

PROJECT DATA TABLE

	Proposed	Zone Standard (R9-4)
Address	4136 Carey Rd	
Scope of works	Rezoning / Subdivision	
Proposed zone	RS-6	
Existing/parent lot area	Single-family dwelling	
Road dedication	1320.2 m ²	
Proposed Lot A area	42.0 m ²	560 m ² min
Proposed Lot B area	658.2 m ²	560 m ² min
Proposed Lot A width	20.17 m	16.0m min
Proposed Lot B width	19.44 m	16.0m min
LOT A		
Proposed lot A area	620 m ²	560 m ² min
Proposed house footprint	146.36 m ²	
Lot coverage	23.61%	40% max
Proposed Setbacks:		
Front setback	6.0 m (east)	6.0m min
Rear setback	9.34 m (west)	7.5m min
Combined Front/Rear setback	15.34 m	15.0m min
Interior yard setback	1.73 m (south)	1.5m min
Exterior yard setback	4.12 m (north)	3.5m min
Combined side yard setback	5.62 m	4.5m min
Heights:		
Average grade	7.99 m	
Highest Roof Mid	7.10 m	7.5m max
Lowest wall	7.7 m	7.5m max
Single face height	7.39 m	
Floor Area:		
Upper floor area	152.02 m ²	
Main floor area	54.29 m ²	
Garage floor area	51.66 m ²	
Garage exemption	50.0 m ²	
Total floor area	247.99 m ²	248.0m ² max
FAR	0.405	0.5 max
Site	70.67 m ²	
LOT B		
Proposed lot B area	658.2 m ²	560 m ² min
Proposed house footprint	154.2 m ²	
Lot coverage	23.43%	40% max
Proposed Setbacks:		
Front setback (east)	6.0 m (east)	6.0m min
Rear setback (west)	12.29 m (west)	7.5m min
Combined Front/Rear setback	18.29 m	15.0m min
Interior yard setback	3.0 m (south)	3.0m min
Exterior yard setback	1.50 m (north)	1.5m min
Combined side yard setback	4.50 m	4.5m min
Heights:		
Average grade	7.76 m	
Highest Roof Mid	8.13 m	7.5m max
Lowest wall	7.325 m	7.5m max
Single face height	8.57 m	
Floor Area:		
Upper floor area	147.50 m ²	
Main floor area	100.36 m ²	
Garage floor area	48.37 m ²	
Garage exemption	50.0 m ²	
Total floor area	246.23 m ²	248.0m ² max
FAR	0.374	0.5 max
Site	60.91 m ²	

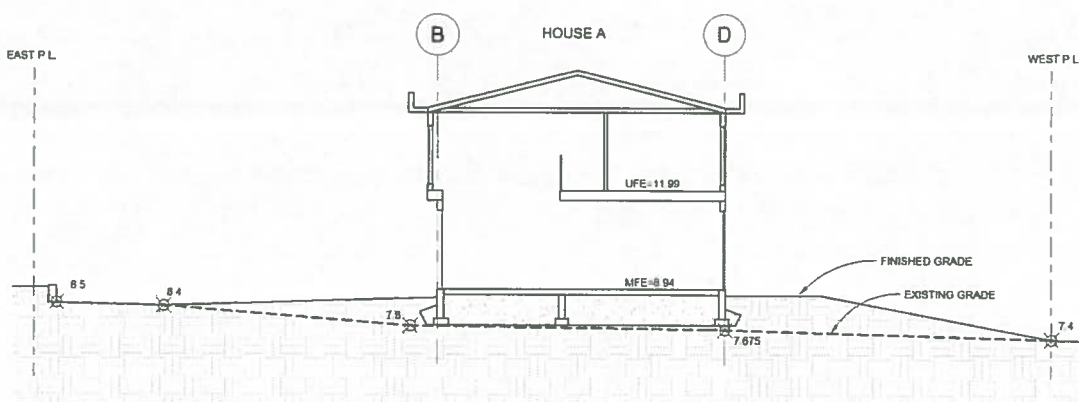
Site Plan Of:
 Lot A (DD H80811), Block 2, Section 82,
 Victoria District, Plan 1704.
 P.I.D. 007-054-220



