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consultants:

**CIVIC ADDRESS:** 9824, THIRD STREET  
SIDNEY, B.C.

|                                  |                              |                                             |
|----------------------------------|------------------------------|---------------------------------------------|
| <b>ZONING :</b>                  | <b>C1</b>                    |                                             |
| <b>SITE AREA :</b>               | 5,986.85 sq.ft.              | (556.20 m <sup>2</sup> )                    |
| <b>PROPOSED SRW DEDUCTION :</b>  | 495.85 sq.ft.                | (46.07 m <sup>2</sup> )                     |
| <b>LOT AREA :</b>                | 250 m <sup>2</sup> (MINIMUM) | 556.20m <sup>2</sup>                        |
| <b>FAR :</b>                     | 2.4                          | 2.37                                        |
| <b>BUILDING HEIGHT:</b>          | 15.0 m.                      | 14.99 m.                                    |
| <b>STOREYS:</b>                  | 4 storey                     | 4 storeys                                   |
| <b>TOTAL DW UNIT:</b>            | -                            | 9                                           |
| <b>BUILDING GROUND COVERAGE:</b> |                              | 472.30 m <sup>2</sup> (5,083.75 sq.ft.)     |
| <b>SITE COVERAGE (%) :</b>       | -                            | 84.91 %<br>[472.30 / 556.20 X 100 = 84.91 ] |
| <b>PARKING AREA AND ACCESS</b>   |                              |                                             |
| <b> AISLE TOTAL COVERAGE(%)</b>  | 50%                          | 62.70% (AREA=348.74m <sup>2</sup> )         |

**PARKING CALCULATION :**

|                  |                              |                                       |
|------------------|------------------------------|---------------------------------------|
| <b>PARKING :</b> | <b>9+1 =10</b>               | <b>8</b>                              |
|                  | <b>1 PER 40m<sup>2</sup></b> |                                       |
|                  | <b>RETAIL SHOP &amp;</b>     | <b>(INCLUDING 1 HC PARKING STALL)</b> |
|                  | <b>1 PER DW UNIT</b>         |                                       |

**ACCESS AISLES WIDTH:** 5.5M 3.6M. (VARIANCE)  
(FOR TWO-WAY TRAVEL)

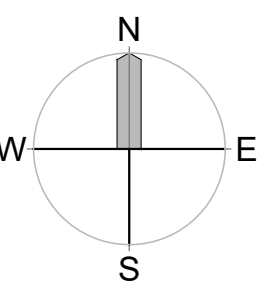
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|---------------------------------|-------------------|-------------|
| <b>GROUND FLOOR TOTAL AREA:</b> | [1,381.20 sq.ft.] | (128.30 m²) |
| <b>2nd FLOOR AREA:</b>          | [4,272.30 sq.ft.] | (396.90 m²) |
| <b>3rd FLOOR AREA:</b>          | [4,272.30 sq.ft.] | (396.90 m²) |
| <b>4th FLOOR AREA:</b>          | [4,272.30 sq.ft.] | (396.90 m²) |

**FAR:** 2:37

| TWO BEDRM+ DEN (ADAPTABLE) | TWO BEDRM | THREE BEDRM |
|----------------------------|-----------|-------------|
| 3                          | 3         | 3           |

**AVERAGE GRADE: EXISTING NATURAL GRADE 7.7 M.**  
**(7.8 + 7.7 + 7.6 + 7.6 / 4 = 7.7)**

Project north:



Issue / revisions:

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| i  | FOR DEVELOPMENT<br>VARIANCE PERMIT | 24 JUNE '25 |
| o. | Issued / Revisions                 | Date        |

18 - 21 Erie St. t 250.360.2888  
Victoria, British Columbia

deal:

project title:

0824 THIRD STREET  
SEATTLE, WA 98104

Drawing title:

## SITE PLAN & PROJECT DATA

project no.: 24.766

|       |               |        |          |
|-------|---------------|--------|----------|
| date: | 24 JUNE' 2025 | scale: | AS NOTED |
|-------|---------------|--------|----------|

checked by: **LOWE** drawn by: **RM**

heet no.:

