



LOT SIZE	REQUIRED	PROPOSED	VARIANCE	SITING AND HEIGHT	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (m ²):	400 MIN	7462m ²	-	GARDEN SUITE LOCATION	REAR YARD	REAR YARD	-
REAR LOT AREA (m ²):	-	5746m ²	-	REAR LOT LINE SETBACK (m)	11.0m	21.3m	-
LARGE LOT (>1000 m ²):	-	7462m ²	-	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 ² /%):	-	340m ² (4.56%)	-	COMBINED SIDEYARD SETBACK (m)	4.5 MIN	33.5m	-
ACCESSORY BUILDING(S) (m ² /%):	2040 B/LINE	50.88m ² (0.68%)	-	EXTERIOR SIDE LOT LINE SETBACK (m)	3.5 MIN	-	-
GARDEN SUITE (m ² /%):	2040 B/LINE	42.8m ² (1.24%)	-	SEPARATION SPACE (m)	4.0 MIN	82.1m	-
REAR YARD LOT COVERAGE (%)	25% MAX	1.62%	-	AVERAGE NATURAL GRADE	-	15.12m	-
TOTAL LOT COVERAGE (ALL BLDGS) (%)	40% MAX	6.48%	-	AVERAGE FINISHED GRADE	-	15.0m	-
OPEN SITE SPACE (%)	45% MIN	88.08%	-	HEIGHT SLOPE ROOF (m)	4.2 m (SMALL) 6.5 m (LARGE)	-	-
				HEIGHT FLAT ROOF (m)	3.75 m (SMALL) 5.5 m (LARGE)	-	-
				SIZE GRAVELSPACE (m ²)	-	11m ²	-
				MAN FLOOR (m ²)	-	42.8m ²	-
				UPPER FLOOR (m ²)	-	-	-
				GROSS AREA (m ²)	-	42.8m ²	-
				TWO STOREY - FLAT OR SHALLOW ROOF UPPER FLOOR REDUCED	80% OF THE MAIN FLOOR AREA	-	-
				MIN. OUTDOOR AMENITY SPACE FOR RESIDENTS			
				DEDICATED OUTDOOR SPACE FOR GARDEN SUITE (m ²)	20.0 MIN	30.1m ²	-
				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
 A: 15.2m (EXISTING)
 B: 14.85m (FINISHED)
 C: 14.8m (EXISTING)
 D: 15.2m (FINISHED)
 E: 15.2m (EXISTING)
 F: 15.2m (EXISTING)
 4
 +15.0m

Villamar DESIGN

6825A VERNICES ROAD
 VICTORIA, BC
 V8M 2A7
 778-957-4088

4291 Gordon Head Rd
 Patrick & Diana White

DEVELOPMENT PERMIT

DATE	ISSUED FOR
2022-01-20	DEVELOPMENT PERMIT

Site

SHEET ISSUE DATE
 2022-01-28

PROJECT NUMBER: 2116
 DRAWN BY: HP
 CHECKED BY: DE

SCALE: As indicated

RECEIVED
 FEB 04 2022
 PLANNING DEPT.
 DISTRICT OF SAARICH