

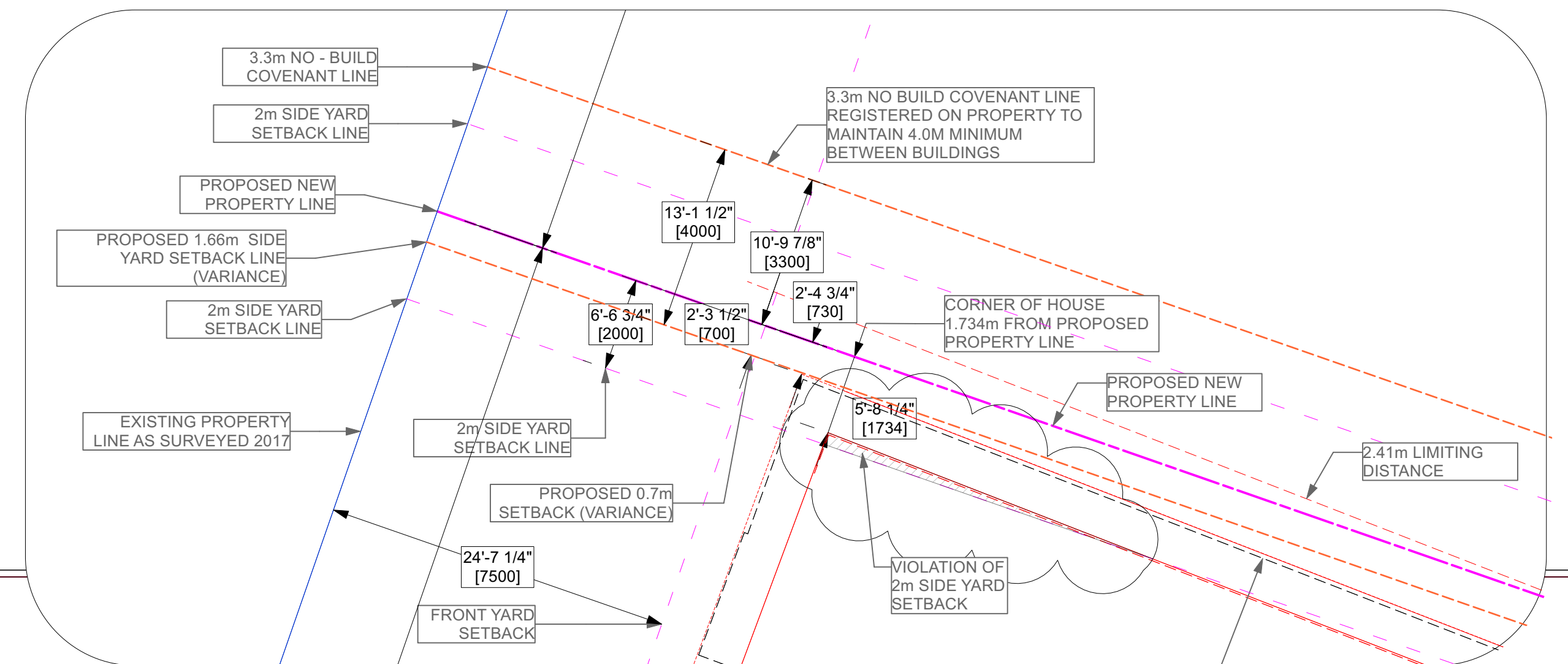


REV.	DATE	DESCRIPTION

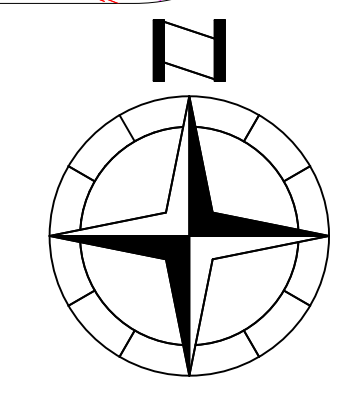
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
January 2023	KAT
Date	Reviewed By
Project ID	KAT
	1750

