

District of Saanich
Inspection Services
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5457
f. 250-475-5418
saanich.ca



BUILDING BYLAW LICENSING
& LEGAL SERVICES

Property Information Search

Date of Request: 10-Oct-18
Site Address: 370 Ker Avenue
PID: 001-598-457
ISD: N/A M/F: Yes No

REQUESTED INFORMATION:

Year Built: 1920 Zone: RS-6

Survey: Yes Provided Permits: Yes Provided Unavailable
 No No

House Plans: Yes site plan, floor plans, elevation drawings on microfilm
 No

Note: House Plans may only be obtained by the homeowner or the authorized appointed agent. House plans may only be picked up from the Inspections Division and photo id is required.

This property has the following property tags:

Environmental DP Area: N/A Streamside DP Area: N/A Fire Interface DP Area: N/A
Heritage Designation: N/A Heritage Register: N/A
Archaeological Registry: N/A

Other Permits/Notes:

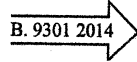
Done by: [Signature]

Date: 10-Oct-18

210.1 Uses Permitted

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

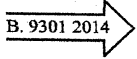


(ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation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

210.2 Boarding

Boarding:

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

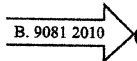


(iii) Notwithstanding the above, lots less than 446 m² (4800 ft²) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

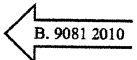
210.3 Lot Coverage

Lot Coverage:

The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.



(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m² (3337 ft²), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).



210.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:

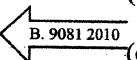
- (a) Shall be sited not less than:
 - (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
 - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.

210.5 Accessory Buildings and Structures

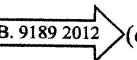
Accessory Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front lot line.
 - (ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
 - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).

- (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;



(c) Together shall not exceed a lot coverage of 10%.



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



210.6 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 16 m (52.5 ft)
- area 560 m² (6028 ft²)

(b) Panhandle Lot

- width 20 m (65.6 ft)
- area excluding access strip
835 m² (8988 ft²)

210.7 General**General:**

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

Tax Record Detail

DB Modified: **2018/09/16** Roll No: **661178000** Address: **370 KER Ave**
 Prop Modified: **2018/03/31** PID No: **001-598-457** Jurisdiction: **District of Saanich (SD61)**
 Muni Tax Year: **2018** Oth PID(s):
 Gross Txs: **\$3,228** MHR(s):
 Lot SqFt: Lot Width: **51** Lot Acres: Lot Depth: **122**

Taxable Values

Actual Values

Year: **2018** Land: **\$435,000** Imprvmnts: **\$228,000** Total: **\$663,000**

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$435,000	\$228,000	\$663,000	Gross:	\$435,000	\$228,000	\$663,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$	\$
Net:	\$435,000	\$228,000	\$663,000	Net:	\$435,000	\$228,000	\$663,000

Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2017	\$567,000	\$3,097
2016	\$473,000	\$3,031
2015	\$469,000	\$3,078
2014	\$484,000	\$3,139
2013	\$498,000	\$3,239
2012	\$499,000	\$3,083
2011	\$515,000	\$3,103
2010	\$479,000	\$2,952
2009	\$464,000	\$2,815
2008	\$464,000	\$2,758
2007	\$387,000	\$2,512
2006	\$343,000	\$2,565
2005	\$253,800	\$2,193
2004	\$206,100	\$2,069
2003	\$172,300	\$1,907
2002	\$160,700	\$1,893
2001	\$161,000	\$1,860

Legal Description

Plan: **VIP1070** Block: **2** Lot: **W3** Dist Lot:
 Section: **13** Tnshp: Range: Meridian:
 L.D.: **57 Victoria**
 Freeform:

Last Three Sales per BCA

Year	Month	Price	Title	Type
2005	6	\$375000	EX68371	Improved Single Property Cash Transaction
1998	8	\$180000	EM77916	Improved Single Property Cash Transaction
1998	4	\$0	EM40069	Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code

All Fully Taxable Land / Structures etc

School Dist: **61** Elect Area: Impr Dist: Spc/Df Ar:
 Reg Dist: **03** Indian Band: Local Area:
 Nghbrhd: **23245** Tenure: **Crown-Granted**
 Actual Use: **Residential Dwelling with Suite** Equity: **Registered Owner**



PLANNING
Inspections

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue, Victoria, B.C. V8X 2W7

INSPECTION SERVICES DIVISION
PHONE: 250-475-5457 FAX: 250-475-5418

AGENT AUTHORIZATION

Date: Oct 9, 2018

File: _____

Please be advised that I/we, Chetwyn + Tania Watmough
(PRINT NAME(S))

As the registered owner(s) of 370 Ker Ave
(ADDRESS)

Legal description: Lot W3 Block 2 Plan VIP1070

Appoint _____ as an agent authorized
(NAME OF PERSON TO ACT AS AGENT)

(ADDRESS/PHONE NUMBER OF AGENT)

- to view and obtain copies of all plans and permits.
- to apply for and obtain building permits for proposed construction to the above referenced address.
Note: Plumbing Permits can only be obtained by the property owner (Isometric Drawings required) or a licensed plumber

Owner(s)
Signature:

Chet Wat

Tania Watmough

Date: _____