



DISTRICT OF NORTH SAANICH

BYLAW NO. 1435

A BYLAW TO AMEND “DISTRICT OF NORTH SAANICH ZONING BYLAW NO. 1255 (2011)”

The Municipal Council of the District of North Saanich, in open meeting assembled, enacts as follows:

TEXT AMENDMENTS

1. “District of North Saanich Zoning Bylaw No. 1255, (2011)” is hereby amended as follows:
 - (a) Section 102 Definitions is amended by adding the definition for “arbour” as follows:

“means a shady garden alcove with sides and a roof formed by trees or climbing plants trained over a framework. An arbour may extend up to 0.55 m (1.8 ft.) above the highest allowable point of a fence, and where an arbour is incorporated within a front gate, the arbour may extend up to 1.83 m (6 ft.) above the highest allowable point of a fence, but may not exceed 3.05 m (10 ft) in combined total height.”
 - (b) Section 102 Definitions is amended by adding the definition for “basement” as follows:

“means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2 m above grade.”
 - (c) Section 102 Definitions is amended by:
 - (i) striking clause (c) in the definition of “floor area, gross” and replacing it with the following:

“(c) the first 185 m² (2,000 ft²) floor area of any basement; and”;
 - (ii) adding the following clause (d) to the definition of “floor area, gross”:

“(d) open sun decks, exterior stairs and uncovered swimming pools”.
 - (d) Section 102 Definitions is amended by striking the definition of “grade, average finished” and replacing it with the following:

“means the average elevation of the ground surface, calculated from the four corners of the smallest rectangle that encompasses the structure or the roof area of a building, whichever is greater;”.
 - (e) Section 102 Definitions is amended by striking the definition of “grade, average natural” and replacing it with the following:

“means the average elevation of natural grade, calculated from the four corners of the smallest rectangle that encompasses the structure or the roof area of a building, whichever is greater;”.
 - (f) Section 102 Definitions is amended by striking the definition of “laneway house”.
 - (g) Section 102 Definitions is amended by striking the definition for “lot coverage” and replacing it with the following:

“means the total horizontal area of all buildings and structures, and including both covered and uncovered swimming pools, as measured from the outermost perimeter of all buildings on the lot and the edge of the swimming pool if not in a building, and expressed as a percentage of the lot area;”

- (h) Section 102 Definitions is amended by:
- (i) striking point (b) from the definition of “single family residential”;
 - (ii) renumbering the subsequent points under the definition of “single family residential”.
- (i) Section 112 is amended by:
- (i) striking subsection 112.1; and
 - (ii) renumbering all subsequent subsections.
- (j) Section 203 is amended by adding subsection 203.1.10 as follows:
- “203.1.10 No distillery use is permitted.”
- (k) Subsection 206.1.1 is amended by striking out clause (d) and replacing it with the following:
- “(d) not have any other secondary suite, carriage house, guest/caretaker’s cottage or dwelling unit other than the principal dwelling unit of a single family residential dwelling;”
- (l) Section 206 is amended by striking subsection 206.1.6 and replacing it with the following:
- “206.1.6 For new construction, be subject to a Section 219 covenant prohibiting such stratification”.
- (m) Section 208 is amended by striking out the entire section and renumbering all subsequent sections.
- (n) All references throughout the bylaw to Section 209 are renumbered to Section 208 accordingly.
- (o) All references throughout the bylaw to Section 210 are renumbered to Section 209 accordingly.
- (p) Subsection 306.1 is amended by removing the “laneway house” reference from the table, as well as the associated “plus 1 space”.
- (q) Section 507.2.2 is amended by adding the following:
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| “(c) On Lot 1, Section 4, Range 2E, North Saanich District, Plan VIP29757 (1885 Forest Park Drive), the Maximum Lot Coverage shall be 35%, and no Maximum Floor Area Ratio shall be applied.” |
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- (r) Section 508.4 is amended by:
- (i) striking clause 508.4.1(b)(ii), “Laneway House [See Section 208]” and renumbering the subsequent clauses;
 - (ii) striking table 508.4.2 and replacing it with the following:

(a) Maximum Lot Coverage	45%
(b) Maximum Floor Area Ratio*	0.65
(c) Maximum Density	40 single family residential lots

*Notwithstanding Section 102.1 or any other section of this bylaw, the Gross Floor Area used to calculate the Floor Area Ratio may exclude up to 50 m² (538 ft²) of any portion of a storey used for parking purposes in a single family residential dwelling.

CITATION

2. This Bylaw may be cited for all purposes as “North Saanich Zoning Bylaw No. 1255, Amendment Bylaw No. 1435 (2017)”.

READ A FIRST TIME the 4th day of December, 2017

READ A SECOND TIME the 4th day of December, 2017

NOTICE OF PUBLIC HEARING published in the January 26, 2018 and January 31, 2018 editions of the *Peninsula News Review*.


PUBLIC HEARING held at the North Saanich Municipal Hall the 5th day of February, 2018

AMENDED the 5th day of February, 2018

READ A THIRD TIME the 5th day of February, 2018

APPROVED BY THE MINISTRY OF TRANSPORTATION the 13th day of February, 2018

FINALLY PASSED AND ADOPTED the 19th day of February, 2018



 Mayor



 Corporate Officer

