

District of Saanich Zoning Map

- Legend**
- Active Planning Application
 - AGRICULTURAL LAND RES
 - DEVELOPMENT PERMIT
 - DEVELOPMENT PERMIT A
 - DEVELOPMENT VARIANCE
 - REZONING
 - SUBDIVISION

- Zoning
- Building
- Municipal Boundary
- Streets
- Other
- Highway
- Major
- Collector
- Water Course
- Man-made
- Natural
- Water Body
- Parks
- Parcel

Date Produced:
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This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.



Legend

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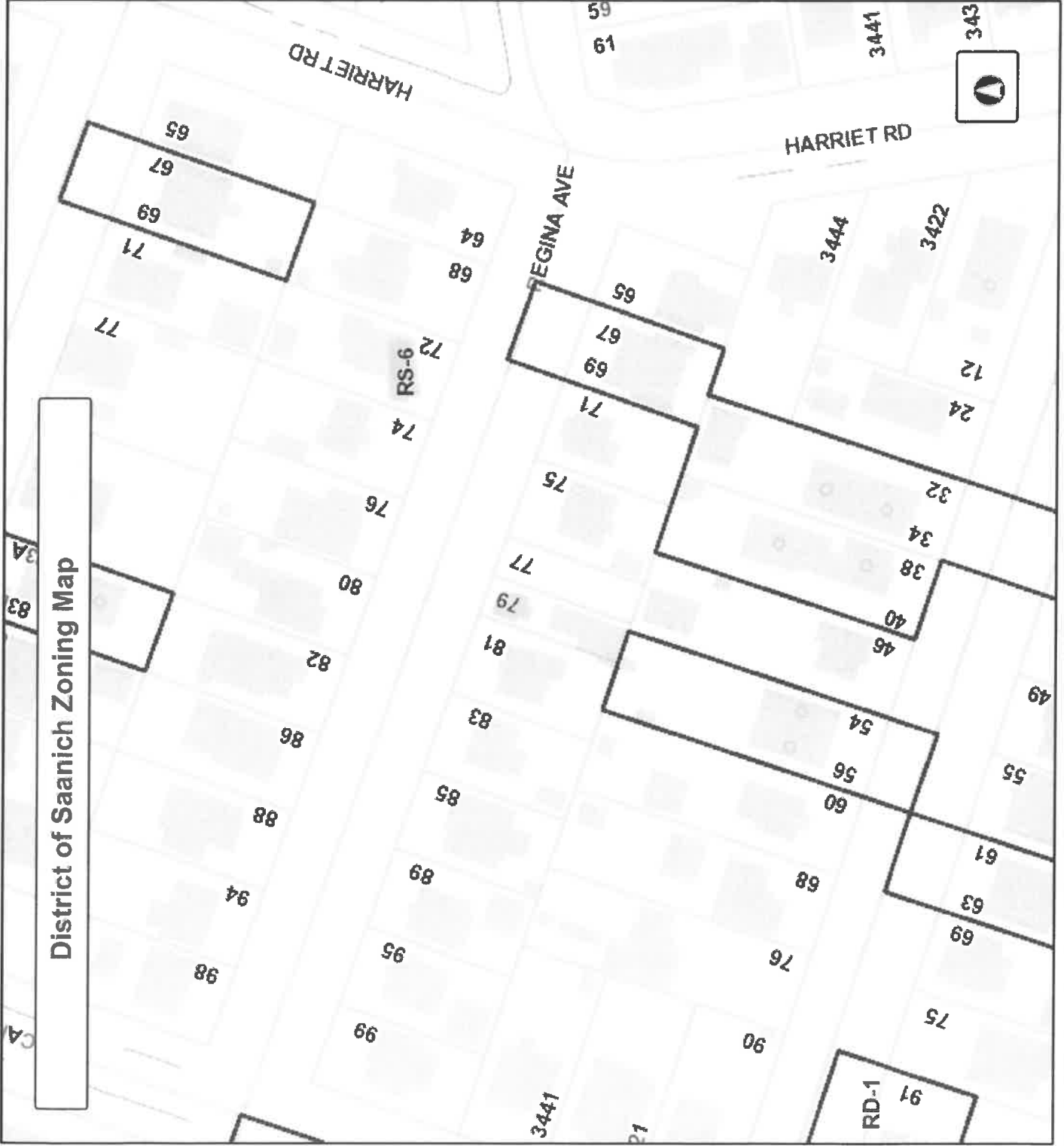
- Zoning
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District of Saanich Zoning Map



210.1 Uses Permitted

Uses Permitted:

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



- (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.

210.2 Boarding

Boarding:

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

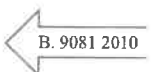


- (iii) Notwithstanding the above, lots less than 446 m² (4800 ft²) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

210.3 Lot Coverage

Lot Coverage:

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



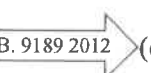
- (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m² (3337 ft²), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

210.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

(a) Shall be sited not less than:

- (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
- (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;

210.5 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%.

(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.



210.6 Minimum Lot Size

Minimum Lot Size:

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

(a) Standard Lot

- width 16 m (52.5 ft)
- area 560 m² (6028 ft²)

(b) Panhandle Lot

- width 20 m (65.6 ft)
- area excluding access strip
835 m² (8988 ft²)

210.7 General

General:

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