Zoning Bylaw No. 1255, Amendment Bylaw No. 1504 (2020)



DISTRICT OF NORTH SAANICH

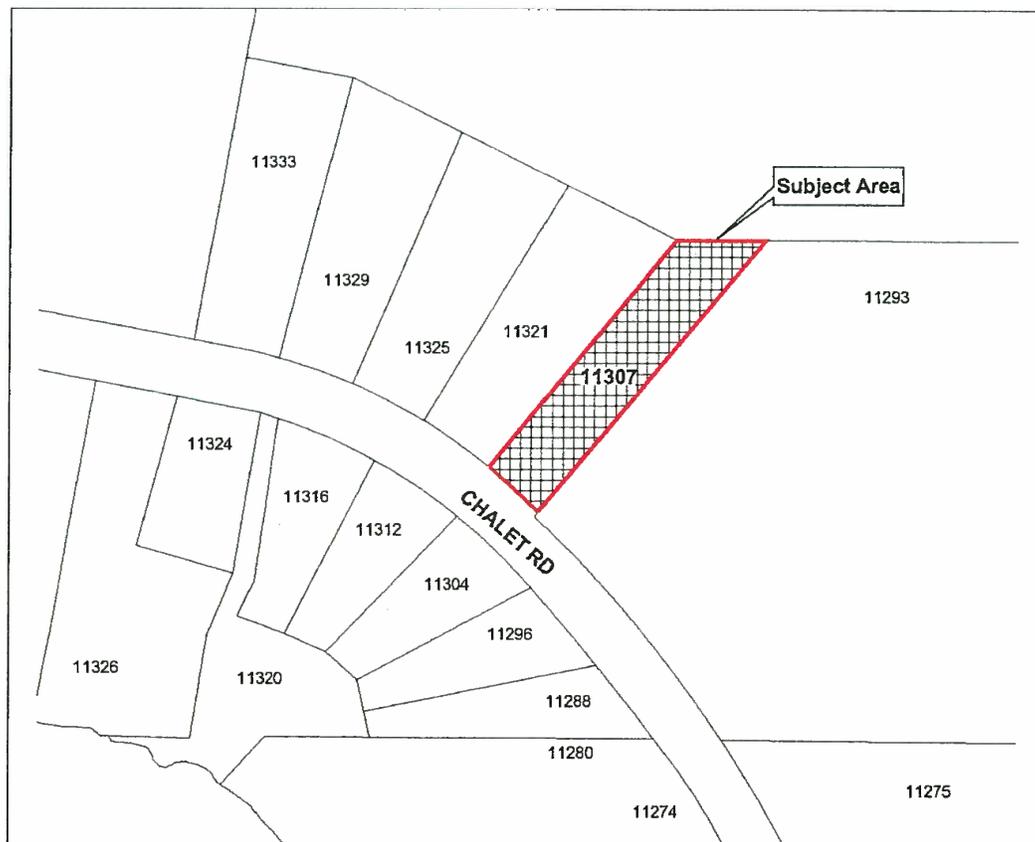
BYLAW NO. 1504

A BYLAW TO AMEND DISTRICT OF NORTH SAANICH ZONING BYLAW NO. 1255 (2011)

The Council of the District of North Saanich, in open meeting assembled, ENACTS AS FOLLOWS:

MAP AMENDMENTS

1. The Official Zoning Map of the “District of North Saanich Zoning Bylaw No. 1255, 2011” is hereby amended to rezone the portions of the following lands, representing approximately 0.324 hectares as denoted in hatching on the map below, from R-2 Single Family Residential 2 to R-1 Single Family Residential 1.
 - a. 11307 Chalet Road, Lot 1, Section 22, Range 3 West, North Saanich District, Plan 10265, PID 005-187-940



CITATION

2. This Bylaw may be cited for all purposes as “North Saanich Zoning Bylaw No. 1255, Amendment Bylaw No. 1504 (2020)”.

READ A FIRST TIME the day of , 2020

READ A SECOND TIME the day of , 2020

NOTICE OF PUBLIC HEARING published in the and editions of the *Peninsula News Review*.

PUBLIC HEARING held at the North Saanich Municipal Hall the day of , 2020

READ A THIRD TIME the day of , 2020

FINALLY PASSED AND ADOPTED the day of , 2020

MAYOR

CORPORATE OFFICER



Section 2 – Application/Background

Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- Rezoning/Bylaw Text Amendment
- OCP Amendment
- Development Permit
- Development Variance Permit
- Board of Variance
- Temporary Use Permit
- _____

Description of Property

Civic Address 11307 chalet Rd PID _____
 Legal Lot _____ Block _____ Section _____ Range _____ Plan _____

Contacts

Please print clearly.

Applicant

Name <u>Sarah Hughes</u>		Company	
Address <u>11082 chalet Rd</u>		City <u>N. Saanich BC</u>	
[Redacted]		Postal Code <u>V8L 5M2</u>	
Phone [Redacted]	Cell <u>-</u>	Fax <u>-</u>	

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required) <u>[Signature]</u>	Date <u>Feb. 29/2020</u>
--	-----------------------------

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name		Company	
Address		City	
Email		Postal Code	
Phone	Cell	Fax	

Any personal information provided in this application is collected for the purpose of administering the Local Government Act and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
Required Documents	Receipt No.	Fees
Required Plans		\$

Forms of payment accepted: CASH CHEQUE INTERAC

Development Variance Permit Application



District of North Saanich

Planning & Community Services
 1620 Mills Road, North Saanich, BC V8L 5S9
 tel 250-655-5470 fax 250-656-0782
 www.northsaanich.ca

Part 2

Development Details

Current Zoning R-2 Property Size (m² or ha) .80ha

Existing Use

Residential

Describe Proposal

Rezone ~~from~~ To R-1 FROM R-2 to allow the property to be split so I can build a home beside my family farm to continue to financially support the farm.

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example</i> (Section 204.7 – Building Height)	(9.0m)	(9.5m)	(0.5m)

(attach additional information to clarify)

Justification and Support

All neighbors are supportive. Agriculture is imperative to our survival - this is one tangible step N.S. can take to ensure the longevity & viability of one of North Saanich's most productive farms. Our family is committed to doing whatever we can to continue farming & keep this kind. This re-zoning will ensure that.

(attach additional information to clarify)

Site Profile for Contaminated Sites

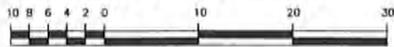
Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" on properties that are/were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*.

Please indicate if:

- yes no the property has been used for commercial or industrial purposes; and,
 yes no soil removal is required as part of this proposed permit.

If both of these are applicable (yes) consult with Schedule 2 of the *Contaminated Sites Regulations*, obtained from the Municipal Hall, to determine if a Site Profile is necessary. Additional information regarding contaminated sites is available from the municipality or at <http://wlapwww.gov.bc.ca/epdiv/>

Proposed Subdivision Of:
Lot 1, Section 22, Range 3 West,
North Saanich District, Plan 10265.
P.I.D. 005-187-940



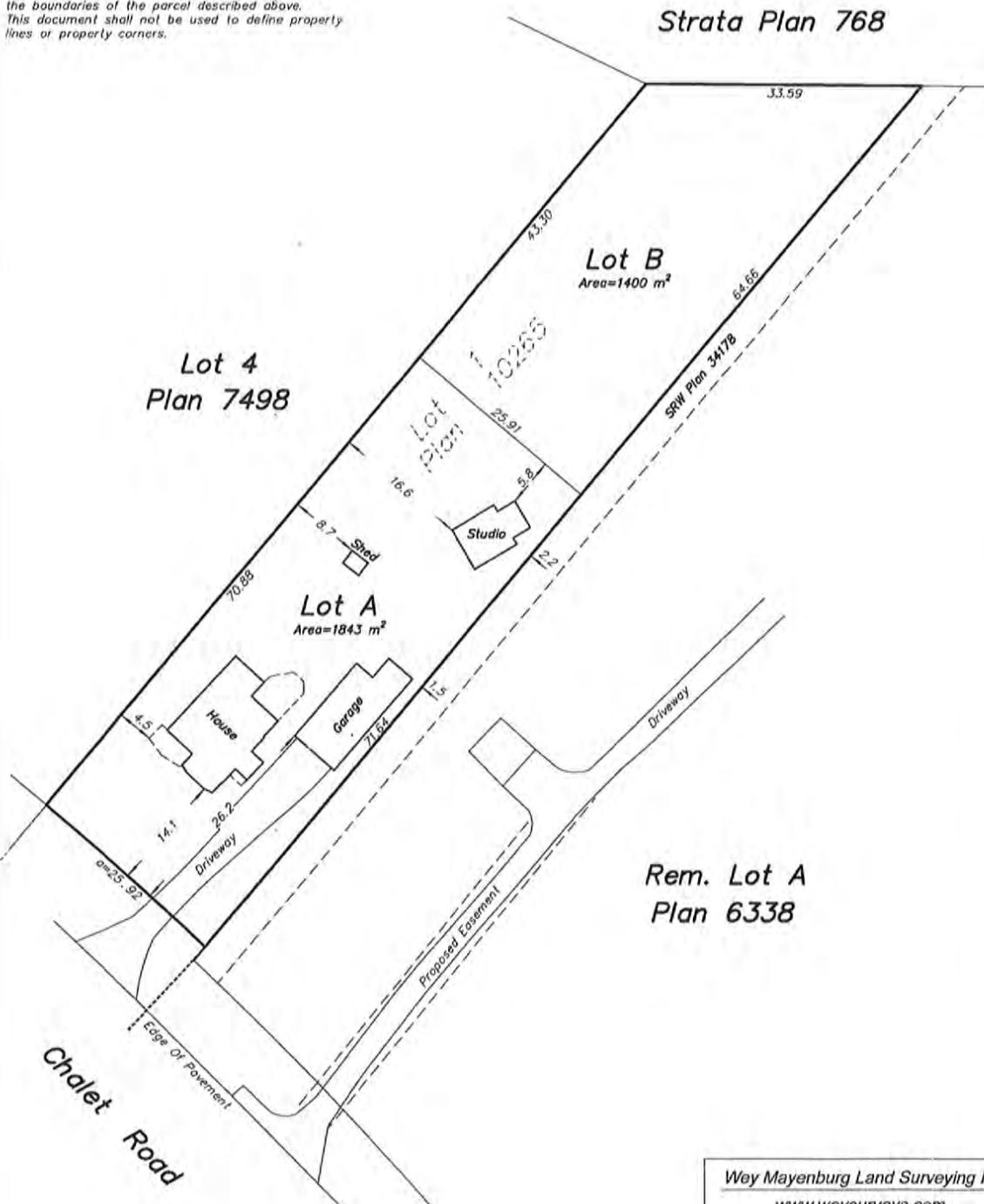
Scale = 1:500

Dated this 5th day of December, 2018.

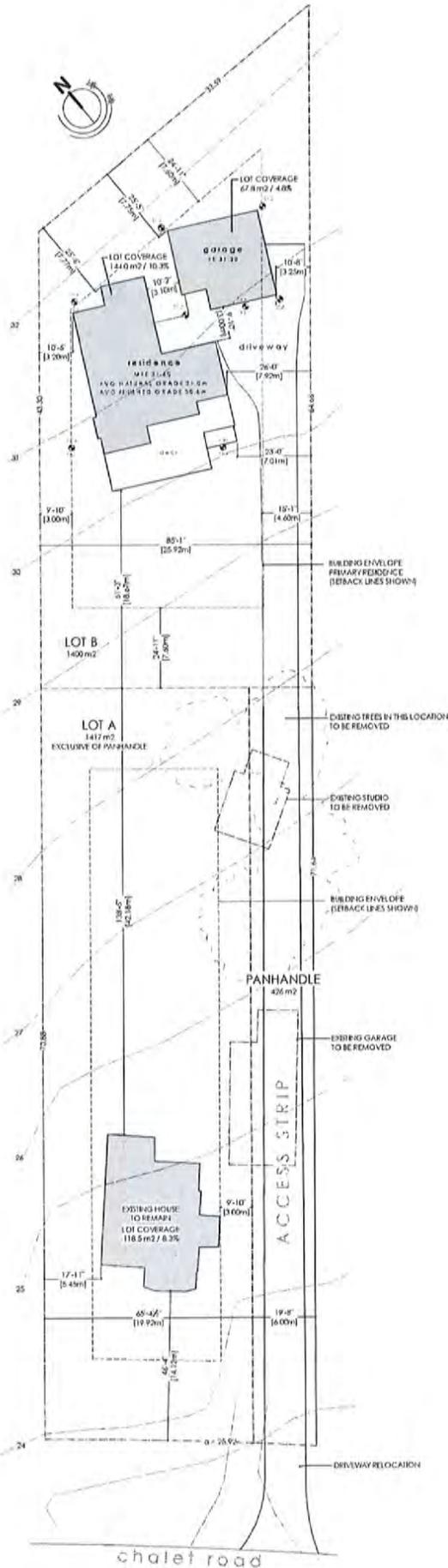
Distances shown are in metres.

