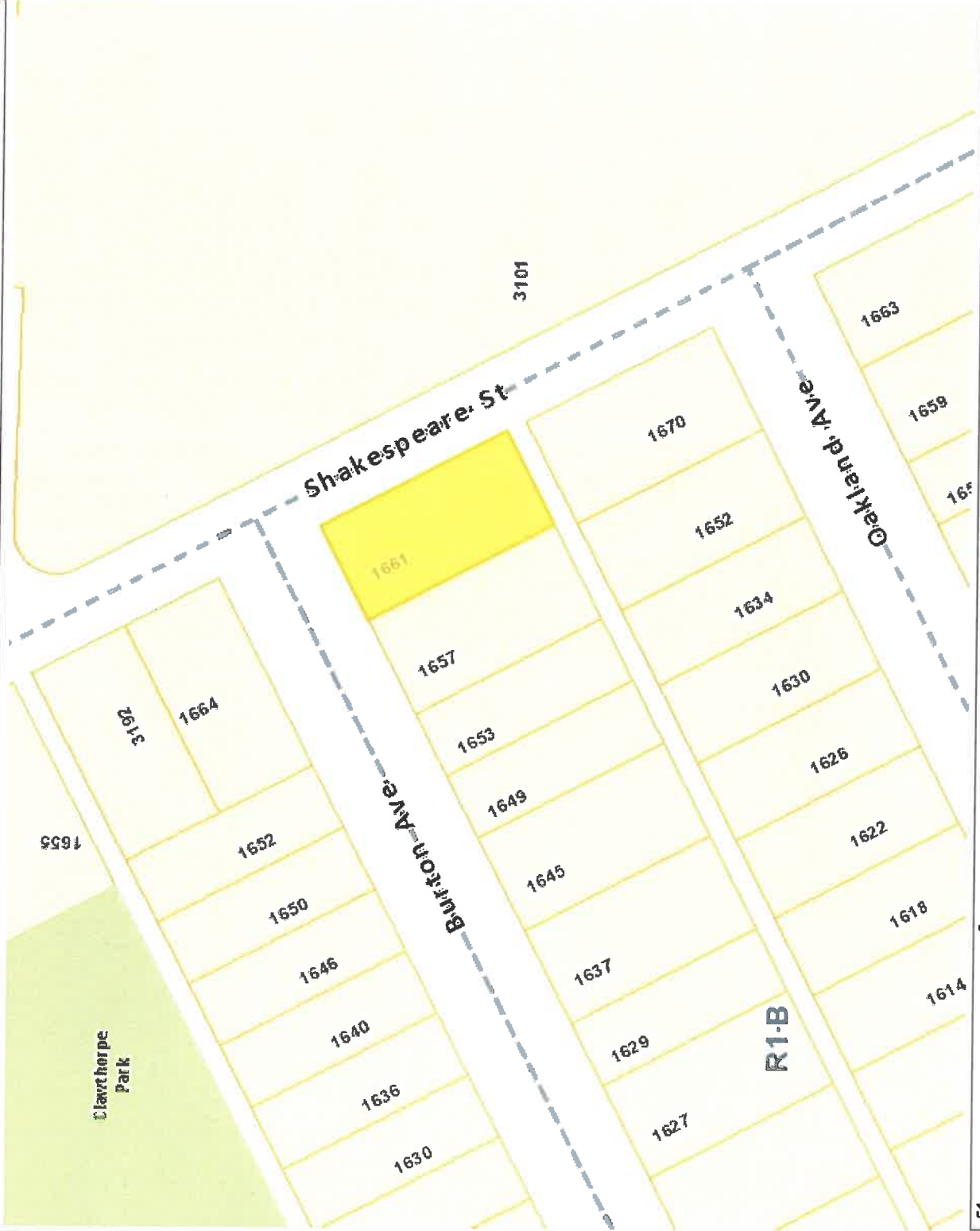


1661 Burton Ave-City of Victoria Zoning

02/04/2019



51

51 Meters

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NAD_1983_CSRS_UTM_Zone_10N
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Legend

