

## 36 MEDIUM LOT SINGLE FAMILY RESIDENTIAL: R-1M

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12 & 13 (Bylaw 2093)
  - (2) Home Occupation, in accordance with Part 4, Section 12
  - (3) Accessory residential uses in accordance with Part 4, Section 3

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Setback Required	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	1.5 m	3.0 m
Side Lot Line – Interior: one side	1.5 m	1.5 m	1.5 m
Side Lot Line- Interior: total two sides	4.5 m	4.5 m	4.5 m
Side Lot Line – Interior: panhandle lots	3.0 m	3.0 m	n/a
Side Lot Line - Exterior	4.5 m	4.5 m	4.5 m

- 4 Despite the above setbacks, accessory buildings with a floor area less than 10 m<sup>2</sup> and a height less than 3 m may be sited 1 m from a rear lot line
- 5 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The principal residence may not exceed a floor area ratio of 0.45 or a gross floor area of 350 m<sup>2</sup>, whichever is less
  - (3) The principal residence and accessory buildings or structures may not exceed a lot coverage of 30% on a standard lot
  - (4) The principal residence and accessory buildings or structures may not exceed a lot coverage of 25% on a panhandle lot
  - (5) All accessory buildings and structures may not exceed a gross floor area of 50m<sup>2</sup>

- (6) A detached accessory dwelling may not exceed a lot coverage of 10% or gross floor area of 70 m<sup>2</sup>, whichever is less

**Height of Buildings and Structures**

- 7 Height of buildings and structures shall be as follows:
  - (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m
  - (3) The maximum building height for accessory buildings is 3.5 m
  - (4) The maximum building height for a cottage is 4.5 m, however no portion of the roof may extend above 5.5 m

**Subdivision Requirements**

- 8 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 660 m<sup>2</sup>
  - (2) Lot Frontage minimum of 21 m

**Site Specific Regulations**

- 9 In the R-1M zone, the following regulations are permitted on a site-specific basis only:
  - (1) Despite the regulations above, the following regulation shall apply to the northerly 21m portion of the area of land legally described as Lot C Section 9 Range 3 East South Saanich District, Plan 18409 (**7281 Chatwell Drive**):
    - Side Yard Exterior minimum of 6.0m
  - (2) Despite the minimum lot area in the Medium Lot Single Family Residential (R-1M) Zone, one lot having an area of not less than 624m<sup>2</sup> and lot frontage of not less than 20m may be created by the subdivision of land legally described as Lot C, Section 9, Range 3 East, South Saanich District, Plan 18409 (**7281 Chatwell Drive**), as long as any other lot created by the same subdivision complies with the minimum lot area and lot frontage requirements that apply generally in the Zone.



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 7712 GRIEVE CRES SAANICHTON V8M 1L6

Area-Jurisdiction-Roll: 01-302-23-0312-090



**Total value \$1,003,000**

2024 assessment as of July 1, 2023

Land \$782,000

Buildings \$221,000

Previous year value \$985,000

Land \$761,000

Buildings \$224,000

### Property information

Year built 1980

Description 1 STY house - Standard

Bedrooms 3

Baths 2

Carpports

Garages G

Land size 7694 Sq Ft

First floor area 1,256

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No.of apartment units

### Legal description and parcel ID

LOT 32, PLAN VIP33103, SECTION 6, RANGE 2E, SOUTH SAANICH LAND DISTRICT

PID: 000-227-161

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

## Register with BC Assessment



Search properties on a map



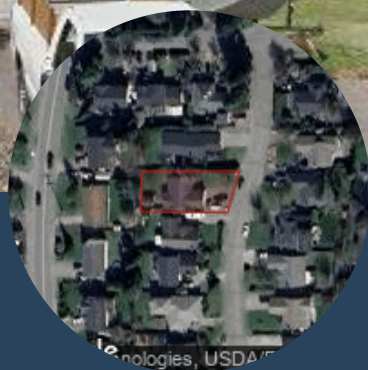
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PROPERTY REPORT

