



# 2425 AMELIA AVENUE

Sidney By The Sea







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Sidney By The Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$799,000

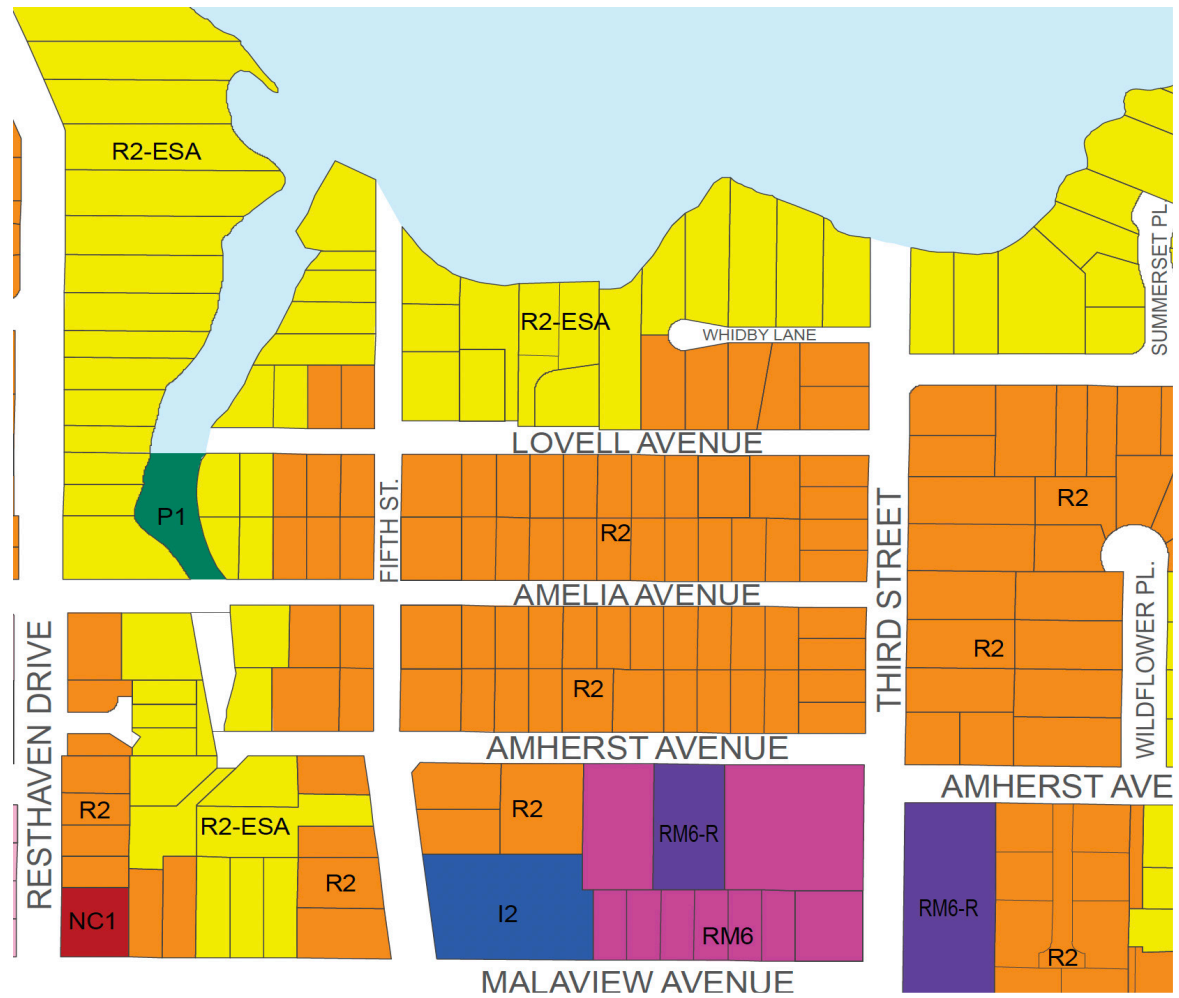


Lot Size:

5,000 square feet



## Zoning Map



\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



## Property Information

### 3.2 Neighbourhood Residential Zones

#### 3.2.1 Zoning Group Table: Neighbourhood Residential Zones

Zone	Zone Description	Intent of the Zone
R1	Intensive Ground-Oriented Residential	To provide for intensive ground-oriented housing of all types up to 4 units on smaller lot sizes.
R1-ESA	Intensive Ground-Oriented Residential – Environmentally Sensitive Areas	To provide for intensive ground-oriented housing of all types up to 4 units within Environmentally Sensitive Areas.
R2	Ground-Oriented Residential	To provide for ground-oriented housing of all types up to 4 units on larger lot sizes.
R2-ESA	Ground-Oriented Residential – Environmentally Sensitive Areas	To provide for ground-oriented housing of all types up to 4 units within Environmentally Sensitive Areas.
R3	Ground-Oriented Residential – Small Lot	To provide for ground-oriented housing of all types up to 4 units on smaller lot sizes.
R4	Summergate Village Residential	A zone to permit manufactured homes within Summergate Village.

