



SITE DATA	PROPOSED	PERMITTED
OWNER		
ADDRESS	1163 SLUGGETT ROAD	
ZONE	R-1XS & R-2S ZONING	
LEGAL DESCRIPTION		
LOT	C	
PLAN	18411	
SECTION	11	
DISTRICT	SOUTH SAANICH	



LOT A R-1XS ZONING			
SITE AREA	4100.515 SQ.FT.	380.95 SQ.M.	
SITE COVERAGE	1293.583 SQ.FT.	120.17 SQ.M.	31.5% 40%
FLOOR AREA RATIO	1741.715 SQ.FT.	530.87 SQ.M.	.42 .50 MAX
SETBACKS			
FRONT	7.5 M		6.0 M MIN
REAR	11.696 M		7.5 M MIN
SIDE	1.5 M		1.5 M MIN
SIDE	1.59 M	(VARIANCE)	3.0 M MIN

LOT B R-1XS ZONING			
SITE AREA	4099.895 SQ.FT.	380.89 SQ.M.	
SITE COVERAGE	1293.583 SQ.FT.	120.17 SQ.M.	31.5% 40%
FLOOR AREA RATIO	1741.715 SQ.FT.	530.87 SQ.M.	.42 .50 MAX
SETBACKS			
FRONT	7.5 M		6.0 M MIN
REAR	11.690 M		7.5 M MIN
SIDE	1.5 M		1.5 M MIN
SIDE	1.59 M	(VARIANCE)	3.0 M MIN

LOT C R-2S ZONING			
SITE AREA	6793.087 SQ.FT.	631.09 SQ.M.	
SITE COVERAGE	2029.75 SQ.FT.	188.56 SQ.M.	29.8% 30%
FLOOR AREA RATIO	3515.083 SQ.FT.	326.56 SQ.M.	(VARIANCE) .51 .45 MAX
SETBACKS			
FRONT	9.0 M		6.0 M MIN
REAR	12.620 M		7.5 M MIN
SIDE	2.26 M		1.5 M MIN
SIDE	2.26 M		1.5 M MIN
TOTAL SIDE COMBINATION	4.52 M		4.5 M MIN



LOT A



LOT B



LOT C

○ STREET PROFILE
Scale: 1/4" = 1'-0"



HARTMANN'S
DRAFTING & DESIGN
344 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3H9 PHONE : 252-1288

SCALE 1/4" = 1'-0"
DATE NOV 2018
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1403

**PROPOSED DEVELOPMENT FOR
TUSCANY DEVELOPMENTS LTD.**

SHEET