

Siteplan
Scale: 1:100

Development Permit Application

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

PLANS ARE FOLLOWING FLOOD PLAIN REPORT
RECOMMENDATION

*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)



Right Side 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.



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

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Left Side 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.

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

Development Permit Application

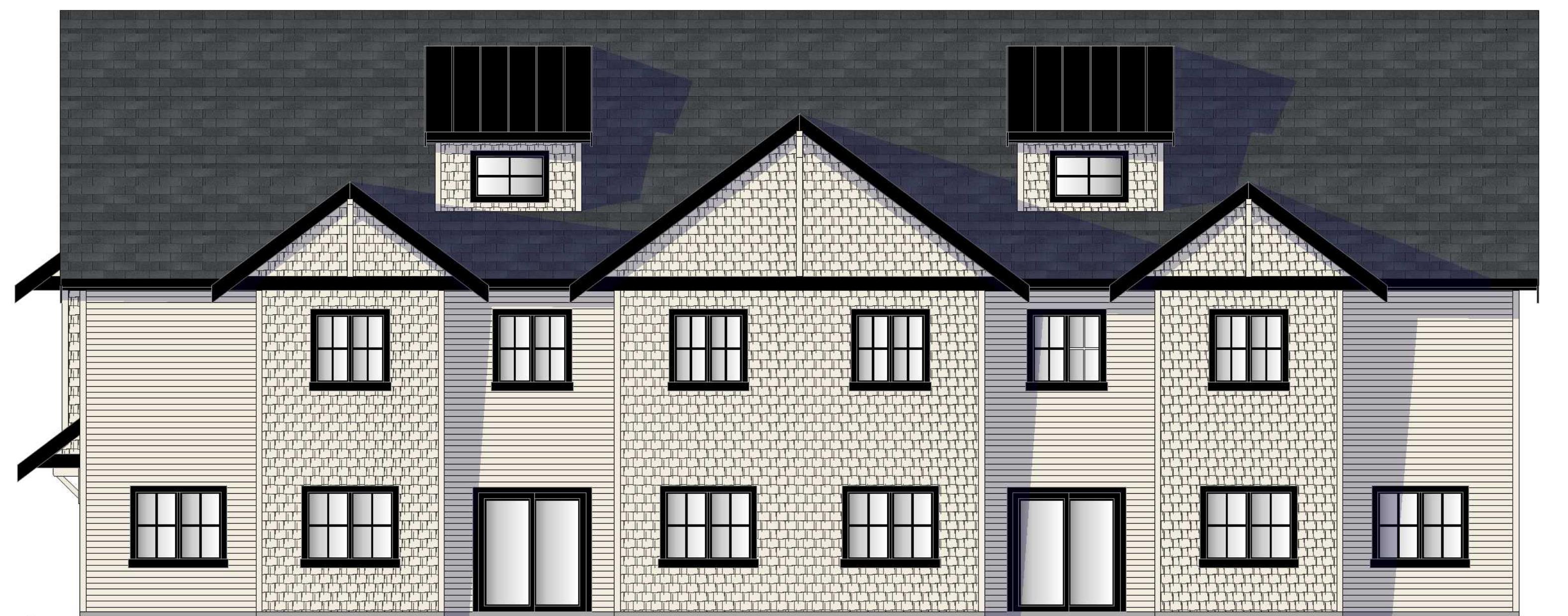


1
A3
Front Elevation
Scale: 3/16" = 1'-0"

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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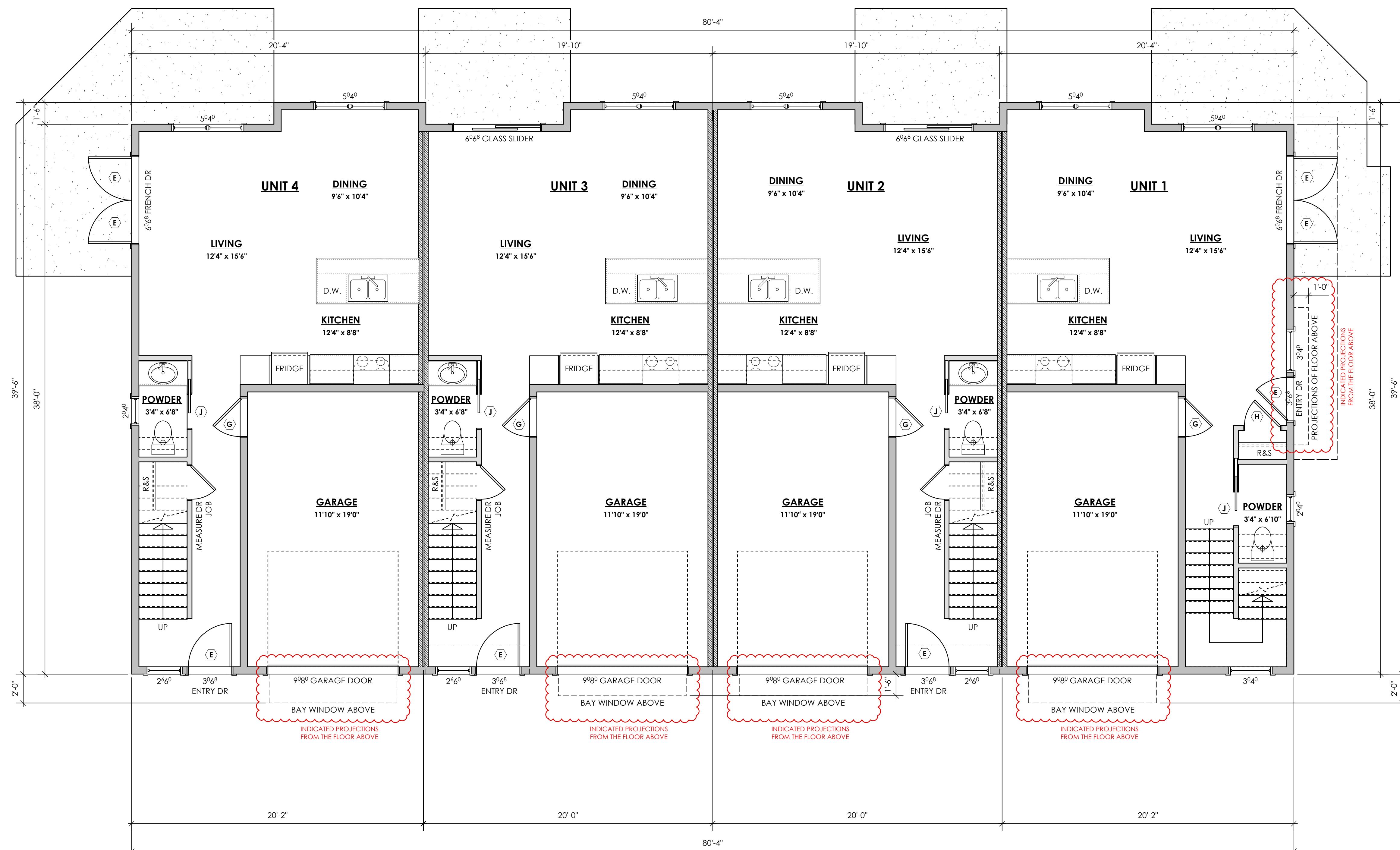
1
A4
Streetscape - Orchard Avenue



