

B.C. LAND SURVEYOR'S SITE PLAN OF:

PARCEL A (DD 431911) OF SECTION 60,
FAIRFIELD FARM ESTATE, VICTORIA CITY,
PLAN 13, EXCEPT THOSE PARTS
IN PLANS 12068 & 35717
AND LOT 2, PLAN 35717

SCALE

LEGEND

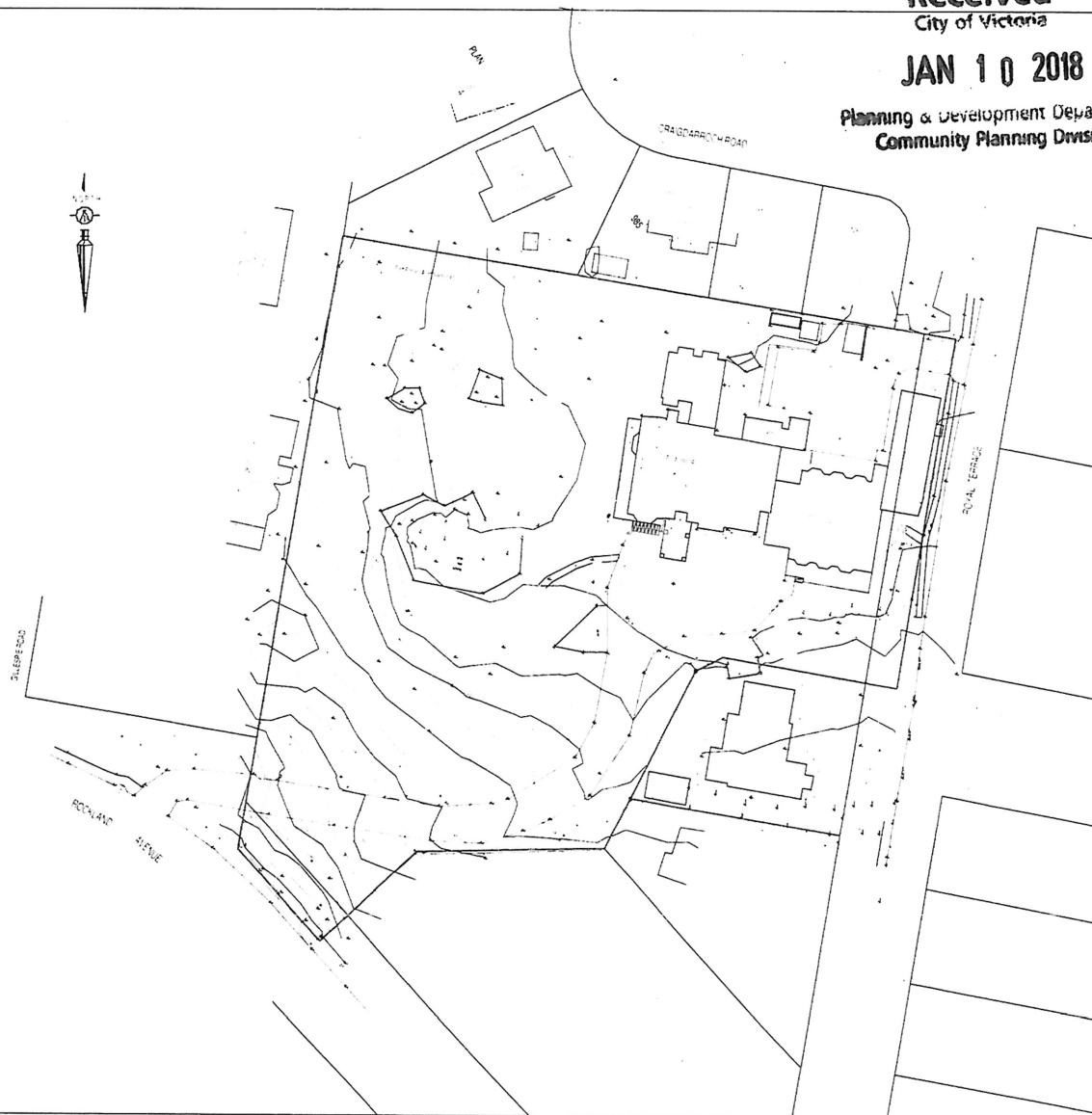
THE B.C. LAND SURVEYOR'S SITE PLAN IS A
LEGAL DOCUMENT AND MUST BE USED IN ACCORDANCE
WITH THE B.C. LAND SURVEY ACT AND THE
B.C. LAND SURVEY REGULATION.

