

**Site Plan Of:  
Lot 2, Section 16,  
Victoria District, Plan 15889,  
P.I.D. 004-542-797**

Scale = 1:200

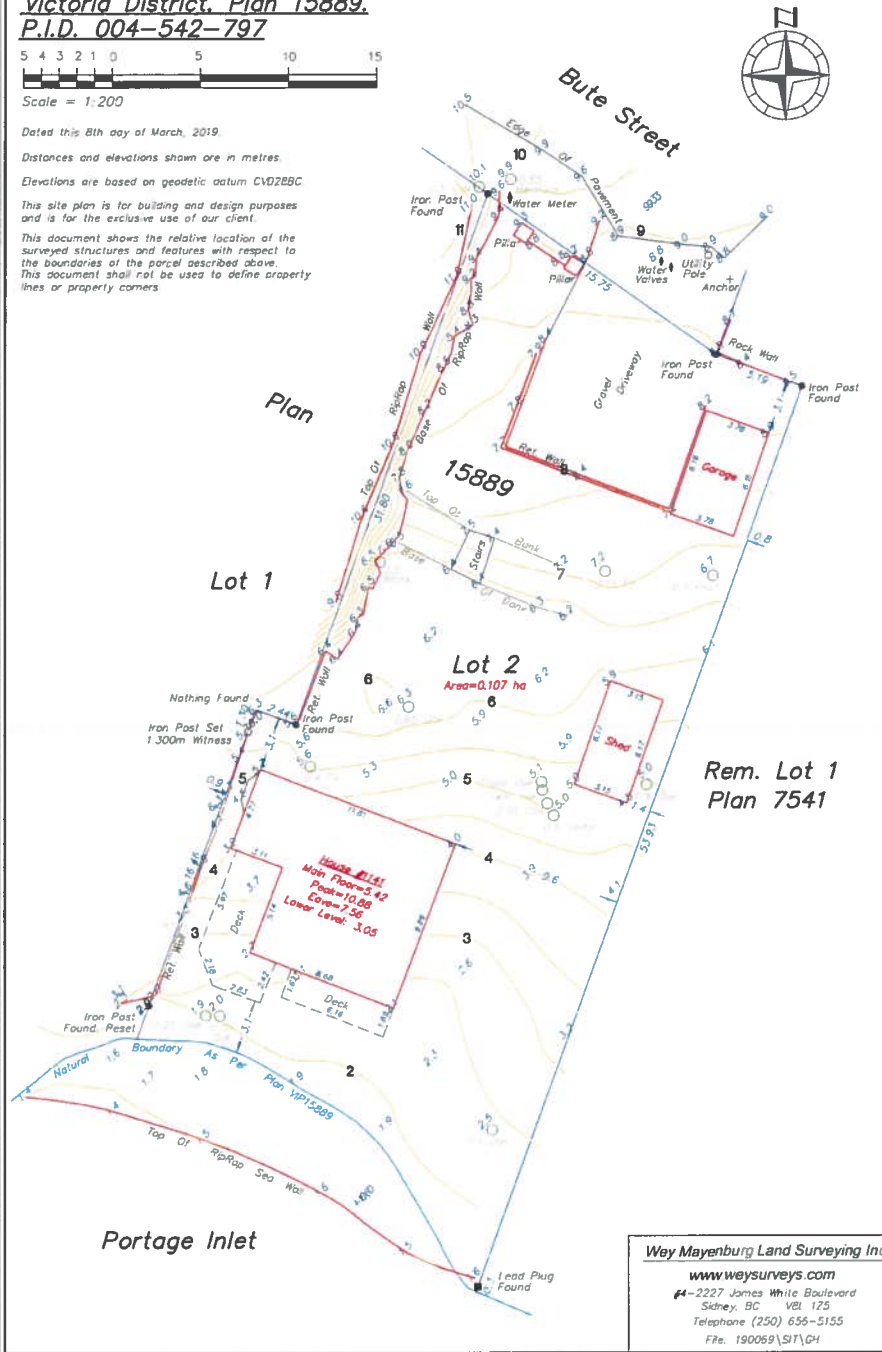
Dated this 8th day of March, 2019.

