

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**BYLAW NO. 10075**

**TO AMEND BYLAW NO. 8200,  
BEING THE "ZONING BYLAW, 2003"**

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003", is hereby amended as follows:
  - a. By deleting the definition of "Additional Kitchen" from Section 2.
  - b. By deleting the definition of "Gross Floor Area" from Section 2 and replacing it with the following:

"Gross Floor Area" – means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls but excludes the following: the unenclosed areas of canopies, balconies, patios, sundecks, and outside stairs, concealed parking, separate and attached carports and garages."
  - c. By deleting the definition of "Gross Floor Area (GS)" from Section 2.
  - d. By deleting the definition of "Gross Floor Area (R)" from Section 2 and replacing it with the following:

"Gross Floor Area (R) - means the sum of the total floor area of all storeys, including basement, of a single family dwelling, houseplex or garden suite, measured to the outside face of the exterior walls and, in the case of an attached carport, measured to the outermost face of the supporting columns. Those portions of the floor area of an attached carport or garage exceeding 50 m<sup>2</sup> (538 ft<sup>2</sup>), shall be included in the Gross Floor Area (R) calculations. The following are excluded from the Gross Floor Area (R) calculations: the unenclosed areas of canopies, balconies, patios, sundecks and outside stairs; interior stairs and elevators; separate carports and garages; attic spaces with a ceiling height from the floor of less than 1.67 m (5.5 ft); and crawlspaces with a ceiling height from the floor of less than 1.67 m (5.5 ft)."
  - e. By deleting the definition of "Lowest Building Elevation" from Section 2.
  - f. By deleting the definition of "Outermost Wall" from Section 2 and replacing it with the following:

"Outermost Wall - means the wall face of a building sited at the lowest elevation using the smallest polygon as described in determining the average grade. The

outermost wall does not include exterior projections including balconies, canopies, sundecks or other similar features.”

- g. By deleting the definition of “Rear Yard Lot Coverage (GS)” from Section 2.
- h. By adding the following as Section 5.2(i), and renumbering all subsections thereafter:

“(i) The construction, installation or use of more than one kitchen in a dwelling unit.”

- i. By adding the following Sections 5.8(d) immediately after Section 5.8(c):

“(d) Where basement access, window wells and below-grade patios extend beyond the face of a building, the minimum distance to an abutting lot line, as measured from the setback as permitted elsewhere in this bylaw to the outermost face of the structure may be reduced by:

- i. Not more than 1.2 m (3.9 ft) to an abutting front, rear or exterior side lot line.
- ii. Not more than 0.6 m (2.0 ft) to an abutting interior side lot line.

Such reduction shall apply only to the extending feature.”

- j. By deleting Section 5.18(b) and replacing it with the following:

“Grade shall be calculated by taking the average elevation – at existing natural grade or finished grade, whichever is the lesser – of the points of the polygon having the shortest perimeter that will encompass the outermost walls of the building or structure.”

- k. By deleting Subsection 5.18(c) and replacing with the following:

“Where existing natural grade is used in the determination under Section 5.18(b):

- (i) the natural grade shall not include fill that has been placed on top of the original natural grade directly below the location of the smallest polygon prescribed in 5.18(b). In such a case, to determine the original natural grade, the Manager of Inspection Services may require the applicant for a building permit to produce, at their expense, a certificate from a geotechnical engineer or other qualified professional identifying, by means of plans or other satisfactory documentation, the original nature grade.
- (ii) In a case where it is proposed to construct a building or structure of any part thereof on land where the current surface of the land is below the original natural grade, the current surface of the land shall be deemed to be the natural grade of the land.”

