

**PROPOSED SUBDIVISION PLAN OF LOT B,
SECTION 82, VICTORIA DISTRICT, PLAN 9453.**

Scale 1:100. All distances are in metres.

THIS PROPOSAL IS BASED UPON REZONING TO RS-4. APPROVING AUTHORITY REQUIREMENTS MAY DICTATE CHANGES TO THIS PROPOSAL.

LOT DIMENSIONS SHOWN ARE BASED UPON PLAN VIP62155 AND MAY VARY FROM THOSE REGISTERED.

LOT DIMENSIONS, OFFSETS, AND AREAS SHOWN MAY VARY UPON COMPLETION OF A COMPREHENSIVE LEGAL SURVEY.

GEODETIC ELEVATIONS SHOWN ARE BASED UPON OBSERVATIONS TO GEODETIC CONTROL MONUMENT 79H8922 (ELEV =29.76M).

THIS PLAN IS FOR BUILDING DESIGN & APPLICATION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

FIELD SURVEYS NOVEMBER 29TH & DECEMBER 2ND, 2019.

PID: 000-609-463

LOT 1 GRADE CALCULATION:

MAIN RESIDENCE
PROCEDURE 1 CALCULATION:
(25.15 + 25.15 + 25.15 + 25.20 + 24.60 + 24.60 + 24.60 + 24.60)
= 199.05 ÷ 8 = 24.88M

PROCEDURE 2 CALCULATION:
(24.60 + 24.60) = 49.20 + 2 = 24.60

ACCESSORY STRUCTURE
PROCEDURE 1 CALCULATION:
(24.10 + 24.10 + 24.10 + 24.05 + 23.90 + 23.90) = 144.15
144.15 ÷ 6 = 24.03M

LOT 2 GRADE CALCULATION:

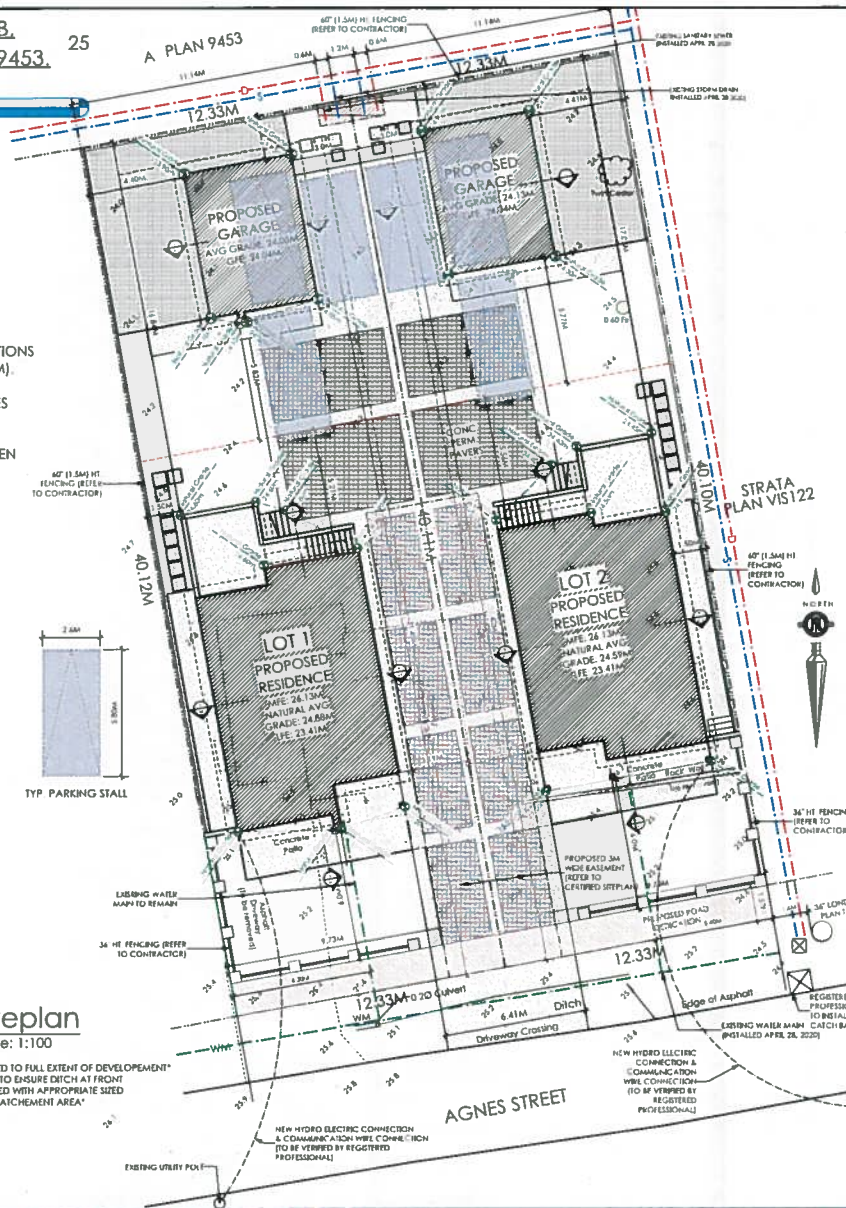
MAIN RESIDENCE
PROCEDURE 1 CALCULATION:
(25.00 + 24.70 + 24.45 + 24.40 + 24.40 + 24.60)
= 147.55 ÷ 6 = 24.59M

