



**2452 TRYON RD**

North Saanich







# 2452 Tryon Rd

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,150,000



Lot Size:

23,130 square feet





Rarely does a property like this become available in Curteis Point—an exceptional, one of North Saanich’s most coveted locations. Surrounded by beautiful, custom-built homes, this 0.53 acre parcel offers municipal water and underground hydro, with service connections ready at the lot line. Enjoy partial ocean glimpses and fantastic southern exposure, bathing your future backyard in warm, natural light throughout the day and into the evening. Just a short stroll to scenic beaches ideal for kayaking or paddleboarding, and minutes from the trails at Horth Hill Regional Park. Tucked away on a peaceful and picturesque street, yet only a quick drive to BC Ferries, Victoria International Airport, and the charming communities of Sidney and Deep Cove. This is a prime opportunity to bring your dream home to life in an unbeatable North Saanich setting.



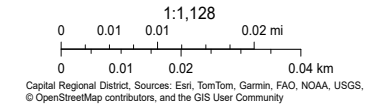
## Zoning Map

### North Saanich GIS



4/7/2025, 3:09:50 PM

ParcelMap BC Parcel Fabric



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North Saanich Web Map

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



## Property Information

### 502.2 • SINGLE FAMILY RESIDENTIAL 2

R-2

This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.

502.2.1 Permitted Uses	
BL 1479	(a) Principal <ul style="list-style-type: none"> <li>(i) Single Family Residential</li> <li>(ii) Farm Uses on land within ALR</li> </ul>
	(b) Secondary <ul style="list-style-type: none"> <li>(i) Secondary Suite <i>[See Section 206]</i></li> <li>(ii) Guest Cottage <i>[See Section 204]</i></li> <li>(iii) Home Occupation <i>[See Section 203]</i></li> <li>(iv) Breeding and Boarding of Cats or Dogs</li> <li>(v) Accessory Uses <i>[See Section 202]</i></li> <li>(vi) Accessory Buildings and Structures <i>[See Section 202]</i></li> </ul>

502.2.2 Density	
(a) Maximum Lot Coverage	<ul style="list-style-type: none"> <li>(i) 25% for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m<sup>2</sup> (21,528 ft<sup>2</sup>) in lot area;</li> <li>(ii) 20% otherwise</li> </ul>
(b) Maximum Floor Area Ratio	<ul style="list-style-type: none"> <li>(i) 0.25,</li> <li>(ii) 0.30 for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m<sup>2</sup> (21,528 ft<sup>2</sup>) in lot area.</li> </ul>

502.2.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	465 m <sup>2</sup> (5003 ft <sup>2</sup> )
BL 1306	(c) Maximum Height <ul style="list-style-type: none"> <li>(i) 9.15 m (30 ft.)</li> <li>(ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)</li> </ul>
	(d) Minimum Setbacks: <ul style="list-style-type: none"> <li>(i) Front 7.6 metres (25 ft.)</li> <li>(ii) Rear 7.6 metres (25 ft.)</li> <li>(iii) Interior Side               <ul style="list-style-type: none"> <li>(A) 3 metres. (9.8 ft.).</li> <li>(B) 1.5 metres (4.9 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.</li> </ul> </li> <li>(iv) Exterior Side               <ul style="list-style-type: none"> <li>(A) 7.6 metres.</li> <li>(B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.</li> </ul> </li> <li>(v) Combined Side (A) For a lot with two interior side lot lines that has a lot width of 20</li> </ul>



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	metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.). (B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).
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### 502.2.4 Accessory Buildings and Structures

<b>BL 1295</b> <b>BL 1510</b>	(a) Maximum combined gross floor area of all accessory buildings and structures on lot exempting up to three accessory buildings or structures on the lot under 10 m <sup>2</sup> in size	125 m <sup>2</sup> (1345 ft <sup>2</sup> )
<b>BL 1295</b> <b>BL 1510</b>	(b) Maximum height of accessory building or structure	5.6 metres (18.4 ft.)
<b>BL 1295</b>	(c) Maximum Height	5.6 metres (18.4 ft.)
	(d) Minimum Setbacks	
	(i) Front	7.6 metres (25 ft.)
	(ii) Rear	7.6 metres (25 ft.)
	(iii) Interior Side	(A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m <sup>2</sup> (150.6 ft <sup>2</sup> )
	(iv) Exterior Side	7.6 metres (25 ft.)
	(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.).
<b>BL 1295</b>	(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

### 502.2.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

### 502.2.6 Subdivision

(a) Minimum Lot Size	2000 m <sup>2</sup> (21,528 ft <sup>2</sup> )
(b) Minimum Lot Width	26 m (85.3 ft.)

