

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	13th	day of	July	2017
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READ A SECOND TIME the	13th	day of	July	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) 2720.00m²
- 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) 835.00m²
- c. Combined floor area per single family dwelling (maximum) 280.00m²

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 ² |
| 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” | |

The map shows a residential area with several streets: Rockland Av, Richmond Av, Lyman Duff Ln, and Oak Shade Ln. A specific lot, 36249, is highlighted in red. The map also shows various zoning designations such as R1-A, R1-B, and R2-B, and lot numbers including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

