

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2254

A Bylaw to Amend Zoning Bylaw
(1882 Hovey Road)

WHEREAS the Council by Bylaw No. 2180, 2024 adopted the Zoning Bylaw and deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. TEXT AMENDMENT

Appendix A, to the Central Saanich Zoning Bylaw No. 2180, 2024, as amended, is hereby further amended as follows:

1. By adding as Part 5 Section 27 (General Institutional: P-1) Subsection 4 (2):

Notwithstanding Subsections 1 and 3 above, the following regulations apply to the property legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (**1882 Hovey Road**):

- a. The following uses are permitted in addition to the Permitted Uses listed in this zone:
Indoor Recreational Facility
- b. The following uses are permitted as an accessory use only:
Restaurant not exceeding 46 m² of gross floor area
Small-scale retail sale of locally produced goods and produce
- c. The size of buildings and structures shall be as follows:
Building Height: 17.0 m (3 storeys)
Floor Area Ratio: 0.8

Notwithstanding the parking setback set out in Part 6 Section 4.10, for the lands legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (**1882 Hovey Road**), off-street surface parking may be located up to 0.0 m from the rear (east) and interior side (north) lot lines.

Notwithstanding the parking requirements set out in Part 6 Section 5, for the lands legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (**1882 Hovey Road**), the total parking requirement shall be 100 spaces.

2. MAP AMENDMENT

Schedule 1 (Zoning Map) of Appendix “A” of Bylaw No. 2180, 2024, cited as "Central Saanich Zoning Bylaw No. 2180, 2024" as amended, is hereby further amended by changing the zoning designation of the land legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 – Parcel Identifier 024-637-106 (1882 Hovey Road), shown shaded on the map attached to this Bylaw as Appendix “A” from Agriculture: A-1 to General Institutional: P-1.

3. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Zoning Bylaw Amendment Bylaw No. 2254, 2026**”.

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| READ A FIRST TIME this | 23 | day of | February | , 2026 |
| READ A SECOND TIME this | 23 | day of | February | , 2026 |
| PUBLIC HEARING HELD this | 9 | day of | March | , 2026 |
| READ A THIRD TIME this | 23 | day of | March | , 2026 |
| ADOPTED this | | day of | | , 2026 |

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer

