

## INFORMATION SUPPLEMENT

### COMMON ZONING BYLAW TERMS FROM SAANICH ZONING BYLAW 8200

This list contains the most common bylaw defined terms used when discussing the zoning provisions and restrictions for new single family houses and accessory buildings. Zoning Bylaw 8200 must be referred to when using these definitions where additional context is required. In all cases Bylaw 8200 takes precedent over this bulletin.

**Accessory Building and Structures** – means:

- a) a building or structure the use or intended use of which is accessory to that of the principle building situated on the same lot, or;
- b) a building which is ancillary to the principal use being made of the lot on which the building is located.

**Basement** - means that portion of the building or structure having a floor located more than 1.5 m (4.9. ft.) below grade or finished grade, whichever has the lowest geodetic elevation, but does not include a non-useable area.

**Building** - means a structure having a roof supported by columns or walls intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

**Exterior Side Lot Line** - means a lot line not being the front or rear lot line common to the lot and a street.

**Front Lot Line** - means a lot line separating a lot from a street.

**Grade** - the plane of elevation calculated in accordance with the provisions of section 5.18 of this bylaw.

*“5.18 Determination of Grade*

- i. Where the foundations, footings or other structural components of a proposed building or structure come into contact with the natural grade of the land, grade shall be calculated by taking the average of all the several elevations of any and all points at which the building or structure comes into contact with the natural grade.*
- ii. Where it is proposed to construct all or part of a building or structure on land where fill has been placed on top of the natural grade, grade shall mean the plan of elevation of the original natural grade directly below the location of the proposed building or structure. In such a case, the Manager of Inspection Services may require the applicant for the building permit to produce, at his expense, a certificate from a geotechnical engineer or other qualified professional identifying, by means of plans or other satisfactory documentation, the original natural grade.*
- iii. In a case where it is proposed to construct a building or structure or 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.*
- iv. Grade shall be expressed in relation to geodetic datum.*
- v. In any case, where fill must be placed against a foundation, footing or other structural support member to comply with the drainage requirements of the British Columbia Building Code, grade shall be calculated for such part of a building or structure at the point where the surface of such fill comes into contact with the footing, foundation or other structural member, or 60 cm (2.0 ft.) above the natural grade, which ever is less.”*

**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; excludes the areas of canopies, sundecks, outside stairs, concealed parking, separate and attached carports and garages.

**Height** - means the vertical distance of a building measured from grade to the highest point of a building or structure having a flat roof or a roof with a pitch less than 3:12, including a mansard roof, and to the highest mid-point between the eaves and ridge of any gable, hip, gambrel or other sloping roof on the building. In the case of a structure without a roof, height will be measured from grade to the highest point of the structure without a roof, height will be measured from grade to the highest point of the structure. Where a building or structure incorporates a roof exceeding a pitch of 12:12, height shall be measured to the highest point of the structure. Where buildings incorporate barrel vaulted roof structures, height shall also be measured to the highest point of the structure. The measurement of height shall exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, and elevator lifting devices which protrude above the surrounding roof line.

**Interior Side Lot Line** - means a lot line, not being a rear lot line, common to more than one lot or to the lot and a lane or body of water.

**Lot** - means any lot, parcel, block, or other area in which land is held or into which it is subdivided; excludes a highway.

**Lot Coverage** - means the horizontal area within the vertical projection of the outermost walls of the buildings on a lot expressed as a percentage of the lot area.

**Natural Grade** - means the elevation of the ground surface of land prior to any disturbance, alteration, excavation or filling.

**Rear Lot Line** - means the lot line or lines opposite to and most distant from the front line or, in the case of a triangular shaped lot, a line 3 m (9.8 ft.) in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

**Structure** – means any material or a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water; excludes concrete asphalt paving or similar surfacing of a lot.