



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, April 27, 2026

Re: 559 Senanus Drive – Rezoning Text Amendment for Lot Coverage

RECOMMENDATION(S):

1. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be introduced and referred to the Advisory Planning Commission; and
2. That following the Advisory Planning Commission staff provide notification for first reading of Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive).

At a following Council meeting Council may wish to consider:

3. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 1st and 2nd Reading; and
4. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 3rd Reading.

PURPOSE:

The purpose of this report is to present an application to amend the Rural Estate (Water) (RE-3) zone for 559 Senanus Drive to allow a site specific text amendment to increase the maximum permitted lot coverage from 5% to 15%. The amendment is requested to facilitate construction of a new single-family dwelling generally within the same relative footprint as the existing dwelling, while allowing the retention of four small existing sheds and greenhouses on the property.

BACKGROUND:

The subject property is zoned Rural Estate (Water) (RE-3). The intent of the RE-3 zone is to accommodate low-density residential development in rural shoreline areas with large lots and limited building coverage in order to maintain rural character and minimize visual and environmental impacts.

At approximately 0.54 acres (2,185 sq m), the property is one of the smallest and narrowest parcels within the RE-3 zone in the District. Under the current 5% lot coverage regulation, the maximum permitted building footprint is approximately 1,175 sq ft (109 sq m). The applicant has indicated that this size does not meet their functional needs for a replacement dwelling.

The proposed amendment would increase the permitted lot coverage to 15%, allowing a maximum footprint of approximately 3,525 sq ft (328 sq m).

DISCUSSION:

Official Community Plan

The Official Community Plan designates the property as “Rural”, and it is located outside of the Urban Containment Boundary. The OCP envisions that Rural lands are intended to be retained over the long-term for rural residential uses and, where suitable, agricultural uses. The proposal is consistent with Rural land objectives and does not require subdivision or servicing.

Zoning Bylaw

The RE-3 zone limits lot coverage for the principal dwelling and accessory buildings to a maximum of 5%. Given the size and configuration of the lot, this significantly constrains development potential relative to other rural properties.

As part of the comprehensive Zoning Bylaw Update, the District is exploring more proportional lot coverage regulations similar to those found in the RE-4 zone. The RE-4 zone would permit up to 7.5% lot coverage on this property. While the proposed 15% lot coverage exceeds that standard, the resulting 328 sq m (3,525 sq ft) home is generally consistent with typical rural residential home sizes in the area.

The applicant has indicated a preference to retain the RE-3 zoning, as the property can comply with existing RE-3 setbacks. Rezoning to RE-4 would introduce larger setback requirements that may necessitate additional variances due to the narrow lot configuration.

Variances

No variances are requested as part of this application.

Development Permit Areas

The proposed development area is located outside of the Shoreline Development Permit Area, and the Form and Character Development Permit Area does not apply.

Trees

No tree will be removed as part of this application.

Community Amenity Contribution

The Community Amenity Contribution (CAC) policy is not applicable, as no increase in density is proposed.

IMPLICATIONS:

Legislative/Policy

No public hearing is required. Notice of first reading of the Zoning Amendment Bylaw will be provided to property owners within 100 metres of the subject property to advise them of the application.

OPTIONS:

Option 1 (recommended):

1. *That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be introduced and referred to the Advisory Planning Commission; and*
2. *That following the Advisory Planning Commission staff provide notification for first reading of Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive).*

At a following Council meeting Council may wish to consider:

1. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 1st and 2nd Reading; and
2. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 3rd Reading.

Option 2:

1. *That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be introduced and that staff provide notification for first reading of Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive).*

At a following Council meeting Council may wish to consider:

1. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 1st and 2nd Reading; and
2. That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be given 3rd Reading.

Option 3:

1. *That Zoning Bylaw Amendment Bylaw No. 2262 (559 Senanus Drive) be denied.*

CONCLUSION:

The application proposes a site-specific amendment to increase the maximum lot coverage at 559 Senanus Drive from 5% to 15% to facilitate construction of a replacement single-family dwelling while retaining existing accessory structures.

The proposal maintains rural residential use of the property, complies with setbacks, does not require variances, and is located outside the Shoreline Development Permit Area.

Report written by:	Julie Bull, Community Planner
Respectfully submitted by:	Kerri Clark, Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Land Use Bylaw Amendment Bylaw No. 2262

Appendix B: Site Context map 559 Senanus

Appendix C: Letter of Rationale

Appendix D: Architectural Drawings