

# Proposed Subdivision of 4601 Cordova Bay Road

Parcel A (DD 7803-W) of Lot 1,  
Section 24, Lake District, Plan 11854

Parcel Identifier: 004-892-861

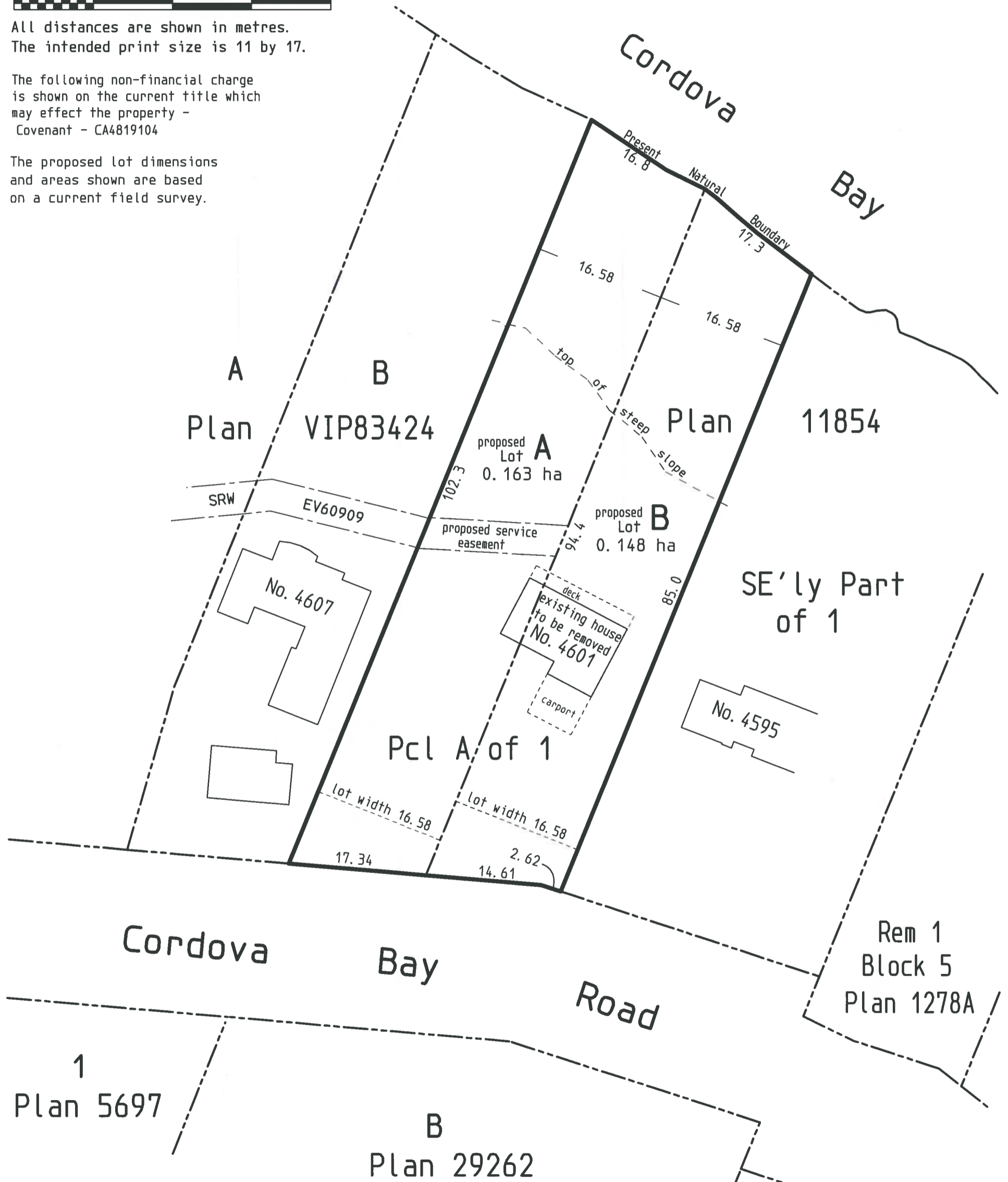
Scale - 1 : 500



All distances are shown in metres.  
The intended print size is 11 by 17.