Distances and elevations shown are in metres.

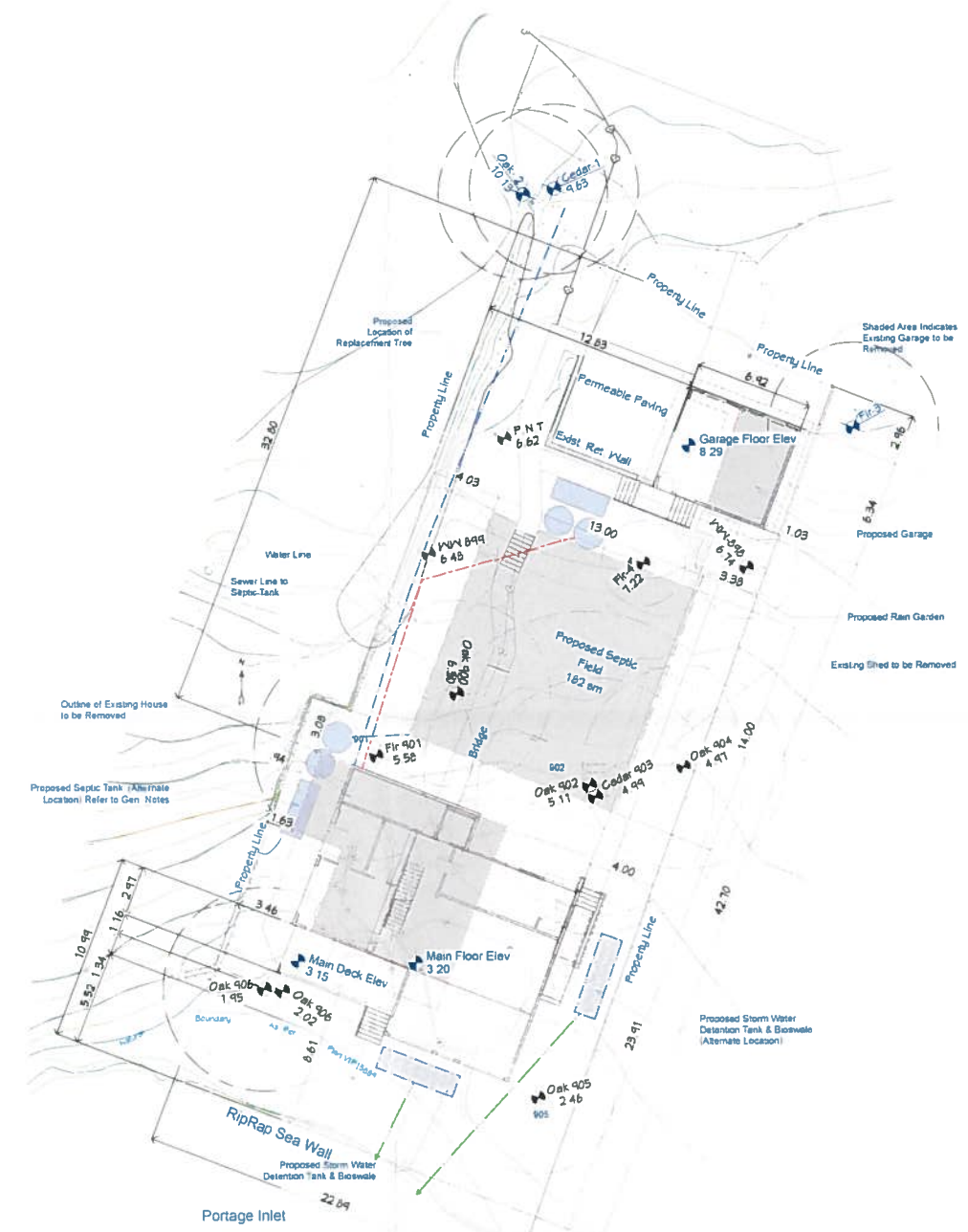
Elevations are based on geodetic datum CVD28BC.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



**Wey Mayenburg Land Surveying Inc.**  
www.weysurveys.com  
#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5  
Telephone (250) 655-5155  
F#s: 190059/SIT/CH