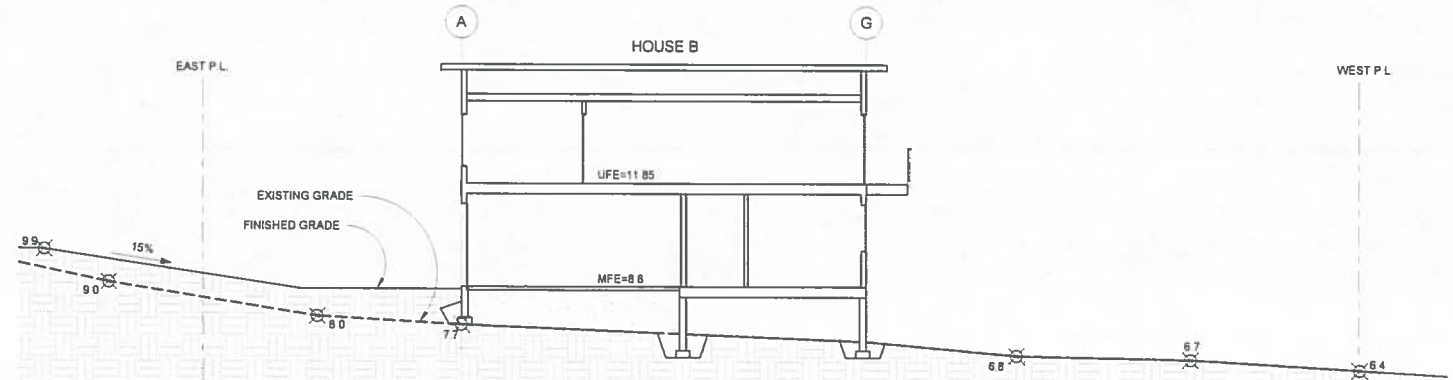
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- HOUSE A**
 Average grade:
 +A1 = 8.2
 +B1 = 8.2
 +C1 = 8.2
 +D1 = 8.2
 +E1 = 8.15
 +F1 = 7.60
 +G1 = 7.55
 +H1 = 7.85
 +I1 = 7.85
 +J1 = 7.99
 +K1 = 7.99
 Lowest wall:
 +Lw1 = 7.85
 +Lw2 = 7.85
 +Lw3 = 7.7
- HOUSE B**
 Average grade:
 +A2 = 8.10
 +B2 = 8.05
 +C2 = 7.90
 +D2 = 7.90
 +E2 = 7.70
 +F2 = 7.05
 +G2 = 7.60
 +H2 = 7.60
 +I2 = 7.60
 +J2 = 7.60
 +K2 = 7.60
 +L2 = 7.60
 +M2 = 7.60
 +N2 = 7.60
 +O2 = 7.60
 +P2 = 7.60
 +Q2 = 7.60
 +R2 = 7.60
 +S2 = 7.60
 +T2 = 7.60
 +U2 = 7.60
 +V2 = 7.60
 +W2 = 7.60
 +X2 = 7.60
 +Y2 = 7.60
 +Z2 = 7.60
 Lowest wall:
 +Lw1 = 7.05
 +Lw2 = 7.60
 +Lw3 = 7.325
- 000 - TREE ID



SITE SECTION 1
 1 : 100



SITE SECTION 2
 1 : 100

SITE PLAN
 1 : 200



No.	Date	Appr.	Revision
A	22-02-25	Permit	1/1

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4136 CAREY RD
 REZONING / SUBDIVISION

SITE PLAN, SITE SECTIONS

2019-63
 L. Baker 1/4" = 1'0" or as noted
 L. Baker