The following non-financial charge  
is shown on the current title which  
may effect the property -  
Covenant - CA4819104

The proposed lot dimensions  
and areas shown are based  
on a current field survey.



December 3, 2021

File: 13,493 Site (70D)  
**POWELL & ASSOCIATES**  
BC Land SurveyorS  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

**RECEIVED**  
JAN 05 2022  
PLANNING DEPT.  
DISTRICT OF SAANICH



**PROJECT DATA:**

**CIVIC ADDRESS**  
4601 CORDOVA BAY ROAD

**LEGAL DESCRIPTION**  
PARCEL A (DD 7803-W) OF LOT 1, SECTION 24, LAKE DISTRICT, PLAN 11854

**MUNICIPALITY**  
DISTRICT OF SAANICH

**ZONING**  
RS-12

**PID NO.**  
004-892-861

**SITE AREA**  
±1550m<sup>2</sup>

**EXISTING LOT COVERAGE**  
123m<sup>2</sup> / 3268 8 (TOTAL LOT) x 100 = 4%

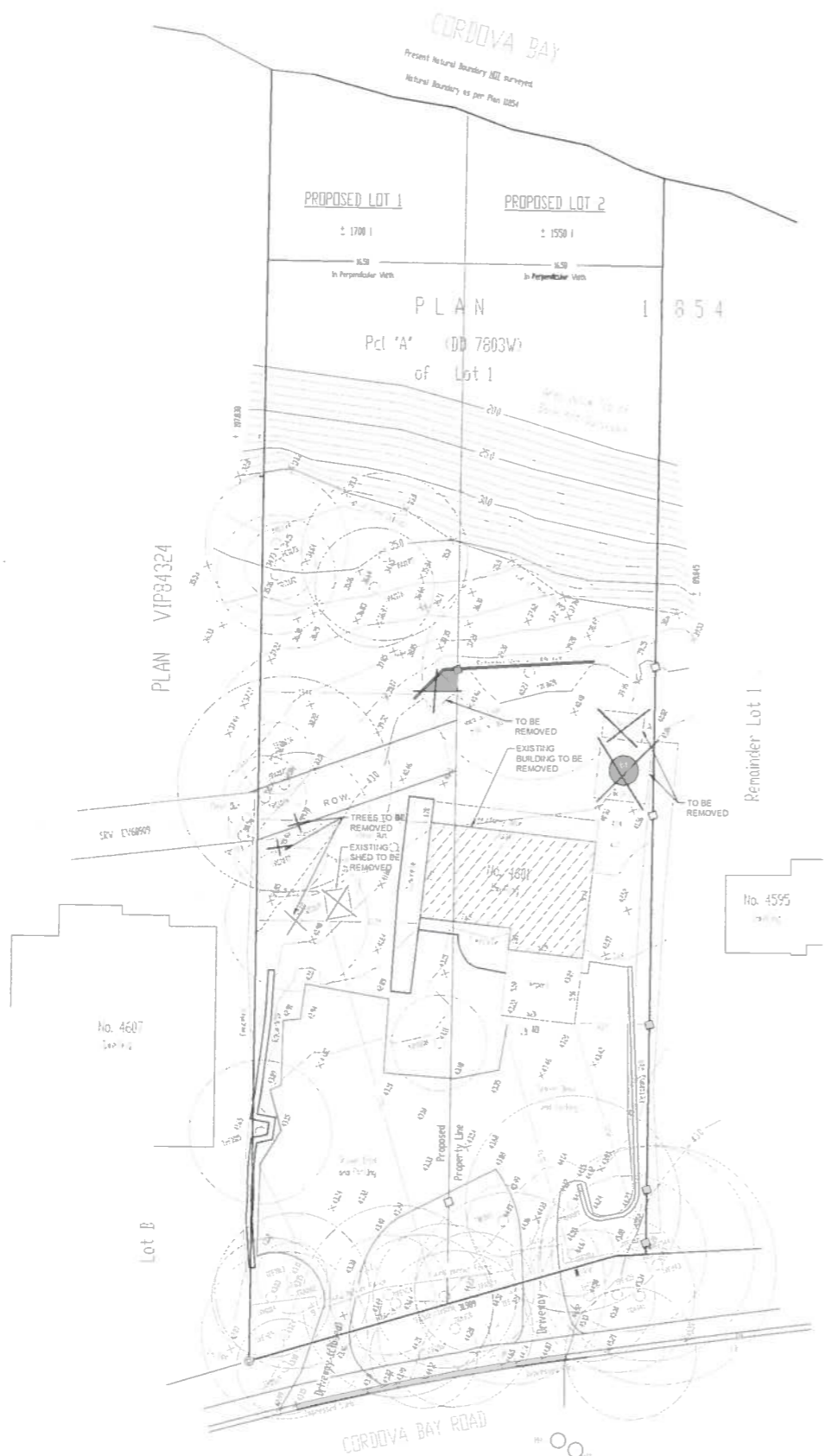
**PROPOSED LOT COVERAGE**  
216m<sup>2</sup> / 1721 (LOT 1) x 100 = 13%

