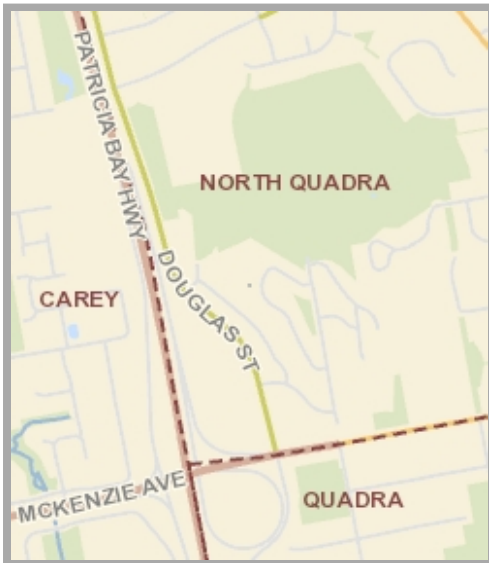


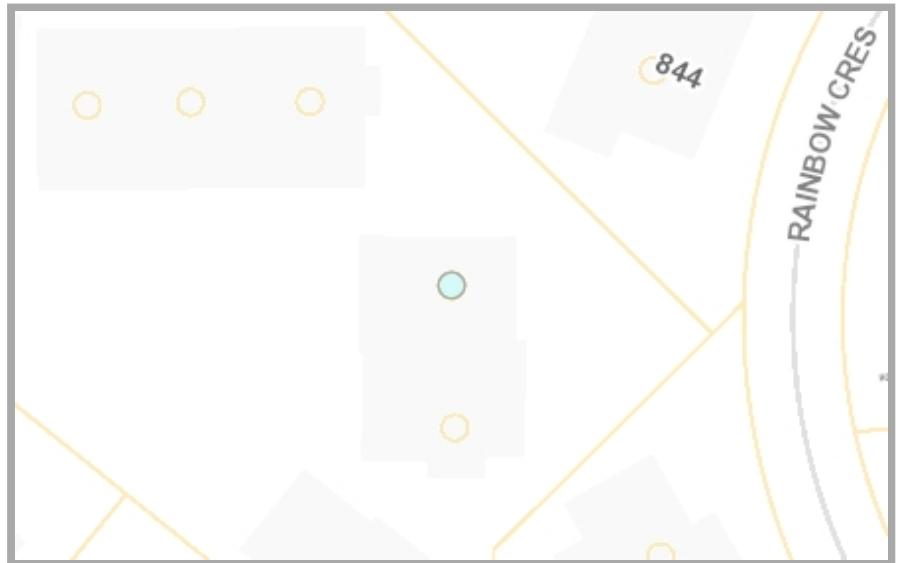


# District of Saanich Property Information Report

Report generated 2/17/2020 8:55:18 AM



Property location within District of Saanich



Property Map

9 4073 BLACKBERRY LANE

## Property Information

**Folio:** 53-4391-019

**PID:** 025-002-155

**Status:** ACTIVE

**Property Number:** 140432

**LTO Number:** EV17600

**Legal:** LOT 9 SECTION 49 VICTORIA PLAN VIS4455

## Land Attributes

<b>Exemption/ Taxation Code:</b>	FULLY TAXABLE LAND, STRUCTURES, ETC
<b>School District:</b>	SCHOOL DISTRICT 61
<b>BCAA Lot Size:</b>	WIDTH/DEPTH
<b>BCAA Manual Class:</b>	STRATA TOWNHOUSE
<b>BCAA Neighbourhood Code:</b>	DOUGLAS-GLANFORD
<b>Zoning:</b>	RM-CH2 RESIDENTIAL MIXED CHRISTMAS HILL ZONE
<b>Local Area:</b>	NORTH QUADRA
<b>Development Permit Area:</b>	CHRISTMAS HILL
<b>Development Cost Charge Area:</b>	----
<b>Municipal Parks DCC Area:</b>	----
<b>Year Built:</b>	2001

## Property Tax Levies and Assessments Summary

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Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
2019	May 14, 2019	3,270.99	1-Residential	523,000	160,000	683,000	683,000
2018	May 15, 2018	2,994.29	1-Residential	451,000	164,000	615,000	615,000

## Property Activity

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<b>Building Permits: (any)</b>	YES
<b>Engineering Permits: (any)</b>	NO
<b>Active Tree Permits:</b>	NO
<b>Active Development Applications:</b>	NO
<b>Active Business License:</b>	NO
<b>Active Bylaw Calls:</b>	NO
<b>Covenants on File With Saanich:</b>	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 or 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

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There is no additional information.

## Additional Comments

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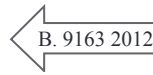
Category	Date	Details
PLANNING	Apr 30, 2013	DEVELOPMENT PERMIT NUMBER P/18/96 APPLIES TO THE SITE.
PLANNING	Mar 29, 2007	CONTROLLED ACCESS CLASSIFICATION CONTACT MINISTRY OF TRANSPORTATION REGARDING ACCESS TO OR FROM MINISTRY CONTROLLED ROADS

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.

**1310.1 Uses Permitted**

Uses Permitted:

- (a) Single Family Dwelling
- (b) Attached Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Accessory Buildings and Structures



- (iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
- (iv) 3.0 m (9.8 ft) from any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.

**1310.2 Lot Coverage**

Lot Coverage:

- (a) The maximum Lot Coverage (R) of all single family dwellings shall be 45% of the lot area designated for single family dwellings.
- (b) The maximum coverage of all attached units shall be 60% of the lot area designated for attached units.



- (v) 5.0 m (16.4 ft) from an interior side lot line abutting a single family dwelling use.

**1310.3 Density**

Density:

- (a) Shall not exceed a Floor Space Ratio of 0.45 for single family dwellings and 0.75 for attached housing. For purposes of this section, Floor Space Ratio shall be calculated as being the Gross Floor Area divided by the lot area. For a single family dwelling use that portion of the floor area of a carport or garage exceeding 50 m<sup>2</sup> (538 ft<sup>2</sup>) shall be included in the Gross Floor Area (R).
- (b) The total combined number of dwelling units for all lands zoned RM-CH2 shall not exceed 54 (fifty-four) of which not more than 34 (thirty-four) shall be single family dwelling units.



- (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.
- (iii) The provisions of 1310.4(b)(ii) above shall apply to Attached Housing and Single Family Dwellings.

**1310.4 Buildings and Structures**

Buildings and Structures:

- (a) Shall be sited not less than:
  - (i) 0.0 m (0.0 ft) from an interior side lot line between attached units.
  - (ii) 1.5 m (4.9 ft) from an interior side lot line for a single family dwelling, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).

**1310.5 Accessory Buildings and Structures**

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
  - (i) 16.0 m (19.7 ft) from any lot line which abuts a street.
  - (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

**1310.6 Projection Into Required Yards**

Projection Into Required Yards:

Notwithstanding any other provisions of this bylaw the following shall apply.

- (a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.
- b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.
- c) Where steps, eaves, sunlight projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

**1310.7 General**

General:

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