**Abstract**

**Abstract**

# A10

# A1.0



# A1.0

BC Land Surveyor's Site Plan Of:  
Lot 14, Block 7, Section 11, Range 4 East,  
North Saanich District, Plan 381.  
P.I.D. 002-609-363

Civic Address: 9824 Third Street

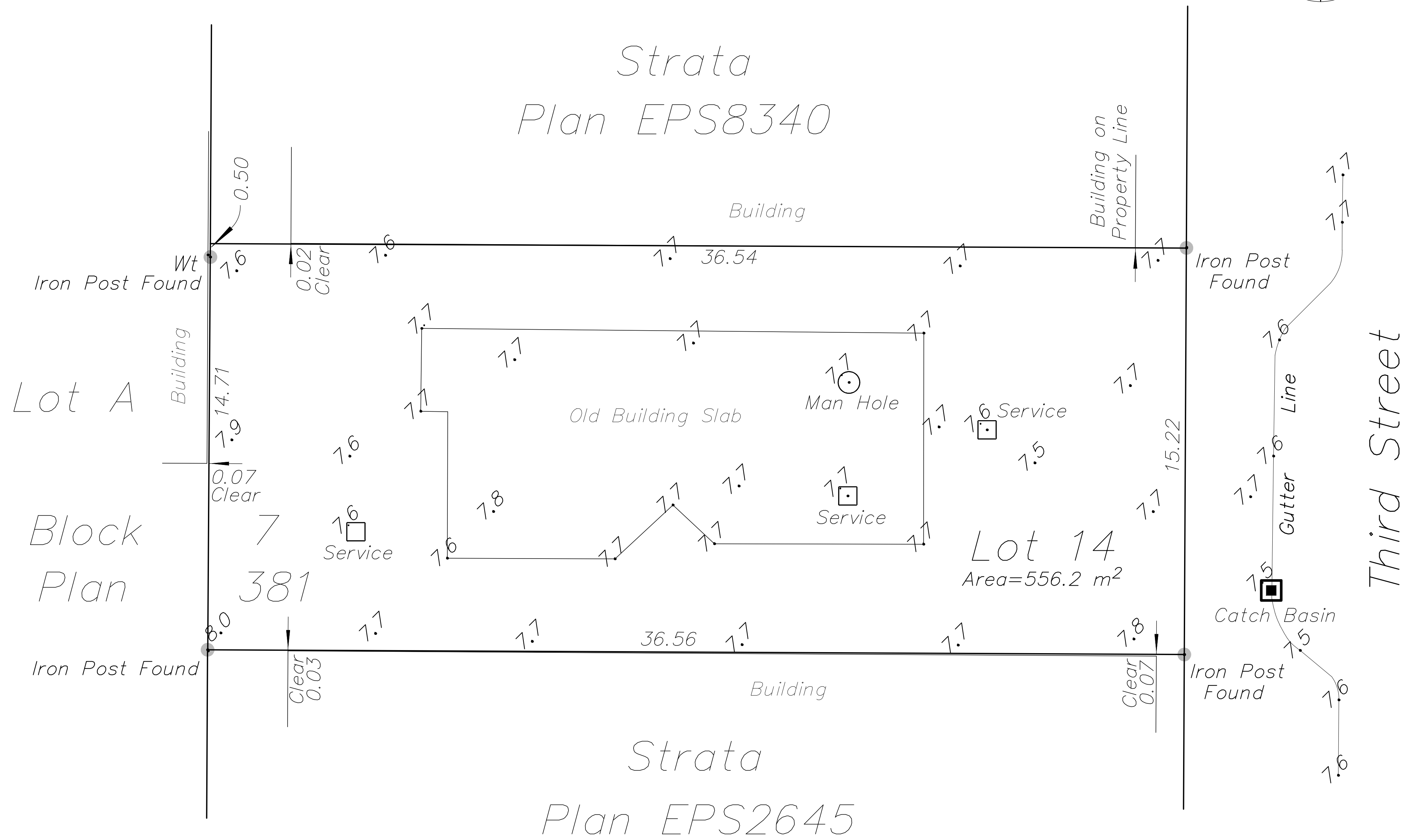
Dated this 12th day of November, 2024.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC  
and derived from OCM 79H0517.

This site plan is for building and design purposes and is  
for the exclusive use of our client.