**EXISTING FLOOR AREA**  
MAIN FLOOR 1200 ft<sup>2</sup>  
LOWER FLOOR 1200 ft<sup>2</sup>

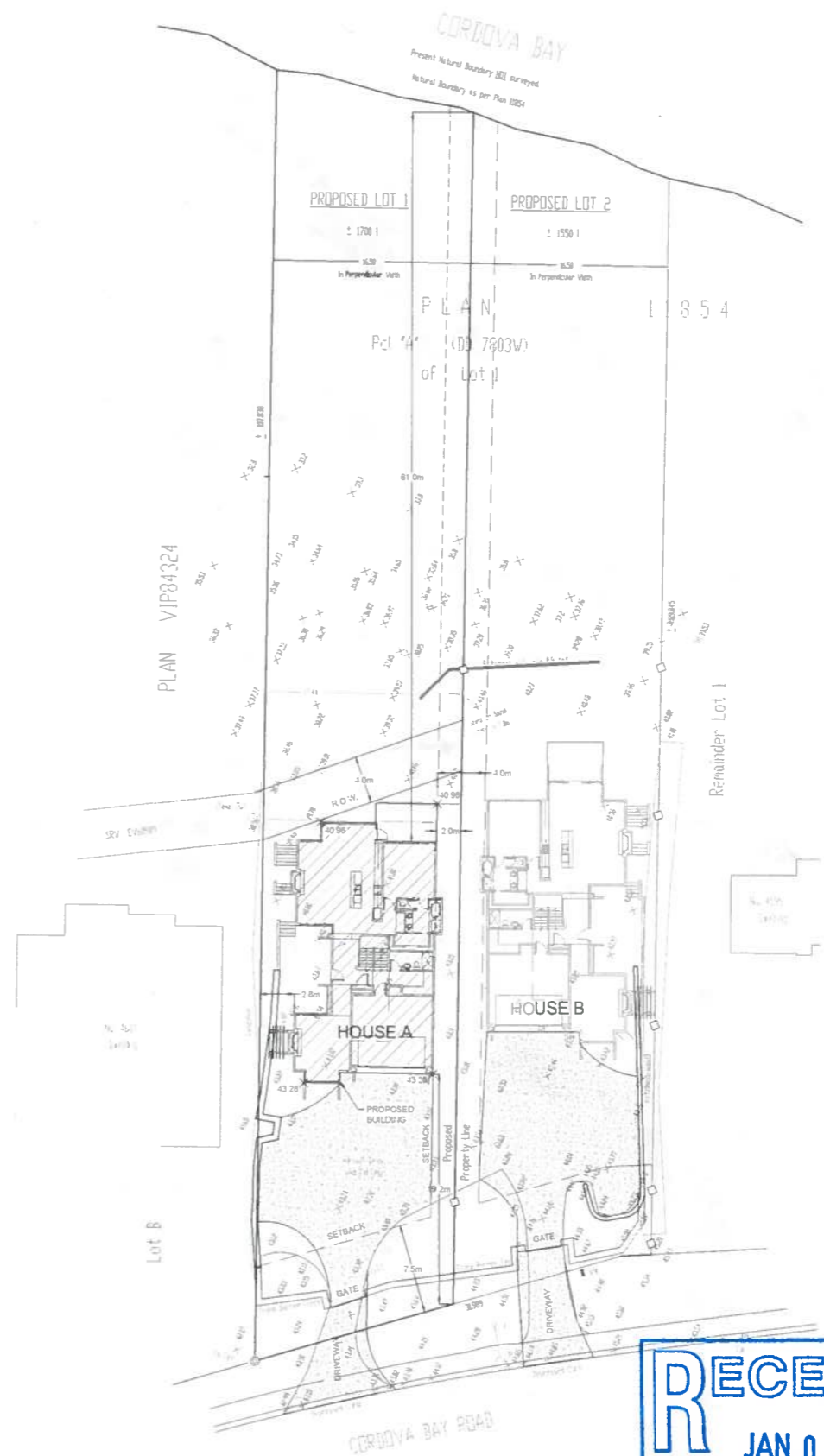
**PROPOSED NEW FLOOR AREA**  
TOP FLOOR AREA 716 ft<sup>2</sup>  
MAIN FLOOR AREA 1860 ft<sup>2</sup>  
LOWER FLOOR AREA 1862 ft<sup>2</sup>  
GARAGE FLOOR AREA 461 ft<sup>2</sup>  
TOTAL FLOOR AREA 4902 ft<sup>2</sup>