**Site Plan**

**View from neighbour to the east**



**View from Bute Street**



Owner: Robert Swart and Pranjyoti Mangat  
Owner's Address: 806 10045-118 St. NW Edmonton, AB  
Contact Information: Email: swart@shaw.ca  
Phone: (780) 932-1562

Zoning Bylaw Summary		
	Bylaw Req't	Proposed
Building Description and Use		S F R
Zoning	A 1	A1
Site		
Site Area (Sq. m.)		1070.00
Max Lot Width (m)		22.90
Max Lot Depth (m)		51.91
Lot Coverage	40% Max.	20%
Floor Space Ratio	45% Max.	35%
Building Area (sq. m.)		Proposed
House		333.20
Lower Level		170.30
Upper Level		162.90
Garage		44.17
Total Building Area		377.37
Building Height (House)	Bylaw Req't	Proposed
Max Building Height Above Grade	6.5	5.88
Lowest Single Elevation	6.5	7.79
Building Height (Garage)	Bylaw Req't	Proposed
Max Building Height Above Grade	3.75	4.35

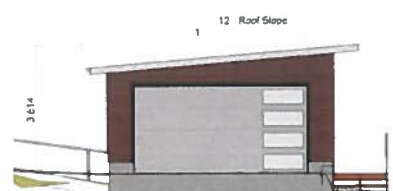
Refer to floor plans and elevations for height and grade measurements.

Setbacks (m)	Bylaw Min.	Existing	Proposed
House			
Front (To Bute Street)	7.5	32.81	32.81
Rear (To Natural Boundary)		3.09	1.34
Rear (To Seawall- High Water Mark)	7.5	8.61	6.86
West Side Yard	3.0	0.94	3.46
East Side Yard	3.0	9.51	4.00
Garage			
Front	7.5	2.96	2.96
Rear (To Natural Boundary)	7.5	37.19	37.19
Rear (To Seawall- High Water Mark)	7.5	42.70	42.70
West Side Yard	3.0	15.76	12.82
East Side Yard	3.0	1.03	1.03

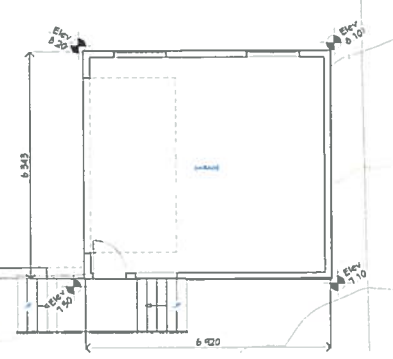
- Refer also to Site Plan for setbacks.
- General Notes**
- All Protected trees except Fir 901 to be retained.
  - The driveway and the paths will be constructed using permeable pavers to minimize runoff. The sidewalks are 1.22m wide.
  - The Septic System includes a septic tank (L 3.35 W 1.27 H 1.22) a white water aerobic treatment tank (Dia 1.83 H 1.89) and a pump tank (Dia 1.73 H 1.22). Detailed design will be provided with the building permit application.
  - The storm water detention tank and bioswale are located on the south side of the house, with an alternate location on the east side of the house.
  - Water line and sanitary sewer line will be hand dug or air spade through the critical route zones under the supervision of an arborist.
  - Native planting such as Oregon Gumweed or Kinnikinnick will be planted along the seawall.



**Garage: South Elevation**



**Garage: West Elevation**



**Garage Floor Plan**

**1141 Bute St.  
Victoria, B.C.  
V8Z 1L9**

NO	DESCRIPTION	BY	DATE
1 0	D P Application	DK	2019 09 23
2 0	D P Application-R1	DK	2020 04 27
3 0	D P Application-R2	DK	2020 09 28

**Legend**

- Tree identification as per the Tree Protection Plan
- Oak 902 2.02
- Geodetic Elevation in meters

PROJECT DESCRIPTION  
1141 Bute Street  
Residence

**ENTERED  
IN CASE**

SHEET TITLE  
SITE PLAN

**RECEIVED**  
OCT 05 2020

DATE: 20.09.27  
SCALE: 1:200

PLANNING DEPT.  
DISTRICT OF SAANICH

SHEET:  
**A-1**