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

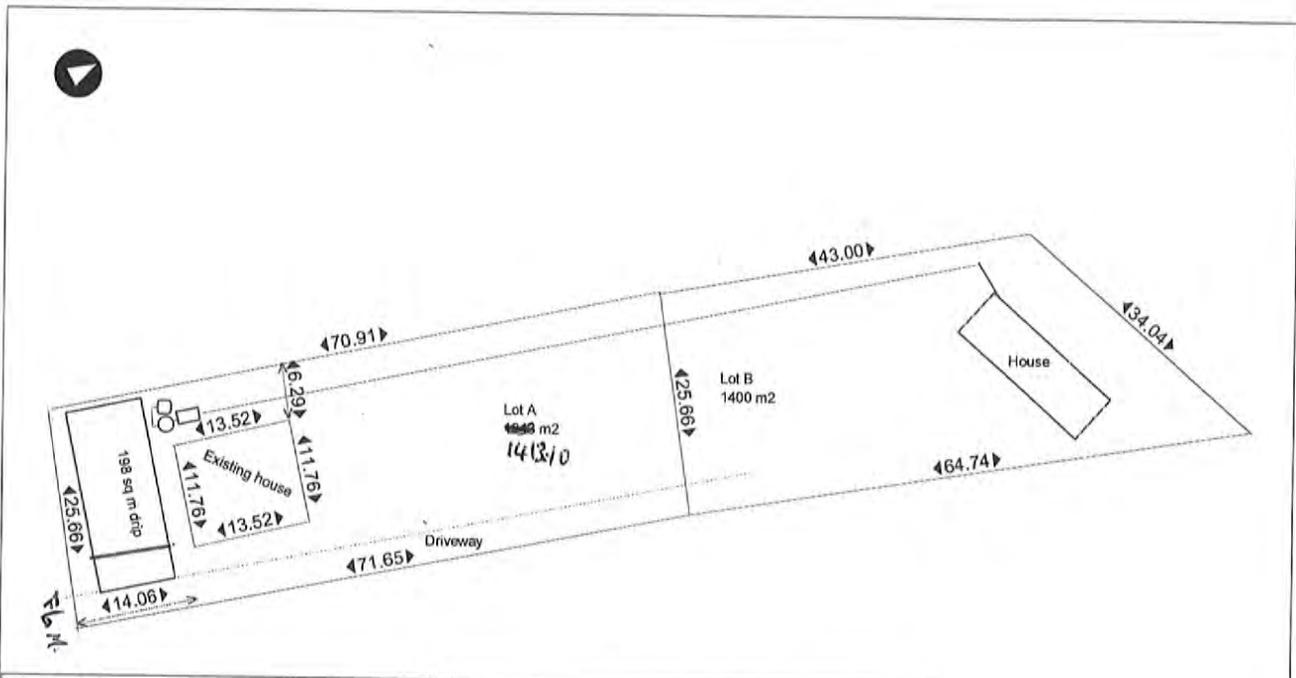
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 90042\PRO\GH



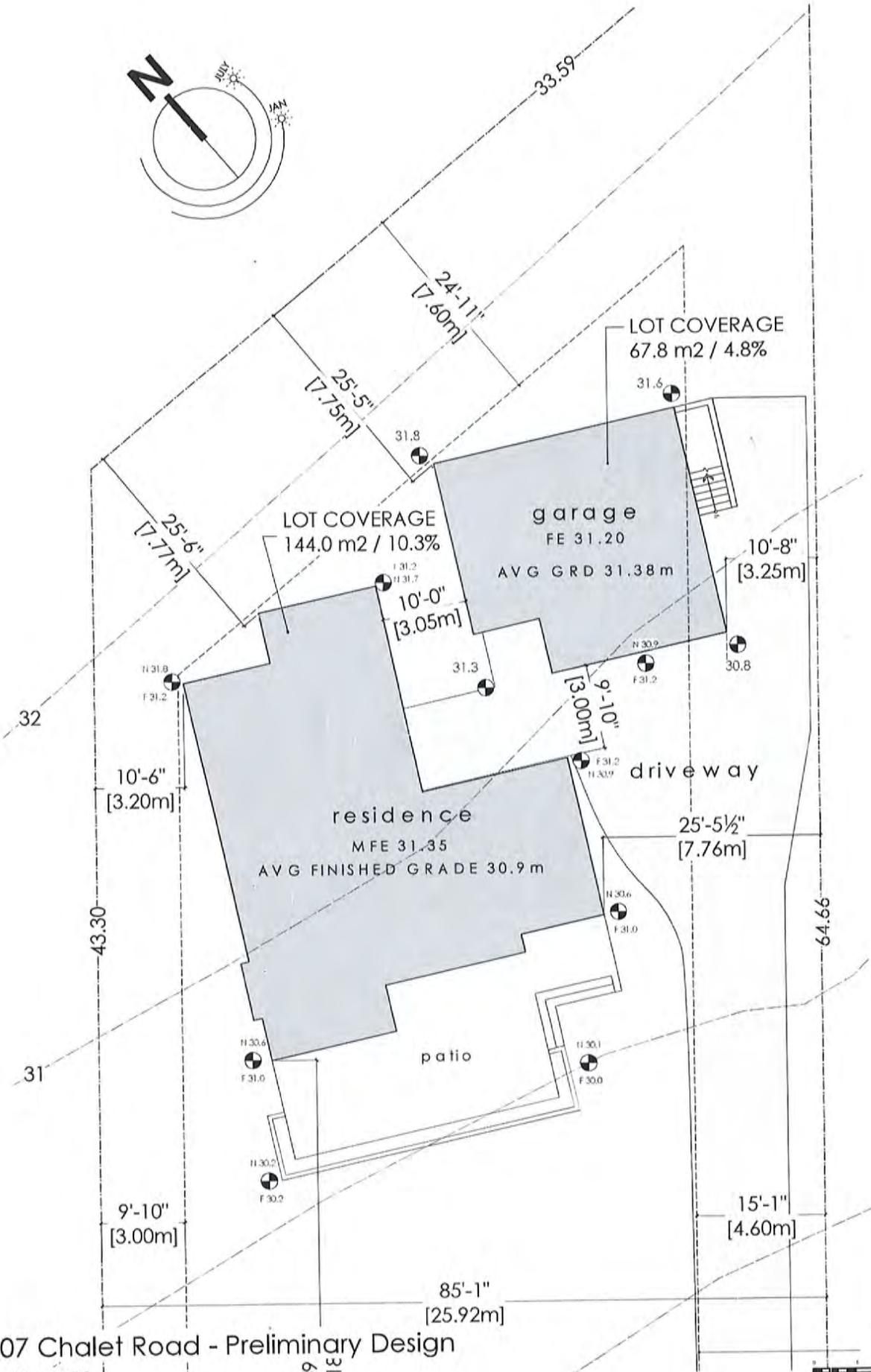
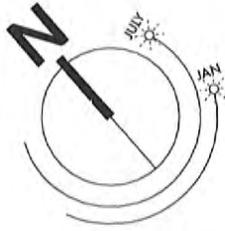
Septic



LEGEND: Scale 1cm=6 meters	
<input type="checkbox"/>	4545 lt septic tank
<input type="checkbox"/>	DF 75 Whitewater treatment plant
<input type="checkbox"/>	2236 liter pump tank

Coast Environmental
1-250-478-9187

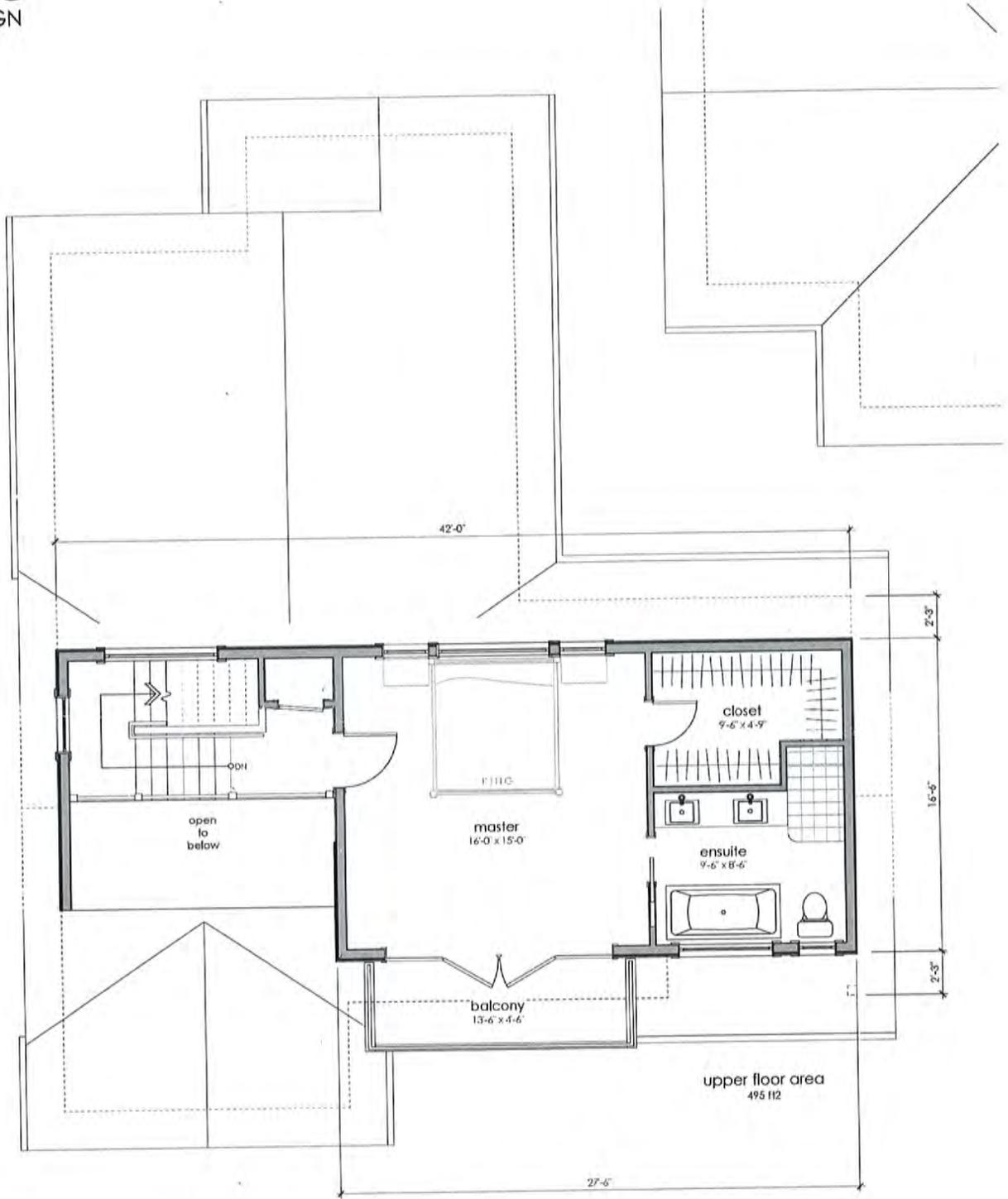
PROJECT DESIGNER: Doug Marshall ROWP Job Site Address 11307 Chalet Rd	
PROJECT NO.	WO NO.
DATE Jan 8/2019	REV. DATE