7712 GRIEVE CR  
Central Saanich  
V8M 1L6  
Canada

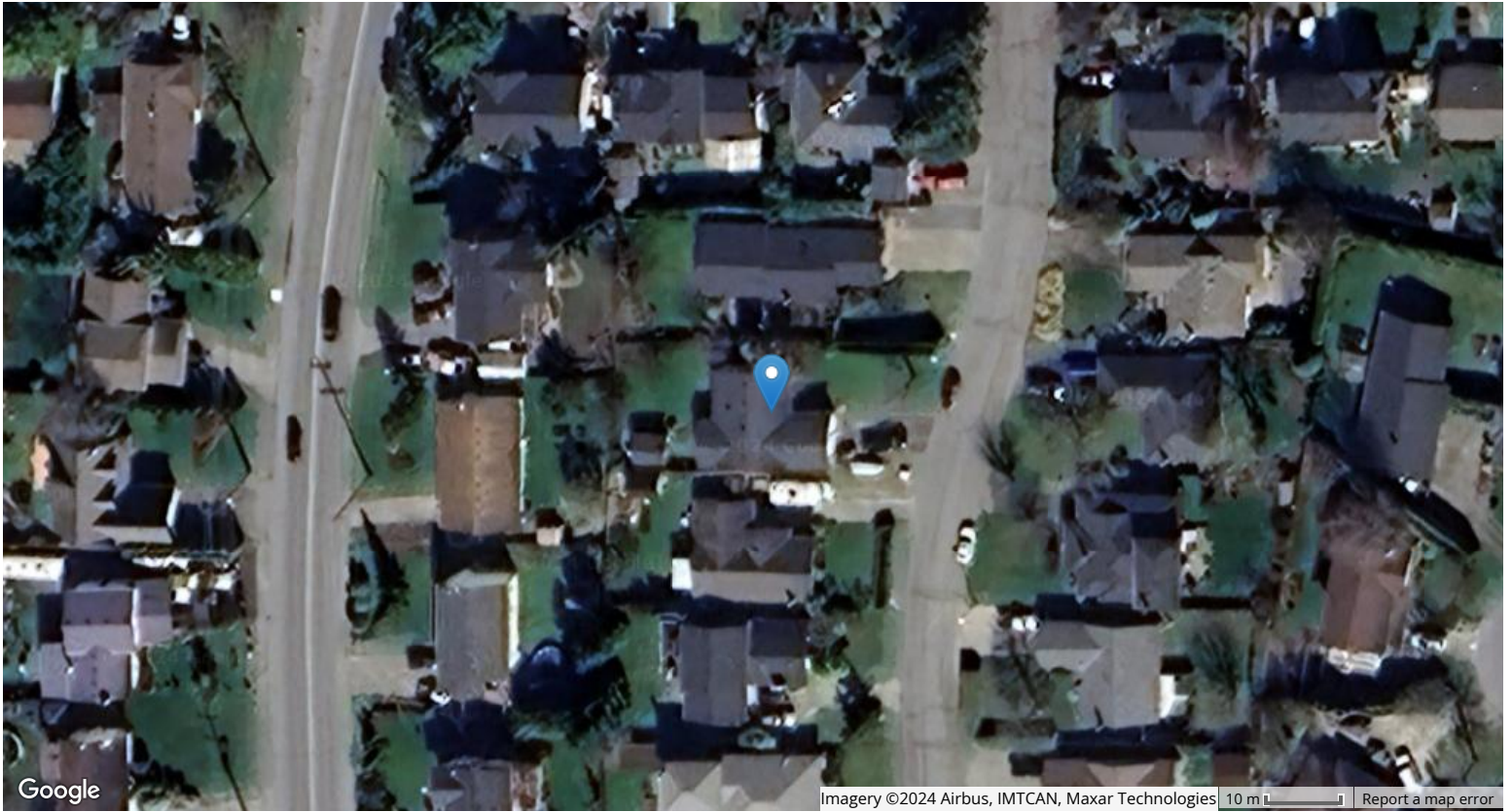
PID: 000-227-161

MAY 31, 2024

**TROY PETERSEN PREC\***

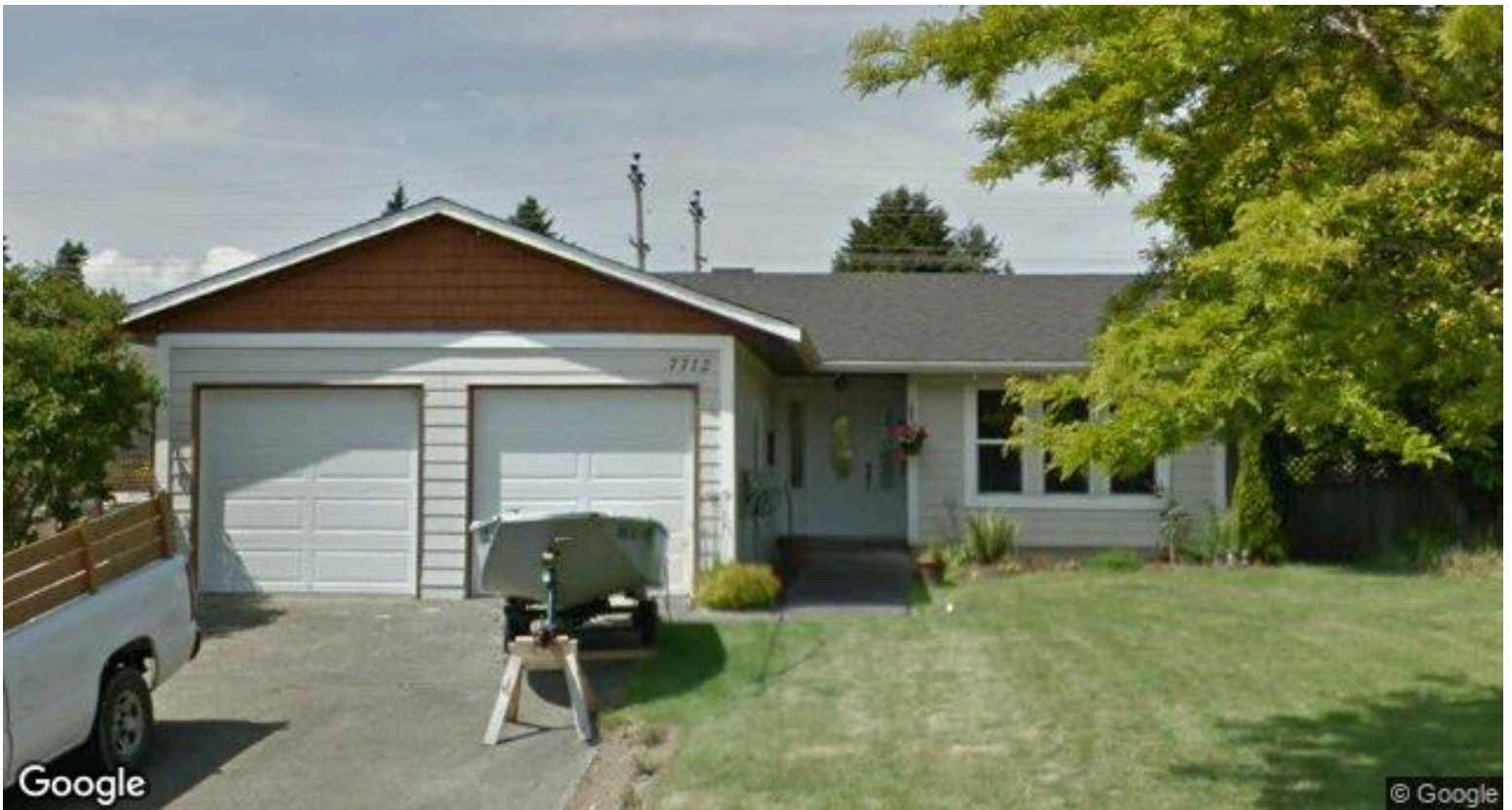
\*PERSONAL REAL ESTATE CORPORATION

Google Views



Google

Imagery ©2024 Airbus, IMTCAN, Maxar Technologies | 10 m | Report a map error



Google

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## BC LTSA - Ownership

Status	Content
REGISTERED	BB3100162 Victoria, GA*, P*
CANCELLED	CA2657844 Victoria, GA*, D*
CANCELLED	EW132227 Victoria, MO*, E*
CANCELLED	EW92215 Victoria, BU*, M*
CANCELLED	EW2729 Victoria, PI*, R*
CANCELLED	ET68245 Victoria, PI*, R*
CANCELLED	J88138 Victoria, PI*, R*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 000-227-161

SHORT LEGAL DESCRIPTION:S/33103/////32

MARG:

TAXATION AUTHORITY:

1 Central Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 32, SECTION 6, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 33103