**TREE SCHEDULE:**

TREE No.	Species	Diameter (in)	Canopy (m)
18F925	Fr.	8.87	7.00
18F929	Fr.	1.08	8.00
18A929	Arbutus	6.48	5.00
18A930	2 Arbutus	6.28	6.50
18A931	Arbutus	6.73	6.00
18A932	Arbutus	6.29	6.00
18A933	Arbutus	8.27	8.00
18F934	Fr.	6.27	5.00
18F935	2 Brack.	6.16	4.00
18A937	3 Arbutus	6.17	4.50
18F938	Fr.	6.35	5.50
18F939	Fr.	6.63	6.50
18F940	Fr.	6.48	6.50
18A941	Arbutus	6.46	5.20
18F943	Fr.	6.76	6.00
18F944	Fr.	6.25	5.00
18D988	Drumstick	6.25	4.00
18A989	Arbutus	6.29	6.00
18F958	Fr.	8.24	7.50
18F961	Fr.	6.12	3.00
18A962	Arbutus	6.16	6.50
18F963	Fr.	6.15	3.00
18D964	4 Maple	6.11	5.50
18F965	Fr.	6.12	6.00
18C970	Cedar	6.53	6.00
18C972	Cedar	6.52	6.00
18C973	Cedar	6.25	6.00
18C974	Cedar	6.30	6.00
18A975	Arbutus	6.50	6.00
18C976	Cedar	6.24	6.00
18F988	Fr.	6.11	3.00
18C972	Cedar	6.27	6.00
18C973	Cedar	6.25	6.00
18C974	Cedar	6.40	6.00
18A975	Arbutus	6.25	6.00
18A976	Arbutus	6.29	6.00



EXISTING SITE PLAN



PROPOSED SITE PLAN

**RECEIVED**  
JAN 05 2022  
PLANNING DEPT.  
DISTRICT OF SAANICH

REVISIONS

NO.	DATE	DESCRIPTION
1	APR 05 2016	ISSUED FOR REVIEW

ENGINEER:

**MDG**  
Drafting Solutions  
mdgdraftingsolutions@gmail.com  
(604)-868-5973  
mdgdraftingsolutions.weebly.com  
PROJECT NO 16-1207

CHECKED BY:

DESIGNED BY:

DRAWN BY: MDG

SCALE 1:250

CLIENT:

CURT RYANE - 4601  
CORDOVA BAY ROAD  
VICTORIA, BC

PROJECT  
RYANE RESIDENCE  
HOUSE A  
CORDOVA BAY ROAD  
VICTORIA, BC

DRAWING  
HOUSE A  
ARCHITECTURAL  
SITE PLAN & PROJECT  
DETAILS

DWG NO

Reference Plan of  
Parts Lots A and B, Section 24,  
Lake District, Plan EPP113086

Pursuant to Section 99(1) (e) Land Title Act  
For Covenant and Easement Purposes

BCGS 92B.044

5 0 5 10 15

The intended plot size of this plan is 432mm  
in width by 560mm in height (C-size) when  
plotted at a scale of 1:250.