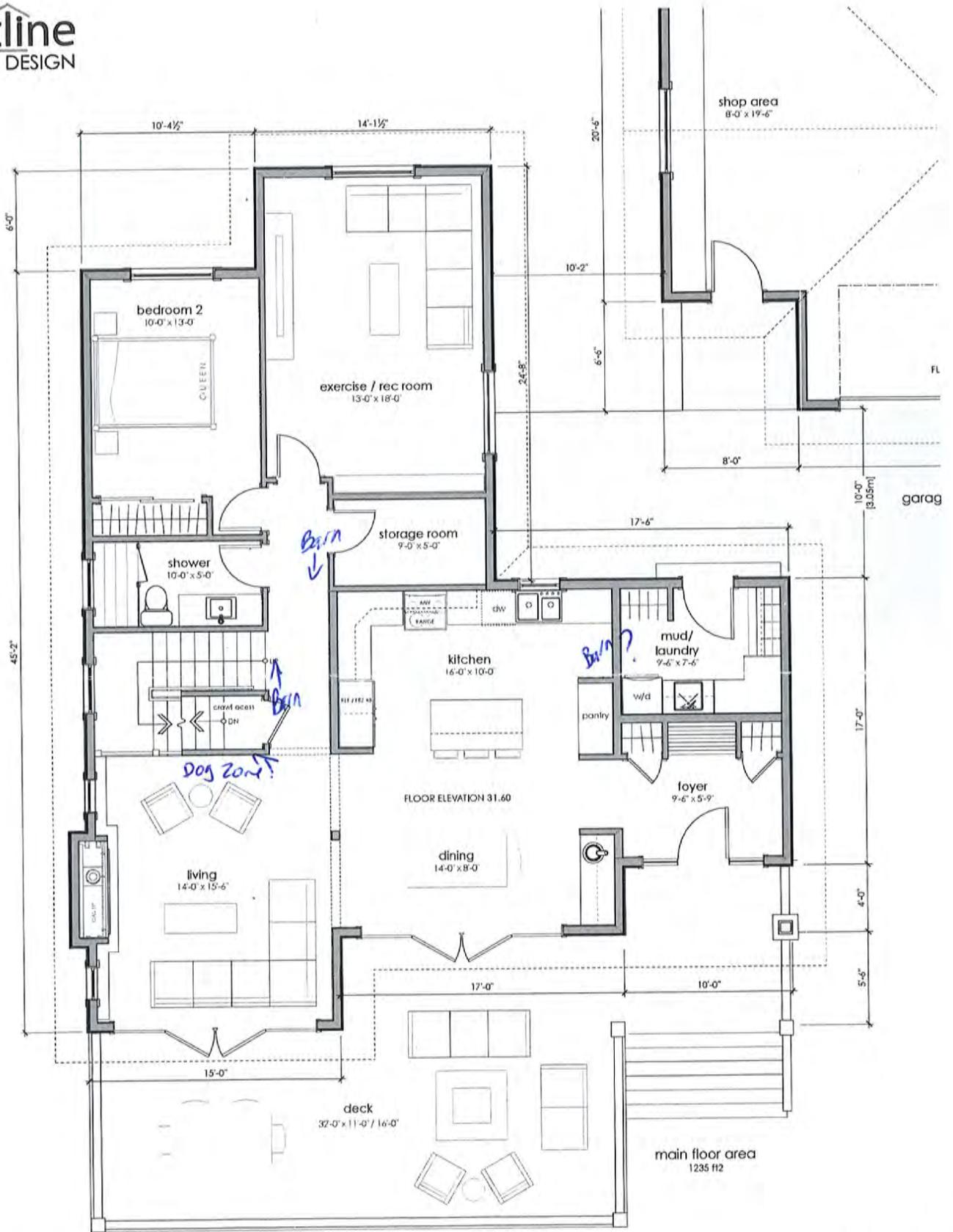


11307 Chalet Road - Preliminary Design
 FEB. 20, 2020

Site Plan

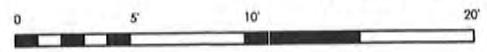






11307 Chalet Road - Preliminary Design
FEB. 6, 2020

Main Plan

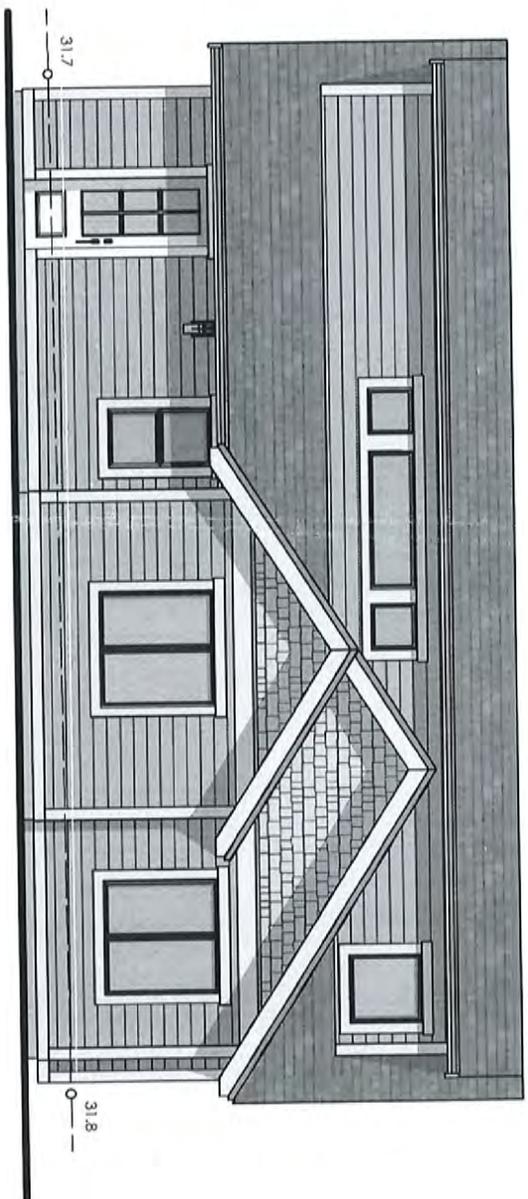
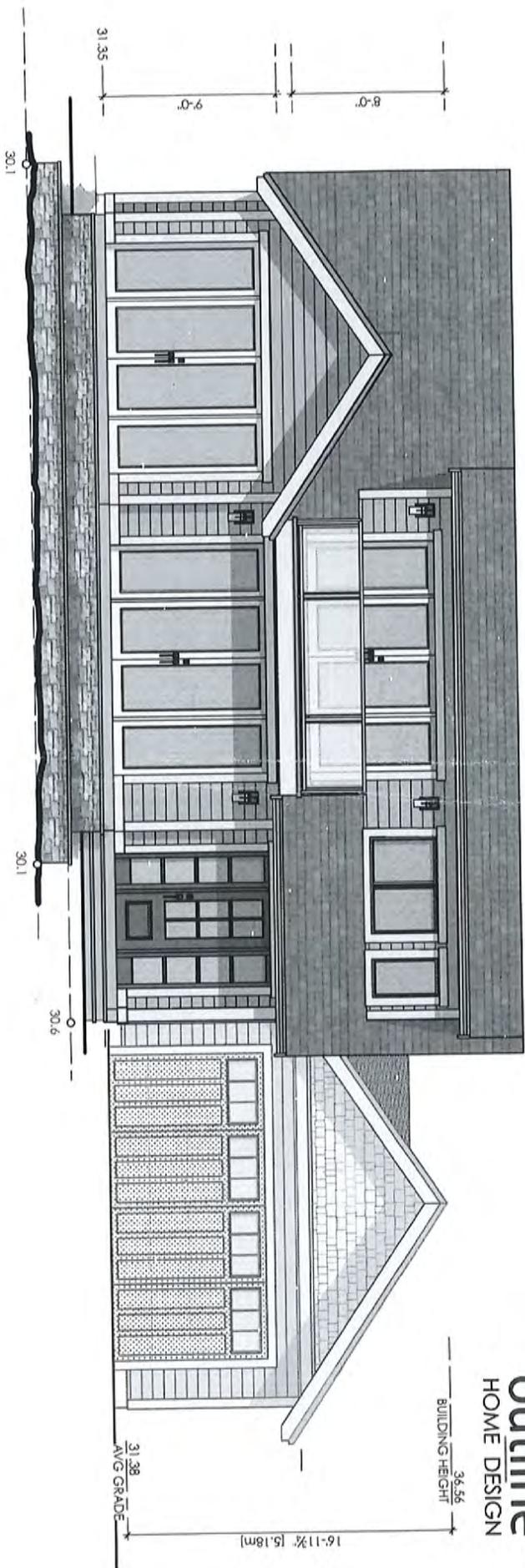




11307 Chalet Road - Preliminary Design
May 28, 2019

0 5 10 20
Front Elevation

36.56
BUILDING HEIGHT

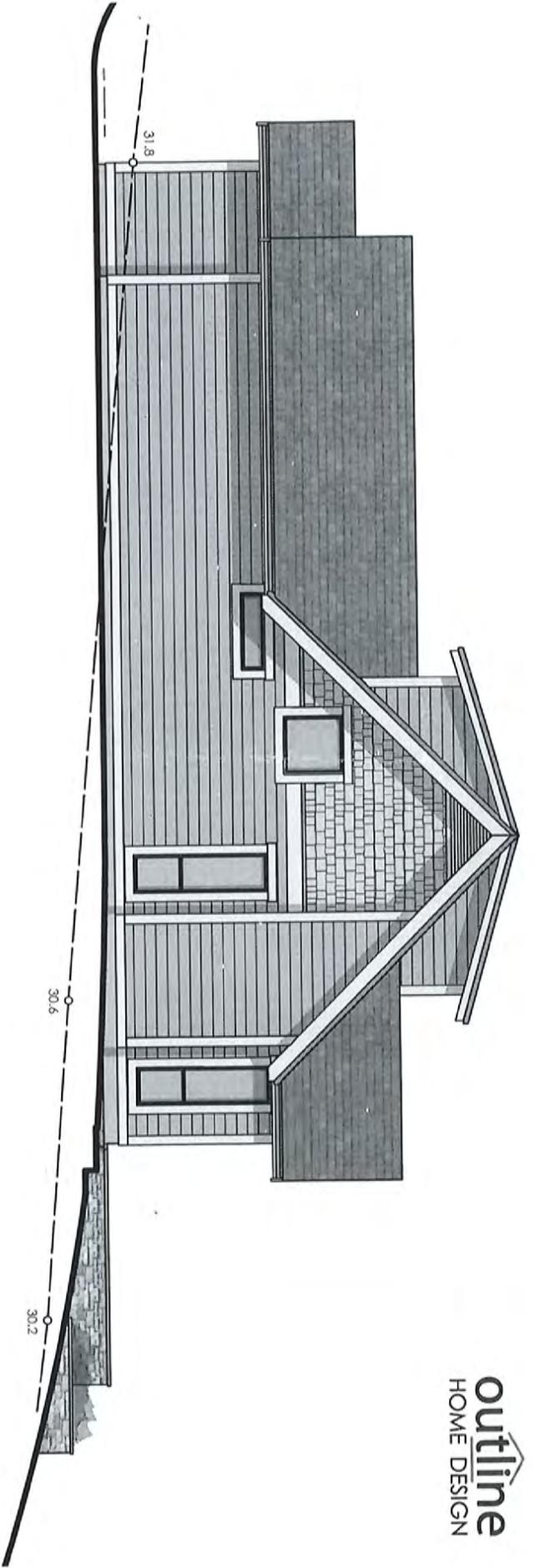


11307 Chalet Road - Preliminary Design
FEB. 20, 2020

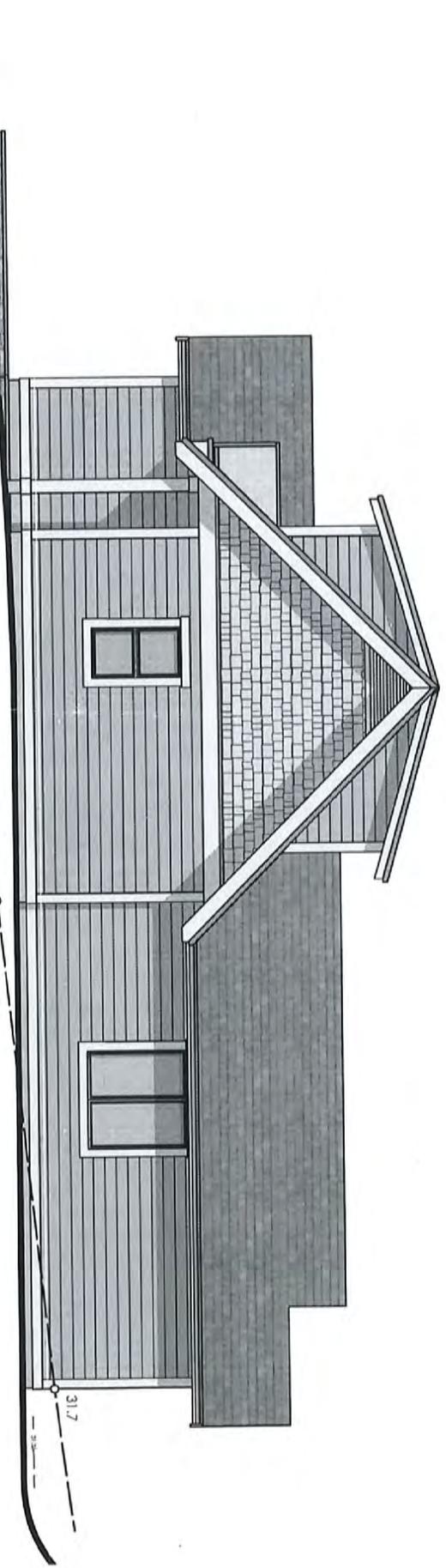
NORTH ELEVATION



Garage
20'



WEST ELEVATION



EAST ELEVATION

11307 Chalet Road - Preliminary Design
FEB. 20, 2020





Section 3 – Council Minutes and Staff Reports



District of North Saanich

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: September 14, 2020

From: Adrian Brett
Senior Planner

File: REZ 2020-01

Re: **Rezoning Application with Variance for 11307 Chalet Road**

RECOMMENDATION:

That Council:

- a) Give first and second reading to Zoning Bylaw Amendment Bylaw No. 1504, 2020, to rezone 11307 Chalet Road from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1), subject to the following conditions of approval:
 - i) Registration of Section 219 Covenant restricting the height, lot coverage and floor area ratio to those of the R2 Zone;
 - ii) Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2.
- b) Direct staff to schedule a Public Hearing for the amending bylaw and to send out the required notifications; AND
- c) Give a variance to Section 502.1.6(b) of the District's Zoning Bylaw, Subdivision – Lot Minimum Width, from 26m to 25.91m.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:

Maintain a Strong Sense of Community

PURPOSE:

The purpose of this staff report is to present Council with information, analysis, and recommendations regarding a rezoning application with variance for a property located at 11307 Chalet Road to allow for a new single-family dwelling on the subject property.

BACKGROUND:

Property Description and Adjacent Land Uses

The subject property consists of 3,243m² (0.80 acres) of land with an existing single-family home and several accessory buildings on the property, including a garage, studio and shed. The property is situated on the north side of Chalet Road and borders the Kildara Farms property on the farm's western boundary, both the farm and this residential property are owned by the Hughes family. All surrounding residential properties are zoned Single Family Residential 2 (R-2). Attachments 2, 3 and 4 show the site location, zoning and orthophoto of the subject property.

Proposal:

The application is to rezone 11307 Chalet Road from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1) for the purpose of facilitating a two-lot subdivision. The proposed lot layout is attached as Attachment 5. The intent of the application is to allow the current property owner to live in the newly created rear lot and to sell the existing house on the front lot. The owner wishes to use the proceeds from the sale of the front lot to help support their neighboring farm. The property owner hopes that the redevelopment of this lot will help support the continued operation of an important farming operation in North Saanich.

The proposed development would be a two-lot strata subdivision. Proposed strata lot A (the front lot), which contains the existing house, will be 1,417m², and proposed strata lot B (the rear lot), which will contain the new house, will be 1,400m² in size. A 6m wide common access road (to be maintained by both properties) would provide access to the rear lot. These proposed lot sizes are in keeping with minimum size requirements for an R-1 Single Family Residential 1 zone. A building permit application will be submitted following the subdivision process should the rezoning be approved.

The application also requires a variance to the R-1 zone minimum lot width requirement for subdivision. The R-1 zone requires a minimum lot width of 26m for subdivision. The proposed lots would have a width of 25.91m, a variance to the current width requirement of 26m would have to be approved by Council for the application to proceed to subdivision.

Site Particulars:

Property Information	
Owner	Sarah Hughes
Applicant	Sarah Hughes
Civic Address	11307 Chalet Road
Legal Description	Lot 1, Section 22, Range 3 West, North Saanich District, Plan 10265
Parcel Identifier (PID)	005-187-940
Lot Area	3,243m ² (0.80 acre)
Land Use Bylaws	
OCP Designation	General Residential
Development Permit Area (DPA)	N/A
Zone	Single Family Residential (R-2)
Surrounding Land Use	North: Private Common Area/Open Space (P-5) East: Kildara Farm, Rural Agricultural 1 (RA-1)

	South: Single Family Residential (R-2) West: Single Family Residential (R-2)
Other	
ALR	No part of the property is within the ALR

DISCUSSION:

Official Community Plan:

The Official Community Plan of the District of North Saanich designates 11307 Chalet Road as a General Residential Area in Schedule B. The OCP defines the General Residential areas as “those lands which are currently developed in the range of 1400 m² to 2,000 m² and that are intended for future single-family residential development, with secondary suites or second dwelling units in appropriate circumstances.” The proposed lots, to be sized 1,417 m² and 1,400 m² respectively, will be in compliance with the OCP guidelines and Policies 6.1 to 6.6

Zoning Bylaw:

The current zoning for this property is Single Family Residential 2 (R-2) which has a minimum lot size of 2000 m², as defined by the District’s Zoning Bylaw. The zone is described as “intended solely for the purpose of low-density single-family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.”

The proposed zoning for the subject property is Single Family Residential 1 (R-1) which has a minimum lot size of 1400 m², as defined by the District’s Zoning Bylaw. It is described as “intended solely for the purpose of low-density single-family residential housing on land that is serviced by both community water and community sewer systems.”

