



District of Saanich Property Information Report

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Property location within District of Saanich



Property Map

4692 MOUNTAIN RD

Property Information

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 63
BCAA Lot Size:	
BCAA Manual Class:	----
BCAA Neighbourhood Code:	ROYAL OAK/WILKINSON-W SAANICH
Zoning:	
Local Area:	
Development Permit Area:	
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	----

Property Tax Levies and Assessments Summary

101.1 Uses Permitted

Uses Permitted:

- (a) Agriculture
- (b) Single Family Dwelling
- (c) Boarding
- (d) Home Occupation
- (e) Accessory Produce Sales
- (f) Accessory Buildings & Structures

101.2 Boarding

Boarding:

There shall be not more than two boarders in a dwelling unit.



101.3 Lot Coverage

Lot Coverage:

For a lot having an area less than 2000 m² (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.



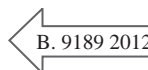
101.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:

(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

- (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
- (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.



101.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

(a) Shall be sited not less than:

- (i) 7.5 m (24.6 ft) from a front and a rear lot line.
- (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

(c) Shall not exceed a Floor Space Ratio (R) of 0.45.

101.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a total floor area of 12.0 m² (129 ft²).
- (c) Shall be limited to one per lot.

101.7 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft)

101.8 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 60 m (196 ft)
 - area 2 ha (4.9 ac)
- (b) Panhandle Lot
 - not permitted
- (c) Homesite Severance Subdivision approved by the Agricultural Land Commission
 - area 2500 m² (26910.7 ft²).

101.9 General

General:

The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

125.1 Uses Permitted

Uses Permitted:

- (a) Agriculture
- (b) Single Family Dwelling
- (c) Boarding
- (d) Home Occupation
- (e) Accessory Produce Sales
- (f) Accessory Buildings and Structures

125.2 Prohibited Uses

Prohibited Uses:

All uses not permitted by Section 125.1 and without limiting the generality of the foregoing:

- (a) Logging

125.3 Boarding

Boarding:

There shall be not more than two boarders in a dwelling unit.

125.4 Lot Coverage

Lot Coverage:

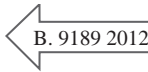
For a lot having an area less than 2000 m² (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

125.5 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:

- (a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
 - (iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

- (b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.



125.6 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.
- (c) Shall not exceed a Floor Space Ratio of 0.45.

125.7 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a total floor area of 12.0 m² (129 ft²).

- (c) Shall be limited to one per lot.

125.8 Accessory Buildings and Structures

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
- (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).

125.9 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
- width 60 m (196.9 ft)
 - area 4 ha (9.9 ac)
- (b) Panhandle Lot
- not permitted

125.10 General

General:

The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.