

Avg. Natural Grade Calculation
 $3.04M + 2.90M + 3.36M + 3.15M = 12.45M$
Divided by 4 = Avg. Natural Grade 3.11M

SITE DATA	R2	
ITEMS	PERMITTED	PROPOSED
MINIMUM LOT AREA	500.00 sq.m.	521.12 sq.m.
LOT COVERAGE	45.00 %	(1) 56.81 %
BUILDING HEIGHT	12.00 m.	10.40 m.
MAXIMUM STOREYS	3	3
SETBACKS		
- FRONT	4.50 m.	(2) 1.74 m.
- REAR	4.50 m.	4.50 m.
- INTERIOR SIDE	2.00 m.	2.73 m.
- INTERIOR SIDE	2.00 m.	2.00 m.
GROSS FLOOR AREA		
- UPPER FLOOR		123.08 sq.m.
- MAIN FLOOR		288.50 sq.m.
- LOWER FLOOR		195.26 sq.m.
- GARAGES		94.16 sq.m.
- TOTAL		701.00 sq.m.

REQUESTED VARIANCES
(1) Increase the permitted Lot Coverage from 45% to 56.81%
(2) Reduce the mininum required Front Yard setback from 4.50m to 1.74m

REMOVED SIDEYARD SETBACK REQUEST

REDUCED SIDEYARD
SETBACK TO 2.0M

REVISED FRONT PATIO TO
NOT ALTER HEDGES

1
A1 Siteplan
Scale: 1:100

Development Permit Application

Date

Nov. 6, 2025

Project Address

2384 Orchard Ave.
Sidney, B.C.

Prepared for

TCB Investment Corporation

Project #

8942

Scale

As Noted

Drawn By

MRB

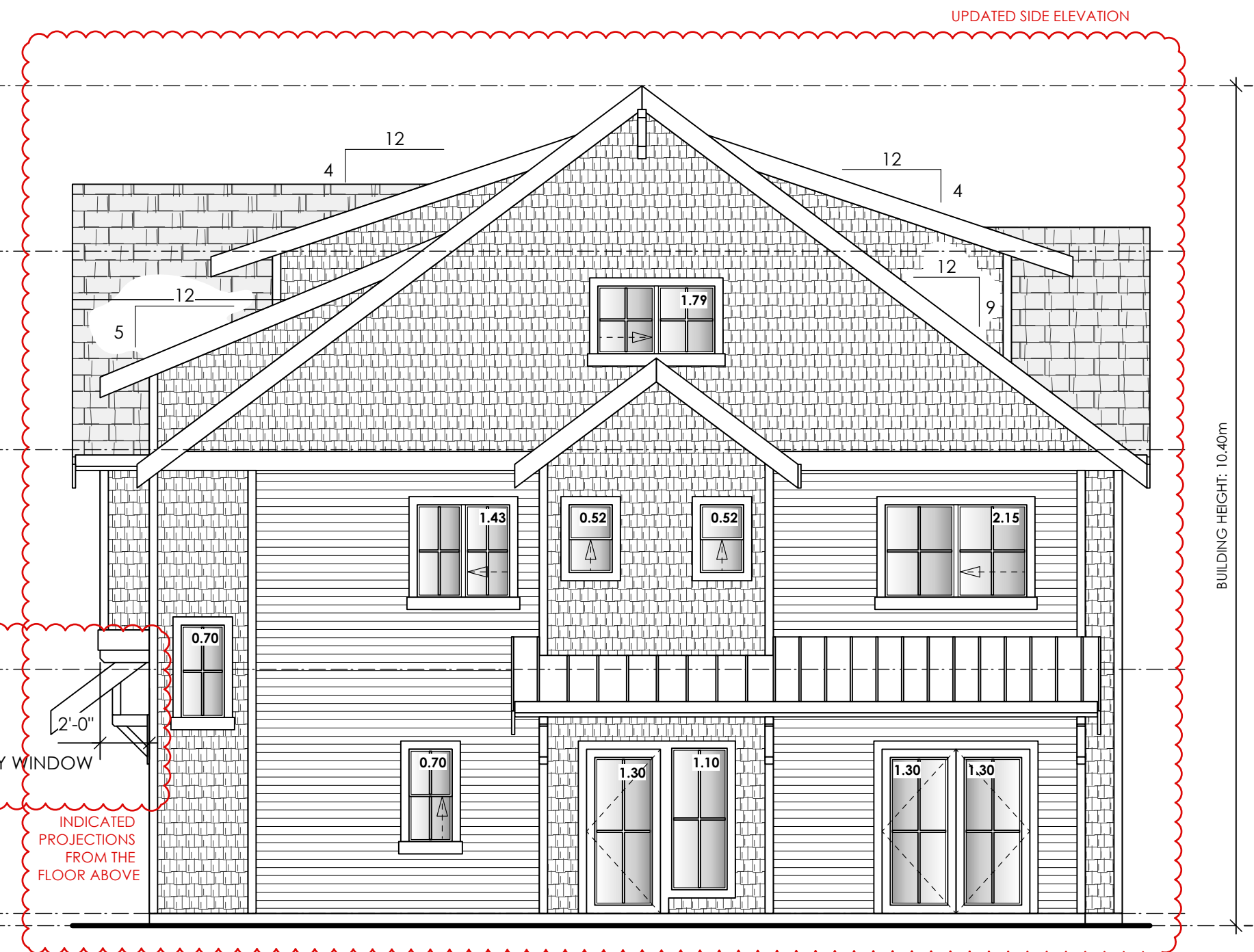


*FLOOD HAZARD REPORT INDICATES
IT IS UNFEASIBLE TO CONSTRUCT ON THE
SITE WHILE ACHIEVING THE 100 YEAR WATER
LEVEL VALUES. THE REPORT RECOMMENDS
CONSTRUCTION AT CURRENT GROUND LEVEL.
(REFER TO THE REPORT FOR ADDITIONAL DETAILS)

PLANS ARE FOLLOWING FLOOD PLAIN REPORT
RECOMMENDATION

1
A2 Front Elevation
Scale: 3/16" = 1'-0"

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
East (Front)						
Unit 4	38.08 sq.m.	4.22 m.	32.00%	12.19 sq.m.	17.96 %	6.84 sq.m.
Unit 3	40.30 sq.m.	4.22 m.	32.00%	12.90 sq.m.	21.49 %	8.66 sq.m.
Unit 2	40.30 sq.m.	54.22 m.	32.00%	12.90 sq.m.	21.49 %	8.66 sq.m.
Unit 1	38.08 sq.m.	4.22 m.	32.00%	12.19 sq.m.	17.96 %	6.84 sq.m.
South (Side)						
Unit 1	89.62 sq.m.	< 10.0 m.	100.00%	89.62 sq.m.	13.51 %	12.11 sq.m.



2
A2 Right Side Elevation
Scale: 3/16" = 1'-0"



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PLANS ARE FOLLOWING FLOOD PLAIN REPORT
RECOMMENDATION

3
A2 Rear Elevation
Scale: 3/16" = 1'-0"

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
West (Rear)						
Unit 4	51.21 sq.m.	2.73 m.	16.75%	8.58 sq.m.	9.78 %	5.01 sq.m.
Unit 3	50.79 sq.m.	2.73 m.	16.75%	8.51 sq.m.	16.48 %	8.37 sq.m.
Unit 2	50.79 sq.m.	2.73 m.	16.75%	8.51 sq.m.	16.48 %	8.37 sq.m.
Unit 1	51.21 sq.m.	2.73 m.	16.75%	8.58 sq.m.	9.78 %	5.01 sq.m.
North (Side)						
Unit 4	89.61 sq.m.	4.50 m.	18.00%	16.13 sq.m.	8.44 %	7.56 sq.m.



4
A2 Left Side Elevation
Scale: 3/16" = 1'-0"

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1
A3
Front Elevation
Scale: 3/16" = 1'-0"

Asphalt Shingles Dual Black	Pre-Manufactured Metal Roofing Black
Concrete Fibre Lap Siding Benjamin Moore Ivory White 925	Gutters, Windows & Corner Trim Benjamin Moore Black 2120-10
Concrete Shingle Panels Benjamin Moore Ivory White 925	Laminated Wood Stain Refer to developer
Concrete Fibre Lap Siding Benjamin Moore Ivory White 925	



2
A3
Right Side Elevation
Scale: 3/16" = 1'-0"



3
A3
Rear Elevation
Scale: 3/16" = 1'-0"



4
A3
Rear Elevation
Scale: 3/16" = 1'-0"

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1
A4 Streetscape - Orchard Avenue



