

This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.

502.2.1 Permitted Uses

- (a) Principal
- (i) Single Family Residential
 - (ii) Farm Uses on land within ALR

BL 1479

- (b) Secondary
- (i) Secondary Suite [See Section 206]
 - (ii) Guest Cottage [See Section 204]
 - (iii) Home Occupation [See Section 203]
 - (iv) Breeding and Boarding of Cats or Dogs
 - (v) Accessory Uses [See Section 202]
 - (vi) Accessory Buildings and Structures [See Section 202]

BL 1369

502.2.2 Density

(a) Maximum Lot Coverage	(i) 25% for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m ² (21,528 ft ²) in lot area; (ii) 20% otherwise
(b) Maximum Floor Area Ratio	(i) 0.25, (ii) 0.30 for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m ² (21,528 ft ²) in lot area.

502.2.3 Principal Buildings

(a) Maximum Number	1
(b) Maximum Size	465 m ² (5003 ft ²)
(c) Maximum Height	(i) 9.15 m (30 ft.) (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	(A) 3 metres. (9.8 ft.), (B) 1.5 metres (4.9 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
(iv) Exterior Side	(A) 7.6 metres. (B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
(v) Combined Side	(A) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total

BL 1306

BL 1292

	<p>of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.).</p> <p>(B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).</p>
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502.2.4 Accessory Buildings and Structures		
BL 1295 BL 1510	(a) Maximum combined gross floor area of all accessory buildings and structures on lot exempting up to three accessory buildings or structures on the lot under 10 m ² in size	125 m ² (1345 ft ²)
BL 1295 BL 1510	(b) Maximum height of accessory building or structure	5.6 metres (18.4 ft.)
BL 1295	(c) Maximum Height	5.6 metres (18.4 ft.)
	(d) Minimum Setbacks	
	(i) Front	7.6 metres (25 ft.)
	(ii) Rear	7.6 metres (25 ft.)
	(iii) Interior Side	(A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m ² (150.6 ft ²)
	(iv) Exterior Side	7.6 metres (25 ft.)
	(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.)
BL 1295	(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

502.2.5 Off-street Parking	
Off-street parking must be provided in accordance with Division 300 of this Bylaw.	

502.2.6 Subdivision	
(a) Minimum Lot Size	2000 m ² (21,528 ft ²)
(b) Minimum Lot Width	26 m (85.3 ft.)

BL 1357 502.2.7 Other Regulations	
Despite the regulations under the headings 502.2.2a, 502.2.3d(i), 502.2.3d(ii), the following regulations apply to Lot 4, Section 17, Range 3 West, North Saanich District, Plan 30966 (495 Norris Road):	
(a) Maximum Lot Coverage	25%
(b) Minimum Setbacks	
(i) Front	7.0m (25ft.)
(ii) Rear	7.0m (25ft.)

BL 1511

Despite the regulations under the headings 502.2.2(b), the following regulations apply to Lot 5, Block 56, Section 19, Ranges 2 West and 3 West, North Saanich District, Plan 1211 (587 Meldram Drive)

(c) Maximum Floor Area Ratio	0.35"
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