- BOUNDARY
- EASEMENT
- EASEMENT OF WAY
- EASEMENT OF LIGHT
- EASEMENT OF WATER
- EASEMENT OF AIR
- EASEMENT OF SOUND
- EASEMENT OF VIEW
- EASEMENT OF ACCESS
- EASEMENT OF PARKING
- EASEMENT OF STORAGE
- EASEMENT OF LOADING
- EASEMENT OF UNLOADING
- EASEMENT OF DELIVERY
- EASEMENT OF PICKUP
- EASEMENT OF TRANSFER
- EASEMENT OF RECEIPT
- EASEMENT OF STORAGE
- EASEMENT OF LOADING
- EASEMENT OF UNLOADING
- EASEMENT OF DELIVERY
- EASEMENT OF PICKUP
- EASEMENT OF TRANSFER
- EASEMENT OF RECEIPT

NOTE: SEE PLAN 13

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FOR THE B.C. LAND SURVEYOR'S SITE PLAN OF
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NOTE: SEE PLAN 13



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City of Victoria

JAN 10 2018

Planning & Development Department
Community Planning Division

CHRISTINE
LINTOTT
ARCHITECT

Issue	Date: YYYY-MM-DD
Subdivision Application	Dec 22, 2016
DP Application	Jan 30, 2017
Review	Mar 9, 2017
Municipal Response	Mar 14, 2017
Resubmission	Oct 31, 2017
Municipal Response	Dec 18, 2017

Revision No.	Description	Date

Consultant

1322 Rockland Avenue

1322 Rockland Ave
Victoria, BC

Survey

Project Number	CLA-16-31
Date	December 18, 2017
Drawn by	JMG
Checked by	Checker

A1.01

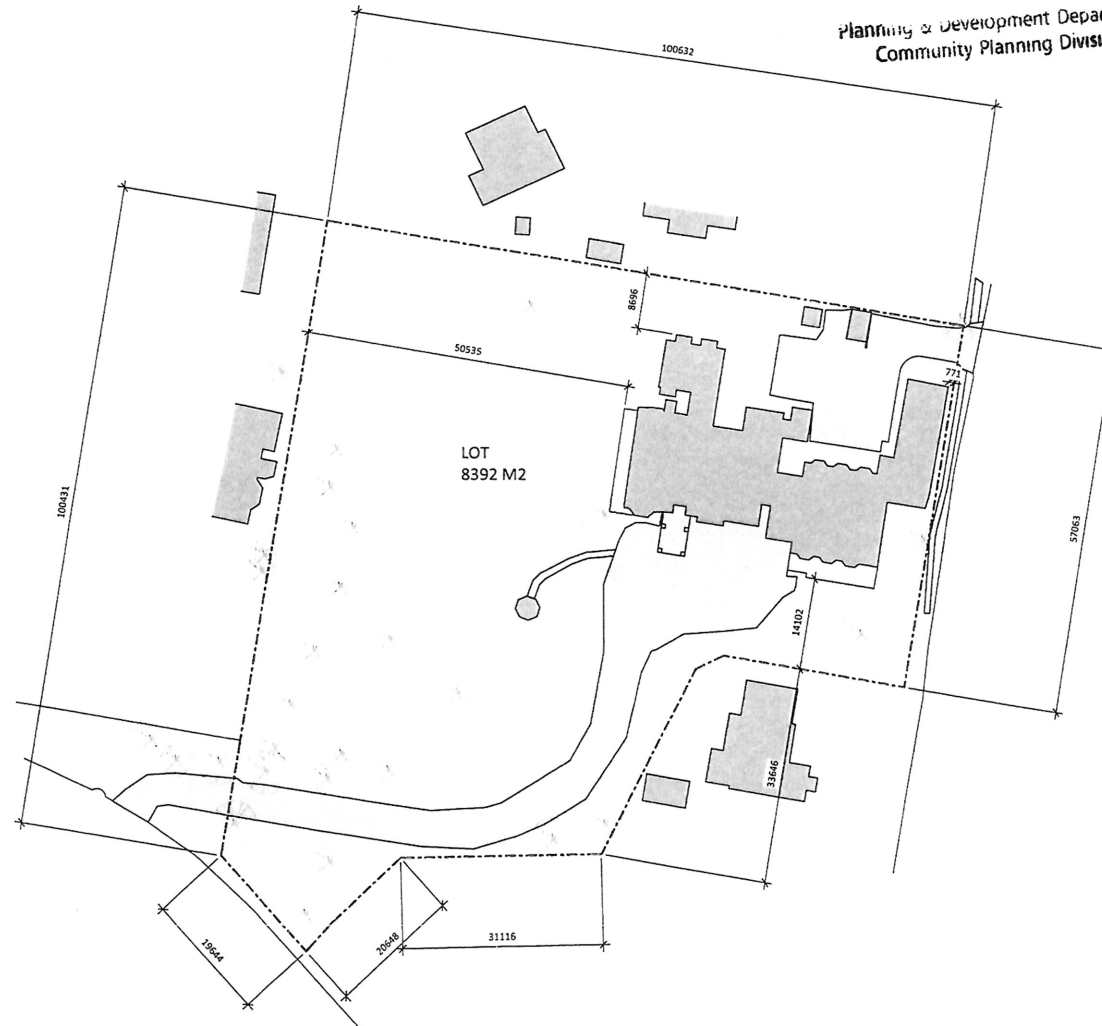
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Consultant