- Victoria Parcels
- Zoning Boundary
- Special Polygons
- Zoning Polygons

1: 1,011

Notes

PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

1.2.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite; or
Garden suite subject to the regulations in Schedule "M"; or
Roomers and/or Boarders up to a maximum of 4
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule "G"
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Private garage
- f. Public building
- g. Garage sales limited to no more than 2 in any year
- h. Commercial exhibits existing prior to January 1, 2011
- i. notwithstanding paragraphs a. through h., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule "D"), d., e., and g., which uses are subject to the regulations in Schedule "H"
- j. notwithstanding paragraphs a. through i., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

1.2.2 Site Area, Lot Width

- | | |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot</u> width (minimum average) | 15m |
| c. <u>Panhandle lot</u> | Subject to the regulations in Schedule "H" |

1.2.3 Floor Area of the Principal Building

- | | |
|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum) | 70m ² |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m ² |
| c. Floor <u>area</u> , of all floor levels combined for <u>lots</u> less than 669m ² in <u>area</u> (maximum) | 300m ² |
| d. Floor <u>area</u> , of all floor levels combined for <u>lots</u> greater than 669m ² in <u>area</u> (maximum) | 420m ² |
| e. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum) | 37m ² |
| f. <u>Public buildings</u> | Not applicable |

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

1.2.4 Height, Storeys, Roof Decks

- | | |
|--|---|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> |
| b. <u>Public building</u> (maximum) | 11m in <u>height</u> and 2 ¹ / ₂ <u>storeys</u> |
| c. <u>Roof deck</u> | Not Permitted |

1.2.5 Setbacks, Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : <ul style="list-style-type: none">• steps less than 1.7m in <u>height</u>• <u>porch</u> | 7.5m
2.5m
1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater
3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.2.6 Site Coverage, Parking

- | | |
|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. Parking | Subject to the regulations in Schedule "C" |

1.2.7 Outdoor Features

- The setbacks set out in section 1.2.5 apply to outdoor features as though they are buildings
- Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

(Amended Bylaw 17-001 adopted April 13, 2017)
(Amended Bylaw 16-004 adopted January 28, 2016)
(Amended Bylaw 15-001 adopted March 26, 2015)
(Amended Bylaw 14-041 adopted July 10, 2014)
(Amended Bylaw 17-001 adopted April 13, 2017)
(Amended Bylaw 17-050 adopted June 8, 2017)

Schedule M – Garden Suites

1 Restrictions

- a. A garden suite is only permitted when the primary building is used for a single family dwelling.
- b. A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- c. No more than one garden suite is permitted on a lot.

2 Setback, Separation Space and Location

- a. Rear yard setback (minimum) 0.6m
- b. Side yard setback from interior lot lines (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m, or the minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lots shares a common lot line other than a rear lot line
- d. Separation space between a garden suite and a single family dwelling (minimum) 2.4m
- e. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage

- a. Rear yard site coverage (maximum) 25%
- b. Site coverage (maximum) Subject to site coverage regulations in the applicable zone

4 Height, Storeys, Floor Area and Roof Decks

- a. Height (maximum) 3.5m
- b. Number of storeys (maximum) 1
- c. Floor area (maximum) 37m²
- d. Roof deck Not permitted

5 Plus Site - Regulations, Height, Storeys and Floor Area

- a. Properties that meet one or more of the following criteria are considered a “plus site”:
- a corner lot
 - a lot with two street frontages
 - a lot with rear yard laneway access
 - a lot greater than 557m² in total area.
- b. Notwithstanding Section 4, the following restrictions apply to a garden suite on a “plus site”:
- | | |
|--|------------------|
| i. <u>Height</u> (maximum) | 5.5m |
| ii. Number of <u>storeys</u> (maximum) | 1.5 |
| iii. Floor <u>area</u> (maximum) | 56m ² |
| iv. <u>Roof deck</u> | Not permitted |

6 Vehicle Parking

- a. Vehicle parking for a garden suite

Subject to the regulations in Schedule “C”

Bylaw 17-001 adopted April 13, 2017