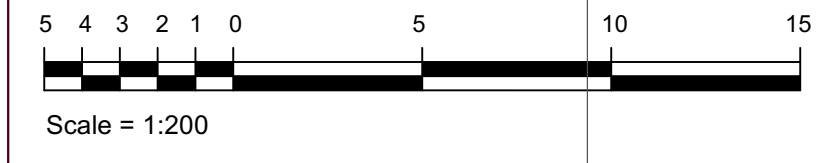
Sheet Title	SITE PLAN
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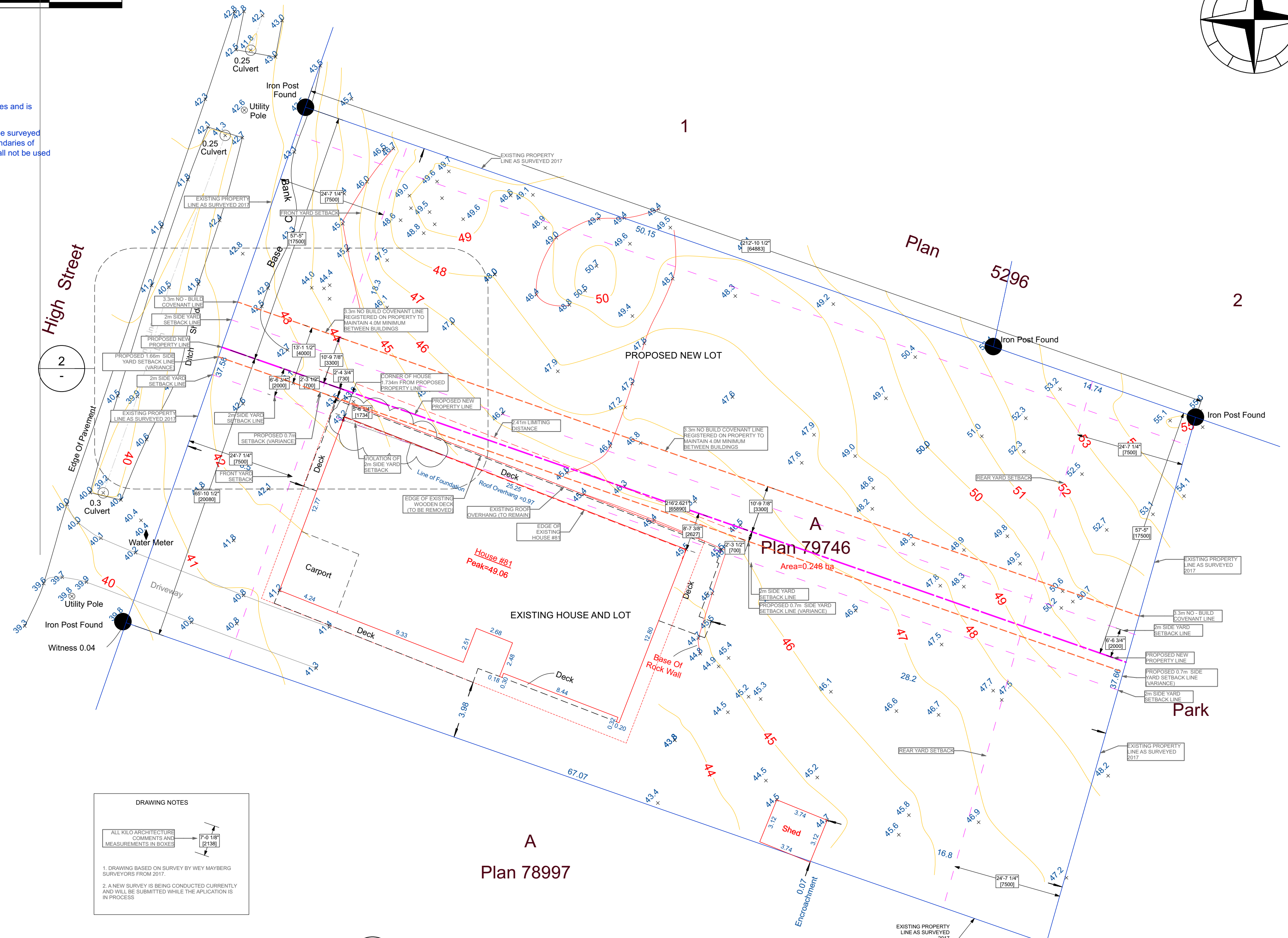
**2 81 High St Subdivision Site Plan**  
Scale: 1:100