This document shows the relative location of the surveyed  
structures and features with respect to the boundaries of  
the parcel described above. This document shall not be used  
to define property lines or property corners.



The subject property is affected by  
the following registered documents:  
CA8171409.

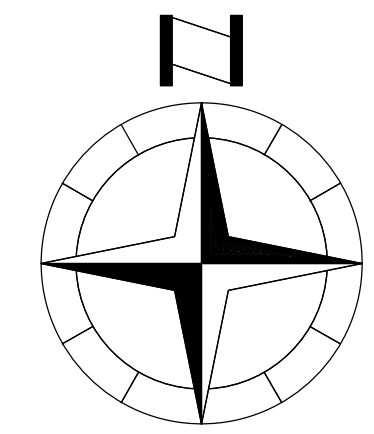
**Wey Mayenburg Land Surveying Inc.**

**www.weysurveys.com**

#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5

Telephone (250) 656-5155

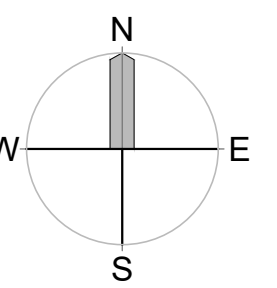
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issue / revisions:

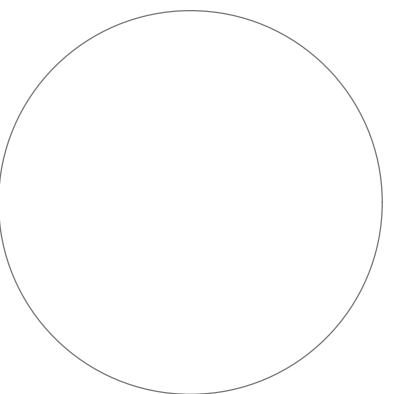
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project title:

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9824 THIRD STREET  
SIDNEY, BC

drawing title:

**SURVEY PLAN**

project no.: 24.766

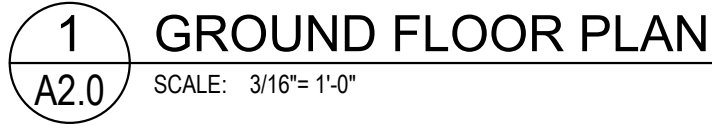
date: 24 JUNE 2025 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