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

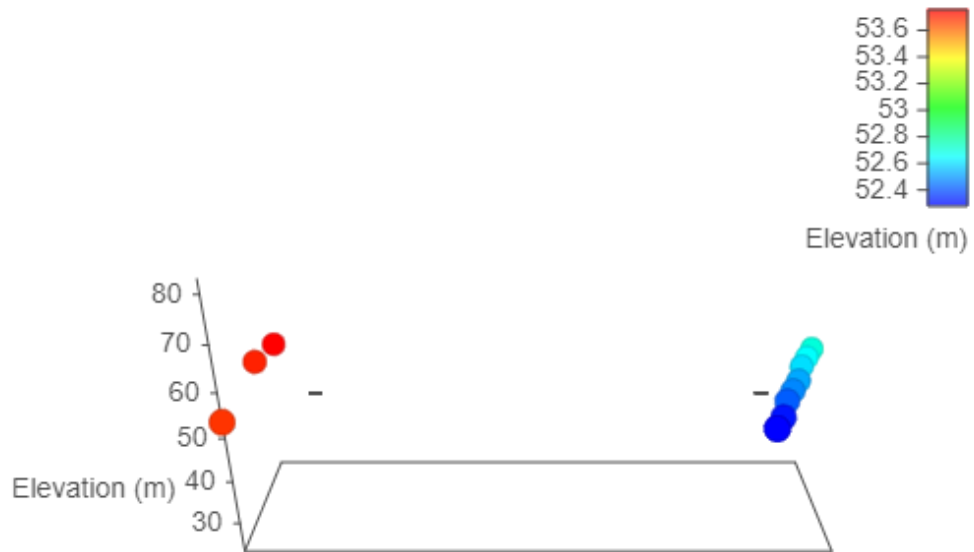
SUBDIVISION PLAN VIP33103

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

