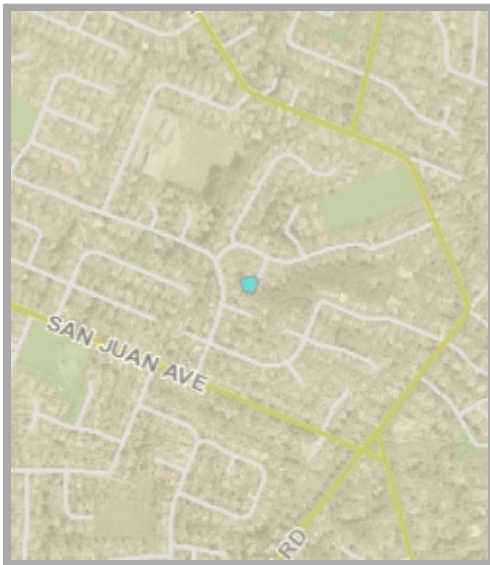




District of Saanich Property Information Report

Report generated 3/25/2019 12:34:28 PM



Property location within District of Saanich



Property Map

4242 MAIMIE PL

Property Information

Folio: 58-0970-050

PID: 001-217-003

Status: ACTIVE

Property Number: 133864

LTO Number: EB91414

Legal: LOT E SECTION 85 VICTORIA DISTRICT PLAN 30768

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	0.26 ACRES
BCAA Manual Class:	2 STY SFD - AFTER 1930 - SEMICUSTOM
BCAA Neighbourhood Code:	UNIVERSITY/KENMORE-MAJESTIC
Zoning:	RS-10 SINGLE FAMILY DWELLING
Local Area:	GORDON HEAD
Development Permit Area:	SAANICH GENERAL
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	----

Property Tax Levies and Assessments Summary

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
2018	May 15, 2018	5,365.41	1-Residential	713,000	389,000	1,102,000	1,102,000
2017	May 11, 2017	5,134.88	1-Residential	630,000	310,000	940,000	940,000

Property Activity

Building Permits: (any)	NO
Engineering Permits: (any)	NO
Active Tree Permits:	NO
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	NO

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does/ does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

Additional Comments

Category	Date	Details
PLANNING	Aug 23, 2001	WOOD STOVE PERMIT <1996 2 CHIMNEYS APPROVED MAY 29/79.

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

230.1 Uses Permitted

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

B. 9301 2014

(iii) Notwithstanding the above, lots less than 446 m² (4800 ft²) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 9081 2010

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 435 m² (4682 ft²), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

230.2 Boarding

Boarding:

There shall be not more than two boarders in a dwelling unit.

230.3 Lot Coverage

Lot Coverage:

The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

B. 9081 2010

230.5 Accessory Buildings and Structures

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line.
 - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

230.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
 - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

B. 9189 2012

B. 9081 2010

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

230.6 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

B. 9301 2014

- (a) Standard Lot
 - width 20 m (65.6 ft)
 - area 780 m² (8396 ft²)
- (b) Panhandle Lot
 - width 24 m (78.7 ft)
 - area excluding access strip 1020 m² (10980 ft²)

230.7 General

General:

The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.