**A1.1**

**1** SURVEY PLAN  
A1.1 SCALE: 1/8"= 1'-0"

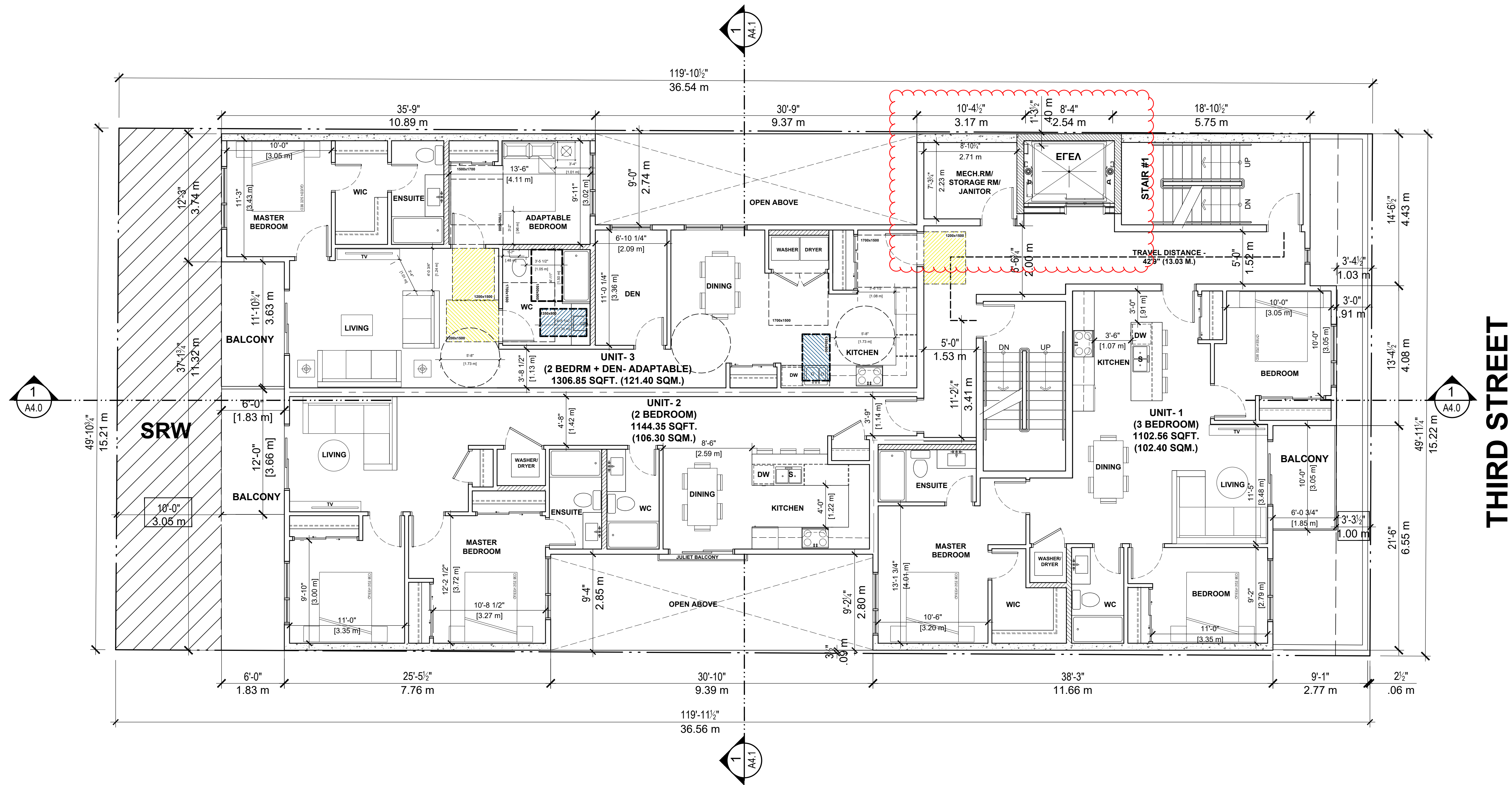


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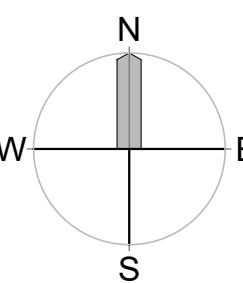
## GROUND FLOOR PLAN

## A2.0



1 TYPICAL (2ND, 3RD & 4TH) FLOOR PLAN  
A2.1 SCALE: 3/16"=1'-0"

project north:



issue / revisions:

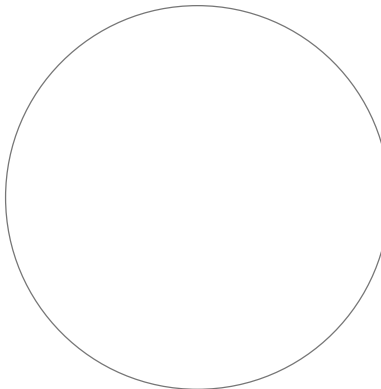
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TYPICAL FLOOR PLAN