## Estimated Lot Dimensions and Topography



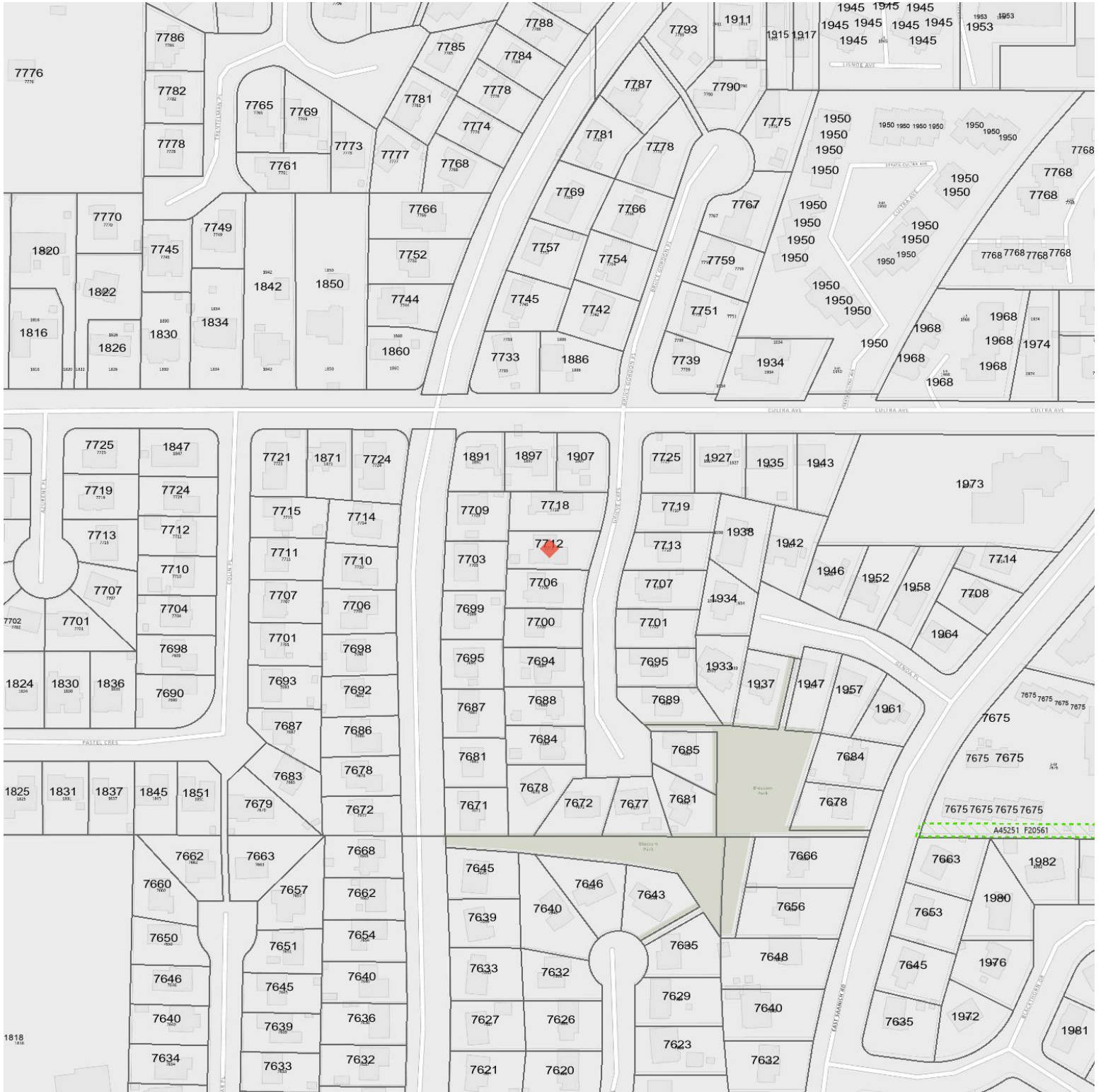
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 53.75 m | Min Elevation: 52.28 m | Difference: 1.48 m