**Topographic Site Plan Of:**  
**Lot A, Section 9, Esquimalt District, And Of Section 16,**  
**Victoria District (SITUATED IN ESQUIMALT DISTRICT), PLAN VIP79746.**  
**P.I.D. 026-454-661**

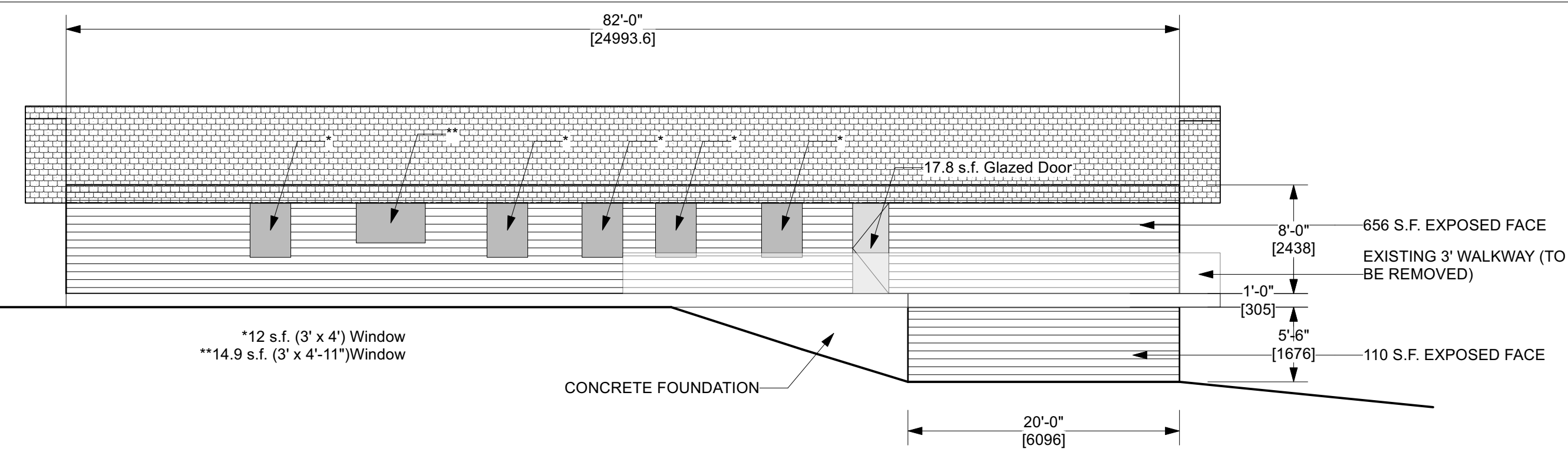


Scale = 1:200  
Dated this 11th day of December, 2017.  
Distances and elevations shown are in metres.  
Elevations are based on assumed datum.  
This site plan is for building and design purposes and is for the exclusive use of our client.  
This document shows the relative location of the surveyed 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.



**1 81 High St Subdivision Site Plan**  
Scale: 1:200

**DRAWING NOTES**  
ALL KILO ARCHITECTURE MEASUREMENTS IN METRES  
1. DRAWING BASED ON SURVEY BY WEY MAYENBURG SURVEYORS FROM 2017  
2. A NEW SURVEY IS BEING CONDUCTED CURRENTLY AND WILL BE SUBMITTED WHILE THE APPLICATION IS IN PROCESS