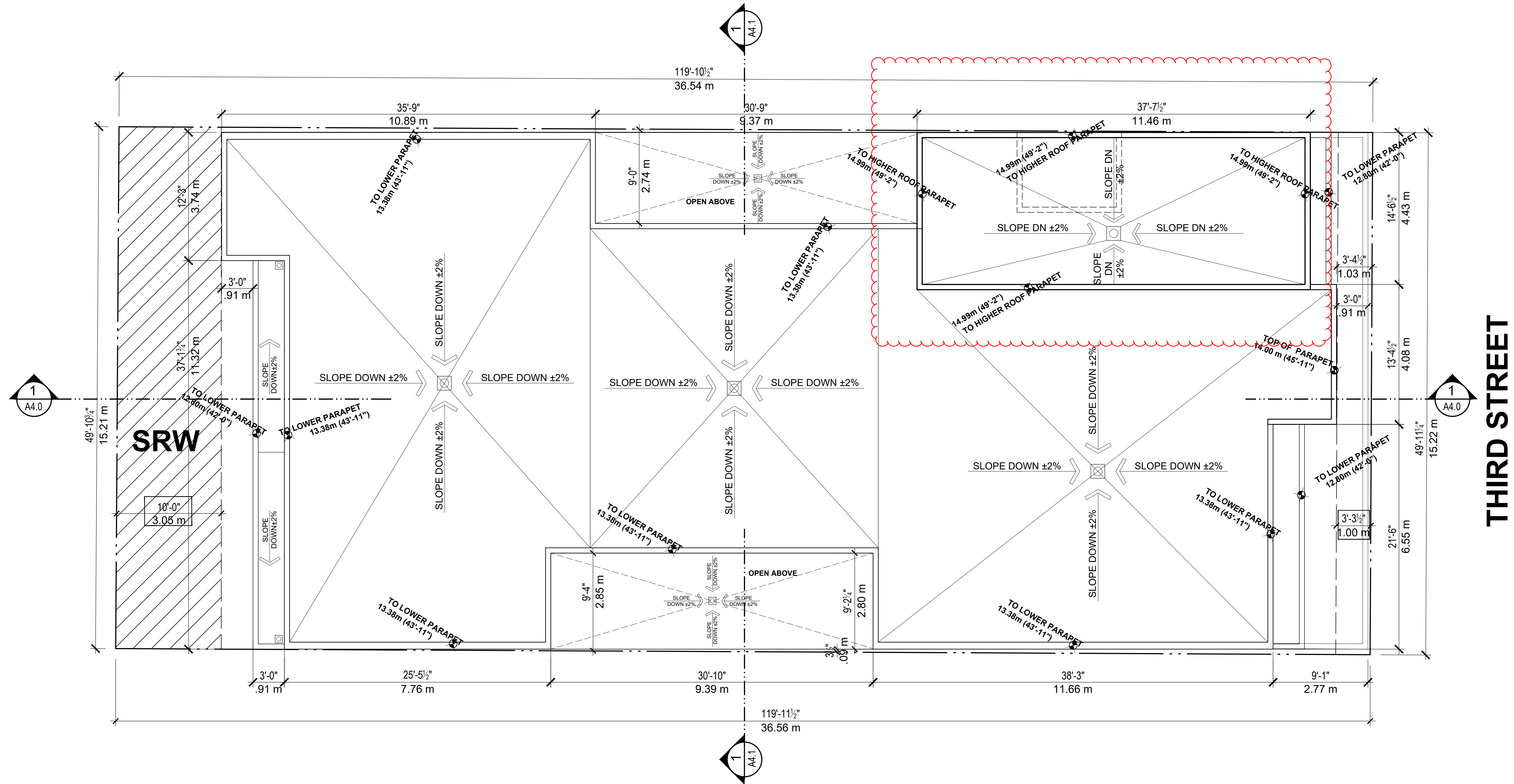
project no.: 24.766

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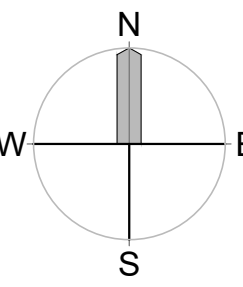
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A2.1



1 ROOF PLAN  
A2.2 SCALE: 3/16"= 1'-0"

project north:



issue / revisions:

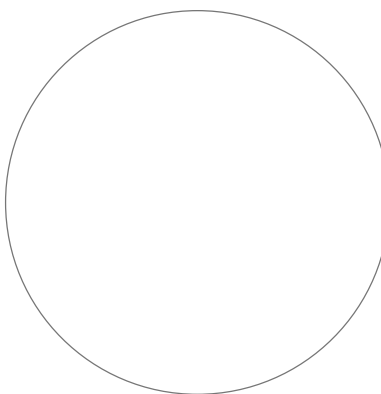
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ROOF PLAN