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Victoria, BC

Site Plan - Existing

Project number	CLA-16-31
Date	December 18, 2017
Drawn by	JMG
Checked by	Checker

A1.02

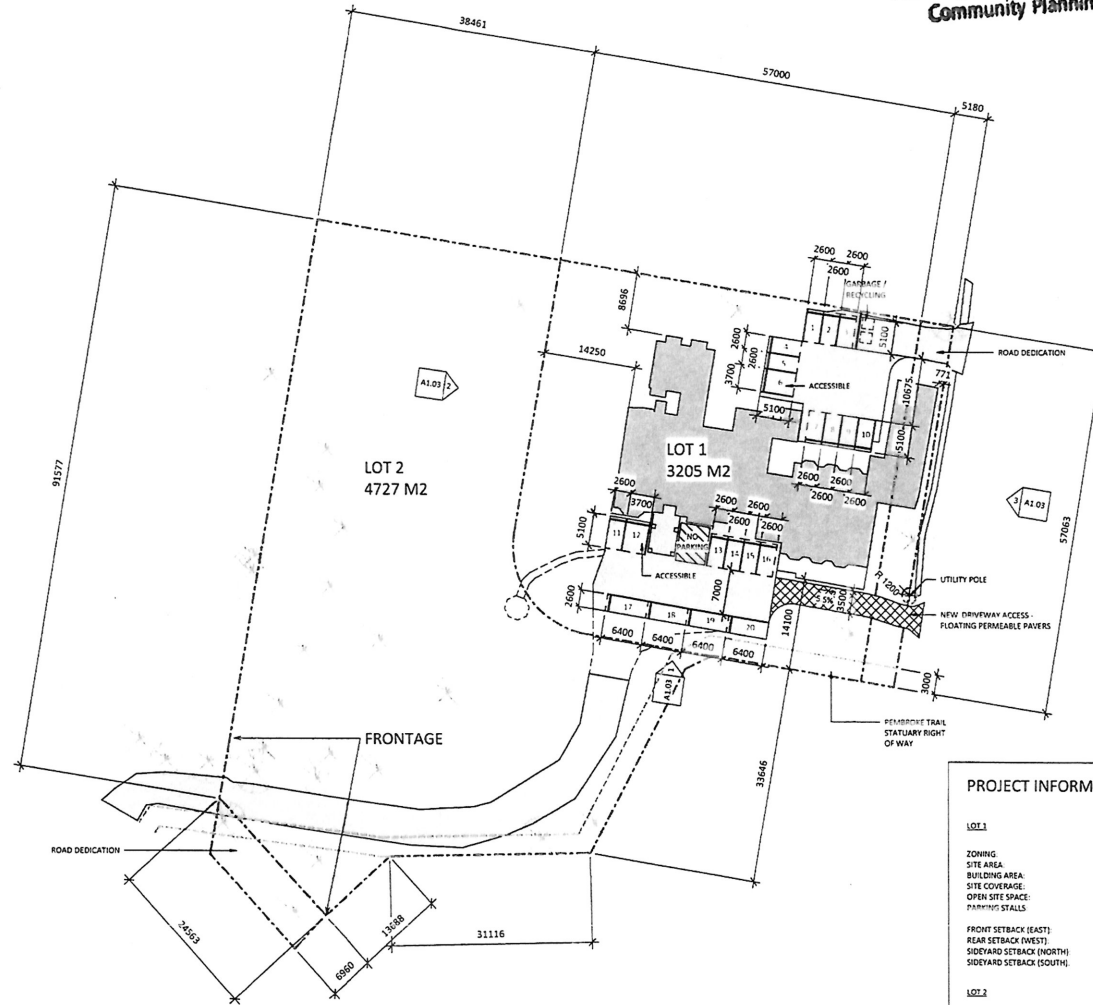
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PROJECT INFORMATION

LOT 1

ZONING: RN-2
SITE AREA: 3205m²
BUILDING AREA: 860m²
SITE COVERAGE: 26%
OPEN SITE SPACE: 52%
PARKING STALLS: 20
FRONT SETBACK (EAST): 0.77m
REAR SETBACK (WEST): 14.25m
SIDEYARD SETBACK (NORTH): 8.30m
SIDEYARD SETBACK (SOUTH): 14.10m

LOT 2

ZONING: RN-2
SITE AREA: 4727m²
TOTAL PERIMETER LENGTH: 320.65m
FRONTAGE PERIMETER LENGTH: 33.92m
FRONTAGE PERCENT: 10.6%

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1322 Rockland Ave
Victoria, BC

Site Plan - Proposed

Project Number	CLA-16-31
Date	December 18, 2017
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1 South Elevation - Composite



2 West Elevation - Composite



3 East Elevation - Composite

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Context - Composite Elevations

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