

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-42 Zone, Richmond Panhandle District, and to rezone land known as 1745 Rockland Avenue from the R1-A Zone, Rockland Single Family Dwelling District and the R1-B Zone, Single Family Dwelling District to the R1-42 Zone, Richmond Panhandle 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. 1110)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

“1.134 R1-42, Richmond Panhandle District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.133 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1745 Rockland Avenue as shown hatched on the attached map, is removed from the R1-A Zone, Rockland Single Family Dwelling and the R1-B Zone, Single Family Dwelling District, and placed in the R1-42 Zone, Richmond Panhandle District.

READ A FIRST TIME the	day of	2017
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READ A SECOND TIME the	day of	2017
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Public hearing held on the	day of	2017
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READ A THIRD TIME the	day of	2017
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ADOPTED on the	day of	2017
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CITY CLERK

MAYOR

**PART 1.134 – R1-42 ZONE, RICHMOND PANHANDLE DISTRICT****1.134.1 Permitted Uses in this Zone**

The following uses are the only uses permitted 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. Public Building
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

**1.134.2 Lot Area**

- a. Lot area (minimum) 2720.00m<sup>2</sup>
- b. Lot width (minimum) 24.00m average lot width

**1.134.3 Number of Buildings, Floor Area**

- a. Number of buildings on one lot (maximum) other than accessory buildings 3
- b. Combined floor area (maximum) 835.00m<sup>2</sup>
- c. Combined floor area per single family dwelling (maximum) 280.00m<sup>2</sup>

**1.134.4 Height, Storeys**

- a. Principal building height (maximum) 5.00m
- b. Storeys (maximum) 1

**1.134.5 Setbacks, Projections**

- a. Building setback for walls with windows to habitable rooms (minimum) 7.50m
- b. Building setback (minimum) 4.00m
- c. Eave projections into setbacks (maximum) 0.75m

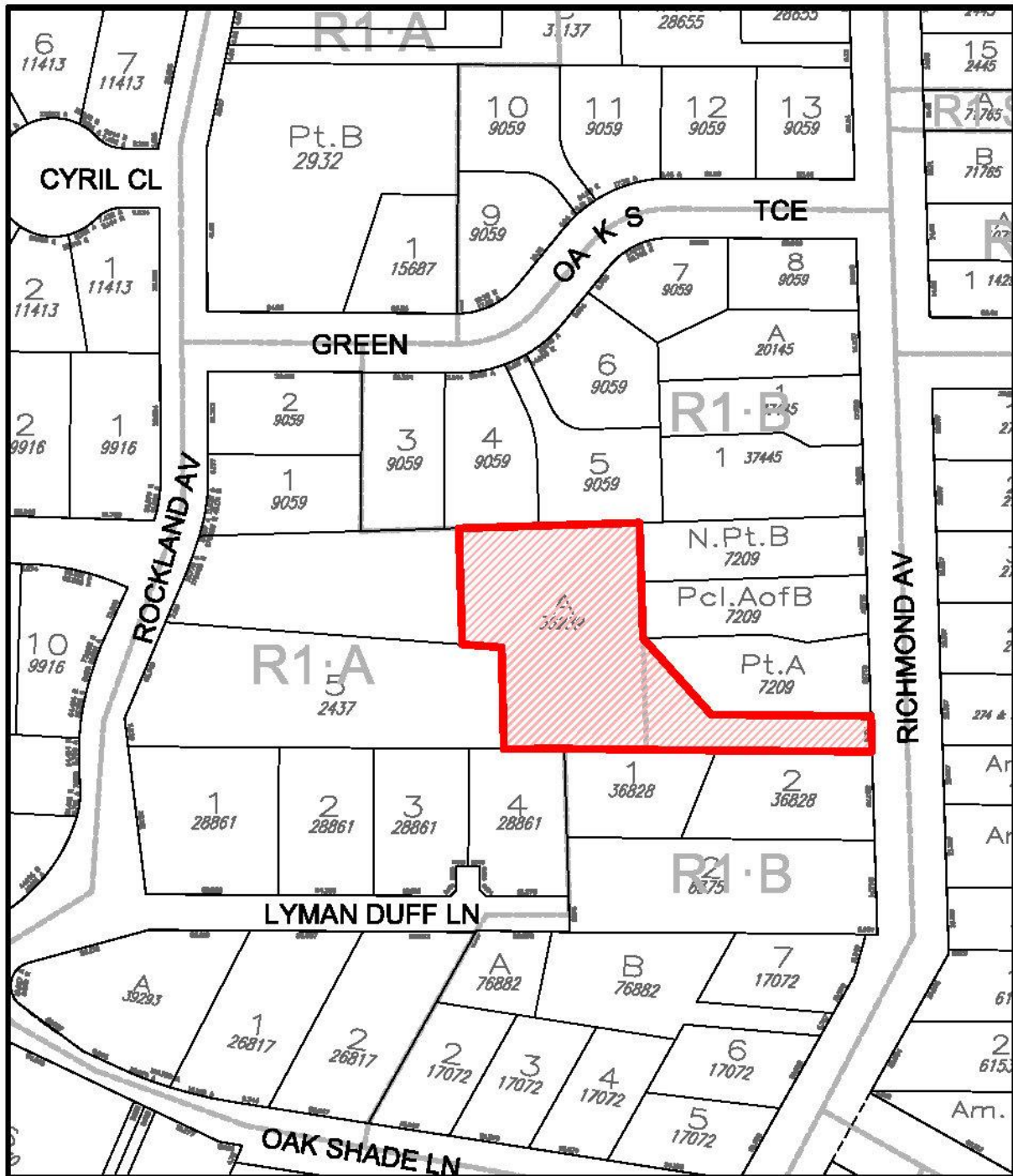
**PART 1.134 – R1-42 ZONE, RICHMOND PANHANDLE DISTRICT****1.134.6 Site Coverage, Parking**

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|-----------------------------------|--|
| a. <u>Site Coverage</u> (maximum) | 25%  |
| b. <u>Parking</u> (minimum)       | Subject to the regulations in Schedule "C" |

**1.134.7 Accessory Building Regulations**

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|---|--------------------|
| a. <u>Accessory building height</u> (maximum)   | 3.00m              |
| b. <u>Accessory building height</u> when <u>accessory building</u> is not a garage or <u>car shelter</u> (maximum)                    | 2.40m              |
| c. <u>Roof deck</u>   | Not permitted      |
| d. <u>Accessory building setback</u> (minimum)  | 4.00m              |
| e. Separation space between an <u>accessory building</u> and a principal <u>building</u> (minimum)                                    | 2.40m              |
| f. Eave projections into <u>setbacks</u> (maximum)  | 0.75m              |
| g. Floor <u>area</u> (maximum)  | 37.5m <sup>2</sup> |
| h. An <u>accessory building</u> intended for the use of parking or storage of a vehicle is subject to the regulations in Schedule "C" |                    |

Appendix 1 to Bylaw No.17-080



1745 Rockland Avenue  
Rezoning No.00536