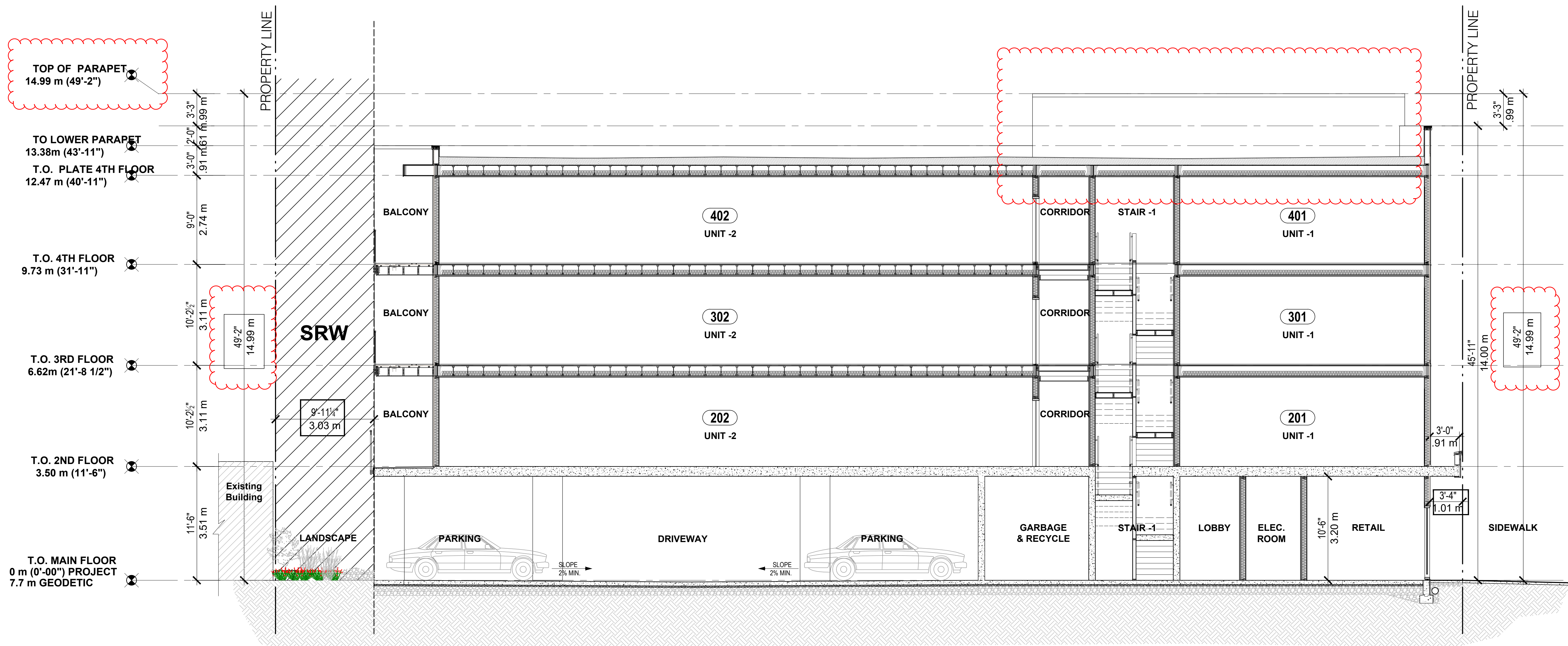
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date: 24 JUNE 2025 scale: AS NOTED

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A2.2



1 SECTION  
A4.0 SCALE: 3/16"=1'-0"

NOTE: THIS SECTION IS ONLY FOR DEVELOPMENT PERMIT  
PURPOSE NOT FOR CONSTRUCTION.

project north:

issue / revisions:

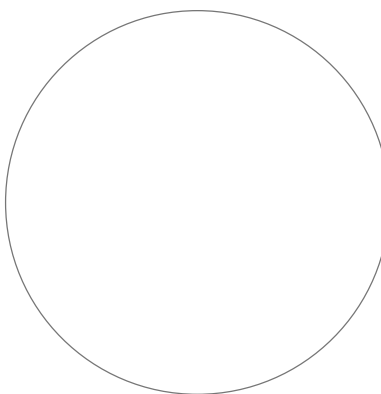
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project no.: 24.766