PROCEDURE 2 CALCULATION:
(24.50 + 24.50) = 49.00 + 2 = 24.50

ACCESSORY STRUCTURE
PROCEDURE 1 CALCULATION:
(24.10 + 24.30 + 24.10 + 24.00) = 96.50
96.50 ÷ 4 = 24.13M

Siteplan
Scale: 1:100

*NON-MOUNTABLE CURB TO BE EXTENDED TO FULL EXTENT OF DEVELOPMENT.
REGISTERED PROFESSIONAL TO ENSURE DITCH AT FRONT OF PROPERTY TO BE ENCLOSED WITH APPROPRIATE SIZED PIPE TO SERVE THE CATCHMENT AREA



SITE DATA (LOT 1)		RS-4
REAS	PERMITTED	PROPOSED
LOT AREA	481.60 SQ M	475.85 SQ M
LOT WIDTH	14.00 M	12.33 M
LOT COVERAGE (%)	40.00%	28.17%
UPPER FLOOR		75.42 SQ M
MAIN FLOOR		81.29 SQ M
LOWER FLOOR TOTAL		80.85 SQ M
LOWER FLOOR (NON-BASEMENT AREA)		1.45 SQ M
LOWER FLOOR (BASEMENT AREA)		79.40 SQ M
GROSS FLOOR AREA (F)	237.93 SQ M	237.55 SQ M
NON-BASEMENT AREA (BSP. OF ALL-COMPLIANT)	190.34 SQ M	158.35 SQ M
FLOOR SPACE RATIO (F)	50 TO 1.0	50 TO 1.0
SETBACKS		
- FRONT (BOUNDS)	4.00 M	4.00 M
- REAR (BOUNDS)	7.50 M	4.84 M
- INTERIOR SIDE (EAST)	1.50 M	3.19 M
- INTERIOR SIDE (WEST)	1.50 M	1.50 M
- SIDE YARDS COMBINED	MIN: 4.50 M	4.69 M
- FRONT & REAR COMBINED	MIN: 15.00 M	27.84 M
BUILDING HEIGHT		
- FRONT (BOUNDS)	7.50 M	7.84 M
- REAR (BOUNDS)	7.50 M	7.75 M
- INTERIOR SIDE (EAST)	7.50 M	7.82 M
- INTERIOR SIDE (WEST)	7.50 M	7.82 M
ACCESSORY STRUCTURES		
LOT COVERAGE	7%	4.97%
SETBACKS		
- FRONT (BOUNDS)	7.50 M	31.40 M
- REAR (BOUNDS)	9.00 M	7.00 M
- INTERIOR SIDE (EAST)	5.00 M	3.00 M
- INTERIOR SIDE (WEST)	5.00 M	4.40 M
- SIDE YARDS COMBINED	MIN: 4.50 M	4.77 M
- FRONT & REAR COMBINED	MIN: 15.00 M	23.03 M
BUILDING HEIGHT		
- FRONT (BOUNDS)	3.75 M	3.40 M
- REAR (BOUNDS)	3.75 M	3.00 M