1
A4 Streetscape - Laneway

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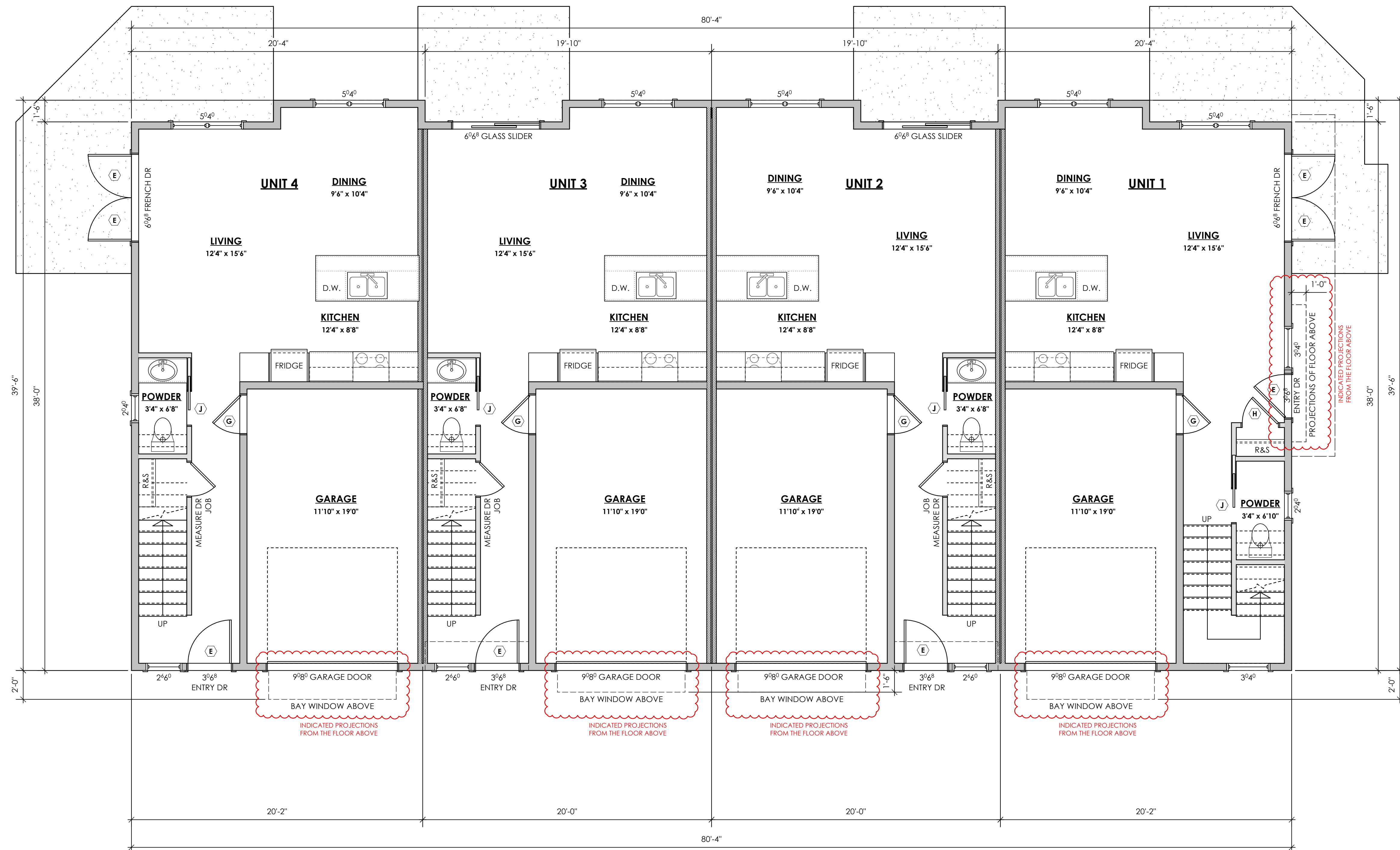
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1
A5

Lower Floor Plan

Scale: 1/4" = 1'-0"

UNIT 1: 528.75 ft ² (49.12 m ²)	GARAGE: 253.33 ft ² (23.54 m ²)
UNIT 2: 522.17 ft ² (48.51 m ²)	GARAGE: 253.33 ft ² (23.54 m ²)
UNIT 3: 522.17 ft ² (48.51 m ²)	GARAGE: 253.33 ft ² (23.54 m ²)
UNIT 4: 528.75 ft ² (49.12 m ²)	GARAGE: 253.33 ft ² (23.54 m ²)
TOTAL: 2101.84 ft ² (195.26 m ²)	TOTAL: 1013.32 ft ² (94.16 m ²)

