

# DISTRICT OF NORTH SAANICH



## BYLAW NO. 1255

### CONSOLIDATED FOR CONVENIENCE ONLY

#### A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY WITHIN THE MUNICIPALITY OF THE DISTRICT OF NORTH SAANICH

The amending bylaws which have been consolidated into "District of North Saanich Zoning Bylaw", a bylaw to regulate the zoning and development of real property within the Municipality of the District of North Saanich:

1292, 1295, 1301, 1306, 1316, 1307, 1308, 1320, 1323  
1325, 1344, 1347, 1353, 1357, 1359, 1372

as of September 15, 2014

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This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.

**502.2.1 Permitted Uses**

## (a) Principal

- (i) Single Family Residential

## (b) Secondary

- (i) Secondary Suite [See Section 206]
- (ii) Guest/Caretaker's Cottage [See Section 204]
- (iii) Home Occupation [See Section 203]
- (iv) Breeding and Boarding of Cats or Dogs
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]

**502.2.2 Density**

## (a) Maximum Lot Coverage

- (i) 25% for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m<sup>2</sup> (21,528 ft<sup>2</sup>) in lot area;
- (ii) 20% otherwise

## (b) Maximum Floor Area Ratio

- (i) 0.25,
- (ii) 0.30 for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m<sup>2</sup> (21,528 ft<sup>2</sup>) in lot area.

**502.2.3 Principal Buildings**

## (a) Maximum Number

1

## (b) Maximum Size

465 m<sup>2</sup> (5003 ft<sup>2</sup>)

## (c) Maximum Height

- (i) 9.15 m (30 ft.)
- (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)

## (d) Minimum Setbacks:

- (i) Front 7.6 metres (25 ft.)
- (ii) Rear 7.6 metres (25 ft.)
- (iii) Interior Side (A) 3 metres. (9.8 ft.).  
(B) 1.5 metres (4.9 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
- (iv) Exterior Side (A) 7.6 metres.  
(B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
- (v) Combined Side (A) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.).

BL 1306

BL 1292

(B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).

**502.2.4 Accessory Buildings and Structures**

<b>BL 1295</b>	(a) Maximum Number	(i) 1 if (b)(iii) applies (ii) 2, unless (ii) or (iii) applies; (iii) 3 if one is a carport or garage; (iv) up to an additional 3 accessory buildings under 10 m <sup>2</sup> in size
<b>BL 1295</b>	(b) Maximum Size	(i) 56 m <sup>2</sup> (602.5 ft <sup>2</sup> ), unless (ii) or (iii) applies (ii) 65 m <sup>2</sup> (699.4 ft <sup>2</sup> ) if at least one of the accessory buildings is a carport or a garage; or (iii) 102 m <sup>2</sup> (1097 ft <sup>2</sup> ) if all other accessory buildings or structures on the lots are under 10 m <sup>2</sup> in size
<b>BL 1295</b>	(c) Maximum Height	5.6 metres (18.4 ft.)
	(d) Minimum Setbacks	
	(i) Front	7.6 metres (25 ft.)
	(ii) Rear	7.6 metres (25 ft.)
	(iii) Interior Side	(A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m <sup>2</sup> (150.6 ft <sup>2</sup> )
	(iv) Exterior Side	7.6 metres (25 ft.)
	(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.).
<b>BL 1295</b>	(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

**502.2.5 Off-street Parking**

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

**502.2.6 Subdivision**

(a) Minimum Lot Size	2000 m <sup>2</sup> (21,528 ft <sup>2</sup> )
(b) Minimum Lot Width	26 m (85.3 ft.)

**BL 1357 502.2.7 Other Regulations**

Despite the regulations under the headings 502.2.2a, 502.2.3d(i), 502.2.3d(ii), the following regulations apply to Lot 4, Section 17, Range 3 West, North Saanich District, Plan 30966 (495 Norris Road):

(a) Maximum Lot Coverage	25%
(b) Minimum Setbacks	
(i) Front	7.0m (25ft.)
(ii) Rear	7.0m (25ft.)