

SITE AND SERVICING PLAN OF LOT 1, SECTION 45, VICTORIA DISTRICT, PLAN 9777, EXCEPT PART IN PLANS 14004 AND 22097.

BCGS MAP SHEET 92B.044

The intended plot size of this plan is 864mm in width by 558mm in height (D-Size)

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Catch Basin
- denotes Manhole - Storm
- denotes Sign Post
- denotes Spot Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Utility Pole
- denotes Valve
- denotes Fenceline
- denotes Bushline
- denotes Dripline
- denotes Driveway

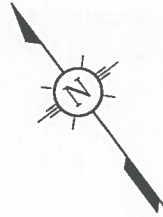
Elevations are based on Control Monument 60H1554 and are referred to CGVD28 datum.

Setbacks are derived from field survey completed on February 3, 2021, and are measured from siding.

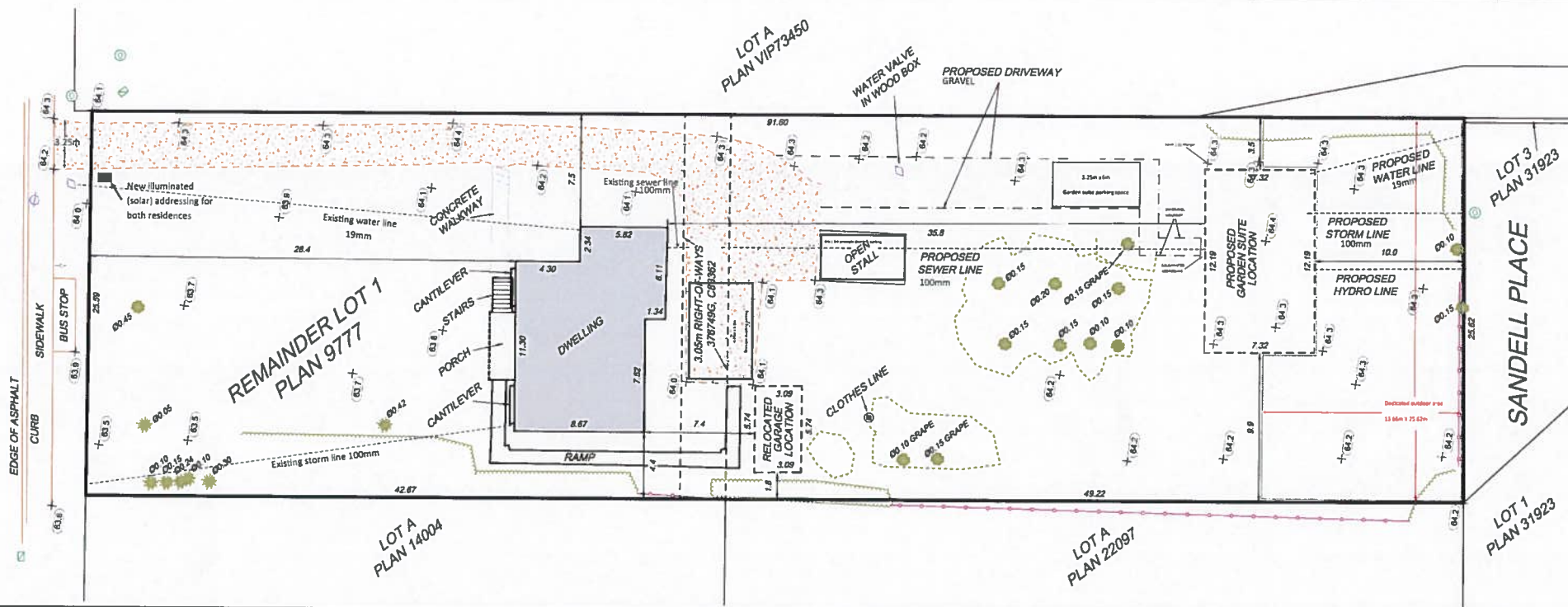
The civic address of the building is:
4033 Gordon Head Road, Victoria, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

