

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2252

A Bylaw to Amend Zoning Bylaw
(1903 Mt. Newton Cross 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 the following definition to Part 1 Section 1: *“Commissary Kitchen” means a facility used for the small-scale preparation, storage, and packaging of food and beverages for off-site consumption or distribution. A commissary kitchen does not include on-site dining or full-scale food manufacturing.*
2. By adding as Part 5 Section 9 (Core Commercial: C-1) Subsection 6 (3):

Notwithstanding Subsections 1, 2 and 3 above, the following regulations apply to the property legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 (**1903 Mt. Newton Cross Road**):

- a) The following uses are permitted in addition to the Permitted Uses listed in this zone:
 - Commissary Kitchen
 - Secure public bike parking facility
- b) Subject to subsection e) below, the following use is permitted in all other areas:
 - Apartments
- c) The siting of buildings and structures shall be as follows:
 - Front and exterior side yard setbacks: 1.0 m
 - Rear yard setback: 7.5 m
 - Side yard setback: 2.5 m
 - Any yard abutting a residential zoned property: 7.5 m
- d) The size of buildings and structures shall be as follows:
 - Building Height: 23.0 m (6 storeys)

Building Height for those portions of a building within 20 metres of a residential zoned property as per the area shown on Figure 1: 16.0 m (4 storeys)
Floor Area Ratio: 2.5

e) Despite Section 4.9(1) and 4.9(2) commercial uses shall comprise not less than 10% of the total floor area only applies to combined commercial and residential use buildings adjacent to Wallace Drive and Mt. Newton Cross Road.

Notwithstanding Part 6 Off-Street Parking, Loading and Screening Regulations, on the property legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 (**1903 Mt. Newton Cross Road**), the maximum number of off-street motor vehicle parking spaces that may be provided as surface parking shall be 30 over the entire site as shown in Figure 1. No parking for residential uses other than visitor parking shall be provided as surface parking.

Figure 1: Building height allowances and surface parking area



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 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 – Parcel Identifier 001-167-146 (1903 Mt. Newton Cross Road), shown shaded on the map attached to this Bylaw as Appendix “A” from General Institutional: P-1 to Core Commercial: C-1.

3. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Zoning Bylaw Amendment Bylaw No. 2252, 2026**”.

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	27	day of	April	, 2026
ADOPTED this		day of		, 20__

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer

