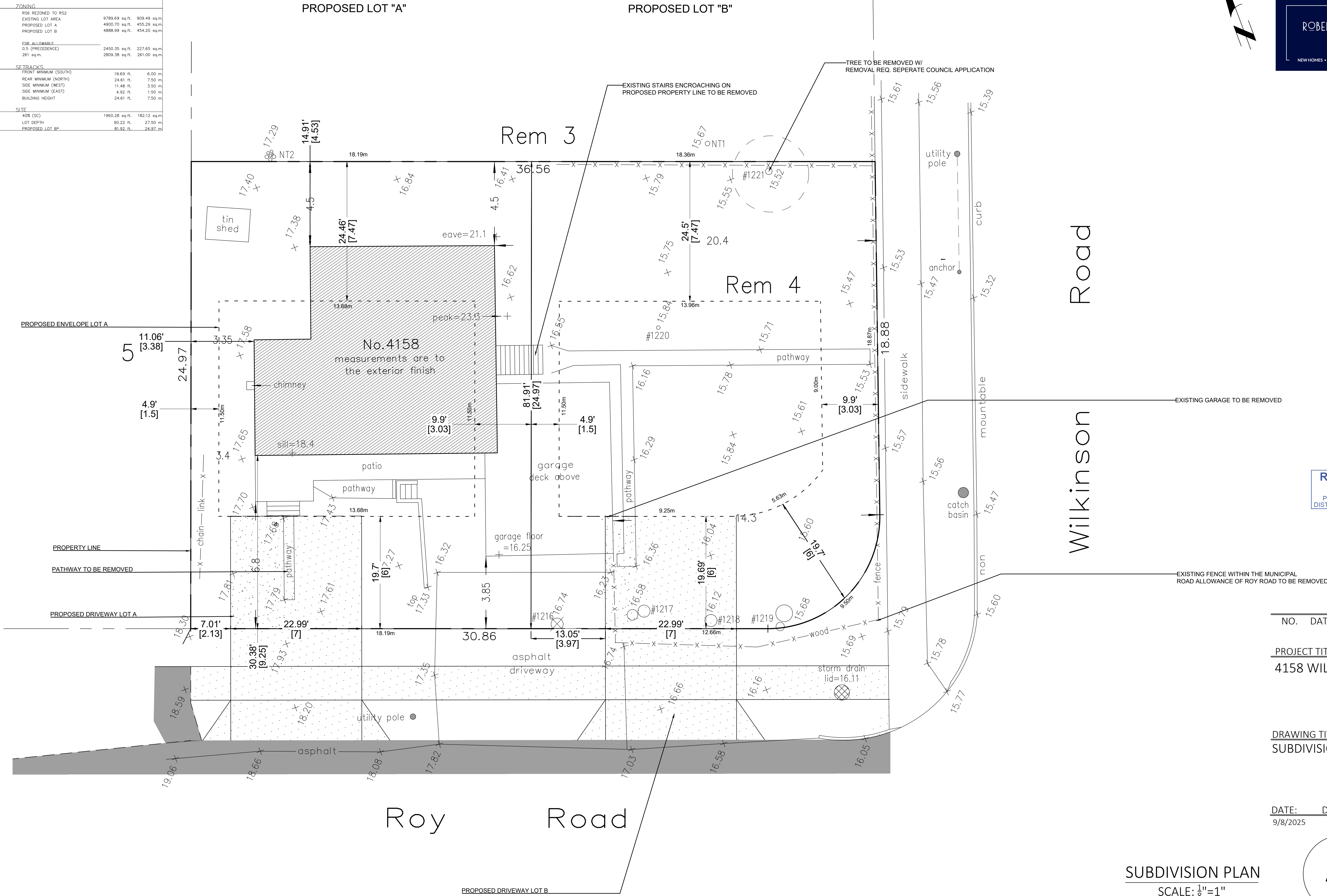


PROJECT DATA - LOT A				PROJECT DATA - LOT B			
Civic Address				Civic Address			
4158 WILKINSON ROAD DISTRICT OF SAANICH				4158 WILKINSON ROAD DISTRICT OF SAANICH			
Legal Description				Legal Description			
LOT 4, BLOCK A, PLAN VP1341A, SECTION 5, LAKE LAND DISTRICT, EXCEPT PLAN EPP18710				LOT 4, BLOCK A, PLAN VP1341A, SECTION 5, LAKE LAND DISTRICT, EXCEPT PLAN EPP18710			
PID				PID			
007-582-625				007-582-625			
ZONING				ZONING			
R56 REZONED TO RS2				R56 REZONED TO RS2			
EXISTING LOT AREA		9789.69 sq.ft.	909.49 sq.m	EXISTING LOT AREA		9789.69 sq.ft.	909.49 sq.m
PROPOSED LOT A		4900.70 sq.ft.	455.29 sq.m	PROPOSED LOT A		4900.70 sq.ft.	455.29 sq.m
PROPOSED LOT B		4888.99 sq.ft.	454.20 sq.m	PROPOSED LOT B		4888.99 sq.ft.	454.20 sq.m
FSR ALLOWABLE				FSR ALLOWABLE			
0.5 (PRECEDENCE)		2450.35 sq.ft.	227.65 sq.m	0.5 (PRECEDENCE)		2450.35 sq.ft.	227.65 sq.m
261 sq.m		2809.38 sq.ft.	261.00 sq.m	261 sq.m		2809.38 sq.ft.	261.00 sq.m
EXISTING*		3034.66 sq.ft.	281.95 sq.m	EXISTING*		3034.66 sq.ft.	281.95 sq.m
RS-2 MAX		2314.24 sq.ft.	215.00 sq.m	RS-2 MAX		2314.24 sq.ft.	215.00 sq.m
EXISTING FLOOR AREAS				EXISTING FLOOR AREAS			
BASEMENT		844.92 sq.ft.	78.49 sq.m	BASEMENT		844.92 sq.ft.	78.49 sq.m
*CRAWL SPACE		538.50 sq.ft.	50.02 sq.m	*CRAWL SPACE		538.50 sq.ft.	50.02 sq.m
1ST FLOOR		1383.42 sq.ft.	128.52 sq.m	1ST FLOOR		1383.42 sq.ft.	128.52 sq.m
2ND FLOOR		806.40 sq.ft.	74.92 sq.m	2ND FLOOR		806.40 sq.ft.	74.92 sq.m
SUBTOTAL FOR ALL STRUCTURES		3573.25 sq.ft.	331.96 sq.m	SUBTOTAL FOR ALL STRUCTURES		3573.25 sq.ft.	331.96 sq.m
ATTACHED GARAGE (TO BE REMOVED)		645.86 sq.ft.	60.00 sq.m	ATTACHED GARAGE (TO BE REMOVED)		645.86 sq.ft.	60.00 sq.m
SUBTOTAL (ACCESSORY)		538.20 sq.ft.	50.00 sq.m	SUBTOTAL (ACCESSORY)		538.20 sq.ft.	50.00 sq.m
MAX 80% ABOVE BASEMENT FSR		1960.28 sq.ft.	182.12 sq.m	MAX 80% ABOVE BASEMENT FSR		1960.28 sq.ft.	182.12 sq.m
EXISTING*		2189.82 sq.ft.	203.44 sq.m	EXISTING*		2189.82 sq.ft.	203.44 sq.m
SETBACKS				SETBACKS			
FRONT MINIMUM (SOUTH)		19.69 ft.	6.00 m.	FRONT MINIMUM (SOUTH)		19.69 ft.	6.00 m.
EXISTING FRONT		30.38 ft.	9.26 m.	EXISTING FRONT		30.38 ft.	9.26 m.
REAR MINIMUM (NORTH)		24.61 ft.	7.50 m.	REAR MINIMUM (NORTH)		24.61 ft.	7.50 m.
EXISTING REAR*		14.74 ft.	4.49 m.	EXISTING REAR*		14.74 ft.	4.49 m.
SIDE MINIMUM (WEST)		9.84 ft.	3.00 m.	SIDE MINIMUM (WEST)		9.84 ft.	3.00 m.
EXISTING WEST (SIDE)		11.06 ft.	3.00 m.	EXISTING WEST (SIDE)		11.06 ft.	3.00 m.
SIDE MINIMUM (EAST)		4.92 ft.	1.50 m.	SIDE MINIMUM (EAST)		4.92 ft.	1.50 m.
EXISTING EAST (SIDE)		5.93 ft.	1.81 m.	EXISTING EAST (SIDE)		5.93 ft.	1.81 m.
BUILDING HEIGHT		24.61 ft.	7.50 m.	BUILDING HEIGHT		24.61 ft.	7.50 m.
EXISTING (LOWEST GRADE TO PEAK)		24.00 ft.	7.32 m.	EXISTING (LOWEST GRADE TO PEAK)		24.00 ft.	7.32 m.
SITE				SITE			
40% (SC)		1960.28 sq.ft.	182.12 sq.m	40% (SC)		1960.28 sq.ft.	182.12 sq.m
PROPOSED LOT A		1611.17 sq.ft.	149.68 sq.m	PROPOSED LOT A		1611.17 sq.ft.	149.68 sq.m
LOT DEPTH		90.22 ft.	27.50 m.	LOT DEPTH		90.22 ft.	27.50 m.
PROPOSED LOT A*		81.92 ft.	24.97 m.	PROPOSED LOT A*		81.92 ft.	24.97 m.



****GENERAL NOTES**
EXCAVATION MUST FOLLOW STAGE 14 CSR AMENDMENTS. ANY TESTING/DISPOSAL COSTS FROM WORKS BY DISTRICT FORCES ARE DEVELOPER'S RESPONSIBILITY.

PROPOSAL SUBJECT TO PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.

ON-SITE PARKING FOR 2 STALLS REQUIRED FOR LOT B AT HOUSE CONSTRUCTION.

PRIVATE EASEMENT REQUIRED FOR SEWER + STORM DRAIN ACROSS LOT B TO SERVE LOT A.

EXISTING NON-CONFORMING GARAGE + FRONT STAIRS MUST BE REMOVED

EXISTING FENCE WITHIN ROY RD ROAD ALLOWANCE MUST BE REMOVED

EXISTING HOUSE MUST BE CONNECTED/RECONNECTED TO SEWER + STORM DRAIN.

ROY RD MUST BE WIDENED TO 8.5 M STANDARD WITH CURB, GUTTER, 2.0 M BOULEVARD, AND 1.8 M SIDEWALK. PAVEMENT STRUCTURE MUST BE UPGRADED TO CENTER LINE. CATCH BASIN REQUIRED UPSTREAM OF CROSSWALK.

DRIVEWAY FOR LOT B MUST BE FROM ROY RD, NOT WITHIN 7.5 M OF INTERSECTION (ROY/WILKINSON). COVENANT REQUIRED AT SUBDIVISION.

100 MM SEWER CONNECTION REQUIRED FOR LOT B FROM WILKINSON RD MAIN.

EXISTING WILKINSON RD SEWER CONNECTION TO INCLUDE INSPECTION CHAMBER; EXTEND VIA PRIVATE EASEMENT ALONG LOT B NORTH LINE TO SERVE LOT A.

PROVISIONAL WATER CONNECTION REQUIRED FOR LOT B FROM ROY RD MAIN.

EXISTING 13 MM SERVICE FOR LOT A MUST BE UPGRADED TO 19 MM.

A FIRE HYDRANT WILL BE REQUIRED AT THE NW CORNER OF ROY RD. AND WILKINSON ROAD. HYDRANT CONNECTION IS TO BE INSTALLED FROM THE EXISTING MAIN ON ROY RD.

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RECEIVED
Sept 25, 2025
PLANNING DEPT.
DISTRICT OF SAANICH

NO.	DATE	REVISION
PROJECT TITLE:		
4158 WILKINSON RD		
DRAWING TITLE:		
SUBDIVISION PLAN		
DATE:		
9/8/2025		
DRAWN:		
JP		
SCALE:		
AS NOTED		

SUBDIVISION PLAN
SCALE: 1/8"=1"

A0