Legal

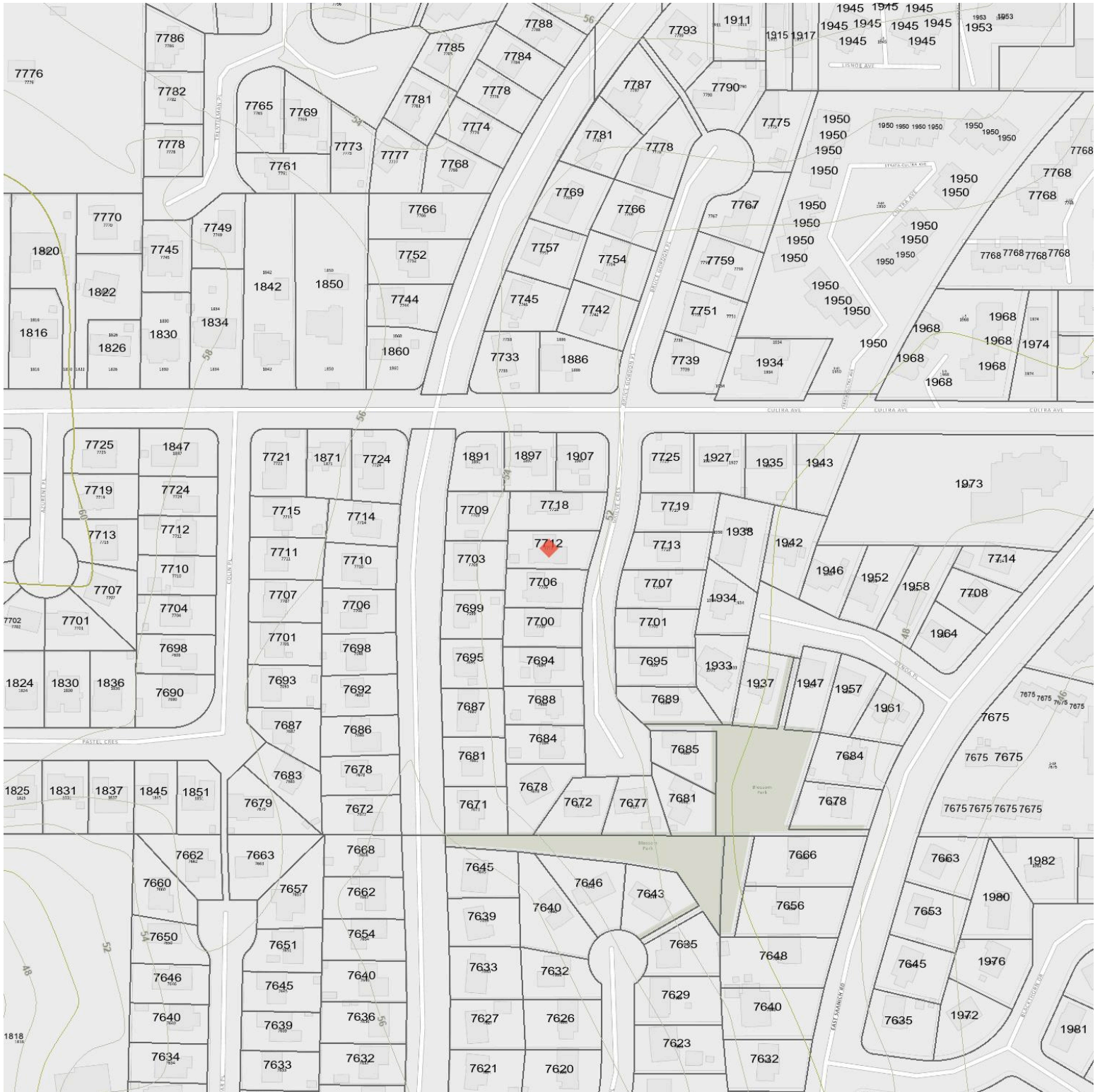


Legend

- Right of Way
- Covenant
- Lease or License
- Other
- Not Active
- Right of Way
- Covenant
- Lease or License
- Not Active
- Service Code



# Contours



## Legend

- |  |   |  |  |
|--|---|--|--|
| <span style="color: blue;">—</span> Shoreline 1.6m | <span style="color: yellow;">—</span> Hundred | <span style="color: grey;">—</span> Twenty   | <span style="color: yellow;">—</span> Twenty |
| <span style="color: lightgreen;">—</span> Ten      | <span style="color: lightgrey;">—</span> Five | <span style="color: grey;">—</span> Metre    | <span style="color: orange;">—</span> 2      |
| <span style="color: orange;">—</span> 5            | <span style="color: lightgrey;">—</span> 10   | <span style="color: orange;">—</span> 20     | <span style="color: lightgreen;">—</span> 30 |
| <span style="color: lightgreen;">—</span> 50       | <span style="color: grey;">—</span> 100       | <span style="color: lightgrey;">—</span> 200 |  |

