

REPORT of a PUBLIC HEARING of the Municipal Council of The Corporation of the District of Oak Bay, held in the Council Chambers, Oak Bay Municipal Hall, 2167 Oak Bay Avenue, Oak Bay, B.C., on Monday, January 26, 2009 at 7:30 p.m.

PRESENT: Councillor A. R. Cassidy, Acting Mayor
Councillor H. Braithwaite
Councillor P. Copley
Councillor J. D. Herbert
Councillor N. B. Jensen
Councillor T. Ney

STAFF: Municipal Administrator, W. E. Cochrane
Municipal Clerk, L. Hilton
Confidential Secretary, K. Green
Director of Building and Planning, R. Thomassen
Municipal Treasurer, P. Walker

Acting Mayor Cassidy called the public hearing to order at 7:30 p.m.

Bylaw No. 4451, Eighty-Second Zoning Bylaw Amendment Bylaw, 2009

The Acting Mayor asked the Municipal Clerk to explain the purpose of Bylaw No. 4451.

The Municipal Clerk explained that at present, in the RS-5 and RS-4 Zones (One Family Residential Use) there is a 5% limit on the total amount of the area of a lot that may be covered by all accessory buildings (e.g., detached garages or sheds). For lots of area below approximately 750 m², Ms. Hilton noted that the 5% limit does not allow for a stand-alone double garage and that the primary intent of Bylaw No. 4451 is to create the potential for the construction of double garages on a wider range of lots. It does this, in effect, she said, by providing that for all lots in the RS-4 or RS-5 Zones, the total accessory building coverage entitlement will be at least 44 m² (or 7% of the lot area, whichever is less), even if the standard 5% limit corresponds to a lower coverage.

Ms. Hilton provided a few examples on the effect of Bylaw No. 4451 saying that for a 10,000 square foot lot, the current 5% is already equal to 500 square feet of accessory buildings, so the proposed amendment bylaw would have no effect at all on a lot of that size. Another example, she said, would look at quite a small lot, about 5,000 square feet, noting that the new bylaw would not allow a double garage, but it would increase the allowable accessory building coverage from 250 square feet to 350 square feet. And finally, Ms. Hilton said, for a standard 6,000 square foot lot, the current 300 square foot limit would become 420 square under the proposed amendment, which would allow for a fairly modest double garage, and no other outbuildings.

COMMUNICATIONS:

2008-289 MUNICIPAL ADMINISTRATOR, November 12, 2008
2009-21 DIRECTOR OF BUILDING AND PLANNING, December 30, 2008
2009-21-1 BRENT FIELDS, December 9, 2008
Re Accessory Building Lot Coverage Regulations

MOVED by Councillor Braithwaite
Seconded by Councillor Herbert, That correspondence items no. 2008-289, 2009-21 and 2009-21-1 be received.

CARRIED

Acting Mayor Cassidy asked the Municipal Clerk if any correspondence pertaining to the Public Hearing had been received and not previously distributed to Council members. It was noted that no further communications were received with respect to this Bylaw.

PUBLIC:

Acting Mayor Cassidy asked three times if any members of the public would like to come forward to speak on the Bylaw. No one came forward.

ADJOURNMENT:

MOVED by Councillor Jensen

Seconded by Councillor Braithwaite, That the public hearing do now adjourn.

CARRIED

The public hearing adjourned at 7:36 p.m.

Certified Fair and Accurate:

Municipal Clerk

A/Mayor