Table 1.0 Single Family Residential 2 (R-2) vs Single Family Residential 1 (R-1) Comparison

	R-2	R-1
Maximum Height of Principal Building	9.15 m (30 ft.)	11.5 m (37.7 ft.)
Lot Coverage	20%, 25% for lots less than 20 m (65.6 ft) in lot width and < 2000 m ² (21,528 ft ²) in lot area	25%
Floor Area Ratio	0.25, 0.30 for lots less than 20 m (65.6 ft) in lot width and < 2000 m ² (21,528 ft ²) in lot area	0.30

Max House Size	456 m ² (5003 ft ²)	456 m ² (5003 ft ²)
Front Yard Setback	7.6 m (25 ft)	7.6 m (25 ft)
Interior Side Setback	3 m (9.8 ft)	3 m (9.8 ft)
Rear Yard Setback	7.6 m (25 ft)	7.6 m (25 ft)
Minimum Lot Size	2000 m ² (21,528 ft ²)	1400 m ² (15,069 ft ²)
Minimum Lot Width	26 m (85.3 ft)	26 m (85.3 ft)

Sustainability:

The applicant has completed the sustainability checklist considering the current and proposed lot.

Growing Smarter

The proposal retains the rural character of the community and is consistent with the OCP. The subject property is not on a transit line, but it is within walking distance of West Saanich Road where there is BC Transit service.

Food Security

The proposal is being made by the owner of neighboring Kildara Farms. The owner is hoping to use the redevelopment of this residential property to support the continuance of their farm operations. Local farms play an important role in North Saanich's economic and environmental sustainability.

Infrastructure & Energy

The proposed new home would be constructed according to the requirements of Step 3 of the BC Step Code for energy efficiency. Development on the proposed lots would be serviced by existing road, a common property access road, and septic systems installed on site.

Economic Vitality

The owner is willing to make an amenity contribution of \$16,000 in accordance with DNS Amenity Contribution Policy No. 10003.2, however, due to the recent financial hardship placed on the owner by the COVID-19 pandemic and the related economic downturn, the owner would like Council to consider a reduction in the required amount to \$10,000 or less.

Implications:

Staff has carefully considered the application including the applicant's rationale as well as policy implications of the proposal to rezone from R-2 to R-1 (Single Family Residential 1), as well as taking into consideration the broader planning policy legislation.

Applicant's Rationale

The applicant states that the rezoning application is to subsequently allow the subdivision of the property into two single-family dwelling lots, with a new dwelling to be built on the proposed rear lot. The primary reason for this proposal is to allow the current owner to sell the proposed front

lot and use the financial proceeds to help sustain the neighboring farm. The applicant has stated that farm revenues have been particularly hit hard by the COVID-19 pandemic and its economic repercussions. Ultimately, this development will help to sustain an important local farm operation that contributes to North Saanich's local food production and overall economy. The proposal will also add to the variety of lot sizes available for residential development, contribute to alleviating the housing shortage in the area, and provides infill housing in a rural context. The applicant also notes that the proposal is consistent with the surrounding development context of single-family dwellings. There are also several existing R-2 lots located along Chalet Road that are already between 1,400m² and 2,000m² in size.

Policy Implications

The proposal is consistent with the OCP designation for General Residential and Residential Policies.

Community Support

At the time of report preparation, no letters of support nor letters of opposition for the proposed development have been received.

Recommended Conditions of Approval:

Staff recommends the following conditions of approval should Council choose to proceed with the application:

1. Restrictive Covenant: A section 219 in favor of the District is recommended on Proposed Lot B to restrict the height, lot coverage and floor area ratio to R-2 zoning regulations. This would be consistent with similar approved rezoning applications from R-2 to R-1 in the past and keep the form and character of the new home consistent with neighboring properties.
2. Amenity Contribution: An amenity contribution of \$16,000 (or a reduced amount if Council will permit) as required per the District Amenity Contribution Policy No. 10003.2. The applicant would like Council to consider a reduced amenity contribution of \$10,000 or less, due to recent financial hardships caused by the COVID-19 pandemic.

Options:

Council has the following options associated with this application:

1. Give first and second readings to Zoning Bylaw Amendment Bylaw No. 1504, and direct staff to schedule a Public Hearing and send out required statutory notifications; AND
2. Give a variance to Section 502.1.6(b) of the District's Zoning Bylaw, Subdivision – Lot Minimum Width, from 26m to 25.91m; OR
3. Council may choose to not support the application

Consultation:

The applicant has indicated that they have visited and spoken to the neighbors immediate to 11307 Chalet Road. The applicant has stated that all neighbors who were queried were supportive of the proposed development.

Should Council choose to give first and second readings to the bylaws, the application will proceed to the Public Hearing stage, at which time the general public will be provided an opportunity to have input on the proposed amendments to the OCP and Zoning Bylaw. Neighbouring properties within 50m of the subject property will be notified of this application and advertisements will be placed in the Peninsula News Review on two separate occasions as per the requirements of the *Local Government Act*.

Referrals

Staff referred this application to the District's Community Planning Commission (CPC) for its consideration before presenting it to Council. The Planning Commission, at its August 19, 2020 meeting, unanimously supported the application as proposed and recommended its approval to Council.

24- CPC The Community Planning Commission moves that Council should give first and second reading to the proposed Zoning Bylaw amendment to rezone 11307 Chalet Road from R-2 to R-1, subject to the conditions of approval set out by the planning department.

CARRIED

SUMMARY/CONCLUSION:

The proposed rezoning is consistent with the OCP designation for General Residential and Residential Policies and is consistent with the character of the surrounding mix of residential and rural agricultural properties on this part of Chalet Road.

The proposal is also consistent with the District's Strategic Plan priority to maintain a strong sense of community by enabling the owner of a local farm to support their agricultural enterprise via the redevelopment of the adjacent residential lot. Farming is an important economic base to the community of North Saanich and supports the District's food security, environmental sustainability, and rural character. In this case, the land use and physical change to the neighbourhood is also in keeping with the existing context. A single-family home will be inserted into an existing single-family home neighborhood with similar sized lots. The type of infill development as proposed is consistent with the form and character of the surrounding area, provides a needed financial benefit to a local farmer and increases the overall housing stock in the community.

Respectfully submitted,


Adrian Brett
Senior Planner

Concurrence,


Brian Green
Director of Planning and Community Services

Concurrence,


Tim Tanton
Chief Administrative Officer

Attachments:

Attachment 1 – Draft Zoning Amendment Bylaw

Attachment 2 – Location Plan

Attachment 3 – Orthophoto

Attachment 4 – Zoning Map

Attachment 5 – Site Plan



DISTRICT OF NORTH SAANICH

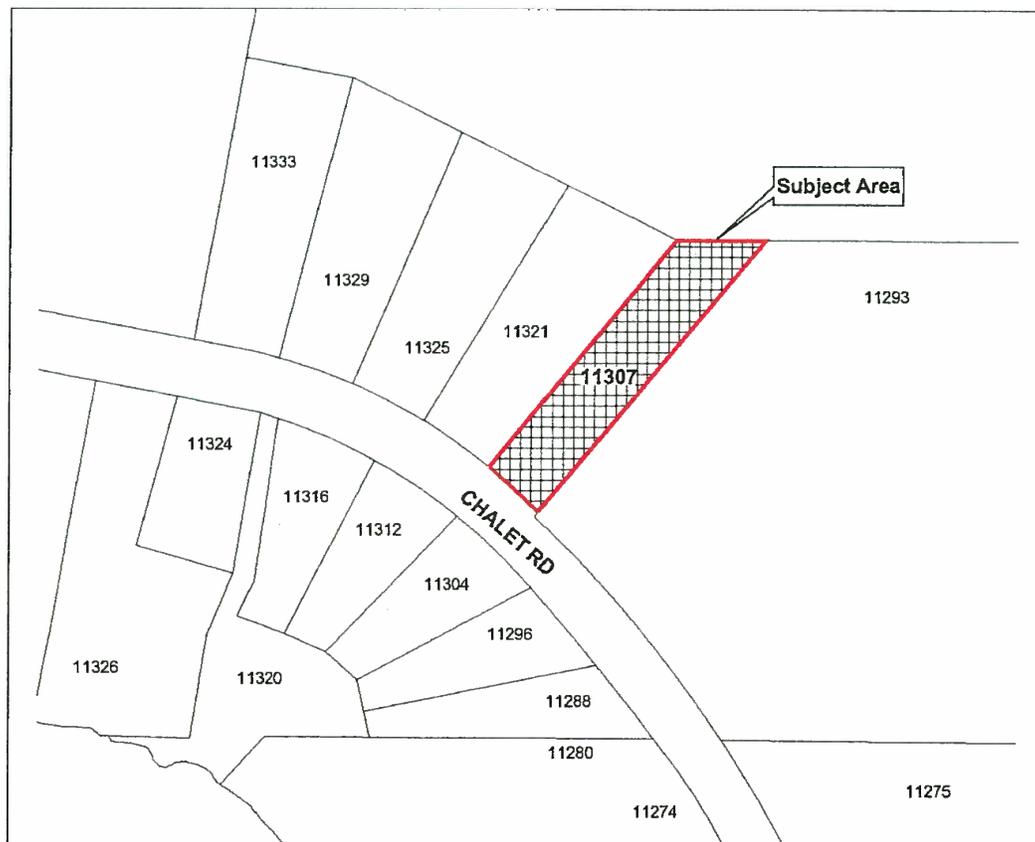
BYLAW NO. 1504

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 - a. 11307 Chalet Road, Lot 1, Section 22, Range 3 West, North Saanich District, Plan 10265, PID 005-187-940



CITATION

2. This Bylaw may be cited for all purposes as “North Saanich Zoning Bylaw No. 1255, Amendment Bylaw No. 1504 (2020)”.

READ A FIRST TIME the day of , 2020

READ A SECOND TIME the day of , 2020

NOTICE OF PUBLIC HEARING published in the and editions of the *Peninsula News Review*.

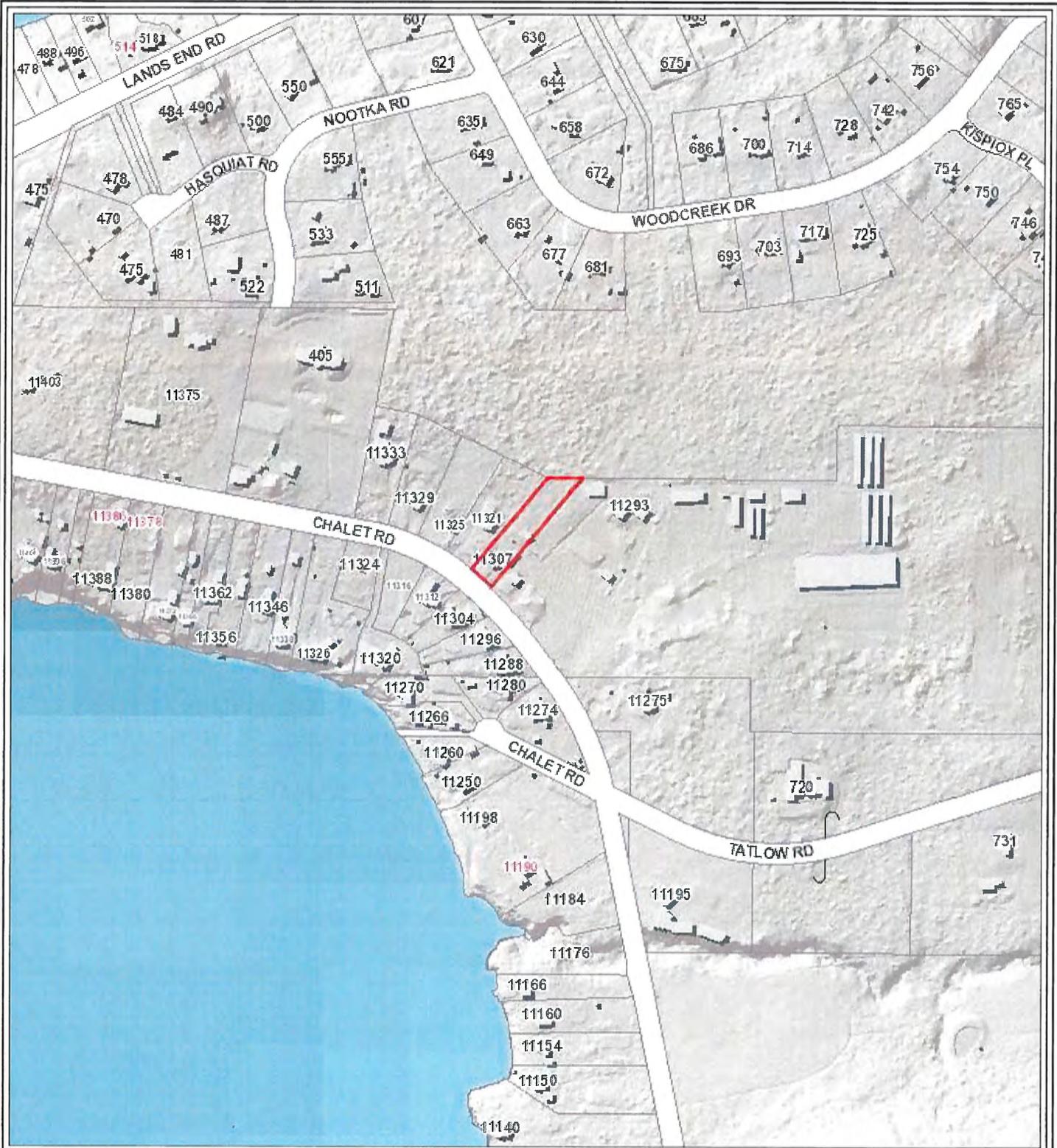
PUBLIC HEARING held at the North Saanich Municipal Hall the day of , 2020

READ A THIRD TIME the day of , 2020

FINALLY PASSED AND ADOPTED the day of , 2020

MAYOR

CORPORATE OFFICER



 	LOCATION MAP		DATE:	August 26, 2020
	11307 Chalet Road		TYPE:	Bylaw Amendment
			FILE #:	REZ 2020-01
			SCALE:	1:5,000



		ORTHOPHOTO		DATE:	August 26, 2020
		11307 Chalet Road		TYPE:	Bylaw Amendment
				FILE #:	REZ 2020-01
				SCALE:	1:2,500



District of North Saanich

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: October 19, 2020

From: Adrian Brett
Senior Planner

File: REZ 2020-01

Re: **Rezoning Application with Variance - 11307 Chalet Road**

RECOMMENDATION:

That Council:

1. Give third reading to Zoning Bylaw Amendment Bylaw No. 1504, 2020, to rezone 11307 Chalet Road from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1)
2. Require the applicant complete the following before bylaw adoption:
 - i) Registration of Section 219 Covenant restricting the height, lot coverage and floor area ratio to those of the R2 Zone
3. Direct staff to secure the Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2 prior to subdivision.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:

Maintain a Strong Sense of Community

PURPOSE:

The purpose of this report is to present Council with information, analysis, and recommendations regarding a rezoning application with variance for a property located at 11307 Chalet Road to allow for a new single-family dwelling on the subject property.