SITE DATA (LOT 2)		RS-4
REAS	PERMITTED	PROPOSED
LOT AREA	480.00 SQ M	475.72 SQ M
LOT WIDTH	14.00 M	12.33 M
LOT COVERAGE (%)	40.00%	28.17%
UPPER FLOOR		74.22 SQ M
MAIN FLOOR		80.84 SQ M
LOWER FLOOR TOTAL		80.41 SQ M
LOWER FLOOR (NON-BASEMENT AREA)		32.50 M
LOWER FLOOR (BASEMENT AREA)		47.91 SQ M
GROSS FLOOR AREA (F)	237.84 SQ M	237.47 SQ M
NON-BASEMENT AREA (BSP. OF ALL-COMPLIANT)	190.29 SQ M	158.38 SQ M
FLOOR SPACE RATIO (F)	50 TO 1.0	50 TO 1.0
SETBACKS		
- FRONT (BOUNDS)	4.00 M	4.00 M
- REAR (BOUNDS)	7.50 M	7.03 M
- INTERIOR SIDE (EAST)	1.50 M	1.50 M
- INTERIOR SIDE (WEST)	1.50 M	2.71 M
- SIDE YARDS COMBINED	MIN: 4.50 M	4.77 M
- FRONT & REAR COMBINED	MIN: 15.00 M	23.03 M
BUILDING HEIGHT		
- FRONT (BOUNDS)	7.50 M	7.07 M
- REAR (BOUNDS)	7.50 M	7.14 M
- INTERIOR SIDE (EAST)	7.50 M	7.14 M
- INTERIOR SIDE (WEST)	7.50 M	7.14 M
ACCESSORY STRUCTURE		
LOT COVERAGE	7.00%	4.94%
SETBACKS		
- FRONT (BOUNDS)	7.50 M	31.40 M
- REAR (BOUNDS)	1.50 M	7.00 M
- INTERIOR SIDE (EAST)	1.50 M	4.21 M
- INTERIOR SIDE (WEST)	1.50 M	3.00 M
- SIDE YARDS COMBINED	MIN: 4.50 M	4.77 M
- FRONT & REAR COMBINED	MIN: 15.00 M	23.03 M
BUILDING HEIGHT		
- FRONT (BOUNDS)	3.75 M	3.44 M
- REAR (BOUNDS)	3.75 M	3.44 M

*LOT 1 NOTE:
REQUESTED VARIANCE TO REDUCE MINIMUM LOT WIDTH FROM 14.0M TO 12.3M
REQUESTED VARIANCE TO INCREASE BUILDING HEIGHT FROM 7.50M TO 7.84M
REQUESTED VARIANCE TO INCREASE BUILDING HEIGHT (FLAT ROOF) FROM 4.50M TO 7.84M
REQUESTED VARIANCE TO INCREASE LOWEST SINGLE FACE HEIGHT FROM 7.50M TO 8.12M

*LOT 2 NOTE:
REQUESTED VARIANCE TO REDUCE MINIMUM LOT WIDTH FROM 14.0M TO 12.3M
REQUESTED VARIANCE TO INCREASE BUILDING HEIGHT FROM 7.50M TO 8.07M
REQUESTED VARIANCE TO INCREASE LOWEST SINGLE FACE HEIGHT FROM 7.50M TO 8.16M

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SITEPLAN

Date
Jan 7, 2021

Project Address
630 Agnes Street
Saanchich, BC

Prepared for
Zweits De Wit &
Carreen De Wit

Project #
8345(A)

Scale
As Shown

Drawn By
MRB

REZONING PRESENTATION

630 Agnes Street

