NO. 17-080

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"

- 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.
- 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	13 th	day of	July	2017
READ A SECOND TIME the	13 th	day of	July	2017
Public hearing held on the		day of		2017
READ A THIRD TIME the		day of		2017
ADOPTED on the		day of		2017

Schedule 1 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 ²
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b. Lot width (minimum) 24.00m average lot width

1.134.3 Number of Buildings, Floor Area

a.	Number of <u>buildings</u> on one <u>lot</u> (maximum) other than	3
	accessory buildings	

b. Combined floor area (maximum) 835.00m²

c. Combined floor <u>area</u> per <u>single family dwelling</u> (maximum) 280.00m²

1.134.4 Height, Storeys

a.	Principal building heigh	<u>t</u> (maximum) 5.00m
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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 <u>setbacks</u> (maximum)

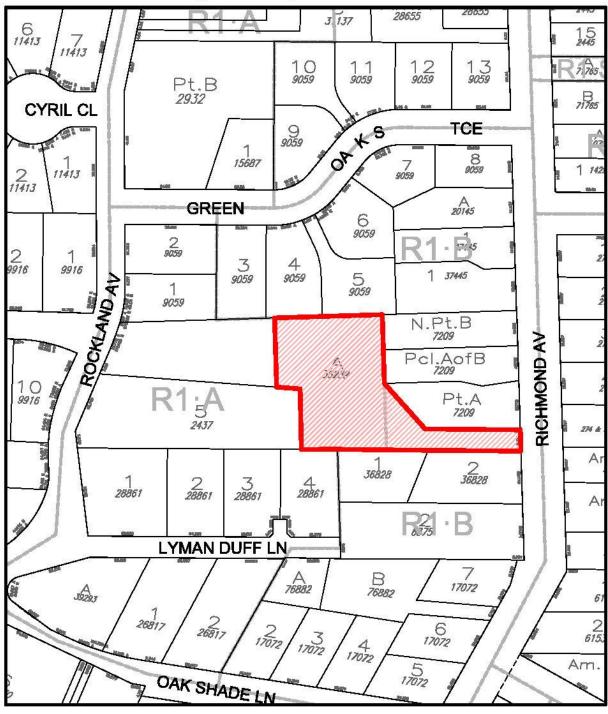
Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

0.75m

Schedule 1 PART 1.134 – R1-42 ZONE, RICHMOND PANHANDLE DISTRICT

1.134.	1.134.6 Site Coverage, Parking			
a.	Site Coverage (maximum)	25%		
b.	Parking (minimum)	Subject to the regulations in Schedule "C"		
1.134.	1.134.7 Accessory Building Regulations			
a.	Accessory building height (maximum)	3.00m		
b.	Accessory building height when accessory building is not a garage or car shelter (maximum)	2.40m		
C.	Roof deck	Not permitted		
d.	Accessory building setback (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 setbacks (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 sthe regulations in Schedule "C"	storage of a vehicle is subject to		

Appendix 1 to Bylaw No. 17-080





1745 Rockland Avenue Rezoning No.00536