BACKGROUND:

On September 14, 2020 at its Regular Council meeting Council gave first and second reading to Zoning Bylaw Amendment Bylaw No. 1504, 2020, to rezone 11307 Chalet Road from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1), subject to the following conditions of approval:

1.
 - i) Registration of Section 219 Covenant restricting the height, lot coverage and floor area ratio to those of the R2 Zone;
 - ii) Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2.

Council also passed the following resolutions:

1. Directed staff to schedule a Public Hearing for the amending bylaw and to send out the required notifications; AND
2. Authorized a variance to Section 502.1.6(b) of the District's Zoning Bylaw, Subdivision – Lot Minimum Width, from 26m to 25.91m.

Property Description and Adjacent Land Uses

The subject property consists of 3,243m² (0.80 acres) of land with an existing single-family home and several accessory buildings on the property, including a garage, studio and shed. The property is situated on the north side of Chalet Road and borders the Kildara Farms property on the farm's western boundary, both the farm and this residential property are owned by the Hughes family. All surrounding residential properties are zoned Single Family Residential 2 (R-2). Attachments 2, 3 and 4 show the site location, zoning and orthophoto of the subject property.

Proposal:

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The application also requires a variance to the R-1 zone minimum lot width requirement for subdivision. The R-1 zone requires a minimum lot width of 26m for subdivision. The proposed lots would have a width of 25.91m, a variance to the current width requirement of 26m would have to be approved by Council for the application to proceed to subdivision.

Site Particulars:

Property Information	
Owner	Sarah Hughes
Applicant	Sarah Hughes
Civic Address	11307 Chalet Road
Legal Description	Lot 1, Section 22, Range 3 West, North Saanich District, Plan 10265

Parcel Identifier (PID)	005-187-940
Lot Area	3,243m ² (0.80 acre)
Land Use Bylaws	
OCP Designation	General Residential
Development Permit Area (DPA)	N/A
Zone	Single Family Residential (R-2)
Surrounding Land Use	North: Private Common Area/Open Space (P-5) East: Kildara Farm, Rural Agricultural 1 (RA-1) South: Single Family Residential (R-2) West: Single Family Residential (R-2)
Other	
ALR	No part of the property is within the ALR

DISCUSSION:

Official Community Plan:

The Official Community Plan of the District of North Saanich designates 11307 Chalet Road as a General Residential Area in Schedule B. The OCP defines the General Residential areas as “those lands which are currently developed in the range of 1400 m² to 2,000 m² and that are intended for future single-family residential development, with secondary suites or second dwelling units in appropriate circumstances.” The proposed lots, to be sized 1,417 m² and 1,400 m² respectively, will be in compliance with the OCP guidelines and Policies 6.1 to 6.6

Zoning Bylaw:

The current zoning for this property is Single Family Residential 2 (R-2) which has a minimum lot size of 2000 m², as defined by the District’s Zoning Bylaw. The zone is described as “intended solely for the purpose of low-density single-family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.”

The proposed zoning for the subject property is Single Family Residential 1 (R-1) which has a minimum lot size of 1400 m², as defined by the District’s Zoning Bylaw. It is described as “intended solely for the purpose of low-density single-family residential housing on land that is serviced by both community water and community sewer systems.” The definition of “Community Sewer System” is not defined in the Zoning Bylaw or OCP, but staff have interpreted this to include two lots served by a common septic system.

Table 1.0 Single Family Residential 2 (R-2) vs Single Family Residential 1 (R-1) Comparison

	R-2	R-1
Maximum Height of Principal Building	9.15 m (30 ft.)	11.5 m (37.7 ft.)
Lot Coverage	20%, 25% for lots less than 20 m (65.6 ft) in lot width and < 2000 m ² (21,528 ft ²) in lot area	25%
Floor Area Ratio	0.25, 0.30 for lots less than 20 m (65.6 ft) in lot width and < 2000 m ² (21,528 ft ²) in lot area	0.30
Max House Size	456 m ² (5003 ft ²)	456 m ² (5003 ft ²)
Front Yard Setback	7.6 m (25 ft)	7.6 m (25 ft)
Interior Side Setback	3 m (9.8 ft)	3 m (9.8 ft)
Rear Yard Setback	7.6 m (25 ft)	7.6 m (25 ft)
Minimum Lot Size	2000 m ² (21,528 ft ²)	1400 m ² (15,069 ft ²)
Minimum Lot Width	26 m (85.3 ft)	26 m (85.3 ft)

Sustainability:

The applicant has completed the sustainability checklist considering the current and proposed lot.

Growing Smarter

The proposal retains the rural character of the community and is consistent with the OCP. The subject property is not on a transit line, but it is within walking distance of West Saanich Road where there is BC Transit service.

Food Security

The proposal is being made by the owner of neighboring Kildara Farms. The owner is hoping to use the redevelopment of this residential property to support the continuance of their farm operations. Local farms play an important role in North Saanich's economic and environmental sustainability.

Infrastructure & Energy

The proposed new home would be constructed according to the requirements of Step 3 of the BC Step Code for energy efficiency. Development on the proposed lots would be serviced by the existing road, a common property access road, and septic system installed on the site.

Economic Vitality

The owner is willing to make an amenity contribution of \$16,000 in accordance with DNS Amenity Contribution Policy No. 10003.2, however, due to the recent financial hardship placed on the owner by the COVID-19 pandemic and the related economic downturn, the owner would like Council to consider a reduction in the required amount to \$10,000 or less.

Implications:

Staff has carefully considered the application including the applicant's rationale as well as policy implications of the proposal to rezone from R-2 to R-1 (Single Family Residential 1), as well as taking into consideration the broader planning policy legislation.

Applicant's Rationale

The applicant states that the rezoning application is to subsequently allow the subdivision of the property into two single-family dwelling lots, with a new dwelling to be built on the proposed rear lot. The primary reason for this proposal is to allow the current owner to sell the proposed front lot and use the financial proceeds to help sustain the neighboring farm. The applicant has stated that farm revenues have been particularly hard hit by the COVID-19 pandemic and its economic repercussions. Ultimately, this development may help to sustain an important local farm operation that contributes to North Saanich's local food production and overall economy. The proposal will also add to the variety of lot sizes available for residential development, contribute to alleviating the housing shortage in the area, and provides infill housing in a rural context. The applicant also notes that the proposal is consistent with the surrounding development context of single-family dwellings. There are also several existing R-2 lots located along Chalet Road that are already between 1,400m² and 2,000m² in size.

Policy Implications

The proposal is consistent with the OCP designation for General Residential and Residential Policies.

Community Support

At the time of report preparation, no letters of support nor letters of opposition for the proposed development have been received.

Recommended Conditions of Approval:

Staff recommends the following conditions of approval should Council choose to proceed with the application:

1. Restrictive Covenant: A section 219 in favour of the District is recommended on Proposed Lot B to restrict the height, lot coverage and floor area ratio to R-2 zoning regulations. This would be consistent with similar approved rezoning applications from R-2 to R-1 in the past and keep the form and character of the new home consistent with neighbouring properties.
2. Amenity Contribution: An amenity contribution of \$16,000 (or a reduced amount if Council will permit) as required per the District Amenity Contribution Policy No. 10003.2. The

applicant would like Council to consider a reduced amenity contribution of \$10,000 or less, due to recent financial hardships caused by the COVID-19 pandemic.

OPTIONS:

Council has the following options associated with this application:

1. Give third reading to Zoning Bylaw Amendment Bylaw No. 1504, and direct staff to require a covenant to be registered prior to adoption of the bylaw;
2. Council may choose to not support the application.

CONSULTATION:

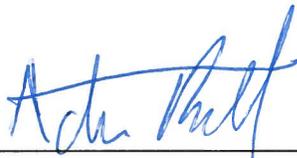
The applicant has indicated that they have visited and spoken to the neighbours near to 11307 Chalet Road. The applicant has stated that all neighbours who were queried were supportive of the proposed development.

Neighbouring properties within 50m of the subject property were notified of this application and advertisements placed in the Peninsula News Review on two separate occasions as per the requirements of the *Local Government Act*.

SUMMARY/CONCLUSION:

The proposed rezoning is consistent with the OCP designation for General Residential and Residential Policies and is consistent with the character of the surrounding mix of residential and rural agricultural properties on this part of Chalet Road.

The proposal is also consistent with the District's Strategic Plan priority to maintain a strong sense of community by enabling the owner of a local farm to support their agricultural enterprise via the redevelopment of the adjacent residential lot. Farming is an important economic base to the community of North Saanich and supports the District's food security, environmental sustainability, and rural character. In this case, the land use and physical change to the neighbourhood is also in keeping with the existing context. A single-family home will be inserted into an existing single-family home neighborhood with similar sized lots. The type of infill development as proposed is consistent with the form and character of the surrounding area, provides a needed financial benefit to a local farmer and increases the overall housing stock in the community.



Adrian Brett
Senior Planner

Concurrence:



Tim Tanton
Chief Administrative Officer

Concurrence:



 Brian Green
Director of Planning and Community Services

Attachments:

- Attachment 1 – Draft Zoning Amendment Bylaw
- Attachment 2 – Location Plan
- Attachment 3 – Orthophoto
- Attachment 4 – Zoning Map
- Attachment 5 – Site Plan



DISTRICT OF NORTH SAANICH

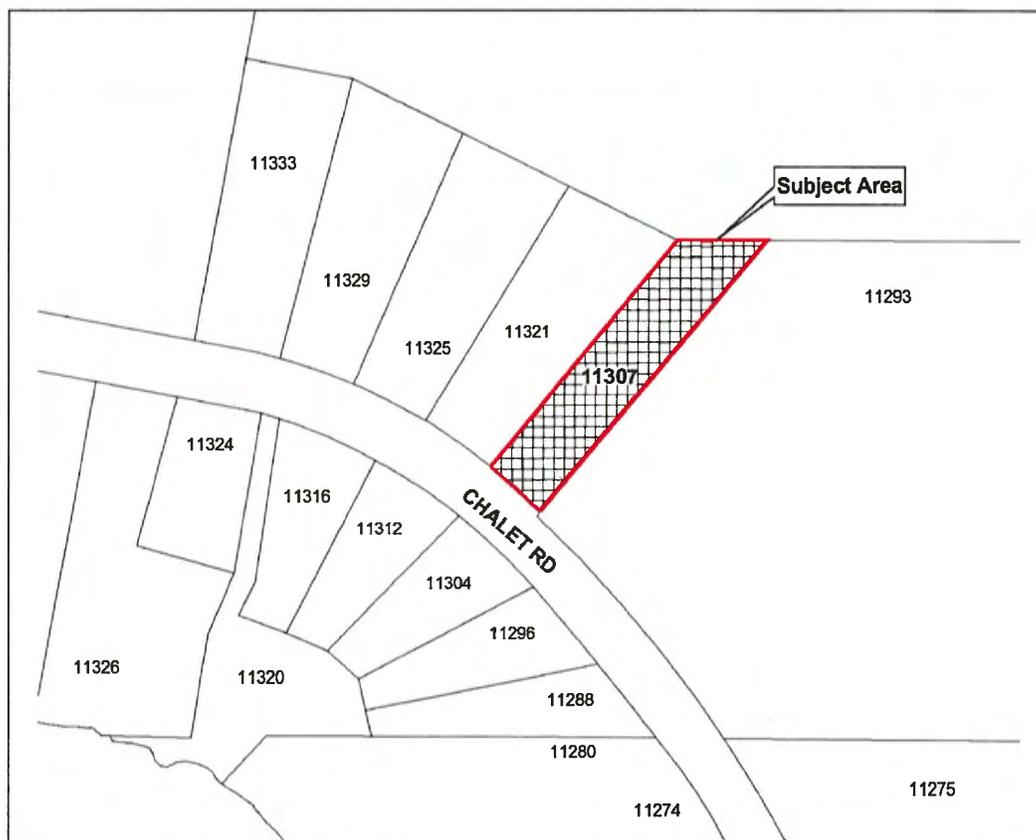
BYLAW NO. 1504

A BYLAW TO AMEND DISTRICT OF NORTH SAANICH ZONING BYLAW NO. 1255 (2011)

The Council of the District of North Saanich, in open meeting assembled, ENACTS AS FOLLOWS:

MAP AMENDMENTS

1. The Official Zoning Map of the “District of North Saanich Zoning Bylaw No. 1255, 2011” is hereby amended to rezone the portions of the following lands, representing approximately 0.324 hectares as denoted in hatching on the map below, from R-2 Single Family Residential 2 to R-1 Single Family Residential 1.
 - a. 11307 Chalet Road, Lot 1, Section 22, Range 3 West, North Saanich District, Plan 10265, PID 005-187-940



CITATION

2. This Bylaw may be cited for all purposes as “North Saanich Zoning Bylaw No. 1255, Amendment Bylaw No. 1504 (2020)”.

READ A FIRST TIME the 14th day of September, 2020

READ A SECOND TIME the 14th day of September, 2020

NOTICE OF PUBLIC HEARING published in the September 8th and September 15th editions of the *Peninsula News Review*.