1
A4
Streetscape - Laneway

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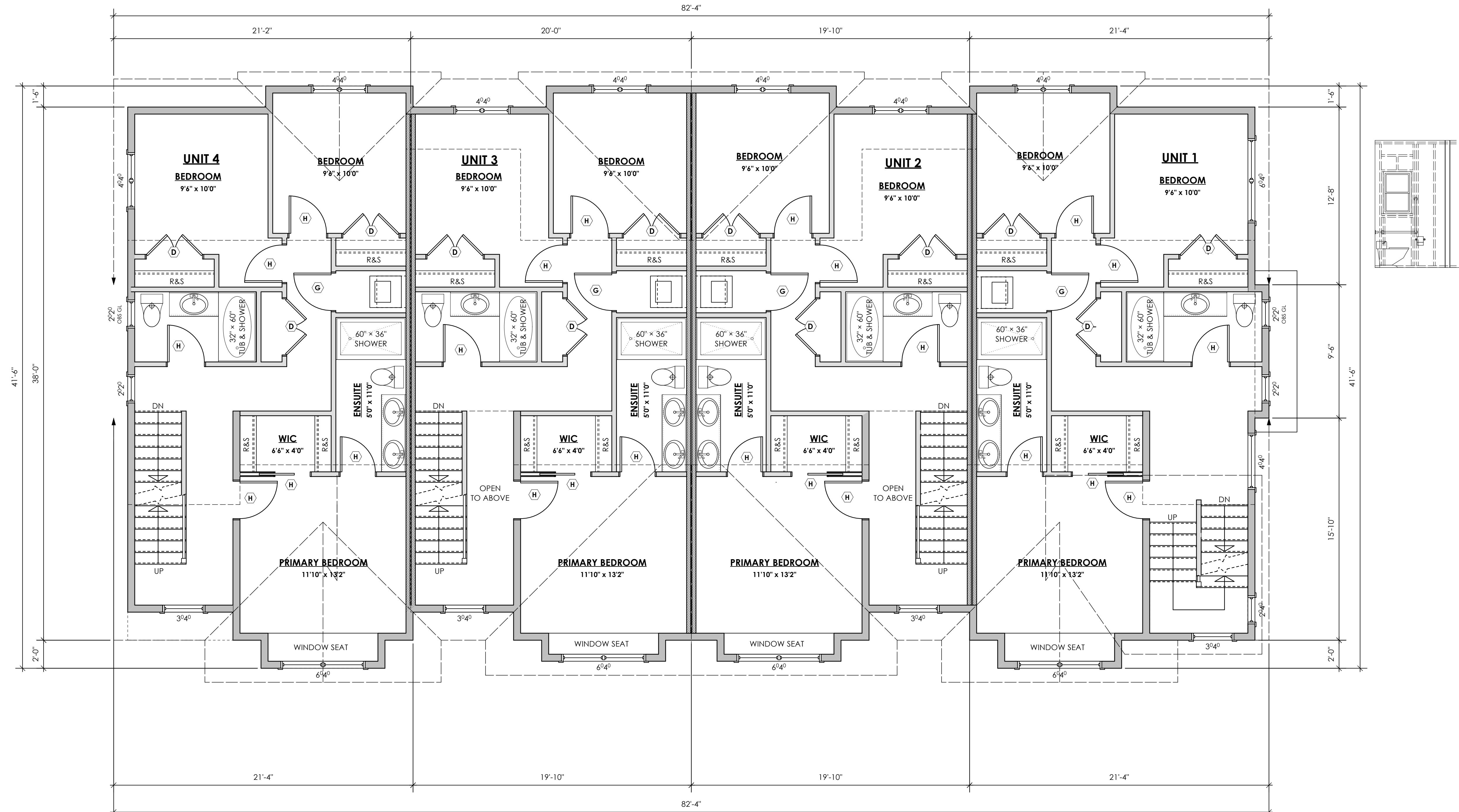
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1
A6

