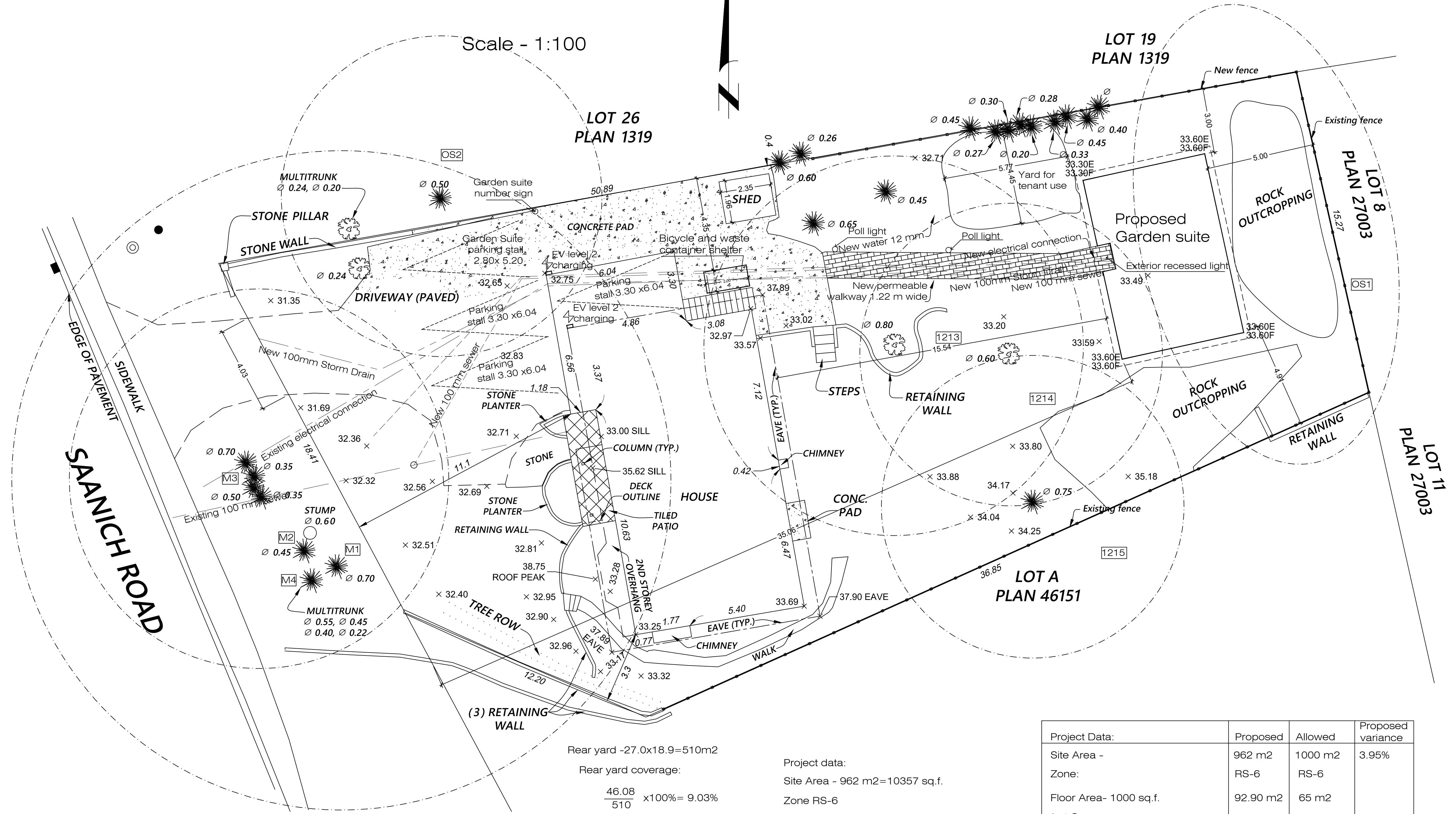
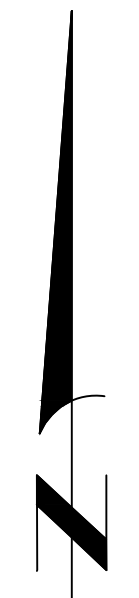


**LOT 9
PLAN 27003**

Scale - 1:100



SAANICH ROAD

Rear yard - 27.0x18.9=510m²

Rear yard coverage:
 $\frac{46.08}{510} \times 100\% = 9.03\%$

Impervious surfaces:
Main house coverage area - 98.85m²
Garden Suite coverage area - 46.08m²
Shed - 4.31m²

Concrete driveway area - 166 m²

Open Site Space

$\frac{962-46.08-98.85-166-4.31}{962} \times 100\% = 67.23\%$

Project data:
Site Area - 962 m²=10357 sq.f.
Zone RS-6

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

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

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 -	5.00 m	3.00 m	
Side (North) -	3.00 m	3.00 m	
Side (South) -	4.91 m	3.00 m	
Height -	6.14 m	6.50 m	

RECEIVED
June 03, 2024
PLANNING DEPT.
DISTRICT OF SAANICH

May. 07, 2024	Permit Application
REVISIONS	
PROJECT: 3967 Saanich Road	
Proposed Garden Suite	
MODERN HOME DESIGN Phone: (250) 391-1056 Cell: (250) 888-5617 Email: moderndesign@shaw.ca	
4563 Gordon Point Dr., Victoria, BC, V8N6L3	
TITLE: Site Plan	
SCALE: 1:100	DRAWN BY: V. Melamed
DATE:	CHECKED BY: V. Melamed
SHEET: A1	