All distances are shown in metres.

**Legend**

- |       |     |                    |
|-------|-----|--------------------|
| Found | Set | Denotes            |
| ⊙     | ⊙   | Control Monument   |
| ●     | ○   | Standard Iron Post |
| ⊙     | ○   | Non-standard Post  |
| IP    |     | Iron Post          |
| WT    |     | Witness            |

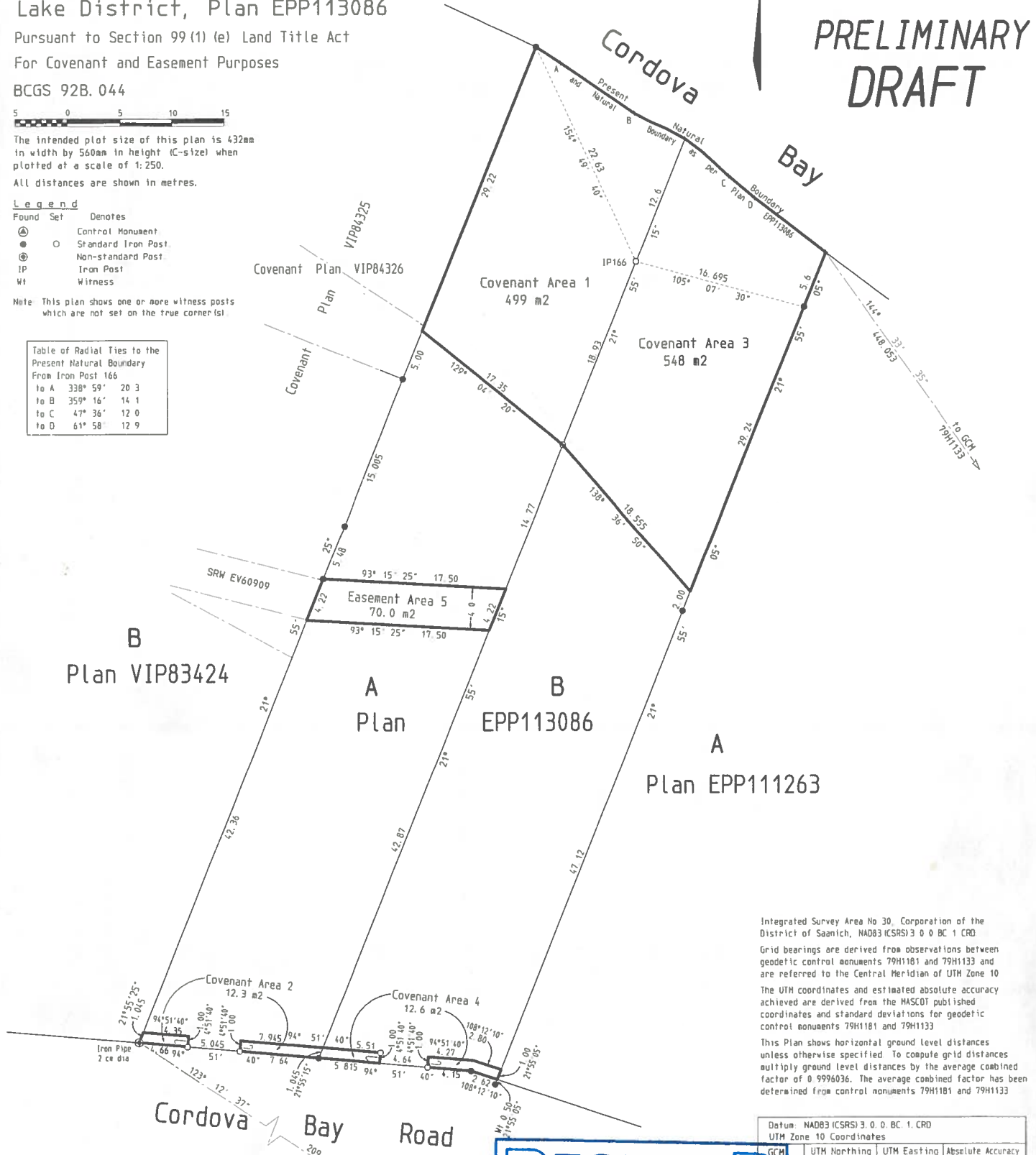
Note: This plan shows one or more witness posts  
which are not set on the true corner(s).