## Walk Score

7712 GRIEVE CR Central Saanich, V8M 1L6



Somewhat Walkable

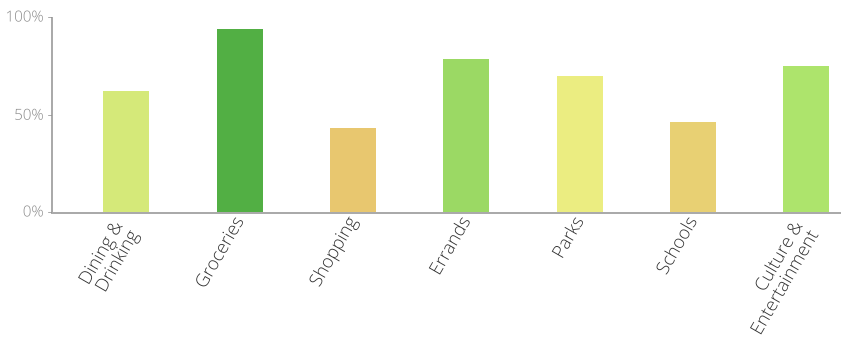
Some errands can be accomplished on foot



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 55 out of 100 based on these categories. [View a map](#) of what's nearby.

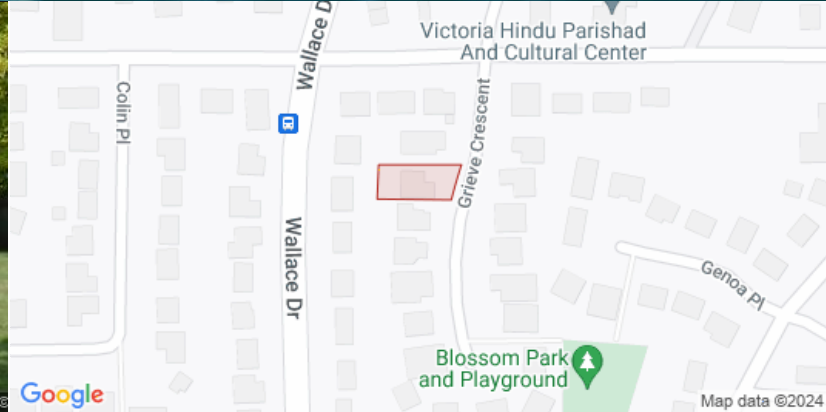


Get scores for your address



# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



## 7712 GRIEVE CR Central Saanich BC V8M 1L6

PID	000-227-161	Legal Description	LOT 32, SECTION 6, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 33103				
Zoning	R-1M - MEDIUM LOT SINGLE FAMILY RESIDENTIAL	Plan	VIP33103				
Registered Owner	GA*, P*	Community Plans(s)	OCP: Residential, not in ALR				
Floor Area	1256 Ft <sup>2</sup>	Max Elevation	53.75 m	Year Built	1980	Transit Score	-
Lot Size	7699.27 ft <sup>2</sup>	Min Elevation	52.28 m	Bedrooms	3	Walk Score	60 / Somewhat Walkable
Dimensions	-	Annual Taxes	\$4,202.00	Bathrooms	2	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
604672	Sold 15/08/2012	50	\$459,900 / \$440,000	RE/MAX Camosun
347614	Sold 30/09/2004	4	\$325,000 / \$330,000	Re/Max Camosun Westside

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$1,003,000	127.95 %
Sales History	16/07/2012	\$440,000	33.33 %
	30/09/2004	\$330,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$224,000	\$221,000	-1.34 %
Land	\$761,000	\$782,000	2.76 %
Total	\$985,000	\$1,003,000	1.83 %

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Brentwood	Bayside Middle	Stelly's
District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

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