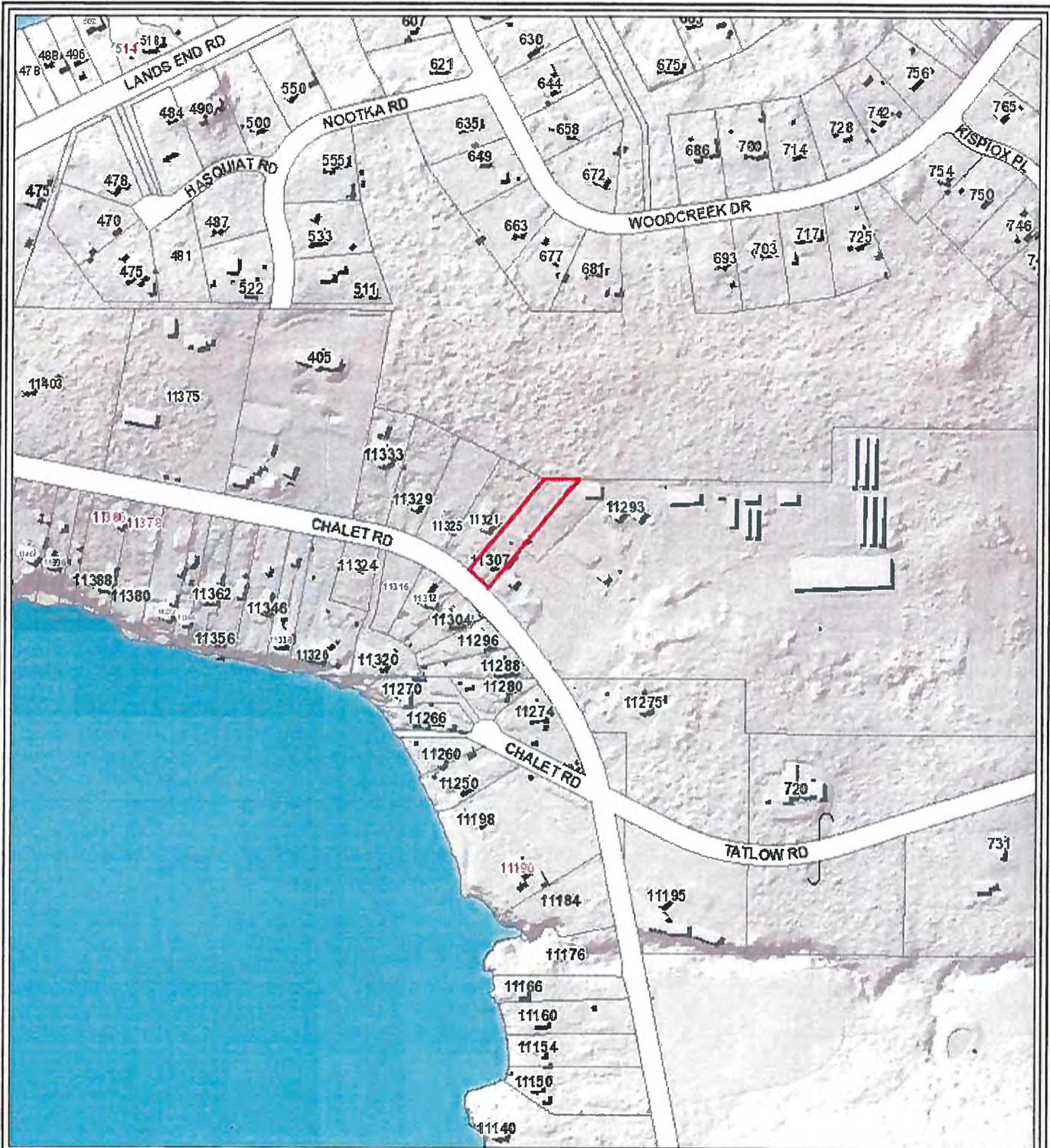
PUBLIC HEARING held at the North Saanich Municipal Hall the 19th day of October, 2020

READ A THIRD TIME the day of , 2020

FINALLY PASSED AND ADOPTED the day of , 2020

MAYOR

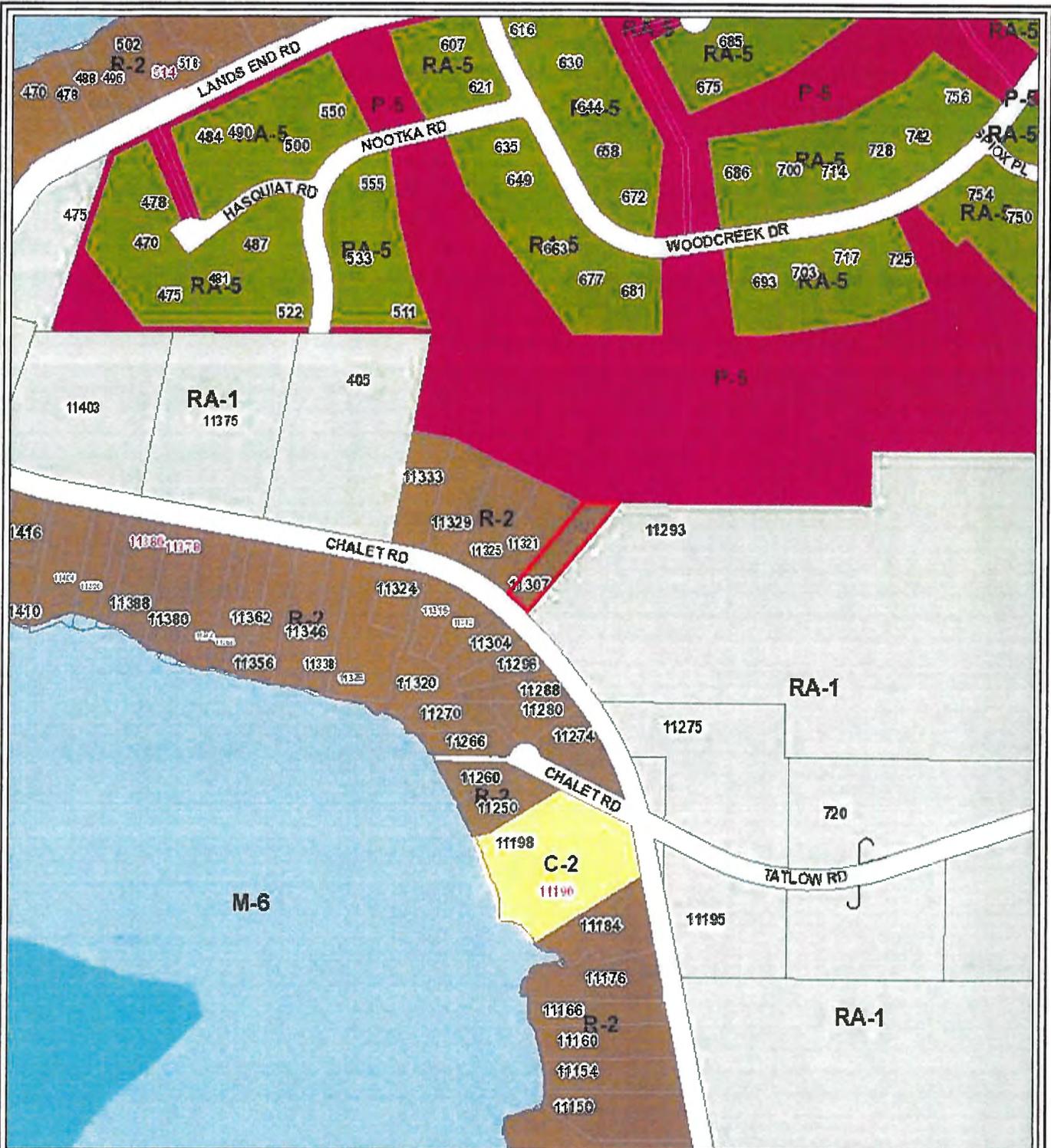
CORPORATE OFFICER



 	LOCATION MAP	DATE:	August 26, 2020
	11307 Chalet Road	TYPE:	Bylaw Amendment
		FILE #:	REZ 2020-01
		SCALE:	1:5,000



		ORTHOPHOTO	DATE: August 26, 2020
		11307 Chalet Road	TYPE: Bylaw Amendment
			FILE #: REZ 2020-01
			SCALE: 1:2,500



		ZONING MAP		DATE:	August 26, 2020
		11307 Chalet Road		TYPE:	Zoning Bylaw Amendment
				FILE #:	REZ2020-01
				SCALE:	1:5,000

PROJECT ADDRESS
1197 Chisel Rd, North Sciticut, NH 02845

PROJECT DATA
Zone: R2 (Building - A1) (Proposed)
Lot Area: 343 sq ft (Building)

LOT A - Existing Residence
Legend
Proposed Lot Area: 343 sq ft
Total Area: 10.51 sq ft
Building Height: 4.2m

LOT B - Proposed New Primary Residence
Legend
Proposed Lot Area: 343 sq ft
Total Area: 10.51 sq ft
Building Height: 4.2m

LOT B - Proposed New Accessory Garage
Legend
Proposed Lot Area: 343 sq ft
Total Area: 10.51 sq ft
Building Height: 4.2m

LOCATION MAP

New Residence for S. Hughs
1197 Chisel Rd, North Sciticut

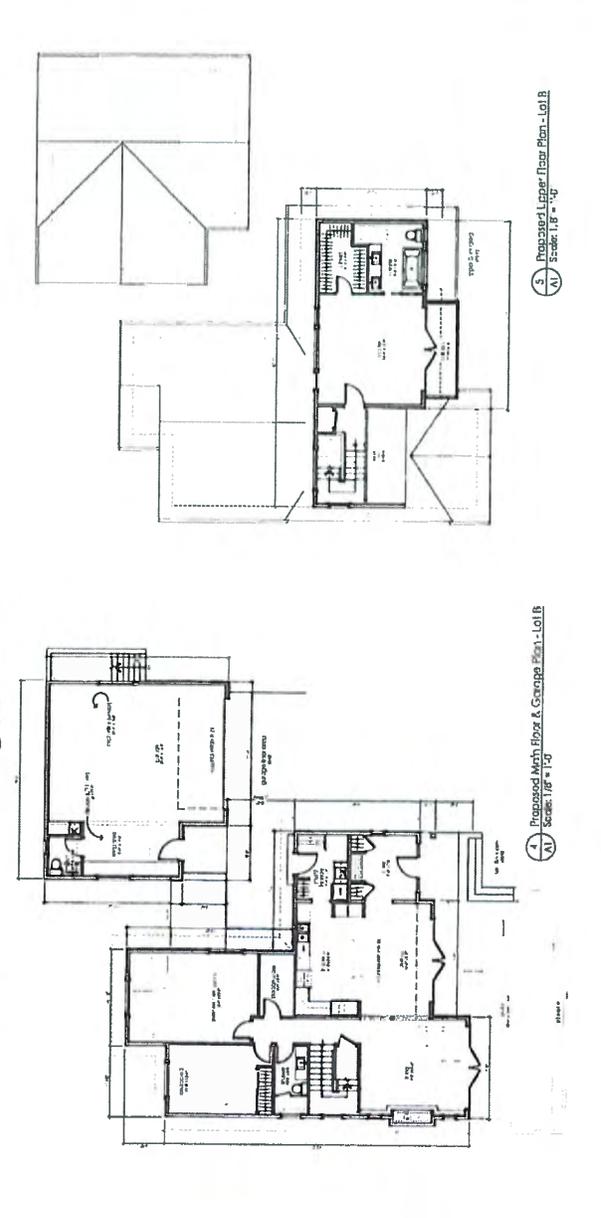
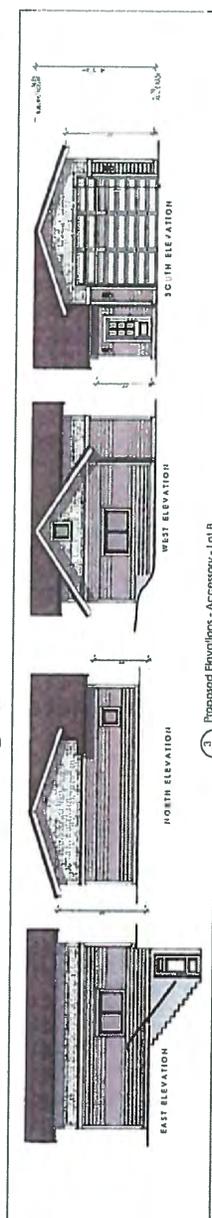
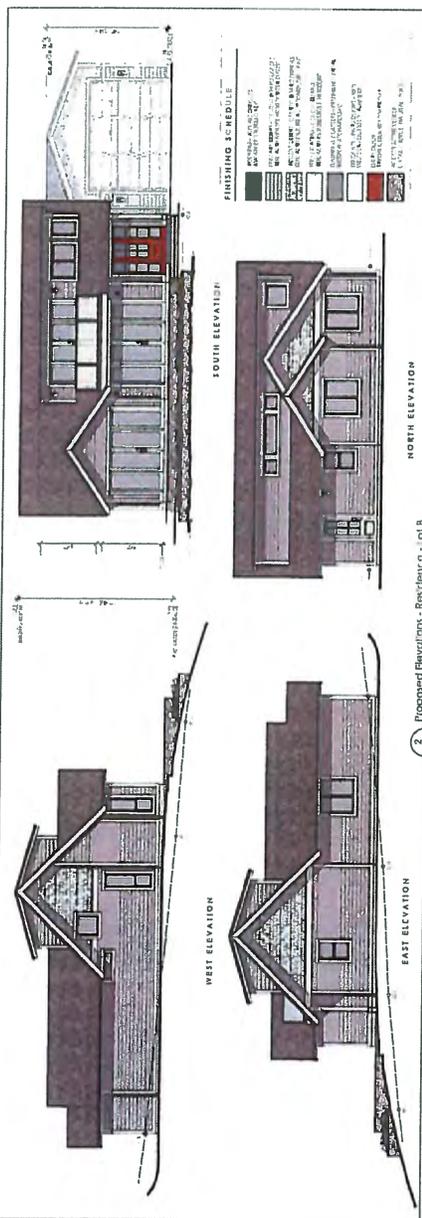
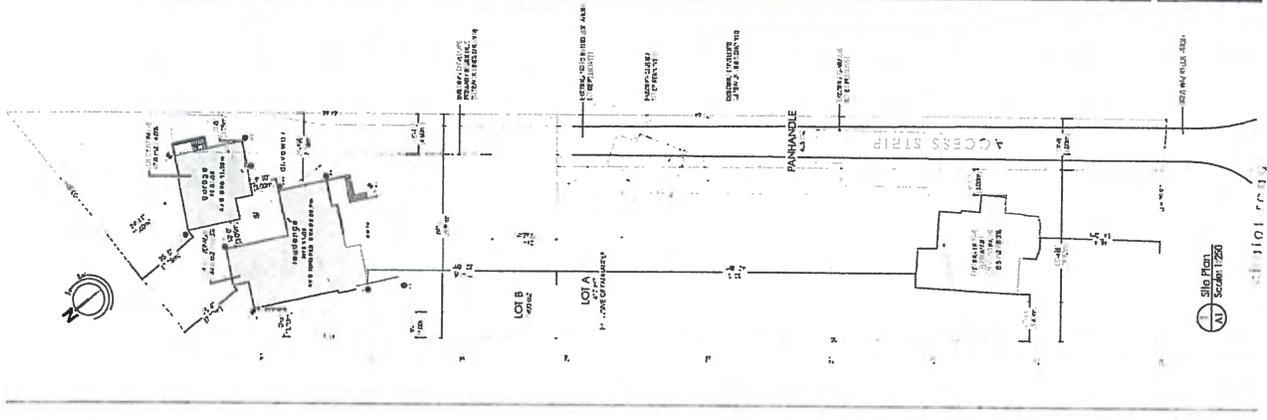
Site, Plan, Foundation & General Notes