### 4.2 Permitted and Conditional Uses: Neighbourhood Residential Zones

#### 4.2.1 Permitted and Conditional Uses Table: Neighbourhood Residential Zones

Use	R1 <sup>(1)</sup>	R1-ESA <sup>(1)</sup>	R2	R2-ESA <sup>(1)</sup>	R3	R4 <sup>(1)</sup>
Accessory Building, Structure, or Use	P	P	P	P	P	P
Dwelling Unit	P	P	P	P	P	
Manufactured Home						P
Assembly Hall						C (4.2.3)
Home Occupation	C (4.2.2)	C (4.2.2)	C (4.2.2)	C (4.2.2)	C (4.2.2)	C (4.2.2)





## Property Information

### 5.2 Buildings and Structures: Neighbourhood Residential Zones

#### 5.2.1 General Spatial Regulations Table: Neighbourhood Residential Zones

Zone	Minimum Lot Area <sup>(4)</sup>	Maximum Dwelling Units		Maximum Lot Coverage <sup>(1)</sup>	Maximum Height <sup>(2)</sup>		Maximum Storeys
		Lot area 280m <sup>2</sup> or less	Lot area greater than 280m <sup>2</sup>		Roof pitch 3:12 or less <sup>(3)</sup>	Roof pitch greater than 3:12 <sup>(3)</sup>	
R1	250m <sup>2</sup>	3	4	50%	10.5m	12.0m	3
R1-ESA	500m <sup>2</sup>	3	4	35%	10.5m	12.0m	3
R2	500m <sup>2</sup>	3	4	45%	10.5m	12.0m	3
R2-ESA	4000m <sup>2</sup>	3	4	Lot area 1000m <sup>2</sup> or less: 30% Lot area greater than 1000m <sup>2</sup> : 20%	10.5m	12.0m	3
R3	350m <sup>2</sup>	3	4	50%	10.5m	12.0m	3
R4	270m <sup>2</sup>	1 Manufactured Home		40%	7m		1

#### 5.2.2 Setback Regulations Table: Neighbourhood Residential Zones

Zone		Minimum Front Setback	Minimum Rear Setback <sup>(1)</sup>	Minimum Interior Side Setback	Minimum Exterior Side Setback
R1	Lot area 400m <sup>2</sup> or less	3.0m	3.0m	1.2m	3.0m
	Lot area greater than 400m <sup>2</sup>	4.5m	3.0m	2.0m	3.0m
R1-ESA		3.0m	5.5m	2.0m	3.0m
R2		4.5m	4.5m	2.0m	3.0m
R2-ESA	Lot area 1000m <sup>2</sup> or less	4.5m	5.5m	2.0m	3.0m
	Lot area greater than 1000m <sup>2</sup>	4.5m	7.5m	3.0m	4.5m
R3		3.0m	3.0m	1.5m	3.0m
R4		3.0m	1.5m	1.5m	3.0m



## Location

(GIS) MAPPING



Located on the edge of Horth Hill Regional Park this beautiful home resides in close proximity to neighbourhood / municipal services and amenities.



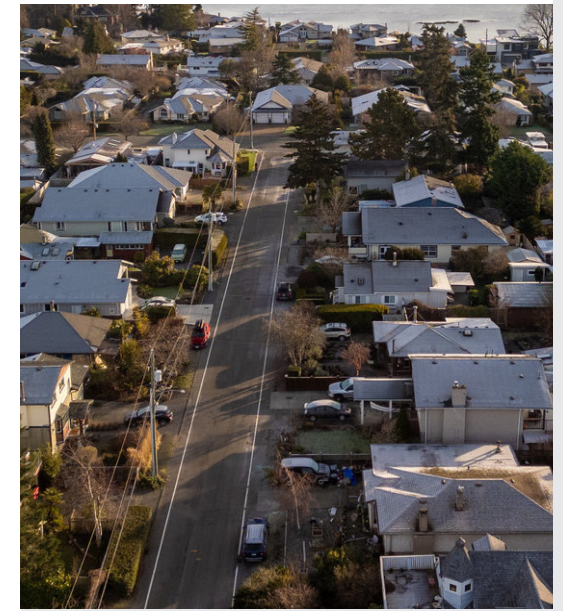
## Lot Information





## Property Photos

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