

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the AGH Zone, Abkhazi Garden Heritage District, and to rezone land known as 1964 Fairfield Road and 507 Foul Bay Road from the RK-11 Zone, Fairfield Townhouse District (1964 Fairfield Road) and the R1-G Zone, Gonzales Single Family Dwelling District (507 Foul Bay Road) to the AGH Zone, Abkhazi Garden Heritage District.

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

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1344)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 9 – OTHER ZONES by adding the following words:

“9.6 AGH Zone, Abkhazi Garden Heritage District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 9.5 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1964 Fairfield Road, legally described as PID 005-896-444, Lot 1, Section 68, Victoria District, Plan 6009 and shown hatched on the attached map, is removed from the RK-11 Zone, Fairfield Townhouse District, and placed in the AGH Zone, Abkhazi Garden Heritage District.
- 5 The land known as 507 Foul Bay Road, legally described as PID 001-039-857, Lot 3, Section 68, Victoria District, Plan 37953 and shown hatched on the attached map, is removed from the R1-G Zone, Gonzales Single Family Dwelling District, and placed in the AGH Zone, Abkhazi Garden Heritage District.

READ A FIRST TIME the **1<sup>st</sup>** day of **August** 2024

READ A SECOND TIME the **1<sup>st</sup>** day of **August** 2024

Public hearing held on the                            day of                            2024

READ A THIRD TIME the                            day of                            2024

ADOPTED on the                                      day of                                      2024

CITY CLERK

MAYOR

**PART 9.6 – AGH Zone, Abkhazi Garden Heritage District****9.6.1 Permitted Uses in this Zone**

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

- a. Recreational garden, which may include the following accessory uses:
  - i. Restaurant
  - ii. Retail sales
- b. Accessory Buildings subject to the regulations in Schedule “F”
- c. Notwithstanding paragraphs a. and b., the only use permitted on a lot with a lot area less than 5664.60m<sup>2</sup> is an accessory building

**9.6.2 Floor Area, Floor Space Ratio**

- |                                       |        |
|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 0.04:1 |
|---------------------------------------|--------|

**9.6.3 Height**

- |                             |      |
|-----------------------------|------|
| a. <u>Storeys</u> (maximum) | 1.00 |
|-----------------------------|------|

**9.6.4 Setbacks**

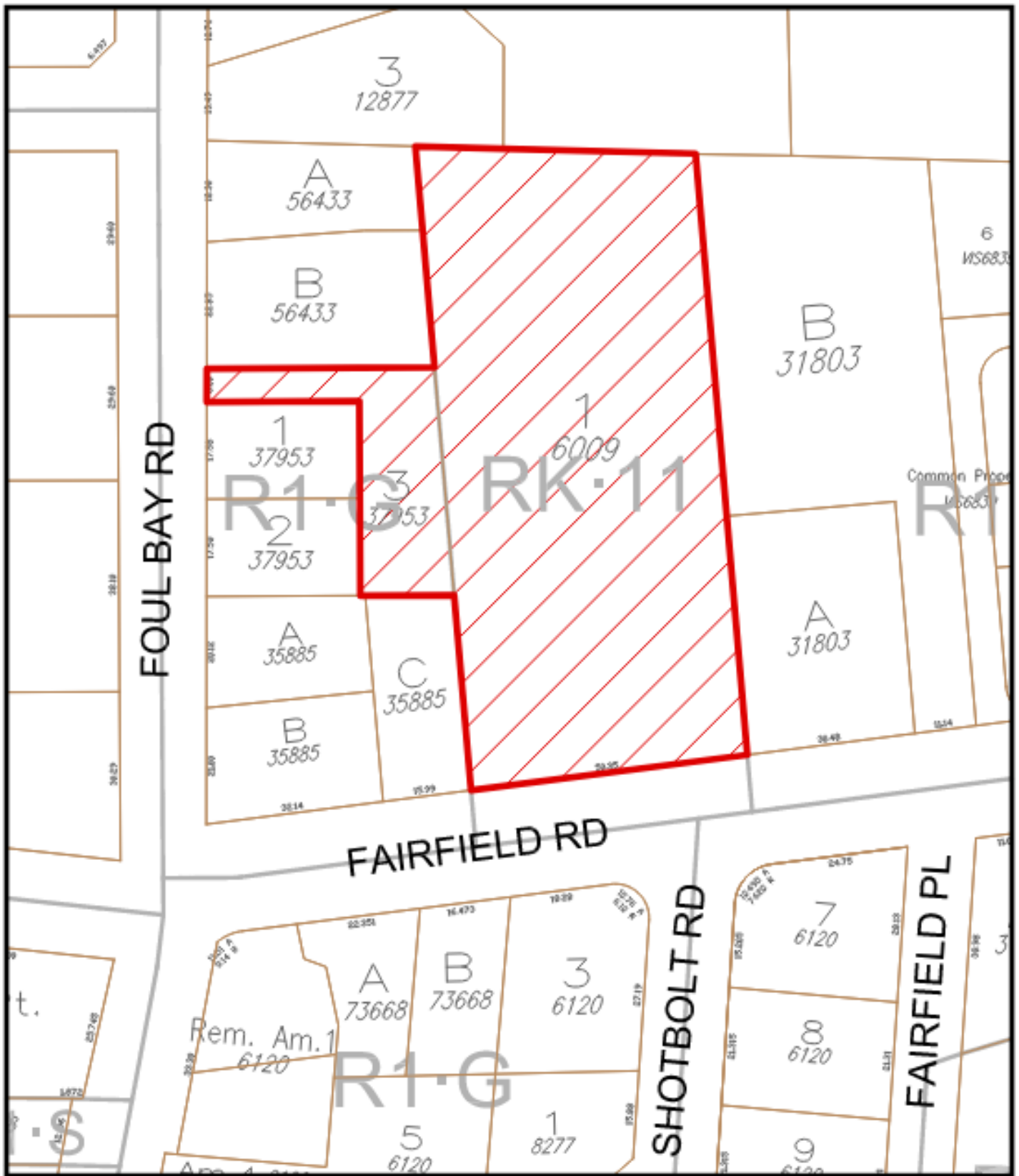
- |  |        |
|--|--------|
| a. <u>Front yard setback</u> (minimum)       | 41.00m |
| b. <u>Rear yard setback</u> (minimum)        | 49.00m |
| c. <u>Side yard setback</u> (east) (minimum) | 10.00m |
| d. <u>Side yard setback</u> (west) (minimum) | 25.00m |

**9.6.5 Site Coverage**

- |                                   |       |
|-----------------------------------|-------|
| a. <u>Site Coverage</u> (maximum) | 3.50% |
|-----------------------------------|-------|

**9.6.6 Vehicle and Bicycle Parking**

- |   |  |
|---|--|
| a. Vehicle parking  | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum)  | Subject to the regulations in Schedule “C”   |
| c. Notwithstanding Section 1.2(1) of Schedule “C”, no off-street vehicle parking spaces are required. |  |



1964 Fairfield Road & 507 Foul Bay Road  
Rezoning No.00845