Site: A1
Scale: 1/8" = 1'-0"

Plan: A1
Scale: 1/8" = 1'-0"

Foundation: A1
Scale: 1/8" = 1'-0"

General: A1
Scale: 1/8" = 1'-0"





Section 4 – Public Notices

NOTICE OF PUBLIC HEARING

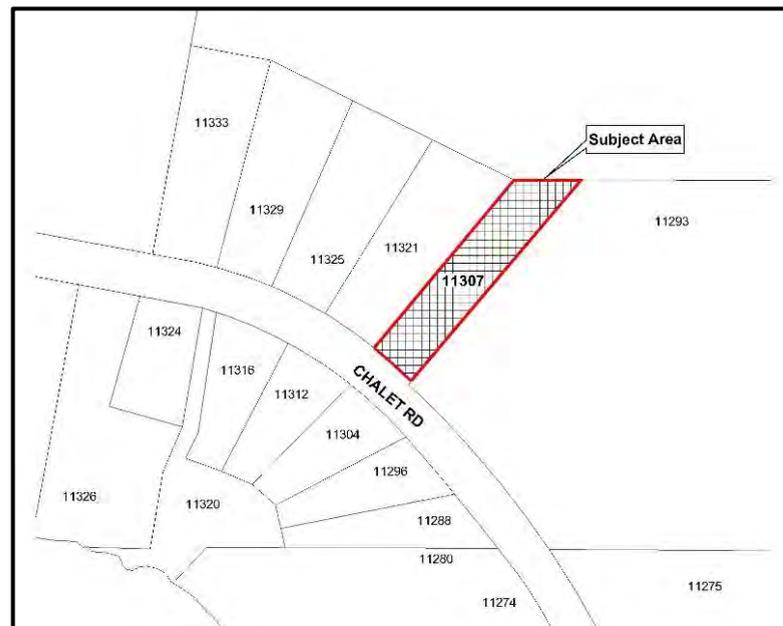
NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, October 19, 2020 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1620 Mills Road, North Saanich, to consider the following proposed amendment to the District of North Saanich Zoning Bylaw No 1255:

- 1) District of North Saanich Zoning Bylaw No. 1255 (2011), Amendment Bylaw No. 1504 (2020).

The owner of 11307 Chalet Road is seeking to rezone this property from Single Family Residential 2 (R-2) to Single Family Residential 1 (R-1) for the purpose of subdividing the lot and constructing a new single-family home on the rear (north) portion of the lot.

All persons who deem their interest in the property to be affected by the proposed bylaw amendment will be afforded a reasonable opportunity to make a written submission or be heard by North Saanich Mayor and Council.

Due to COVID-19 there is limited public access to the municipal hall. You can provide your input in the following ways:



How to Participate	Deadlines
Make a submission in advance of the meeting: <ul style="list-style-type: none"> • in writing • with an audio file (20mb file limit) • with a video file (20mb file limit) 	Submissions must be received by noon, October 19, 2020
Join by phone	Register by phone or email by 4:00 p.m., Thursday, October 15, 2020 . Instructions will be provided following registration.
Join by online meeting link	

You can make a submission or register to participate through any of the following means, but you must do so by the deadlines above. Please include how you wish to participate and your contact information.

- Email: mayorandcouncil@northsaanich.ca
- Call: 250-656-0781
- Deliver or mail to: Municipal Hall
1620 Mills Road
North Saanich, BC
V8L 5S9

All relevant documentation, including copies of the bylaws pertaining to the above, may be inspected on the District's website at: www.northsaanich.ca/11307ChaletRoad



Section 5 – Correspondence

Neighbor support for rezoning

Dear Sarah

You have mentioned to us that you would be seeking the permission to divide your lot at 11307 Chalet Road into two lots. You explained to us that as the lot is just less than one acre, this requires a rezoning application as the minimum lot size is 0.5 acre. We know that this small change would be a benefit in your circumstances and we don't know of any adverse effect of this small variance.

Therefore we are in complete support of your rezoning application.

Susan Leacock and Brian Saunders
11280 Chalet Road
North Saanich, V8L 5M1
[REDACTED]

To whom it may concern:

We support Sarah Hughes rezoning application for 11307 Chalet road.

Dave & Trish Nickle
11321 Chalet Rd, North Saanich, BC V8L 5M1

Dave Nickle, CFP
HNW Financial
Global Maxfin Investments Inc.
Ph: [REDACTED]
Fax [REDACTED]
www.hnwfinancial.com

Sarah,
We certainly support this! Good luck with the District!

Kurt Salchert
Beyond the Border Consulting Ltd.
11288 Chalet Road
North Saanich BC, V8L 5M1
[REDACTED]

Hi Sarah,

Gary and I certainly have no problem with your application. Is this all you need or a separate letter attached to an email?

Cheers, Lorraine

11275 Chalet Rd

Sent from my iPad

Hi Sarah,

Of course Paul and I are happy to support your application to build a cottage at 11307 Chalet rd. We wish you the best of luck...keep us posted as to the outcome.

Christina and Paul Thiessen
11325 Chalet rd
North Saanich
V8l 5m1

To whom it may concern,

Barb and Eddy Butler of 11296 Chalet rd support the proposal to rezone 11307 from R2 to R1.

Regards

Barb and Eddy Butler.
Sent from my iPhone

Hi Sarah - Hugh and I have no complaints or worries over your desire to subdivide and would like to offer our support to you and your family in getting approval to do so.

Cheers, Cheryl and Hugh
11304 Chalet Rd.

Sarah and Brad,
Ralph (Salomons) and I (Patricia Kundert) of 11312 Chalet Road, North Saanich do not object to the building of a cottage on 11307 Chalet Road.

Rebecca Roder

From: mayorandcouncil
Sent: Thursday, October 15, 2020 4:22 PM
To: Rebecca Roder
Subject: FW: Public hearing 11307 Chalet Road

-----Original Message-----

From: Hugh Mullen [REDACTED]
Sent: Thursday, October 15, 2020 4:00 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Public hearing 11307 Chalet Road

We, Hugh Richard Mullen and Cheryl Ann Mullen have NO objection to the planned subdivision at 11307 Chalet Road.

Can we still listen in on the meeting by phone?

Thanks, Hugh
[REDACTED]

Rebecca Roder

From: mayorandcouncil
Sent: Thursday, October 15, 2020 4:22 PM
To: Rebecca Roder
Subject: FW: 11307 chalet road

From: Kildara [REDACTED]
Sent: Thursday, October 15, 2020 4:21 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: 11307 chalet road

With regards to 11307 Chalet Road, there is another very important consideration in considering the subdivision and rezoning of this property.

If not subdivided, and left as is and if in unforeseen circumstances the property had to be sold to benefit Kildara Farm, there is little doubt that the existing house would be taken down and a new one built, probably around where this proposed subdivision property line is planned, to take best advantage of the view. This would leave the new house [which could be up to 465 square meters with a ridge height of 10.7 meters] less than 50 meters from the front of the event barn. This proximity might draw complaints for noise and activities to ourselves and the District, which we have always endeavoured to avoid..Brian ,Daphne ,Michael, David Hughes



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:53 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: 11307 Chalet Road

Please add to the public hearing binder

Cheers

Brian

-----Original Message-----

From: kathyscott [REDACTED]
Sent: Friday, October 16, 2020 3:25 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: 11307 Chalet Road

I support the application for 11307 Chalet Road

Sent from my iPhone

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:54 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Rezoning 11307 Chalet Road

Please add to the public hearing binder

Cheers

Brian

From: Linda Hembruff [REDACTED]
Sent: Friday, October 16, 2020 1:59 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Rezoning 11307 Chalet Road

Dear Mayor Orr and Council,
I support the rezoning of 11307 Chalet Road.

Sincerely,
Linda Hembruff
600 Cromar Road
North Saanich, BC

Sent from my iPad

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:54 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Automatic reply: 11307 Chalet Road

For the public hearing binder please

Cheers

Brian

From: kathyscott [REDACTED]
Sent: Friday, October 16, 2020 3:28 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Re: Automatic reply: 11307 Chalet Road

Forgot to include my name and address in support of the rezoning application for 11307 Chalet Road
Kathy Sanderson
305 Coal Point Lane
North Saanich

Sent from my iPhone

On Oct 16, 2020, at 3:25 PM, mayorandcouncil <mayorandcouncil@northsaanich.ca> wrote:

Thank you for writing to Mayor and Council. Your correspondence has been received and may appear in an upcoming Council agenda.

Visit northsaanich.ca/council-meetings to view agendas.

If you have any questions, contact Corporate Services staff at admin@northsaanich.ca or 250-656-0781.

Thank you!

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:55 PM
To: Adrian Brett; Rebecca Roder
Subject: FW: Kildare farm

Please add to the public hearing binder

Cheers

Brian

From: [REDACTED]
Sent: Friday, October 16, 2020 1:58 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Kildare farm

I support rezoning of 11307 chalet rd. Signed Genie Lehan I live on Woodcreek Dr. we need to keep our farm land!!!!!!

Get [Outlook for iOS](#)

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:56 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Rezoning 11307

Please add to the public hearing binder

Cheers

Brian

From: Robin Hine [REDACTED]
Sent: Friday, October 16, 2020 1:21 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Rezoning 11307

Dear council members.

Please account for myself in your deliberations that I am writing this email to support the rezoning of 11307 Chalet road.

Signed,

Mr Robin Hine, Madrona Drive, North Saanich.
[REDACTED]

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 3:56 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: I support the rezoning of 11307 Chalet Road

Please add to the public hearing binder

Cheers

Brian

From: Howard Freeland [REDACTED]
Sent: Friday, October 16, 2020 1:07 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: I support the rezoning of 11307 Chalet Road

Dear Mayor and Council of North Saanich:

I live in North Saanich and have known the property known as Kildara Farms for a long time and consider the farm to be a considerable benefit to the rural life style of North Saanich.

I support the rezoning of 11307 Chalet Road.

Howard Freeland
11285 Ravenscroft Place
North Saanich
BC, V8L 5R4
[REDACTED]

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 4:15 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Chalet rezoning

One more!

From: Shelley Tice [REDACTED]
Sent: Friday, October 16, 2020 4:11 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Chalet rezoning

I support the rezoning of 11307 Chalet Road.
Shelley Tice

Rebecca Roder

From: Brian Green
Sent: Friday, October 16, 2020 7:37 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Re-zoning

For the public hearing binder

Cheers

Brian

From: Katy Hembruff [REDACTED]
Sent: Friday, October 16, 2020 7:29 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Re-zoning

I support the re-zoning of 11307 Chalet Road.

Thank you,
Katy Hembruff

Sent from my iPhone

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 1:35 PM
To: Rebecca Roder; Adrian Brett
Subject: Fwd: rezoning of 11307 Chalet Road

For the public hearing hinder please

Cheers

Brian

Sent from my iPhone

Begin forwarded message:

From: Ralph Hembruff [REDACTED]
Date: October 17, 2020 at 6:30:32 AM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Re: rezoning of 11307 Chalet Road

I strongly support the rezoning of 11307 Chalet Road.

Ralph Hembruff
600 Cromar Rd, North Saanich

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 1:36 PM
To: Adrian Brett; Rebecca Roder
Subject: Fwd: Support for the rezoning of 11307 Chalet Road

And another

Sent from my iPhone

Begin forwarded message:

From: Nicholas Woollard [REDACTED]
Date: October 17, 2020 at 7:36:45 AM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: **Support for the rezoning of 11307 Chalet Road**

I support the rezoning of 11307 Chalet Road.

Nicholas Woollard
826 Woodcreek Dr, North Saanich, BC

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 1:36 PM
To: Rebecca Roder; Adrian Brett
Subject: Fwd: Sarah Hughes Subdivision Application Public Hearing

And another

Sent from my iPhone

Begin forwarded message:

From: Patty Kundert [REDACTED]
Date: October 17, 2020 at 10:01:36 AM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Sarah Hughes Subdivision Application Public Hearing

Re: 11307 Chalet Road

Hello,
Please be advised that we do not oppose the subdivision of the land owned by Sarah Hughes into two parcels.
Patricia Kundert and Ralph Salomons

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 1:36 PM
To: Rebecca Roder; Adrian Brett
Subject: Fwd: Support for 11307 Chalet Road

And another

Sent from my iPhone

Begin forwarded message:

From: Tas Duncan [REDACTED]
Date: October 17, 2020 at 10:21:24 AM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: **Re:Support for 11307 Chalet Road**

Dear Mr. Mayor.

I live at 11162 Tanager Road and support the rezoning of 11307 Chalet Road.

