



1 SITE PLAN  
SCALE: 1:150



**ZONING DATA: EXISTING**

ADDRESS: 3960 BLENKINSOP ROAD  
LEGAL: LOT 6, SECTION 32, VICTORIA DISTRICT, PLAN 600  
ZONING: RS-10 SINGLE FAMILY

ZONING REQUIREMENTS	REQUIRE / PERMITTED	PROVIDED
LOT AREA	MIN: 780 M2 AREA	1,997 M2
LOT AREA	MIN: 20 M WIDTH	24.61 M
BUILDING HEIGHT	MAX: 7.5 M	5.0 M
LOT COVERAGE	MAX: 40%	8.4%
FSR	MAX: .5	.17
GROSS FLOOR AREA	MAX: 435 M2	335 M2
FRONT SETBACK	MAX: 7.5 M	7.5 M
REAR SETBACK	MAX: 7.5 M	7.5 M
INTERIOR SIDE SETBACK	MAX: 1.5 M	1.5 M

**ZONING DATA: PROPOSED LOT A**

ZONING: RS-10 SINGLE FAMILY

ZONING REQUIREMENTS	REQUIRE / PERMITTED	PROVIDED
LOT AREA	MIN: 780 M2 AREA	789 M2
LOT AREA	MIN: 20 M WIDTH	20.61 M
BUILDING HEIGHT	MAX: 7.5 M	5.0 M
LOT COVERAGE	MAX: 40%	17.8%
FSR	MAX: .5	.35
GROSS FLOOR AREA	MAX: 435 M2	280 M2
FRONT SETBACK	MAX: 7.5 M	7.5 M
REAR SETBACK	MAX: 7.5 M	7.5 M
INTERIOR SIDE SETBACK	MAX: 1.5 M	1.5 M

**ZONING DATA: PROPOSED LOT B**

ZONING: RS-10 SINGLE FAMILY

ZONING REQUIREMENTS	REQUIRE / PERMITTED	PROVIDED
LOT AREA (EXCLUDING ACCESS)	MIN: 1020 M2 AREA	1059 M2
LOT AREA	MIN: 24 M WIDTH	24.61 M
BUILDING HEIGHT	MAX: 7.5 M	7.5 M
LOT COVERAGE	MAX: 40%	28%
FSR	MAX: .5	.41
GROSS FLOOR AREA	MAX: 435 M2	435 M2
FRONT SETBACK	MAX: 7.5 M	7.5 M
REAR SETBACK	MAX: 7.5 M	7.5 M
INTERIOR SIDE SETBACK	MAX: 1.5 M	1.5 M

NOTES:  
1. THESE DRAWINGS AND DATA ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DATA NOTED HEREON WITH THE FIELD SURVEYOR AND THE LOCAL AUTHORITY.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
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REVISION	NO.	DATE
ISSUED FOR SUBDIVISION #3.0	3	08.01.2022

PROJECT: 3960 BLENKINSOP ROAD  
SUBDIVISION  
DISTRICT OF SAANICH BC

TITLE: SITE PLAN & ZONING DATA  
Scale 1:150

A1

