

# SKETCH PLAN OF PROPOSED SUBDIVISION:

Civic: 1842 Feltham Road  
 Legal Lot 7, Section 58,  
 Victoria District, Plan 19738

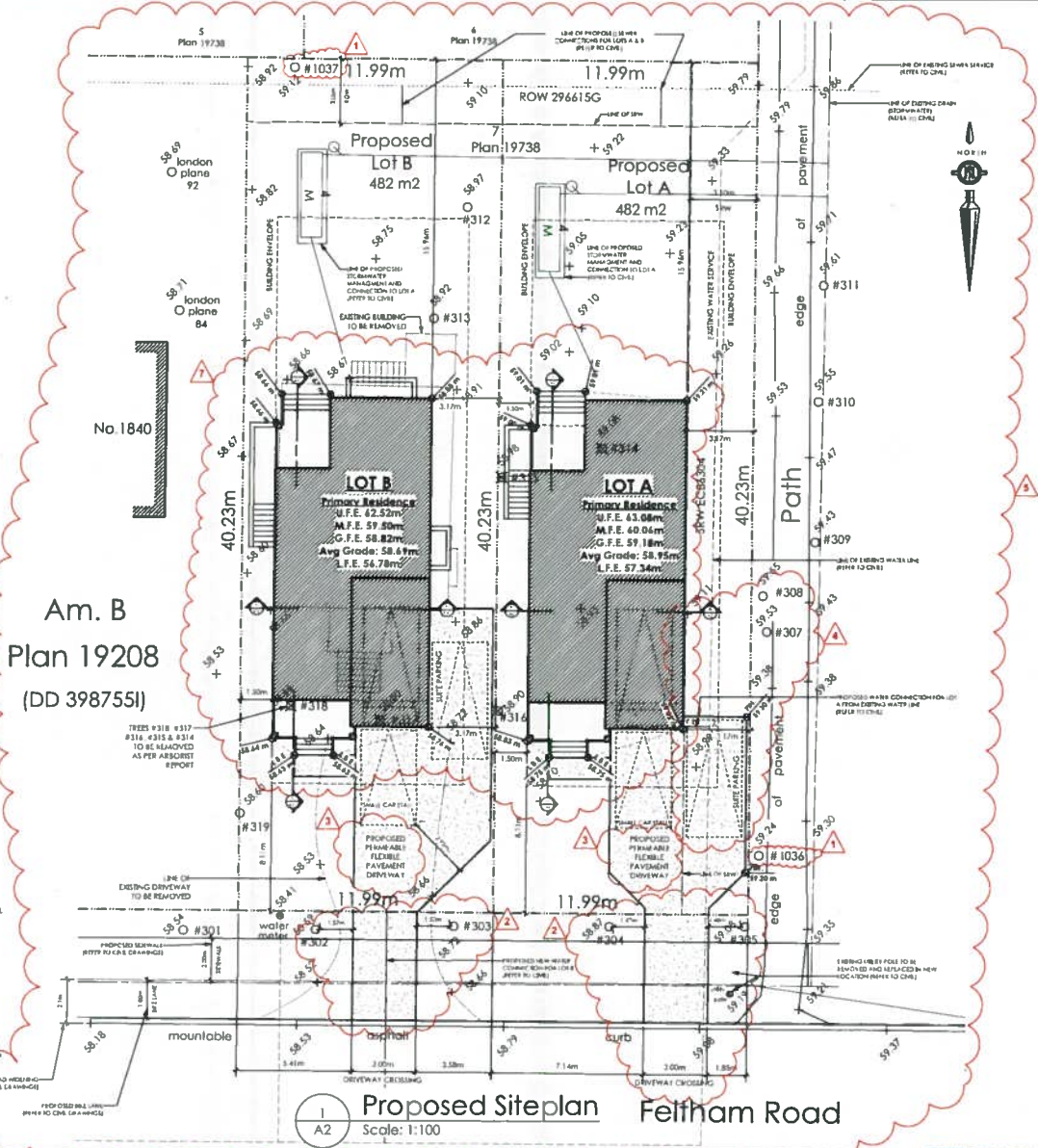
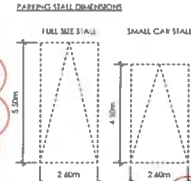
Parcel Identifier: 003-643-565  
 in the Municipality of Saanich