376749G - Right of Way
C83362 - Right of Way



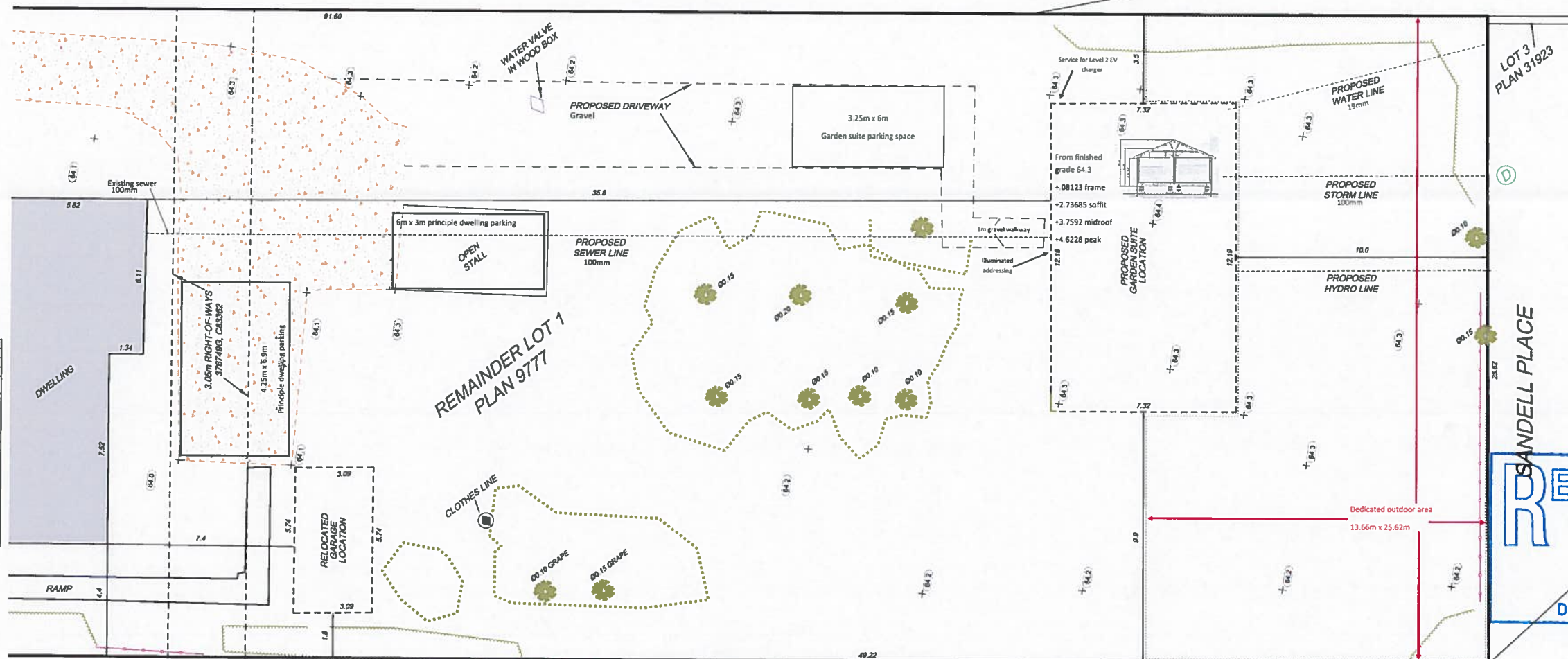
GORDON HEAD ROAD



Lot Size	Bylaw Requirement	Proposed
Lot size (m ²)	400 min	2354.22 m ²
Rear Lot Area (m ²)	-	1261.62 m ²
Small Lot (400-559 m ²)	-	-
Medium Lot (560-999 m ²)	-	-
Large Lot (> 1000 m ²)	-	2354.22 m ²
Lot Coverage		
Single Family Dwelling (m ²)	-	116.69 m ²
Accessory Building (m ²)	See Table 5.3 in Zoning Bylaw	15 m ²
Garden Suite (m ²)	See Table 5.3 in Zoning Bylaw	89 m ²
Rear Yard Lot Coverage (%)	25.0 max	14.2%
Total Lot Coverage (all bldgs) (%)	40% or as specified in individual zones (whichever is lesser)	8.7%
Total Impervious Surface Area (m ²)	-	220.69 m ²
Open Site Space (%)	45.0 min	90.63%
Setbacks and Height		
Garden Suite Location	Rear Yard	Rear yard
Rear Lot Line Setback (m)	1.5 / 3.0 (two storey)	10m
Interior Side Lot Line Setback (m)	1.5 min	3.5m
Interior Side Lot Line Setback (m)	1.5 min	9.2m
Combined Sideyard Setback (m)	4.5 min	12.7m
Exterior Side Lot Line Setback (m)	3.5 min	10m
Separation Space (m)	4.0 min	35.38 m
Average Natural Grade	-	64.3
Average Finished Grade	-	64.3
Height Sloped Roof (m)	4.2 (small and medium) 6.5 (large)	5.44 m
Height Flat Roof (m)	3.75 (small and medium) 5.5 (large)	N/A

Scale of enlargement is 1:100 at the intended plot size of plan

Item	Requirement	Proposed
Upper Floor (m ²)	N/A	N/A
Main Floor (m ²)	89 m ²	89 m ²
Crust/ceiling (m ²)	0 m ²	0 m ²
Gross Floor Area (m ²)	89 m ²	89 m ²
Two storey - Flat or shallow roof	60% of main floor area	N/A
Upper Floor Reduced	-	-
Minimum Outdoor Amenity Spaces for Residents		
Dedicated outdoor spaces for garden suite (m ²)	20.0 min	305.35 m ²
General		
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	Y
Parking		
Single Family Dwelling	2	3
Garden Suite with Level 2 EV Charger	1	1



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PLANNING DEPT.
DISTRICT OF SAANICH

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

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