Main Floor Plan

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

UNIT 1: 791.92 ft² (73.57 m²)
UNIT 2: 760.83 ft² (70.68 m²)
UNIT 3: 760.83 ft² (70.68 m²)
UNIT 4: 791.92 ft² (73.57 m²)
TOTAL: 3105.50 ft² (288.50 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 (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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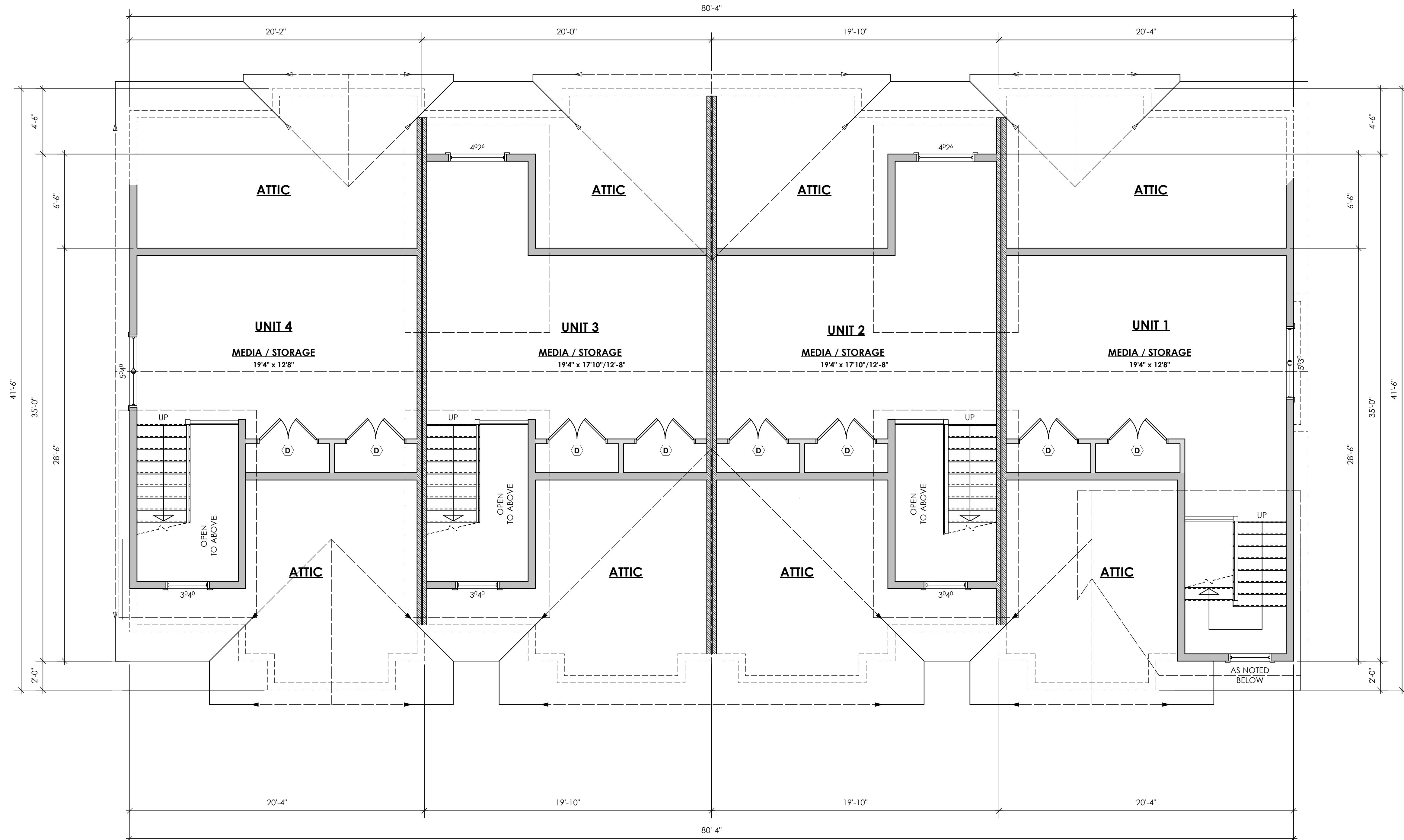
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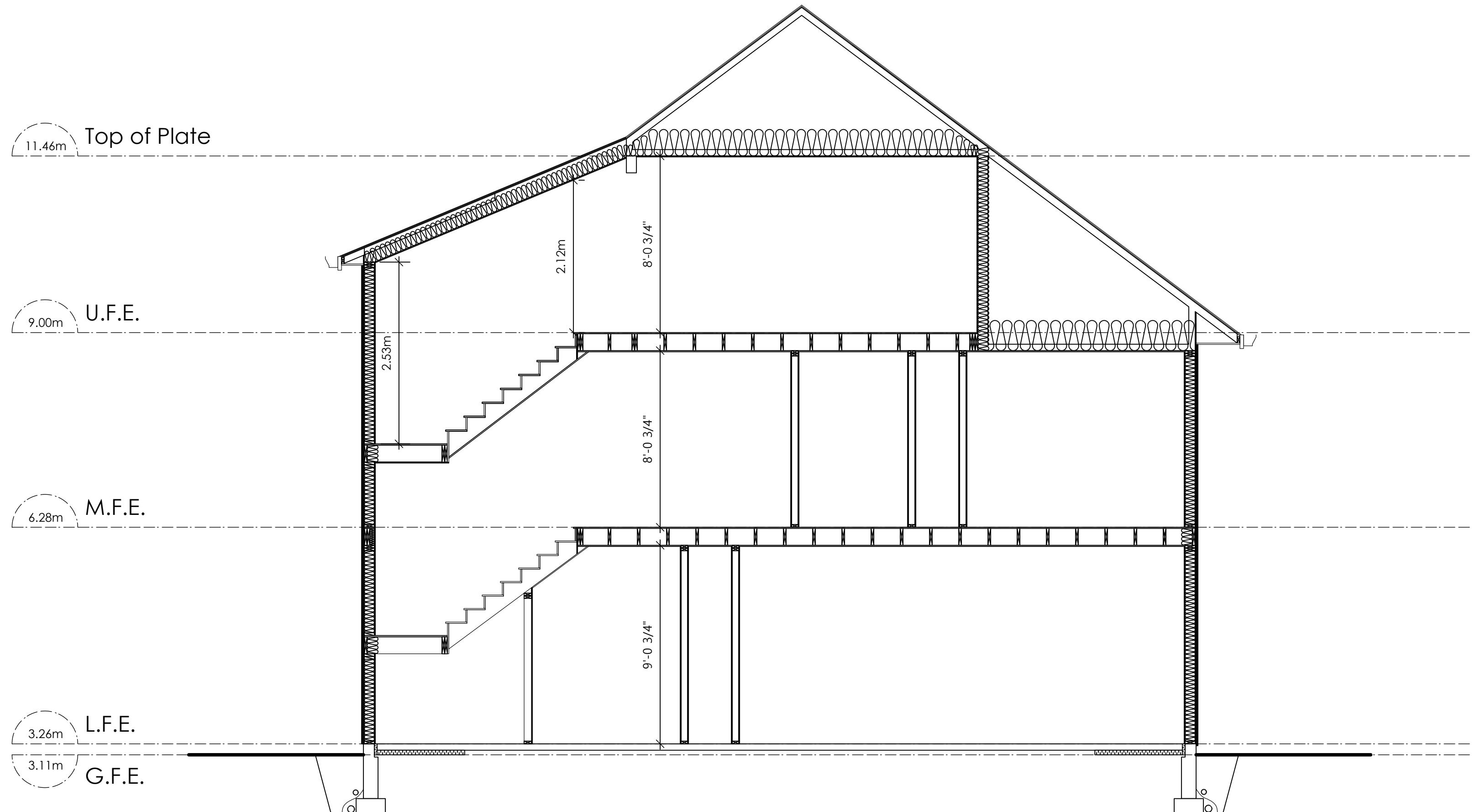
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Section A-A
Scale: 1/4" = 1'-0"

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