### BL 1357 502.2.7 Other Regulations

Despite the regulations under the headings 502.2.2a, 502.2.3d(i), 502.2.3d(ii), the following regulations apply to Lot 4, Section 17, Range 3 West, North Saanich District, Plan 30966 (495 Norris Road):

(a) Maximum Lot Coverage	25%
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<b>BL 1511</b>	(b) Minimum Setbacks	
	(i) Front	7.0m (25ft.)
	(ii) Rear	7.0m (25ft.)
Despite the regulations under the headings 502.2.2(b), the following regulations apply to Lot 5, Block 56, Section 19, Ranges 2 West and 3 West, North Saanich District, Plan 1211 (587 Meldram Drive)		
	(a) Maximum Floor Area Ratio	0.35"
<b>BL 1538</b>		
Despite the regulations under the headings 502.2.2(a) and 502.2.3 (d) (iv), the following regulations apply to Lot B, Section 19, Range 3, West North Saanich, District Plan VIP88501 (626 Wain Road)		
	(a) Maximum Lot Coverage	25%
	(b) Minimum Setbacks	
	(i) Exterior Side	3.0m

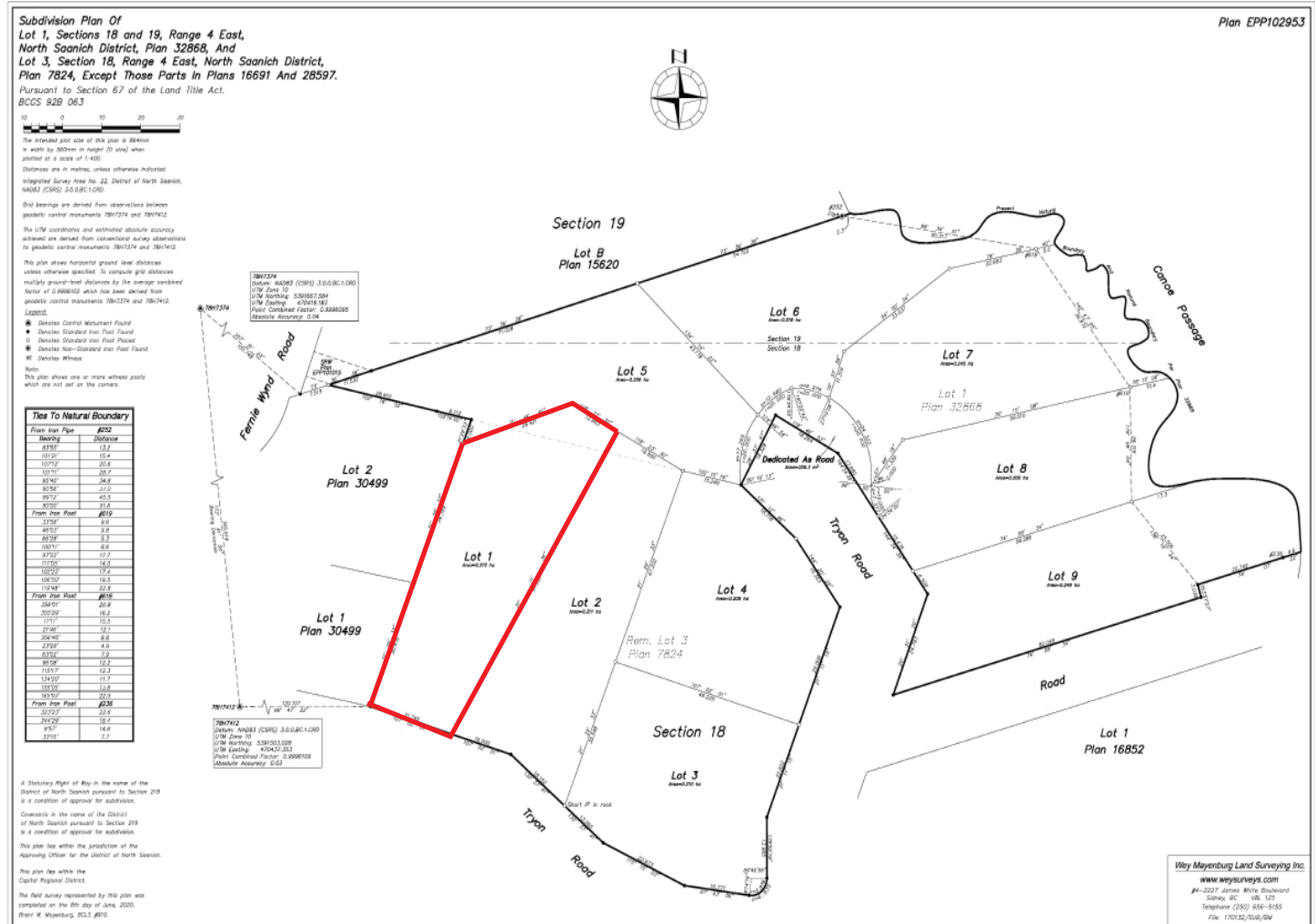


# Lot Survey

Status: Filed

Plan #: EPP102953 App #: CA9641079 Ctrl #: 159-191-7826

RCVD: 2022-01-13 RQST: 2022-01-31 06:39:54











## Property Photos

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