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

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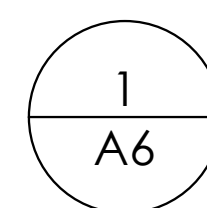
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Scale: 1/4" = 1'-0"

UNIT 1:	791.92 ft ²	(73.57 m ²)
UNIT 2:	760.83 ft ²	(70.68 m ²)
UNIT 3:	760.83 ft ²	(70.68 m ²)
UNIT 4:	791.92 ft ²	(73.57 m ²)
TOTAL:	3105.50 ft ²	(288.50 m ²)

A	8/0 X 6/8 [2438 X 2032]	F	2/10 X 6/8 [864 X 2032]
B	6/0 X 6/8 [1829 X 2032]	G	2/8 X 6/8 [813 X 2032]
C	5/0 X 6/8 [1524 X 2032]	H	2/6 X 6/8 [762 X 2032]
D	4/0 X 6/8 [1219 X 2032]	J	2/4 X 6/8 [711 X 2032]
E	3/0 X 6/8 [914 X 2032]	K	2/0 X 6/8 [610 X 2032]
		L	1/6 X 6/8 [508 X 2032]

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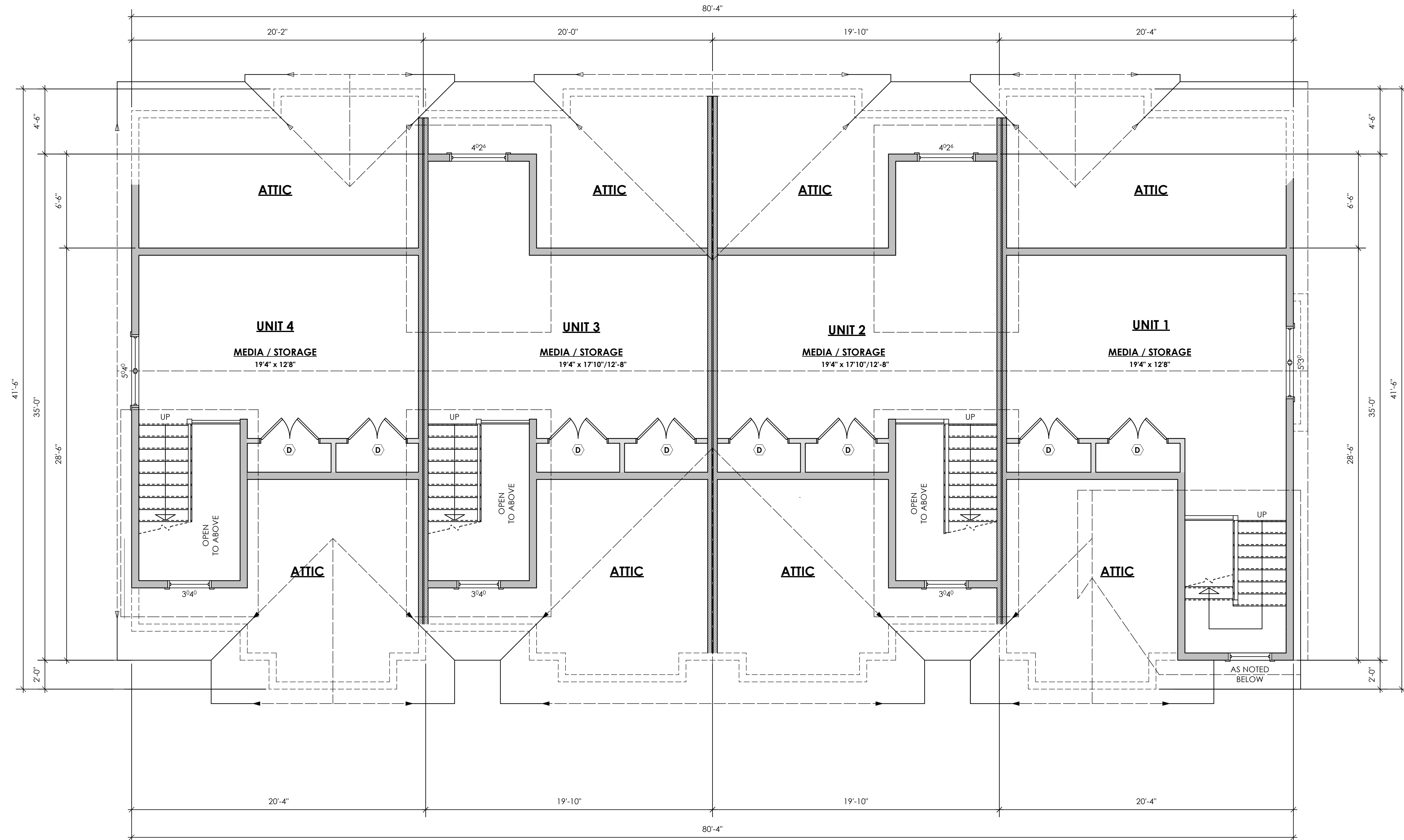
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MRB