**3 NORTH ELEVATION 81 HIGH STREET**  
Scale: 1:100

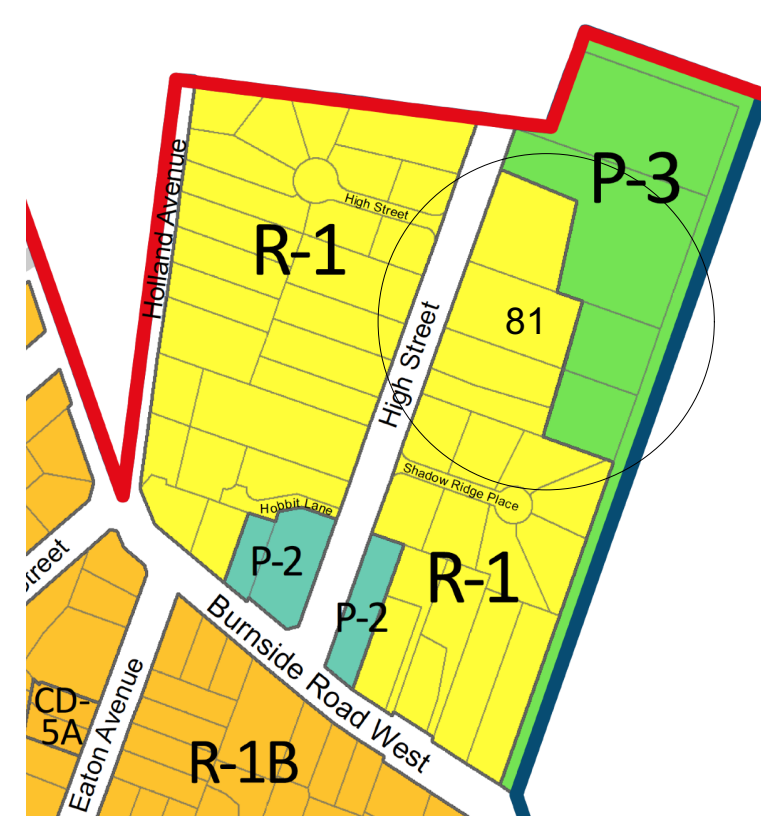
**LIMITING DISTANCE CALCULATION:**  
**North Elevation, 81 High Street**  
TOTAL AREA OF EXPOSING BUILDING FACE: 766 S.F. = 71.16m<sup>2</sup>  
AREA OF UNPROTECTED OPENINGS: 92.3 s.f. = 8.57m<sup>2</sup>  
PERCENTAGE UNPROTECTED: 766 S.F. / (8.57m<sup>2</sup>/71.16m<sup>2</sup>) = 12.0%  
Limiting Distance (by Extrapolation) = 2.4m

**Table 9.10.14.4-A**  
**Maximum Aggregate Area of Unprotected Openings in Exterior Walls<sup>(1)</sup>**  
Forming Part of Sentence 9.10.14.4.(1)

Occupancy Classification of Building	Maximum Total Area of Exposing Building Face, m <sup>2</sup>	Maximum Aggregate Area of Unprotected Openings, % of Exposing Building Face Area											
		Limiting Distance, m											
		Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
Residential, business and personal services, and low-hazard industrial	30	0	7	9	12	39	88	100	-	-	-	-	-
	40	0	7	8	11	32	69	100	-	-	-	-	-
	50	0	7	8	10	28	57	100	-	-	-	-	-
	100	0	7	8	9	18	34	56	84	100	-	-	-
	Over 100	0	7	7	8	12	19	28	40	55	92	100	-

$(12.0 - 9.4) = 2.6$   
 $(22.2 - 9.4) = 12.8$   
 $= .203 \times (4m - 2m) + 2m = 2.41m$

**ZONING INFORMATION:**  
EXISTING ZONINGS: R-1  
DETACHED RESIDENTIAL (LARGE LOT)



6.1.4. Lot Size, Lot Coverage, Building Height and Setbacks

R-1: Detached Residential (Large Lot)	
<b>Lot Size</b>	
Lot Size with Sanitary Sewer Service, minimum	1000m <sup>2</sup>
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	17.5m
<b>Lot Density</b>	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	372m <sup>2</sup>
Floor Space Ratio	0.42
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
<b>Building Size</b>	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
<b>Siting of Principal Buildings and Other Structures</b>	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	2m
Flanking Lot Line Setback, minimum	4.5m
<b>Siting of Accessory Buildings and Other Structures</b>	
All lot lines, minimum	1.2m