Sincerely,

Theresa Duncan

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 1:37 PM
To: Rebecca Roder; Adrian Brett
Subject: Fwd: rezoning of 11307 Chalet Road

And another

Sent from my iPhone

Begin forwarded message:

From: jeremy palmer [REDACTED]
Date: October 17, 2020 at 10:26:59 AM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: rezoning of 11307 Chalet Road

To the mayor and council of North Saanich,
I support the rezoning of 11307 Chalet Road.
My name is Jeremy Palmer and I live at 11162 Tanager Road.
Sincerely, Jeremy Palmer

Rebecca Roder

From: Brian Green
Sent: Saturday, October 17, 2020 4:37 PM
To: Rebecca Roder; Adrian Brett
Subject: Fwd: Rezoning 11307 Chalet Road

For the binder please

Cheers

Brian

Sent from my iPhone

Begin forwarded message:

From: Mary-Jean Alger [REDACTED]
Date: October 17, 2020 at 4:33:55 PM PDT
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Rezoning 11307 Chalet Road

I support the rezoning of 11307 Chalet Road.
Mary Jean Alger
11416 Chalet Road,
North Saanich, BC. V8L 5L9

Sent from my iPad

Rebecca Roder

From: Brian Green
Sent: Sunday, October 18, 2020 3:53 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: I support the rezoning of 11307 Chalet Road Marilyn Cowland

And another

Cheers

Brian

-----Original Message-----

From: Chris Cowland [REDACTED]
Sent: Sunday, October 18, 2020 6:11 AM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: I support the rezoning of 11307 Chalet Road Marilyn Cowland

Sent from my iPhone

Rebecca Roder

From: Brian Green
Sent: Sunday, October 18, 2020 3:53 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: Rezoning Chalet Rd

And another

Cheers

Brian

-----Original Message-----

From: John Hedley [REDACTED]
Sent: Saturday, October 17, 2020 8:43 PM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: Rezoning Chalet Rd

We support the rezoning of 11307 Chalet Rd.

John and Heidi Hedley

Rebecca Roder

From: Brian Green
Sent: Monday, October 19, 2020 11:59 AM
To: Rebecca Roder; Adrian Brett
Subject: FW: 1) District of North Saanich Zoning Bylaw No. 1255 (2011), Amendment Bylaw No. 1504 (2020).

One more!

From: paul thiessen [REDACTED]
Sent: Monday, October 19, 2020 11:44 AM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Subject: 1) District of North Saanich Zoning Bylaw No. 1255 (2011), Amendment Bylaw No. 1504 (2020).

Hello;

We live 2 doors down from the above mentioned property at 11325 Chalet Road.

We support the application for the following reasons;

#1; The first building closest to the road is already there. The additional building is located towards the rear of the property and will in no way be a hindrance to other neighbors.

#2; North Saanich has next to no housing supply and must address this crisis with innovative remedies which include being flexible with bylaws which are many years old.

#3; The existing size of the lot can easily accommodate two homes.

Thanks,

PaulThiessen and Christina James

11325 Chalet road

--

Paul Thiessen

Cell: [REDACTED]

Email: [REDACTED]

Rebecca Roder

From: Brian Green
Sent: Monday, October 19, 2020 12:00 PM
To: Rebecca Roder; Adrian Brett
Subject: FW: I support the rezoning of 11307 Chalet Road

And another

Cheers

Brian

From: Duncan Kenzie [REDACTED]
Sent: Monday, October 19, 2020 11:26 AM
To: mayorandcouncil <mayorandcouncil@northsaanich.ca>
Cc: Gillian Kenzie [REDACTED] Daphne Hughes [REDACTED]
Subject: I support the rezoning of 11307 Chalet Road

To Whom It May Concern:

I am sending this email in support of Daphne Hughes and her family. My wife Gillian and support the rezoning of 11307 Chalet Road. We have known Daphne and her family for over 17 years and consider their farm to be a valuable contribution to the community. We have attended weddings and funerals at their barn, as well as purchased organic produce from them. We need more successful enterprises of this nature in our community.

Feel free to contact me if you have any questions.

Yours truly,

Duncan and Gillian Kenzie
610 Towner Rd, North Saanich, BC V8L 5L8

[REDACTED]

Sara De Melo

From: Nicky Tutt [REDACTED]
Sent: Friday, October 16, 2020 10:58 AM
To: admin
Subject: 11307 Chalet Road

From: Nicky Tutt [REDACTED]
Date: October 16, 2020 at 10:54:15 AM PDT
To: mayorandcouncil@northsaanich.ca
Subject: 11307 Chalet Road

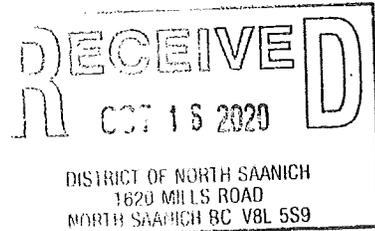
Dear Mayor and Council.
Re: 11307 Chalet Road Public Hearing.

I fully support the proposed rezoning and subdivision of this lot. Anything that Council can do to support Agriculture in the community is beneficial to the entire community.

Thank you.
Nicky Tutt
10745 Deep Cove Road.

Sent from my iPhone

CIRCULATION
Mayor <i>ES</i>
CAO
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation



Sara De Melo

From: Joy Shumka [REDACTED]
Sent: Monday, October 19, 2020 11:24 AM
To: admin
Subject: Support for 11307 Chalet Road

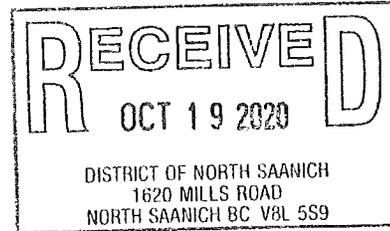
To Mayor and Council,

I support the rezoning of 11307 Chalet Road.

Sincerely,

Dr. Joy Shumka
1881 Graham Avenue
North Saanich, BC
V8L 1E4
[REDACTED]

<p><u>CIRCULATION</u></p> <p>Mayor <i>ES</i> CAO Corporate Officer</p> <p><u>ACTION</u></p> <p><input type="checkbox"/> Council Agenda <input type="checkbox"/> Info Pk <input type="checkbox"/> Reading File <input type="checkbox"/> Staff Recommendation</p> <p>_____ _____ _____ _____ _____</p>
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Sara De Melo

From: Tasem Ramadan [REDACTED]
Sent: Sunday, October 18, 2020 8:04 PM
To: admin
Subject: 11307 Rezoning application

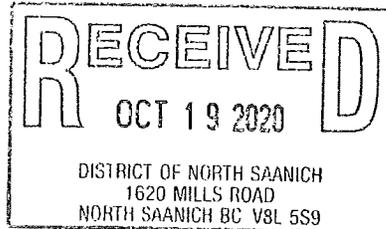
Hello,

I am emailing in support of the rezoning application for 11307 Chalet Road.

Thank you

Tasem and Elyse Ramadan

11195 Chalet Rd, North Saanich, BC V8L 5M1



CIRCULATION
Mayor 
CAO
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation

Sara De Melo

From: Livia Newman [REDACTED]
Sent: Saturday, October 17, 2020 8:01 PM
To: admin
Subject: Rezoning application for 11307 chalet rd

I support the rezoning application for 11307 chalet rd!

-Livia Newman
1205 Maple Road
North Saanich
BC

RECEIVED
OCT 19 2020
DISTRICT OF NORTH SAANICH
1620 MILLS ROAD
NORTH SAANICH BC V8L 5S9

CIRCULATION
Mayor <input checked="" type="checkbox"/>
CAO <input checked="" type="checkbox"/>
Corporate Officer <input type="checkbox"/>
ACTION
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation

Sara De Melo

From: Susan Leacock [REDACTED]
Sent: Monday, October 19, 2020 11:34 AM
To: admin
Subject: RE 11307 Chalet Road

We have lived in North Saanich as the owners of 11280 Chalet Road since 2007. We are therefore experienced and knowledgeable about the character and participants in the Deep Cove community. We write to urge you to allow the rezoning of the property at 11307 Chalet Road.

This application is for the benefit of our community. This property is owned by a member of the Hughes family. This family farm is unique in North Saanich and the owners have demonstrated an enduring farming despite the economic challenges this presents. Their farm is the only property remaining in North Saanich which still has an intergenerational family farm. As farming and agricultural are designated cornerstones of the Official Community Plan for this area, this farm needs support. As this farm is unique, a relaxation of the bylaws to allow this subdivision is not precedent setting as there are no comparable circumstances. This subdivision will have no detrimental effect on the neighbourhood. Further by indirectly supporting the farm, it may allow the farm to continue to thrive as a working farm despite the dire economic picture for such businesses. As we notice North Saanich allowing use of the bylaws to clearcut large swaths of forest, to allow houses crammed together and the continued construction of megahouses on the same road, it is incomprehensible that the rezoning of this property which will sustain the agricultural nature of this neighbourhood, could be denied.

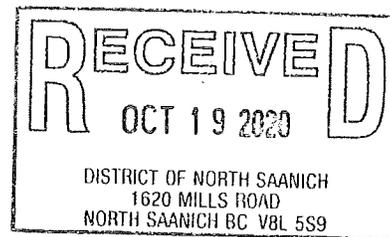
Susan Leacock and Brian Saunders

CIRCULATION

Mayor *SO*
CAO
Corporate Officer

ACTION

Council Agenda
 Info Pk
 Reading File
 Staff Recommendation



Sara De Melo

From: Lesley Langford [REDACTED]
Sent: Sunday, October 18, 2020 3:42 PM
To: admin
Subject: Rezoning application for 11307 Chalet Road

To whom it may concern,
I support the rezoning application for 11307 Chalet Road. I have known Sarah Hughes for most of her life, which has been spent in North Saanich. If anyone understands what belongs in North Saanich and has a good understanding of the OCP, it would be Sarah Hughes.
Thank you for your time and consideration in this matter.
Lesley Langford
11070 Trillium Place
North Saanich, V8L 5M4

RECEIVED
OCT 19 2020
DISTRICT OF NORTH SAANICH
1620 MILLS ROAD
NORTH SAANICH BC V8L 5S9

CIRCULATION

Mayor 
CAO
Corporate Officer

ACTION

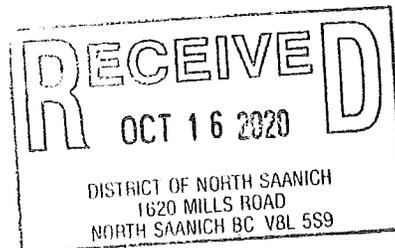
Council Agenda
 Info Pk
 Reading File
 Staff Recommendation

Sara De Melo

From: Brooke Kray [REDACTED]
Sent: Friday, October 16, 2020 11:44 AM
To: mayorandcouncil
Cc: admin
Subject: Fwd: 11307 Chalet Road

To whom it may concern,
> I would like to put forth my support for the rezoning application for 11307 chalet road. This development application is for building a small single dwelling home, with no negative or harmful consequences to others. They already have the full support of neighbouring houses. We support this project and application.
> Thank you,
> Brooke Kray, resident of North Saanich.

<u>CIRCULATION</u>
Mayor <u>SO</u>
CAO
Corporate Officer
<u>ACTION</u>
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation



Sara De Melo

From: Deep Cove Chalet [REDACTED]
Sent: Sunday, October 18, 2020 3:40 PM
To: admin
Subject: rezoning 11307 Chalet rd

We support the rezoning of 11307 Chalet Rd. To allow for one half acre and one third of an acre lot is not much of a stretch from having two half acres if the lot was a bit larger. Please approve this rezoning.

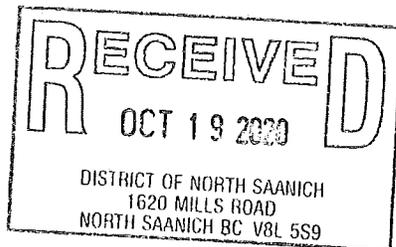
Pierre and Bev Koffel

Deep Cove Chalet

11190 Chalet Rd.



This email has been checked for viruses by Avast antivirus software.
www.avast.com



CIRCULATION
Mayor 
CAO
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation

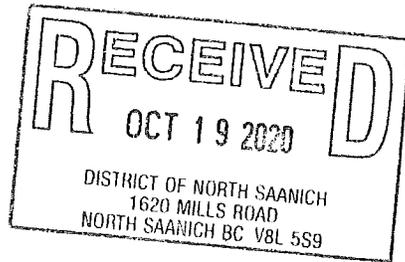
Sara De Melo

From: dev edmundson [REDACTED]
Sent: Saturday, October 17, 2020 6:17 PM
To: admin
Subject: Rezoning 11307 Chalet Road

Hello,

I Devon Edmundson support the rezoning of the property on 11307 Chalet Road.
We support sustainable expansion. Any municipality would be lucky to have these applicants.
We live at 1760 Fairfax Place. North Saanich.

Thank you
Devon Edmundson.
Sent from my Huawei Mobile



<u>CIRCULATION</u>
Mayor <input checked="" type="checkbox"/>
CAO
Corporate Officer
<u>ACTION</u>
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation

Sara De Melo

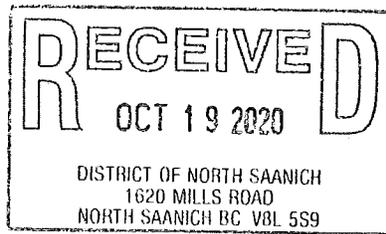
From: SUSAN CHANDLER [REDACTED]
Sent: Sunday, October 18, 2020 2:00 PM
To: admin
Subject: Rezoning of 11307 Chalet Road

Hello Mayor and Council. Please accept this email as an expression of support for the rezoning of 11307 Chalet Road.

The rezoning provides a way to support long-standing North Saanich resident, Sarah Hughes, whose ties to the community run deep, and whose contributions have been significant.

Sincerely,

Susan Chandler
721 Birch Road
North Saanich



CIRCULATION
Mayor <i>ES</i>
CAO
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
<input type="checkbox"/> Info Pk
<input type="checkbox"/> Reading File
<input type="checkbox"/> Staff Recommendation

Sara De Melo

From: Janet Barwell-Clarke [REDACTED]
Sent: Monday, October 19, 2020 10:51 AM
To: mayorandcouncil
Subject: Rezoning application

I support the rezoning application for 11307 Chalet Road.
Janet Clarke

<p><u>CIRCULATION</u></p> <p>Mayor <i>60</i> CAO Corporate Officer</p> <p><u>ACTION</u></p> <p><input type="checkbox"/> Council Agenda <input type="checkbox"/> Info Pk <input type="checkbox"/> Reading File <input type="checkbox"/> Staff Recommendation</p> <p>_____ _____ _____ _____ _____</p>
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