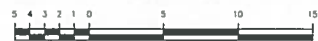


Proposed Subdivision Plan Of: Lot 26, Section 16, Victoria District, VIP 81821.



Scale = 1:500

Dated this 3rd day of December, 2019.

Distances and elevations shown are in metres.

Elevations are geodetic.

Legend:

- Denotes Tree
- #192 Denotes Tag Number

SITE DATA

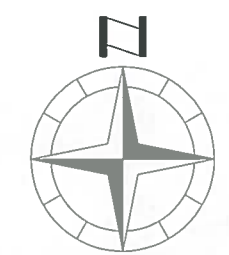
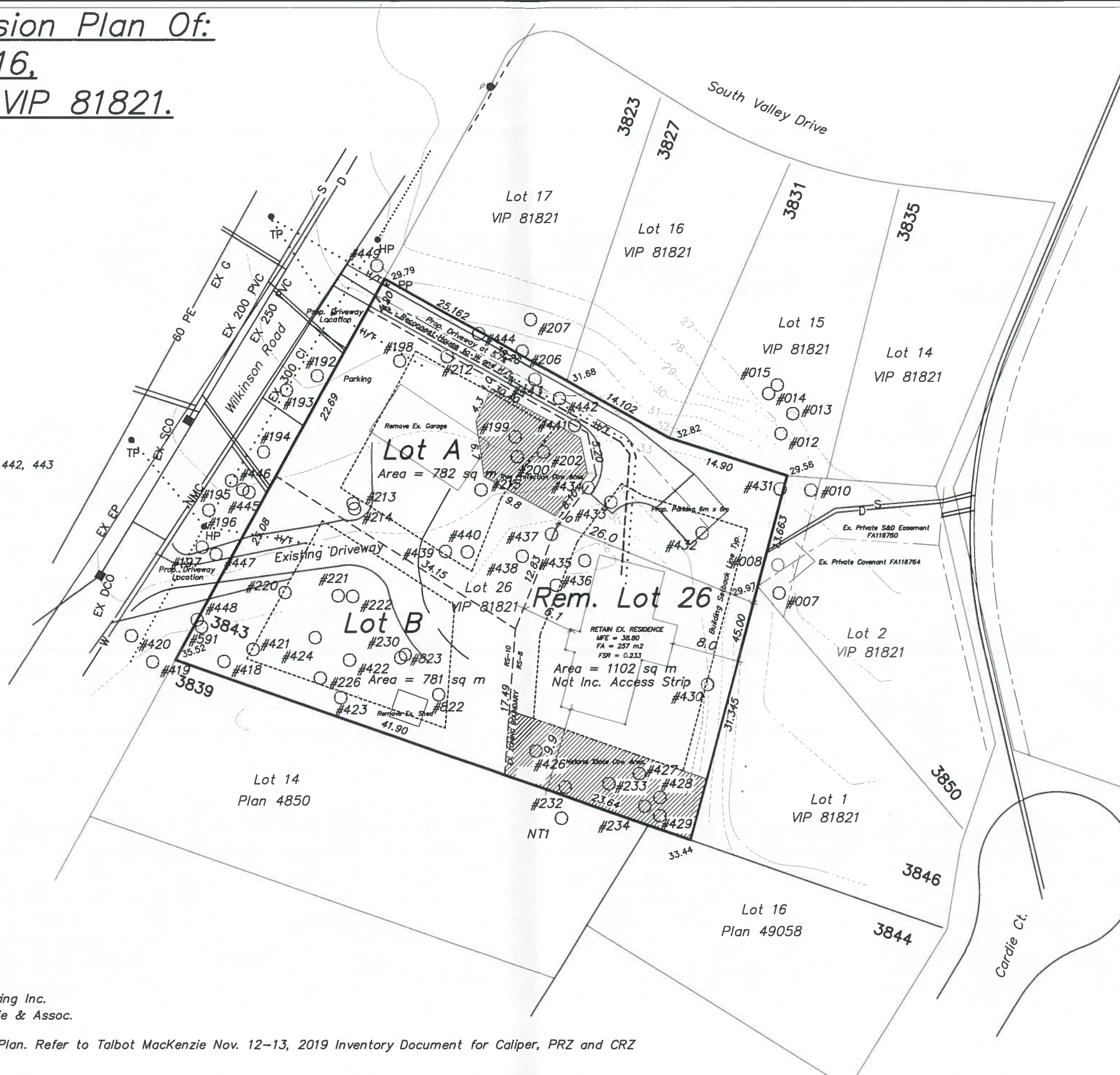
OVERALL SITE AREA = 2810 m²

EXISTING ZONING - RS8/RS10 (NO CHANGE)

TREES TO BE REMOVED - # 432, 433, 434, 442, 443

SPATIAL SEPARATION CALCULATION

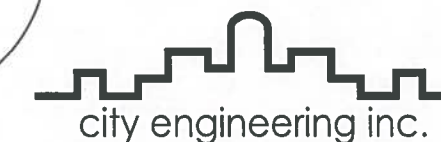
LIMITING DISTANCE	6.1 m
EXPOSING BUILDING FACE	74.3 SQ M
ALLOWABLE OPENINGS	34%
ALLOWABLE OPENING AREA	25.2 SQ M
ACTUAL OPENING AREA	9.3 SQ M



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PLANNING DEPT.
DISTRICT OF SAANICH

Applicant-Ian Sutherland
 Owner- L & T Van Dyk
 Civic Address-3843 Wilkinson Road
 Designer-Ian Sutherland
 Engineer-City Engineering Inc.
 Surveyor-Wey Mayenburg Land Surveying Inc.
 Arborist-Tom Talbot, Talbot Mackenzie & Assoc.

Note - For Trees Noted on this Plan. Refer to Talbot MacKenzie Nov. 12-13, 2019 Inventory Document for Caliper, PRZ and CRZ



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