1
A7

Upper Floor Plan

Scale: 1/4" = 1'-0"

UNIT 1: 345.33 ft² (32.08 m²)
UNIT 2: 342.80 ft² (31.85 m²)
UNIT 3: 342.80 ft² (31.85 m²)
UNIT 4: 293.92 ft² (27.30 m²)
TOTAL: 1324.85 ft² (123.08 m²)

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1629 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

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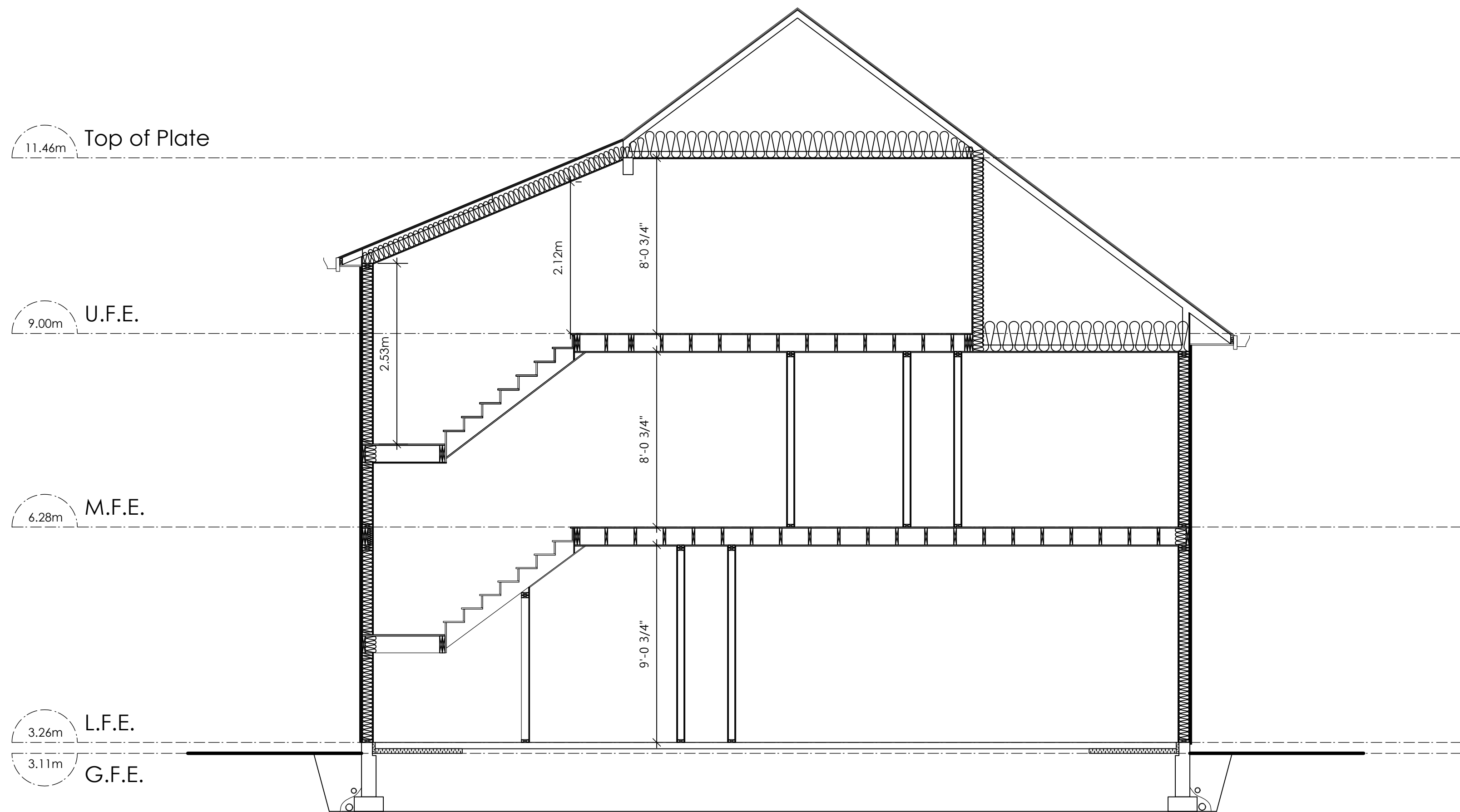
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1
A8 Section A-A
Scale: 1/4" = 1'-0"

