

NO. 18-045

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-MF Zone, Moss & Fairfield Limited Commercial District, and to rezone land known as 1303 Fairfield Road from the R1-B Zone, Single Family Dwelling District to the C1-MF Zone, Moss & Fairfield Limited Commercial District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT
BYLAW (NO. 1150)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of
Schedule “B” under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding
the following words:
- “Part 4.90 C1-MF Zone, Moss & Fairfield Limited Commercial District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.89
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1303 Fairfield Road, legally described as PID 007-150-377, Lot “A”
(DD286440-I), Fairfield Farm Estate, Victoria City, Plan 1456 and shown hatched on the
attached map, is removed from the R1-B Zone, Single Family Dwelling District, and
placed in the C1-MF Zone, Moss & Fairfield Limited Commercial District.

READ A FIRST TIME the _____ day of _____ 2019.

READ A SECOND TIME the _____ day of _____ 2019.

Public hearing held on the _____ day of _____ 2019.

READ A THIRD TIME the _____ day of _____ 2019.

ADOPTED on the _____ day of _____ 2019.

CITY CLERK

MAYOR

PART 4.90 – C1-MF ZONE, MOSS & FAIRFIELD LIMITED COMMERCIAL DISTRICT

4.90.1 Permitted Uses in this Zone

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

- a. Personal services
- b. Restaurant
- c. Retail
- d. Bakeries which sell by retail all of the products baked or prepared on the same premises
- e. Daycare
- f. Place of worship and accessory uses normally associated with a place of worship
- g. Multiple dwelling
- h. Home occupation subject to the regulations in Schedule “D”

4.90.2 Location of Uses

- a. The uses in Part 4.90.1 (a)-(f) are only permitted on the first storey of a building
- b. The uses in Part 4.90.1 (g)-(h) are only permitted above the first storey of a building

4.90.3 Lot Area

- a. Lot area (minimum) 990.0m²

4.90.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 1.7:1
- b. Combined floor area (maximum) for the uses in Part 4.90.1 (a)-(e) 150.0m²

4.90.5 Height, Storeys

- a. Principal building height (maximum) 12.00m
- b. Storeys (maximum) 4

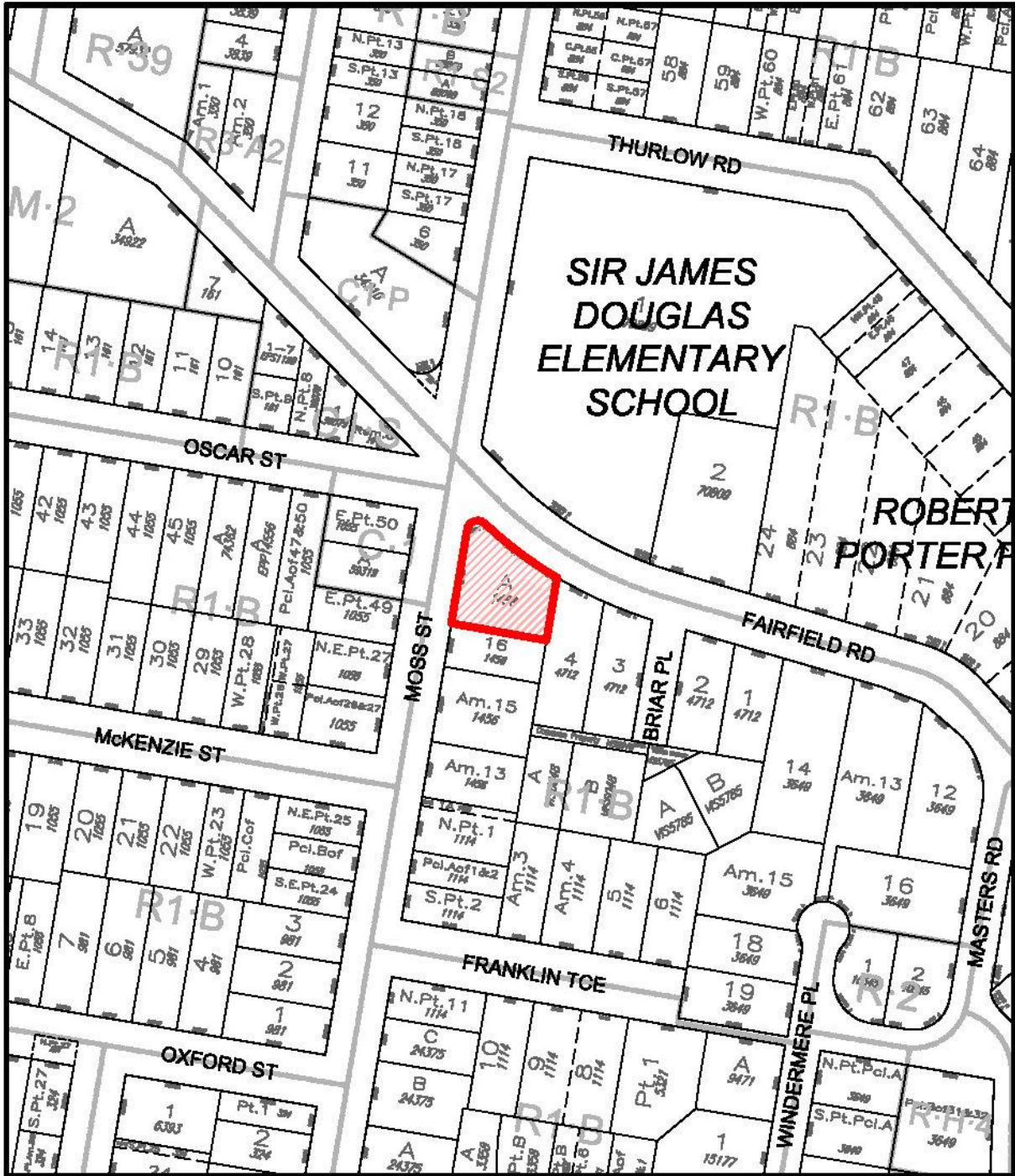
PART 4.90 – C1-MF ZONE, MOSS & FAIRFIELD LIMITED COMMERCIAL DISTRICT

4.90.6 Setbacks, Projections

- | | |
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| a. <u>Setback</u> from any <u>street line</u> (minimum) | 6.00m |
| b. <u>Rear yard setback</u> (minimum) | 6.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | Greater of 2.40m or one-quarter the <u>height</u> of the adjoining side wall |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 2.40m |

4.90.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



1303 Fairfield Road