- l. By deleting Section 5.18(e) and replacing it with the following:

Notwithstanding Subsection 5.18 (b), only natural grade will be considered in the determination of grades for a building or development:

- (i) for which an occupancy permit was issued prior to July 1, 2025;

- (ii) for which an application for a building permit was submitted in accordance with the requirements of the Building Bylaw, 2019, No. 9529 prior to July 1, 2025; or
  - (iii) for which an application for a development permit was submitted in accordance with the requirements of the Land Use and Development Procedures Bylaw, 2007, No. 8857 prior to July 1, 2025.
- m. By deleting Section 5.27 (a) and replacing it with the following:
- “a) No dwelling shall exceed a height of 6.0 m (19.6 ft) except for those buildings and structures having or incorporating flat roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 5.0 m (16.4 ft) as measured from grade.”
- n. By deleting the following phrase from all rows of Table 5.1:
- “provided not more than 75% of this area is located in non-basement areas”
- o. By deleting Subsection 7.3(k) and renumbering all subsections thereafter.
- p. By deleting Subsection 7.3(m), and replacing with the following:
- “If off street parking spaces are provided when not required pursuant to Section 7.3(k), such off street parking spaces will be installed and constructed in accordance with the applicable standards and specifications of Sections 7.5, 7.6 and 7.7.”
- q. By deleting Table 7.1B and replacing it with the following:

<b>Table 7.1B – Required amount of Residential Accessible Parking Spaces</b>		
<b>Total Number of Dwelling Units</b>	<b>Minimum number of Required Accessible Parking Spaces</b>	<b>Minimum number of Required Van-Accessible Parking spaces (In addition to the minimum required accessible parking spaces)</b>
1-6 units	0 spaces	0 spaces
7-12 units	1 space	0 spaces
13-50 units	1 space	1 space
51-100 units	1 space	1 space
101-200 units	2 spaces	1 space
201-300 units	3 spaces	1 space
301-400 units	4 spaces	1 space
401-500 units	4 spaces	2 spaces
501-600 units	5 spaces	2 spaces
For every additional 100 units, or part thereof.	1 additional accessible parking space	
For every additional 600 units, or part thereof.		1 additional Van accessible parking space

- r. By deleting Section 7.4 (g) (i) and replacing it with the following:

“(i) Developments with more than twelve (12) dwelling units except for Non-Market Housing Developments.”

- s. By deleting Table 7.6A and replacing it with the following:

<b>Table 7.6A Minimum number of on-site loading spaces required for residential uses</b>		
<b>Number of dwelling units</b>	<b>Number of loading spaces</b>	
	<b>Medium</b>	<b>Large</b>
Up to and including 12	n/a	n/a
13-100	0	1
101-250	1	1

\*For every 250 additional units, or portion thereof, one additional Medium size loading space will be required and zero additional Large size loading spaces will be required.

- t. By deleting Table 7.6B and replacing it with the following:

<b>Table 7.6B Minimum on-site loading space dimensions for residential uses</b>			
	<b>Minimum Length (m) (includes operating clearances)</b>	<b>Minimum Width (m) (includes operating clearances)</b>	<b>Minimum Vertical Clearance (m)</b>
Medium	7.5	3.0	3.5
Large	10.2	3.5	4.5

- u. By deleting the following statement from subsection (c) under the heading “Buildings and Structures for Single Family Dwelling where it appears in zones: RS-2, RS-4, RS-6, RS-6A, RS-8, RS-8A, RS-10, RS-10A, RS-10VC, RS-12SR, RM-CR: “provided, however, that not more than 80% of the allowable floor space shall be located in non- basement areas” and reinserting the period at the end of the statement.
- v. By deleting the following statement from subsection (c) under the heading “Buildings and Structures for Single Family Dwelling where it appears in zones: RS-12, RS-12A, RS-13, RS-16, RS-18, RS-MF: “provided, however, that not more than 75% of the allowable floor space shall be located in non- basement areas” and reinserting the period at the end of the statement.
- w. By deleting the following statement from subsection (c) under the heading “Buildings and Structures for Single Family Dwelling where it appears in zones: RS-12B, RS-14, RS-14A, RS-15, RD-1, RD-1A, RS-10B: “provided, however, that not more than 70% of the allowable floor space shall be located in non- basement areas” and reinserting the period at the end of the statement.

