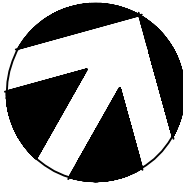


# ROBLEDA CRESCENT



# SITE PLAN

701 ROBLEDA CRESCENT

## R1-A ZONING CRITERIA :

ZONE : R1-A ( ROCKLAND SINGLE FAMILY DISTRICT )  
 PERMITTED USE : SINGLE FAMILY DWELLING AND ATTACHED DWELLINGS  
 SITE AREA : 17296.0 SQFT. ( 1606.85 M2 ) APPROX. ( INCLUDES PANHANDLE )  
 NO. OF UNITS : ONE MAXIMUM ( ONE UNIT PER 835.0 M2 IN SITE AREA )  
 ( ATTACHED ) ( VARIANCE AND DEV. PERMIT REQUIRED FOR ADDITIONAL UNIT )

\* NOTE\* : MIN. SITE AREA REQUIRED FOR MORE THAN ONE DWELLING UNIT  
 WOULD BE : 835.0 M2 X 2 = 1670 M2 ( 17975.73 SQFT. )

SITE COVERAGE : 40% = 6918.4 SQFT. ( 642.74 M2 )  
 ( S.F.D. )

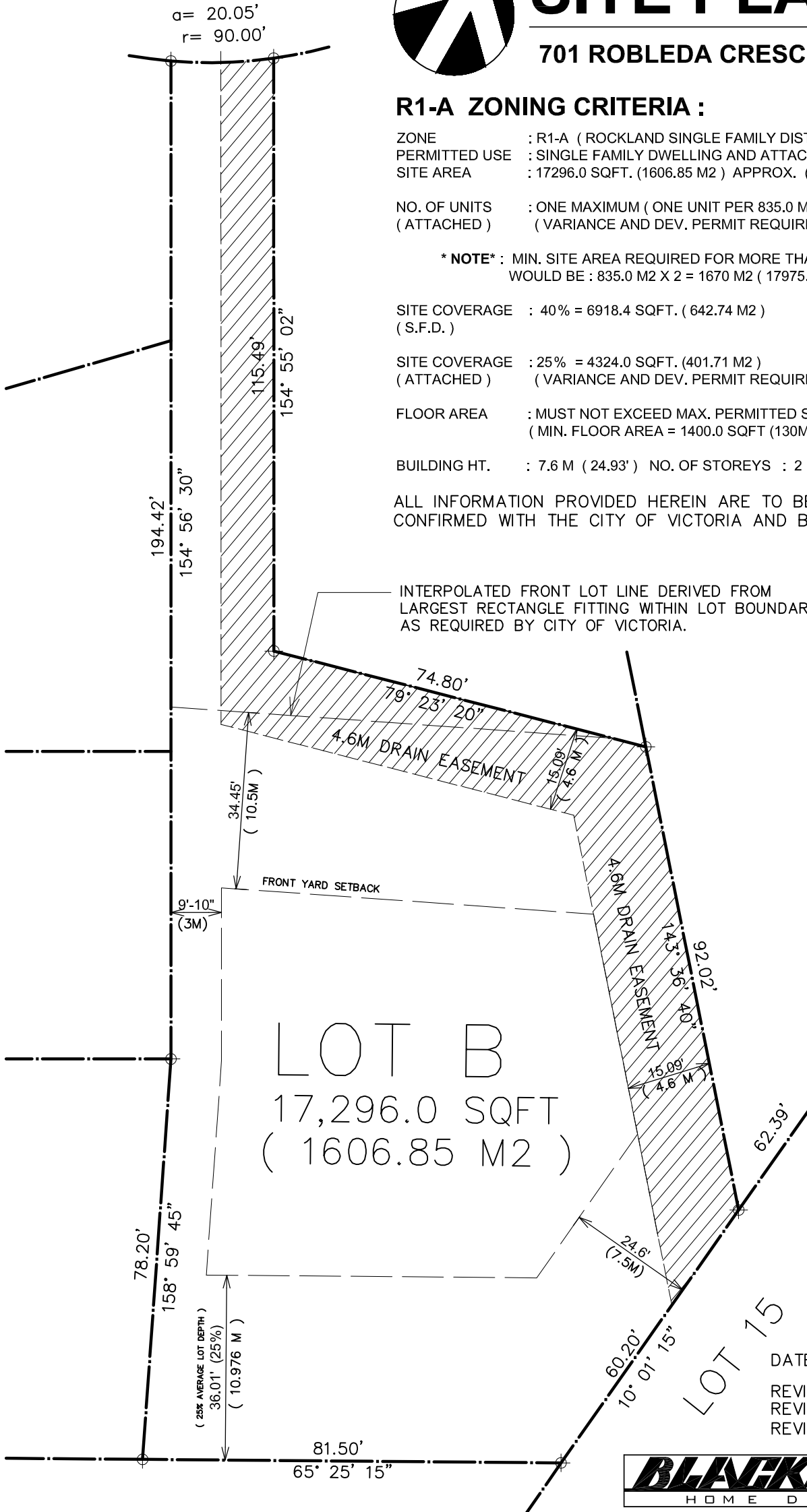
SITE COVERAGE : 25% = 4324.0 SQFT. ( 401.71 M2 )  
 ( ATTACHED ) ( VARIANCE AND DEV. PERMIT REQUIRED FOR ADDITIONAL UNIT )

FLOOR AREA : MUST NOT EXCEED MAX. PERMITTED SITE COVERAGE  
 ( MIN. FLOOR AREA = 1400.0 SQFT ( 130M2 ) AS PER R1-A )

BUILDING HT. : 7.6 M ( 24.93' ) NO. OF STOREYS : 2 1/2

ALL INFORMATION PROVIDED HEREIN ARE TO BE  
 CONFIRMED WITH THE CITY OF VICTORIA AND BCLS.

INTERPOLATED FRONT LOT LINE DERIVED FROM  
 LARGEST RECTANGLE FITTING WITHIN LOT BOUNDARIES,  
 AS REQUIRED BY CITY OF VICTORIA.



**LOT B**  
 17,296.0 SQFT  
 ( 1606.85 M2 )

DATE: AUG-16-2013  
 REVISED: AUG-28-2013  
 REVISED: SEPT-18-2013  
 REVISED: OCT-9-2013



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