

# SITE PLAN OF LOT 1, SECTION 33, VICTORIA DISTRICT, PLAN 6480.



### NOTE:

Lot dimensions shown are based upon Plan 6480.  
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monument 85H0887 (Elev.= 44.737m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

Field survey dated December 16, 2020.

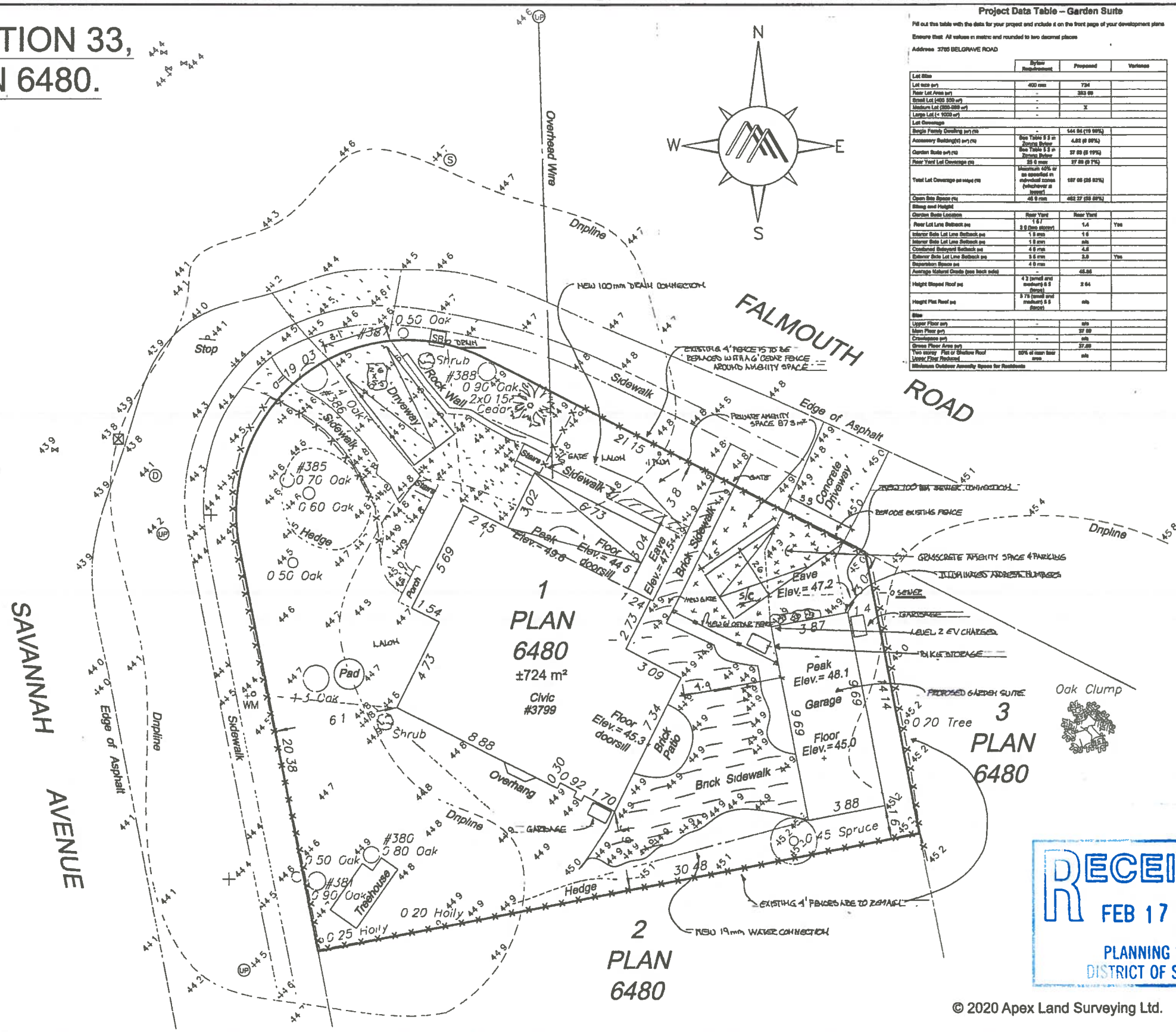
PID: 003-280-578

LEGEND	
	Denotes fence
	Denotes service box
	Denotes catch basin
	Denotes water meter
	Denotes sewer manhole
	Denotes drain manhole
	Denotes approximate tree location, diameter, species & tag#
	Denotes ground elevation
	Denotes utility pole
	Denotes water valve
	Denotes anchor
	Denotes sign



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File: 40-Sorrell-SP      Date: December 29, 2020



**Project Data Table - Garden Suite**

Fill out this table with the data for your project and include it on the front page of your development plans. Ensure that all values in metres and rounded to two decimal places. Address: 3785 BELORAVE ROAD

Lot Size	Bylaw Requirements	Proposed	Variance
Lot Area (sq m)	400 sqm	734	
Front Lot Area (sq m)	-	353.65	
Street Lot (400 sqm)	-	-	
Medium Lot (200 sqm)	-	-	
Large Lot (> 1000 sqm)	-	X	
Lot Coverage			
Single Family Dwelling (sq m)	144.86 (19.99%)		
Accessory Building(s) (sq m)	4.82 (0.67%)		
Carport (sq m)	37.88 (5.19%)		
Front Yard Lot Coverage (sq m)	37.88 (5.19%)		
Total Lot Coverage on site (sq m)	187.56 (26.85%)		
Clearance Height (m)	4.5	4.5	
Clearance Height (ft)	14.8	14.8	
Front Yard Setback (m)	1.8	1.8	Yes
Front Yard Setback (ft)	5.9	5.9	
Interior Side Lot Line Setback (m)	1.8	1.8	Yes
Interior Side Lot Line Setback (ft)	5.9	5.9	
Compliance Setback (m)	4.0	4.0	Yes
Compliance Setback (ft)	13.1	13.1	
Overhead Wires (m)	4.0	4.0	Yes
Average Maximum Grade (per back side)	-	48.86	
Height Maximum Floor (m)	4.3	4.3	
Height Maximum Floor (ft)	14.1	14.1	
Height Plot Floor (m)	3.7	3.7	
Height Plot Floor (ft)	12.1	12.1	
Site			
Upper Floor (sq m)	-	-	
Lower Floor (sq m)	-	-	
Construction (sq m)	-	-	
Green Floor Area (sq m)	-	-	
Tree canopy (sq m)	50% of main floor area	-	
Minimum Outdoor Assembly Space for Residents	-	-	



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