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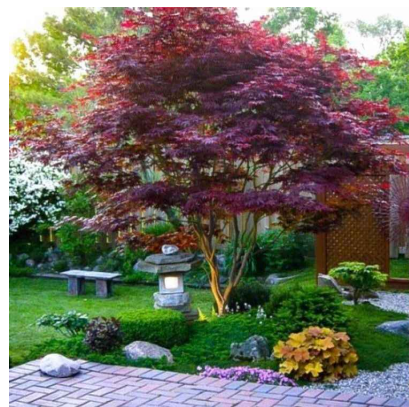
Development Permit Application

PLANT PALETTE

TREES



PACIFIC FLOWERING DOGWOOD (Eddie's White Wonder)
Cornus nuttalli



JAPANESE MAPLE (Bloodgood)
Acer palmatum



KOUSA DOGWOOD
Cornus kousa



VANDERWOLF PINE
Pinus flexilis



RED MAPLE (Red Sunset)
Acer rubrum

SHRUBS



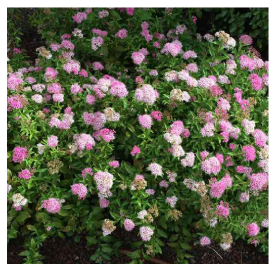
GLOSSY ABELIA
Abelia x grandiflora



RHODODENDRON (Christmas Cheer)
Rhododendron



WINGED BURNING BUSH
Euonymus alatus



SPIREA (Shirobana)
Sorbus sorbifolia



DWARF PIERIS
Pieris japonica



EUONYMUS (Emerald Gaiety)
Euonymus fortunei

GRASSES & GROUNDCOVERS



FEATHER REED GRASS (Karl Foerster)
Calamagrostis x acutiflora



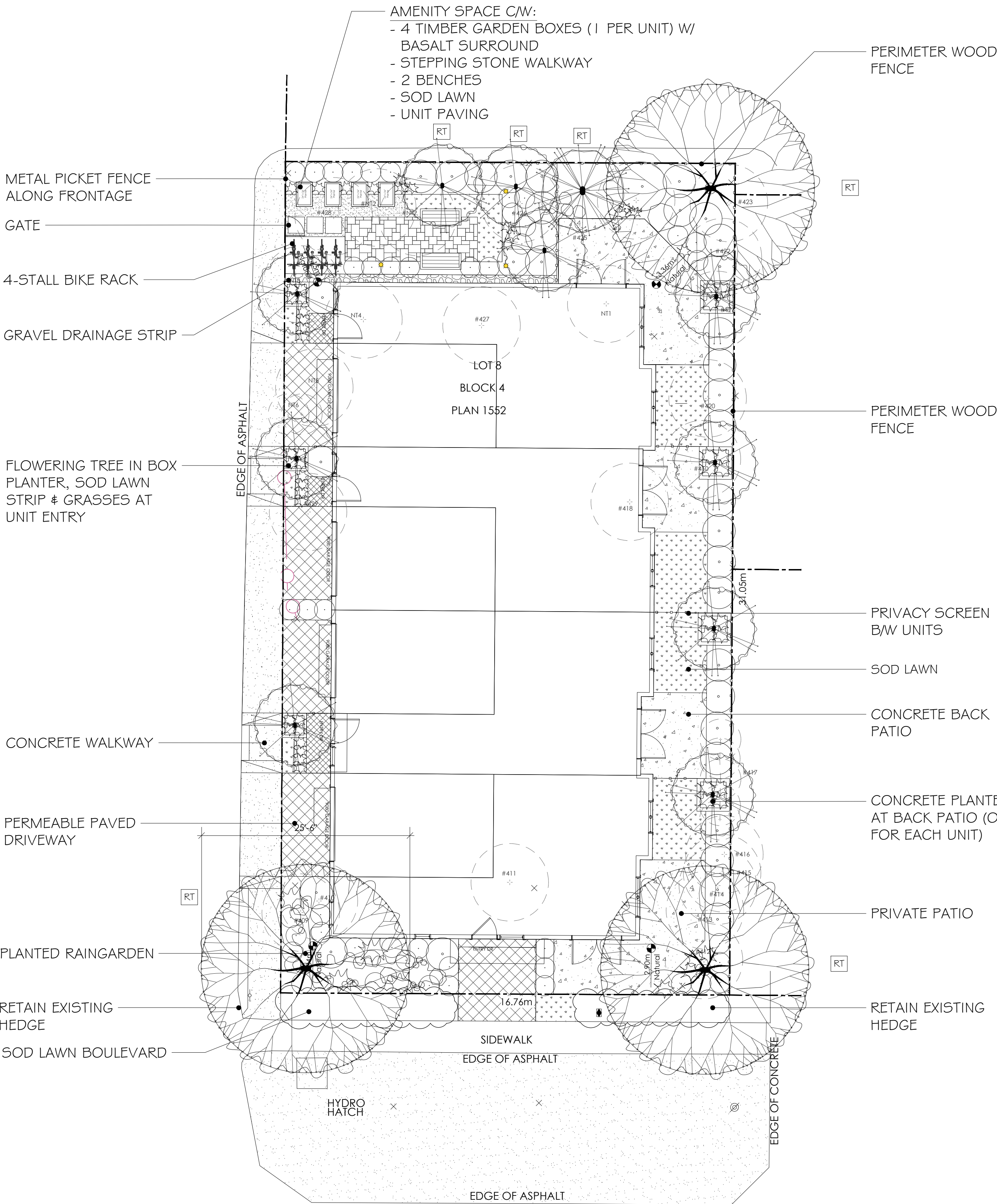
FLAME SEDGE
Heespenlla idothea



JAPANESE SEDGE (Aurea variegata)
Carex morrowii



BEARBERRY
Arctostaphylos uva-ursi



SUGGESTED PLANT LIST				
	KEY	COMMON NAME	BOTANICAL NAME	SIZE
TREES	ACER	Red Maple	Acer Rubrum var. 'Red Sunset'	7cm Cal.
	PDG	Pacific Flowering Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	6m Cal.
	KOUS	Kousa Dogwood	Cornus kousa var. 'Sutton'	6m Cal.
	JMAP	Japanese Maple	Styrax japonicus var. 'Temple Bells'	6m Cal.
	VWMP	Vine Maple	Acer cracutum	6m Cal.
LARGE SHRUBS	VFPN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolf's Pyramid'	2.5m Ht.
	LPNA	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot.
	LRNB	Rhododendron	Rhododendron var. 'Cotton Water'	#5 Pot.
	NINE	Pacific Ninebark	Physocarpus opulifolius var. 'Daiho'	#5 Pot.
	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot.
MEDIUM SHRUBS	ALAT	Winged Burning Bush	Euonymia alata var. 'Compacta'	#5 Pot.
	MRHA	Rhododendron	Rhododendron var. 'Uniquel'	#5 Pot.
