



### SITE PLAN

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC

THIS SITE PLAN IS BASED ON A COPY OF A DIGITAL SITE SURVEY AS SUPPLIED BY:

|                            |                                   |
|----------------------------|-----------------------------------|
| J.E. ANDERSON & ASSOCIATES |                                   |
| www.jeanderson.com         |                                   |
| 4312 GARDNER AVENUE        |                                   |
| VICTORIA, BC V8C 4G7       |                                   |
| TELEPHONE (250) 737-2814   |                                   |
| OUR FILE: 31187            | DRAWN BY: DBL                     |
| DATE: JAN 14 2021          | PROJECT SURVEYOR: Ryan P. Houston |

### SITE DATA

| LEGAL DESCRIPTION                       |                                |                                |
|---|--------------------------------|--------------------------------|
| LOT 5                                   | SECTION 65                     | PLAN # 12733                   |
| ZONED R-2                               | PID # 000-000-191              |                                |
| VICTORIA DISTRICT                       |                                |                                |
| MUNICIPALITY OF SAANICH                 |                                |                                |
| CIVIC ADDRESS: 734 ROGERS AVE           |                                |                                |
| ITEM                                    | TOTAL PROPOSED                 | PERMITTED                      |
| LOT SIZE:                               | 938.0 m <sup>2</sup>           |                                |
| LOT COVERAGE                            | 268.87 m <sup>2</sup><br>28.6% | 328.3 m <sup>2</sup><br>35.0%  |
| BREAKDOWN                               |                                |                                |
| SFD RESIDENCE                           | 140.86 m <sup>2</sup>          |                                |
| PROPOSED GARDEN SUITE                   | 128.01 m <sup>2</sup>          |                                |
| REAR LOT COVERAGE                       | 128.01 m <sup>2</sup><br>29.0% | 110.28 m <sup>2</sup><br>25.0% |
| REAR LOT SIZE                           | 441.14 m <sup>2</sup>          |                                |
| PROPOSED REAR LOT COVERAGE-GARDEN SUITE | 128.01 m <sup>2</sup>          |                                |
| GROSS FLOOR AREA                        | 128.01 m <sup>2</sup>          |                                |

**AJB HOME DESIGN Ltd.**

Supplying Architectural Design & Drafting Services  
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| NO. | DATE      | DESCRIPTION  |
|-----|-----------|--|
| 1   | Mar 1/21  | Initial Project Review Drawings. For Saanich to review and supply an email list of items they find needs to be addressed |
| 2   | May 27/21 | 1st Garden Suite DP Drawings   |

**PROJECT TYPE**

UPGRADES TO LEGALIZE EXISTING NON PERMITTED GARDEN SUITE WITH GARAGE

**SITE:** 734 ROGERS AVE.

**FOR:** MADELUNG

**DRAWN BY:** Alan Bisson

**PAGE NO.** SITE PLAN

