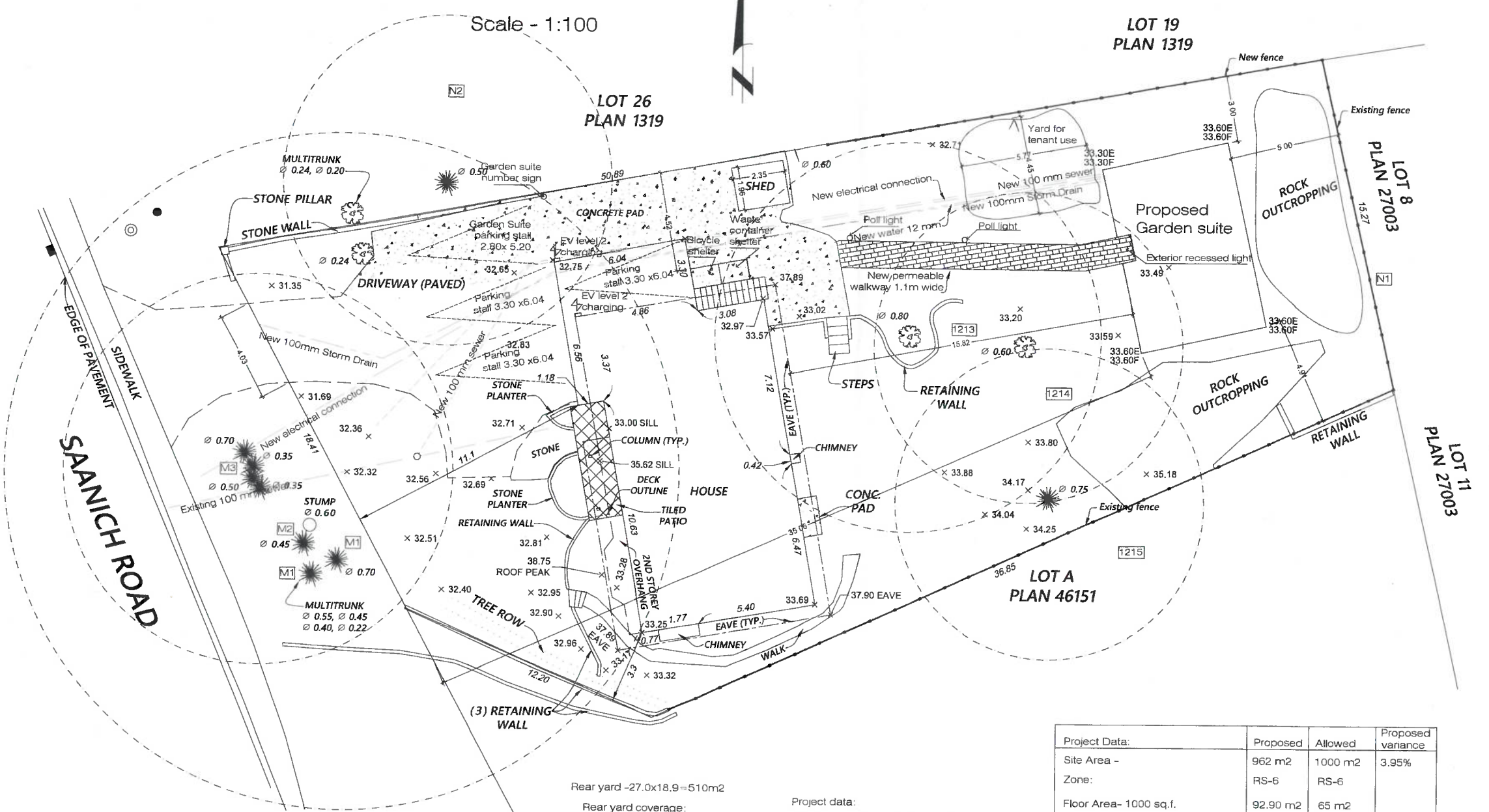


**LOT 9
PLAN 27003**



Scale - 1:100

**LOT 26
PLAN 1319**

**LOT 19
PLAN 1319**

**LOT 8
PLAN 27003**

**LOT 11
PLAN 27003**

**LOT A
PLAN 46151**

SAANICH ROAD

Average Natural Grade:
(33.3+33.6+33.6+33.6)/4 = 33.53 m

Average Finished Grade:
(33.3+33.6+33.6+33.6)/4 = 33.53 m

Rear yard - 27.0x18.9 = 510m²

Rear yard coverage:

$$\frac{46.08}{510} \times 100\% = 9.03\%$$

Concrete driveway area - 166 m²

Open Site Space

$$\frac{962 - 46.08 - 98.85 - 166}{962} \times 100\% = 67.7\%$$

Project data:

Site Area - 962 m² = 10357 sq.f.

Zone RS-6

Main house coverage area - 98.85m²

Garden Suite coverage area - 46.08m²

Shed - 4.31m²

$$\text{Lot Coverage} = \frac{98.85 + 46.08 + 4.31}{962} = 15.5\%$$

Project Data:	Proposed	Allowed	Proposed variance
Site Area -	962 m ²	1000 m ²	3.95%
Zone:	RS-6	RS-6	
Floor Area- 1000 sq.f.	92.90 m ²	65 m ²	
Lot Coverage	15.5%	40%	
Rear yard coverage	9.03%	25%	
Setbacks:			
Front -	35.06 m	6.00 m	
Rear -	1.52 m	1.50 m	
Side (North) -	1.52 m	1.50 m	
Side (South) -	4.04 m	1.50 m	
Height -	3.33 m	4.20 m	

RECEIVED
JAN 04 2024
PLANNING DEPT.
DISTRICT OF SAANICH

Sept. 13, 2023	Permit Application	
REVISIONS		
PROJECT		
3967 Saanich Road		
Proposed Garden Suite		
MODERN HOME DESIGN		
Phone: (250) 361-1058	Cell: (250) 888-5817	
Email: moderndesign@shaw.ca		
4563 Gordon Point Dr., Victoria, BC, V8N6L3		
TITLE		
Site Plan		
SCALE:	DRAWN BY:	SHEET:
1:100	V. Melamed	A1
DATE:	CHECKED BY:	
	V. Melamed	