The following non-financial charges are shown on the current title and may affect the property.  
 Right of Way - 296615G  
 Statutory Right of Way - EC86304

ITEM	PERMITTED/REQUIRED	PROPOSED	PROPOSED
LOT AREA	min. 482 sq m	482.30 sq m	482.30 sq m
LOT WIDTH	min. 14.00 m	11.99 m	11.99 m
LOT COVERAGE (%)	40 %	33.43%	33.43%
FIRST FLOOR	50.30 sq m	50.30 sq m	50.30 sq m
MAIN FLOOR	74.02 sq m	74.02 sq m	74.02 sq m
LOWER FLOOR TOTAL	76.18 sq m	76.18 sq m	76.18 sq m
GARAGE	26.71 sq m	26.71 sq m	26.71 sq m
GARAGE ALLOWANCE	max. 68.00 sq m	-26.71 sq m	-26.71 sq m
GRASSY LAWN AREA (sq m)	343.15 sq m	237.42 sq m	237.42 sq m
LOWER FLOOR (BASEMENT AREA)	162.92 sq m	164.92 sq m	164.92 sq m
NON-BASEMENT AREA (S.F. OF ALLOWABLE)	80 TO 1.0	6.80 TO 1.0	6.80 TO 1.0
FLOOR SPACE RATIO (%)			
SETBACKS			
- FRONT (SOUTH)	8.00 m	8.11 m	8.11 m
- REAR (NORTH)	7.80 m	16.44 m	16.44 m
- SIDEWAYS (WEST)	1.50 m	1.50 m	1.50 m
- SIDEWAYS (EAST)	1.50 m	3.17 m	3.17 m
- FRONT & REAR COMBINED	(min.) 11.00 m	24.87 sq m	24.87 sq m
- SIDEWAYS COMBINED	(min.) 4.50 m	4.47 sq m	4.47 sq m
MINIMUM HEIGHT	7.60 M	7.63 M	7.63 M
LOWEST BUILDING HEIGHT	7.60 M	7.18 M	7.37 M
SECURITY SURVE	YES	YES	YES
PARKING REQUIREMENTS	3 stalls	3 stalls	3 stalls
TOTAL IMPAVED SURFACE AREA		120.19 sq m	118.08 sq m
REQUIRED TV CHARGING STATIONS	2 stalls req.		

\* VARIANCE REQUIRED  
 LOT A: VARIANCE FOR LOT WIDTH TO 11.99m FROM 14.00m  
 LOT B: VARIANCE FOR LOT WIDTH TO 11.99m FROM 14.00m

**LOT A**  
 PROCEDURE 1  
 Average Grade (59.03 + 59.01 + 59.01 + 59.72 + 58.75 + 58.75 + 58.83) / 8 = 471.56 / 8 = 58.95m  
 PROCEDURE 2  
 Lowest Building Elevation (58.75 + 58.75) / 2 = 117.50 / 2 = 58.75m  
**LOT B**  
 PROCEDURE 1  
 Average Grade (58.66 + 58.66 + 58.67 + 58.66 + 58.76 + 58.63 + 58.63 + 58.64) / 8 = 468.53 / 8 = 58.63m  
 PROCEDURE 2  
 Lowest Building Elevation (58.63 + 58.63) / 2 = 58.63m



vg victoria design group  
 # 103 - 891 AITREE AVENUE  
 VICTORIA, B.C.  
 V9B 0A6  
 P. 250.382.7374  
 F. 250.382.7364

Date  
 Feb. 16, 2021  
 Project Address  
 1842 Feltham Rd.  
 Victoria, B.C.  
 Prepared for  
 Maximus Private Cap Inc.  
 Project #  
 8378  
 Scale  
 As Noted  
 Drawn By  
 NS

RECEIVED  
 MAR 12 2021  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

Proposed Rezoning