	DVIB	David Viburnum	Viburnum davidii	#2 Pot.
	BARB	Purple Leaved Barberry	Berberis thunbergii var. 'atropurpurea'	#2 Pot.
	NAN	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#2 Pot.
SMALL SHRUBS	RIBE	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot.
	YDOG	Yellow Tang Dogwood	Cornus sericea	#2 Pot.
	ADOG	Arctic Fire Dogwood	Cornus sericea var. 'Arctic Fire'	#1 Pot.
	DWPI	Dwarf Pieris	Pieris japonica var. 'Debutante'	#1 Pot.
	EUOP	Creeping Euonymia	Euonymia fortunei var. 'Emerald Gaiety'	#1 Pot.
GROUND COVERS	ADAP	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#1 Pot.
	POLY	Sword Fern	Polystichum munitum	#1 Pot.
	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot.
	SPGF	Goldflame Spirea	Spirea bumalda var. 'Gold Flame'	#1 Pot.
	SPRK	Spirea	Spirea bumalda var. 'Shirobana'	#1 Pot.
PERENNIALS & GRASSES	AJUG	Bugleweed	Ajuga reptans var. 'Burgundy Glow'	SP4
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
	COTO	Trailing Cotoneaster	Cotoneaster	SP5
	BERG	Bergenia	Bergenia caroliola	SP5
	CARX	Japanese Sedge	Carex morrowii var. 'Ice Dance'	#1 Pot.
VINES	HACK	Japanese Forest Grass	Hakonechloa var. 'Vancouver Jade'	#1 Pot.
	HEUC	Coral Bells	Heuchera morchiana var. 'Bressingham Bronze'	SP5
	LAVA	English Lavender	Lawsonia angustifolia var. 'Husington'	#1 Pot.
	TEST	Flame Sedge	Carex testacea	#1 Pot.
	KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerster'	#1 Pot.
CLEMATIS	SCIZ	Kaffir Lily	Ornithoglossum coccineum var. 'Oregon Sunset'	SP5
	FESC	Blue Fescue	Festuca ovina glauca var. 'Elgin Blue'	#1 Pot.
	CLEM	Montana Clematis	Clematis montana var. 'Elizabeth'	#5 Pot.
	ARM	Evergreen Clematis	Clematis armandi	#5 Pot.
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
- All areas to be irrigated with an automatic underground system.				



