



LOT SIZE	REQUIRED	PROPOSED	VARIANCE	SITING AND HEIGHT	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (m <sup>2</sup> )	400 MIN.	7462m <sup>2</sup>	-	GARDEN SUITE LOCATION	REAR YARD	REAR YARD	-
REAR LOT AREA (m <sup>2</sup> )	-	5746m <sup>2</sup>	-	REAR LOT LINE SETBACK (m)	11.0m	21.3m	-
LARGE LOT (>1000 m <sup>2</sup> )	-	7462m <sup>2</sup>	-	INTERIOR SIDE LOT LINE SETBACK (m) (NORTH)	1.5 MIN.	12.4m	-
LOT COVERAGE				INTERIOR SIDE LOT LINE SETBACK (m) (SOUTH)	1.5 MIN.	21.1m	-
SINGLE FAMILY DWELLING (m <sup>2</sup> )(%)	-	340m <sup>2</sup> (4.56%)	-	COMBINED SIDEYARD SETBACK (m)	4.5 MIN.	23.5m	-
ACCESSORY BUILDING(S) (m <sup>2</sup> )(%)	2240 BYLAW	50.88m <sup>2</sup> 0.68%	-	EXTERIOR SIDE LOT LINE SETBACK (m)	3.5 MIN.	-	-
GARDEN SUITE (m <sup>2</sup> )(%)	2240 BYLAW	42.2m <sup>2</sup> (1.24%)	-	SEPARATION SPACE (m)	4.0 MIN.	82.1m	-
REAR YARD LOT COVERAGE (%)	25% MAX.	1.62%	-	AVERAGE NATURAL GRADE	-	15.1m (AS PER BLDG)	-
TOTAL LOT COVERAGE (ALL BLDGS) (%)	40% MAX.	6.48%	-	HEIGHT SLOPE ROOF (m)	4.2 m (SMALL) 6.5 m (LARGE)	-	-
OPEN SITE SPACE (%)	45% MIN.	88.08%	-	HEIGHT FLAT ROOF (m)	3.75 m (SMALL) 5.5 m (LARGE)	-	-
				SIZE CRAWLSPACE (m <sup>2</sup> )	-	11m <sup>2</sup>	-
				MAIN FLOOR (m <sup>2</sup> )	-	82.8m <sup>2</sup>	-
				UPPER FLOOR (m <sup>2</sup> )	-	-	-
				GROSS AREA (m <sup>2</sup> )	-	82.8m <sup>2</sup>	-
				TWO STOREY - FLAT OR SHALLOW ROOF UPPER FLOOR REDUCED	60% OF THE MAIN FLOOR AREA	-	-
				MIN. OUTDOOR AMENITY SPACE FOR RESIDENTS	-	-	-
				DEDICATED OUTDOOR SPACE FOR GARDEN SUITE (m <sup>2</sup> )	20.0 MIN.	30.1m <sup>2</sup>	-
				GENERAL			
				CLEAR PATHWAY FROM STREET TO THE DOOR OF A GARDEN SUITE (m): 1.0 MIN.	1.0m	-	-
				PARKING			
				SINGLE FAMILY DWELLING	2	2	-
				GARDEN SUITE WITH LEVEL 2 EV CHARGER	1	1	-

AVERAGE GRADE CALCULATION (AS PER BCLS)  
 A 15.2m  
 B 14.6m  
 C 15.0m  
 D 15.3m  
 E 15.4m  
 F 15.2m  
 G 15.1m

1 Site Plan 1:200

- SITE PLAN KEYNOTE:**
- PROTECTED ROOT ZONE TO BE FENCED PRIOR TO CONSTRUCTION
  - CERTIFIED ARBORIST TO BE RETAINED, AT MINIMUM, TO SUPERVISE EXCAVATION OF PAD FOOTINGS, AND IF REQUIRED, TO PROVIDE TREE PROTECTION PLAN.
  - REFER TO ENGINEERING FOR SEWER CONNECTION
  - EXISTING WATER METER SIZE IS 3/4" - SEE SHEET C3
- |                   |                            |
|-------------------|----------------------------|
| --- PROPERTY LINE | --- WALLS/FLOOR OVER       |
| --- BEAM LINE     | --- WALLS/FLOOR BELOW      |
| --- ROOF OVER     | --- WALLS/FEATURES REMOVED |
| --- ROOF BELOW    | --- FENCE LINE             |
| --- UTILITY - GAS | --- UTILITY - WATER        |
|                   | --- UTILITY - ELECTRICAL   |



4291 Gordon Head Rd  
 Patrick & Diana White

DEVELOPMENT PERMIT

DATE	ISSUED FOR
JULY 23, 2021	DEVELOPMENT PERMIT

Site

SHEET ISSUE DATE  
 JULY 26, 2021

PROJECT NUMBER  
 DRAWN BY  
 CHECKED BY

C2

SCALE  
 As indicated