NO. 24-084

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw as follows:

- create the R1-A20 Zone, St. Charles Heritage District;
- rezone the southern portion of the land known as 522 St. Charles Street from the R1-A
 Zone, Rockland Single Family Dwelling District to the R1-B Zone, Single Family Dwelling
 District;
- rezone the northern portion of the land known as 522 St. Charles Street from the R1-A
 Zone, Rockland Single Family Dwelling District to the R1-A20 Zone, St. Charles Heritage
 District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1350)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - a) in the Table of Contents of Schedule "B" under the caption <u>PART 1 DETACHED</u> <u>DWELLING ZONES</u> by adding the following words:
 - "1.164 R1-A20 St. Charles Heritage District";
 - b) in Schedule "B" after Part 1.63, by adding the provisions contained in Schedule 1 of this Bylaw; and
 - c) the land known as 522 St. Charles Street, legally described as 002-057-409; Lot A (DD C22064) of Section 68, Victoria District, Plan 968, and shown hatched on the attached map, is removed from the R1-A Zone, Rockland Single Family Dwelling District, and
 - (i) the southern portion of the lot marked "R1-B" on the attached map is placed in the R1-B Zone, Single Family Dwelling District, and
 - (ii) The northern portion of the lot marked "R1-A20" on the attached map is placed in the R1-A20 Zone, St. Charles Heritage District.

READ A FIRST TIME the	day of	2024
READ A SECOND TIME the	day of	2024
READ A THIRD TIME the	day of	2024
ADOPTED on the	day of	2024

CITY CLERK

MAYOR

Schedule 1 PART 1.164 – R1-A20 ZONE, ST. CHARLES HERITAGE DISTRICT

1.164.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. <u>Single family dwelling</u>, subject to the regulations in the R1-B Zone, Single Family Dwelling District except as otherwise specified by the regulations in this Part, with no more than one of the following accessory uses:
 - i. Secondary suite; or
 - ii. Garden suite subject to the regulations in Schedule "M"; or
 - iii. Roomers and/or Boarders up to a maximum of four;
- 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".

1.164.2 Lot Area

a. Lot area (minimum)

730.00m²

b. Lot width (minimum)

19.70m average <u>lot</u> width

1.164.3 House Conversion Landscaping

Section 7b of Schedule "G" does not apply in this zone.

1.164.4 Vehicle Parking Location

Notwithstanding Section 11 of Schedule "C", vehicle parking spaces provided in the <u>front yard</u> are permitted.

Words that are <u>underlined</u> see definitions in Schedule "A" of the Zoning Regulation Bylaw





522 St. Charles Street Rezoning No.00816 & Development Varlance Permit No.00279