GENERAL NOTES

IRRIGATION

- IRRIGATION FOR ALL LANDSCAPE AREAS WITH 100% COVERAGE REQUIRED.
- CONTRACTOR SHALL ENGAGE THE SERVICES OF A BRITISH COLUMBIA CERTIFIED IRRIGATION DESIGN PROFESSIONAL IN ACCORDANCE WITH THE IABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS, MOST RECENT EDITION.

STRUCTURAL ELEMENTS:

- CONTRACTOR SHALL ENGAGE THE SERVICES OF A BRITISH COLUMBIA CERTIFIED STRUCTURAL DESIGN PROFESSIONAL IN ACCORDANCE WITH THE SEABC STANDARDS FOR STRUCTURAL ENGINEERS.

TREE PLANTING

- WHERE REQUIRED, INSTALL ROOT BARRIER UB 24-2 (2'-0" DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3863. PLACE SO THAT IT EXTENDS 3.65M BEYOND TREE TRUNK (6 PANELS @ 610MM LONG PANEL). INSTALL AS PER MANUFACTURERS INSTRUCTIONS
- AS PER CANADIAN LANDSCAPE STANDARD: TREES SHALL HAVE 0.6 M³ OF SOIL PER M² OF EXPECTED CROWN AREA AT MATURITY

SOIL VOLUME FOR TREES

- AS PER CANADIAN LANDSCAPE STANDARD (CLS), PROVIDE A MINIMUM OF 1.0m³ SOIL VOLUME PER TREE. IF THIS CANNOT BE MET, PROVIDE SOIL CELLS UNDERNEATH HARDSCAPE TO ACHIEVE REQUIRED SOIL VOLUMES.

MATERIALS LEGEND

	UNIT PAVER TYPE 1		UNIT PAVER TYPE 2
	RIVER ROCK		ASPHALT
	CONCRETE PATIO		SOD LAWN

SYMBOLS LEGEND

	BENCH		LIGHT BOLLARD
	BIKE RACK		TIMBER GARDEN PLANTER
	BOULDER ROCKERY		CONCRETE PLANTER BOX

UNIT PAVER (TYPE 1)

TYPE: AVALON SLATE
COLOUR: AUTUMN
SIZE: VARIOUS
PATTERN: ASHLAR BOND
SUPPLIER: BELGARD PAVERS
PHONE: 1-877-235-4273



UNIT PAVER (TYPE 1)

TYPE: ORIGINS
COLOUR: TOFINO GREY
SIZE: 18"x18"
PATTERN: STACK BOND (90° TO BLDG FACE)
SUPPLIER: BELGARD PAVERS
PHONE: 1-877-235-4273



BIKE RACKS

MODEL NAME: COMMERCIAL BIKE SECURING RACK
MODEL: CAH-721
QUANTITY: 4
COLOUR: MATTE (FINE TEXTURE): SILVER SANDEX; TEAK WOOD COMPOSITE
SUPPLIER: CANADIAN SITE FURNISHINGS
PHONE: 1-855-330-1133



BENCH

DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 2
FRAME COLOUR: MATT (FINE TEXTURE): SILVER SANDEX. RECYCLED PLASTIC LUMBER COLOUR: RED OAK
SUPPLIER: CANADIAN SITE FURNISHINGS
PHONE: 1-855-330-1133