**Table of Radial Ties to the  
Present Natural Boundary  
From Iron Post 166**

to A	330° 59'	20.3
to B	359° 16'	14.1
to C	47° 36'	12.0
to D	61° 58'	12.9

Plan EPP113087

**PRELIMINARY  
DRAFT**



Integrated Survey Area No 30, Corporation of the  
District of Saanich, NAD83 (CSRS) 3 0 0 BC 1 CRD  
Grid bearings are derived from observations between  
geodetic control monuments 79H1181 and 79H1133 and  
are referred to the Central Meridian of UTM Zone 10  
The UTM coordinates and estimated absolute accuracy  
achieved are derived from the MASCO published  
coordinates and standard deviations for geodetic  
control monuments 79H1181 and 79H1133  
This Plan shows horizontal ground level distances  
unless otherwise specified. To compute grid distances  
multiply ground level distances by the average combined  
factor of 0.9996036. The average combined factor has been  
determined from control monuments 79H1181 and 79H1133

Datum: NAD83 (CSRS) 3, 0, 0, BC, 1, CRD UTM Zone 10 Coordinates			
GCM	UTM Northing	UTM Easting	Absolute Accuracy
79H1181	5,372,214.300	474,568.291	0.02
79H1133	5,372,039.156	474,719.123	0.02

**RECEIVED**  
JAN 05 2022  
PLANNING DEPT.  
DISTRICT OF SAANICH

This plan lies within the Capital  
Regional District.  
The field survey represented by this plan  
was completed, on the \_\_\_ day of July, 2021,  
Alan M. Powell, BCLS 599

File: 13493-70D  
**POWELL & ASSOCIATES**  
BC Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Subdivision Plan of  
Parcel A (DD 7803-W) of Lot 1, Section 24,  
Lake District, Plan 11854

BCGS 92B.044



The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:500.

All distances are shown in metres.