- x. By deleting the following statement from subsection (c) under the heading “Buildings and Structures for Single Family Dwelling where it appears in zones: RS-11, RS-13B:  
“provided, however, that not more than 65% of the allowable floor space shall be located in non- basement areas”  
and reinserting the period at the end of the statement.
- y. By deleting the following statement from subsection (c) under the heading Buildings and Structures for Two Family Dwelling where it appears in zone: RM-CR  
“provided, however, that not more than 80% of the allowable floor space shall be located in non- basement areas”  
and reinserting the period at the end of the statement.
- z. By deleting the following statement from subsection (c) under the heading Development Area A where it appears in zone: RS-CA  
“provided, however, that not more than 80% of the allowable floor space shall be located in non- basement areas”  
and reinserting the period at the end of the statement.
- aa. By deleting the following statement from under the heading Density where it appears in zone: RS-CH2:  
“provided, however, that not more than 80% of the allowable floor space shall be located in non- basement areas”  
and reinserting the period at the end of the statement.
- bb. By deleting the following statement from subsection (d) under the heading Buildings and Structures for Single Family Dwelling where it appears in zone: RS-F:  
“provided, however, that not more than 80% of the allowable floor space shall be located in non- basement areas”  
and reinserting the period at the end of the statement.
- cc. By deleting the following sections and renumbering all subsections thereafter:  
101.5(b)(ii), 103.5(b)(ii), 105.5(b)(ii), 107.5(b)(ii), 110.5(b)(ii), 115.3(a)(ii), 120.5(b)(ii), 125.6(b)(ii), 130.6(b)(ii), 135.5(b)(ii), 140.4(b)(ii), 201.3(b)(ii), 205.4(b)(ii), 210.4(b)(ii), 215.4(b)(ii), 220.4(b)(ii), 225.4(b)(ii), 230.4(b)(ii), 235.4(b)(ii), 240.5(b)(ii), 245.4(b)(ii), 250.4(b)(ii), 255.4(b)(ii), 260.4(b)(ii), 265.4(b)(ii), 270.4(b)(ii), 275.3(b)(ii), 280.3(b)(ii), 285.3(b)(ii), 290.3(b)(ii), 295.3(b)(ii), 301.4(b)(ii), 305.4(b)(ii), 1200.4(b)(ii), 1205.4(b)(ii), 1210.4(b)(ii), 1215.4(b)(ii), 1217.4(b)(ii), 1218.8(b)(ii), 1220.4(b)(ii), 1225.4(b)(ii), 1230.4(b)(ii), 1235.4(b)(ii), 1305.4(b)(ii), 1305(b)(iii), 1310.4(b)(ii), 1310.4(b)(iii), 1625.4(c)(ii).
- dd. By replacing the words “Maximum Gross Floor Area (GFA)” in Schedule G, Section 4 (g) with:  
  
“Maximum Gross Floor Area (R)”
- ee. By replacing the words “GFA” in Schedule G, Section 4 (g) with:  
  
“GFA (R)”
- ff. By replacing the words “Gross Floor Area (GS)” in Schedule H, Sections 1(a) with:

“Gross Floor Area (R)”

- gg. By deleting from Schedule H, Section 2(a) and renumbering all subsections thereafter.
- hh. By deleting from Schedule H, Section 3(a)(v) and replacing it with the following:  
“(v) with a Separation Space (GS) of 4 m (13.1ft) from the principal dwelling.”
- ii. By deleting from Schedule H, Section 3(b)(v) and replacing it with the following:  
“(v) with a Separation Space (GS) of 4 m (13.1ft) from the principal dwelling.”
- jj. By deleting from Schedule H, Section 5 (a) (ii) and renumbering all subsections thereafter.
- kk. By deleting from Schedule H, Section 5(c) in its entirety.

- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10075"**

Read a first time this            day of            , 2025.

Read a second time this        day of            , 2025.

Read a third time this         day of            , 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the        day of            , 2025.

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Corporate Officer

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Mayor