



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, April 13, 2026

Re: 6922 Saanich Cross Road – Bylaw Amendment

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### **RECOMMENDATION(S):**

1. *That Zoning Bylaw Amendment Bylaw No. 2216, 2024 (6922 Saanich Cross Road) be adopted.*
2. *That Development Permit application 3060-20-22/21 (6922 Saanich Cross Road), which includes variances for lot frontage and setbacks, be authorized for issuance*

### **PURPOSE:**

The proposal for 6922 Saanich Cross Road involves subdividing the existing single-family lot into three parcels. Two of the new parcels would be developed with single-family homes with suites, while the existing single-family dwelling would be retained.

The proposal requires a Zoning Bylaw amendment to allow for increased density and reduced lot size, floor area ratio (FAR), and parking standards. It also involves subdivision approval and a development permit with variances related to lot frontage, parking layout, and setbacks.

The following conditions have been satisfied, and Council may now consider adopting the Zoning Bylaw:

- A section 219 covenant has been registered on the property restricting the maximum number of units to two per new lot that is less than the minimum subdivision area (750m<sup>2</sup>) prior to consideration of adoption.
- A section 219 covenant has been registered to dedicate the current 142.9m<sup>2</sup> statutory right of way area to the District as road dedication.
- \$15,000 for amenity contributions toward the Affordable/Housing Community Amenity Reserve Fund and toward the General Amenity Reserve Fund have been remitted to the District.

### **BACKGROUND:**

Report from the November 25, 2024 Regular Council Meeting:

[6922 Saanich X Rd. - Small Lot Development](#)

Advisory Planning Commission Meeting on January 15, 2025:

[APC Meeting Minutes - Jan. 15, 2025](#)

**CONCLUSION:**

Zoning amendment bylaw no. 2216 can now be adopted following all conditions of zoning being satisfied. Following adoption of the zoning amendment bylaw Council may consider issuance of Development Permit application 3060-20-22/21.

Report written by:	Laura Li, Planning Technician
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Concurrence by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

**ATTACHMENTS:**

- Appendix A: Site Context Map
- Appendix B: Site and Landscaping Plan
- Appendix C: Letter of Rationale
- Appendix D: Site Survey
- Appendix E: Draft Development Permit Redacted
- Appendix F: Draft Bylaw Amendment No. 2216