**Legend**

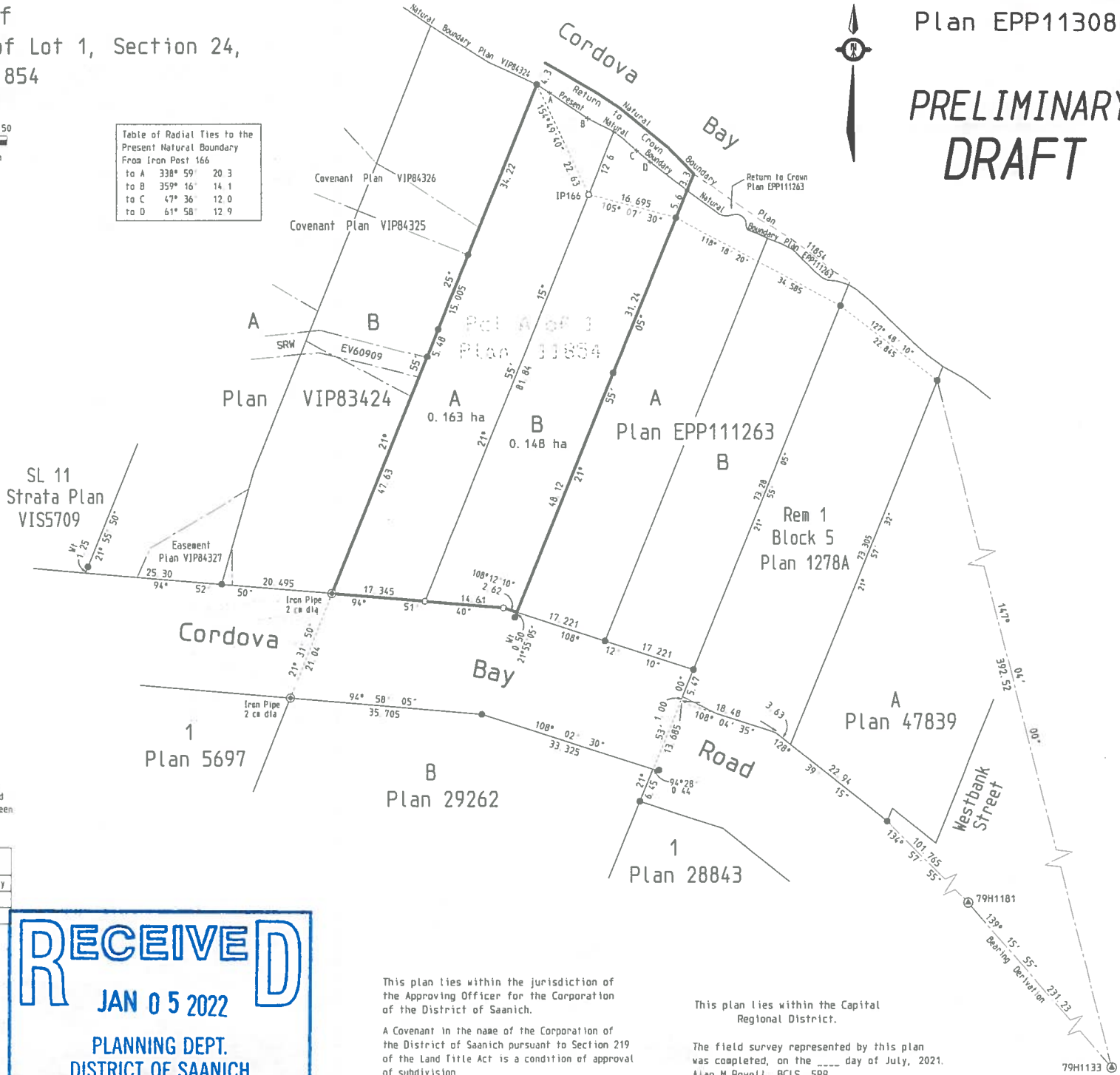
- |       |     |                    |
|-------|-----|--------------------|
| Found | Set | Denotes            |
| ⊙     | ●   | Control Monument   |
| ○     | ○   | Standard Iron Post |
| ⊙     | ⊙   | Non-standard Post  |
| IP    |     | Iron Post          |
| Wt    |     | Witness            |

Note: This plan shows one or more witness posts which are not set on the true corners!

Table of Radial Ties to the Present Natural Boundary From Iron Post 166

to A	338° 59'	20.3
to B	359° 16'	14.1
to C	47° 36'	12.0
to D	61° 58'	12.9

SL 11  
Strata Plan  
VIS5709



Plan EPP113086

**PRELIMINARY  
DRAFT**

Integrated Survey Area No. 30, Corporation of the District of Saanich, NAD83 (CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 79H1181 and 79H1133 and are referred to the Central Meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASOT published coordinates and standard deviations for geodetic control monuments 79H1181 and 79H1133.

This Plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996036. The average combined factor has been determined from control monuments 79H1181 and 79H1133.

Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD			
UTM Zone 10 Coordinates			
GCM	UTM Northing	UTM Easting	Absolute Accuracy
79H1181	5,372,214.300	474,568.291	0.02
79H1133	5,372,039.156	474,719.123	0.02

File: 13493-700  
**POWELL & ASSOCIATES**  
BC Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

**RECEIVED**  
JAN 05 2022  
PLANNING DEPT.  
DISTRICT OF SAANICH

This plan lies within the jurisdiction of the Approving Officer for the Corporation of the District of Saanich.

A Covenant in the name of the Corporation of the District of Saanich pursuant to Section 219 of the Land Title Act is a condition of approval of subdivision

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed, on the \_\_\_\_ day of July, 2021.  
Alan M. Powell, BCLS 599

79H1133



**RECEIVED**  
JAN 05 2022  
PLANNING DEPT.  
DISTRICT OF SAANICH

Cordova Bay Residence  
Site Plan