



THE CORPORATION OF THE DISTRICT OF OAK BAY
MUNICIPAL HALL – 2167 OAK BAY AVENUE – VICTORIA B.C. V8R 1G2
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ZONING BY-LAW REQUIREMENTS RS ZONES

PROPERTY INFORMATION

Property Address: _____ Date: _____

Lot Size: _____ m²

LOT COVERAGE & GRADE

“Coverage” means the area covered by all parts of the building, including balconies; bay windows decks and stairs (see By-law for exclusions)

Lot Coverage: $\frac{\text{Coverage}}{\text{Lot area}} = \text{_____} \%$

“Grade” means the mean elevation of natural grade calculated from the four corners of the smallest rectangle that will encompass the building coverage. “Grade Points used must be shown on the site plan.”

Grade = _____ m

HEIGHTS

“Roof Height”
(the highest part of roof) Roof Height = _____ m

“Building Height”
(the highest wall, including parapet,
dormer walls, and roofs with slope > 60° to horizontal) Building Height = _____ m

“Occupiable Height”
(the highest occupiable floor/deck) Occupiable Height = _____ m

GROSS FLOOR AREA

“Gross Floor Area” means the total area of all floors measured to the extreme outer limits of the building (includes decks, porches, chimneys, enclosed stairs)

Gross Floor Area Above 0.8 metres Below Grade
(Principal Building) = _____ m²

Gross Floor Area Below 0.8 metres Below Grade
(Principal Building) = _____ m²

For RS-1, RS-2, RS-3 zones provide the Floor Area Ratio = _____