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**A4.0**

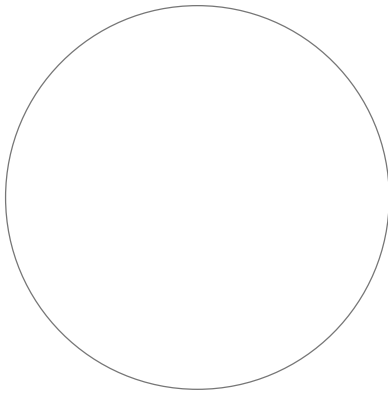
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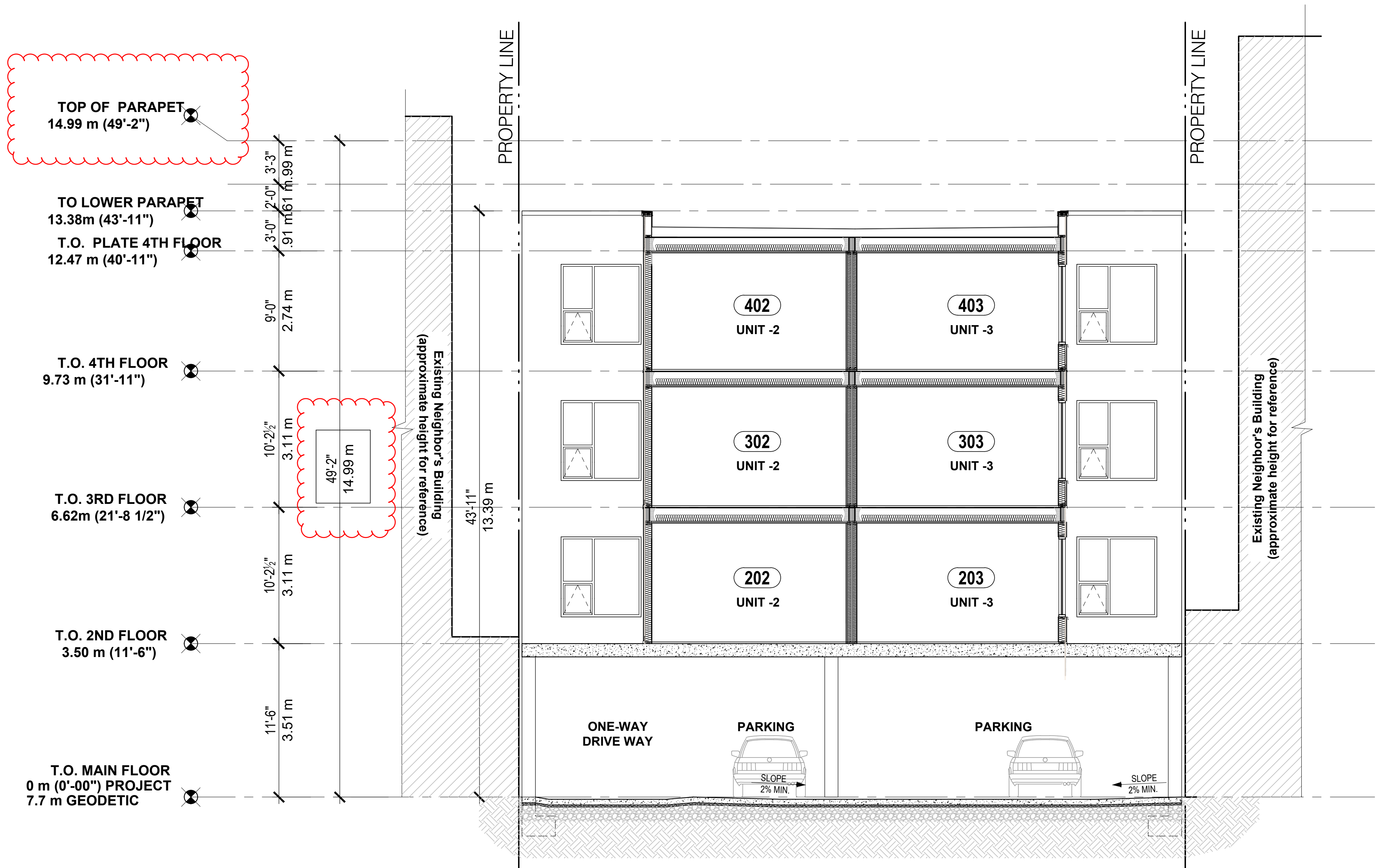
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date: 24 JUNE 2025 scale: AS NOTED

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A4.1



1 SECTION  
A4.1 SCALE: 3/16"=1'-0"

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