

RE -ISSUED FOR REZONING APP.
12.21.10

Revisions:

Notes:

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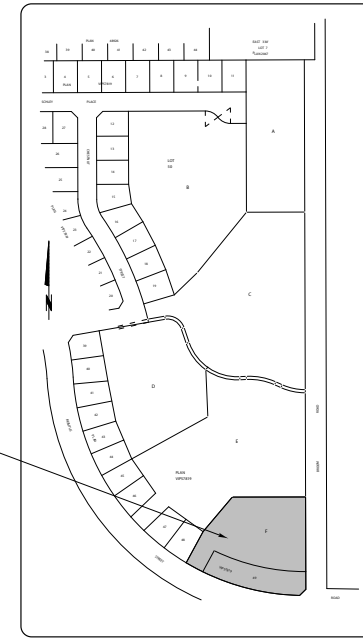
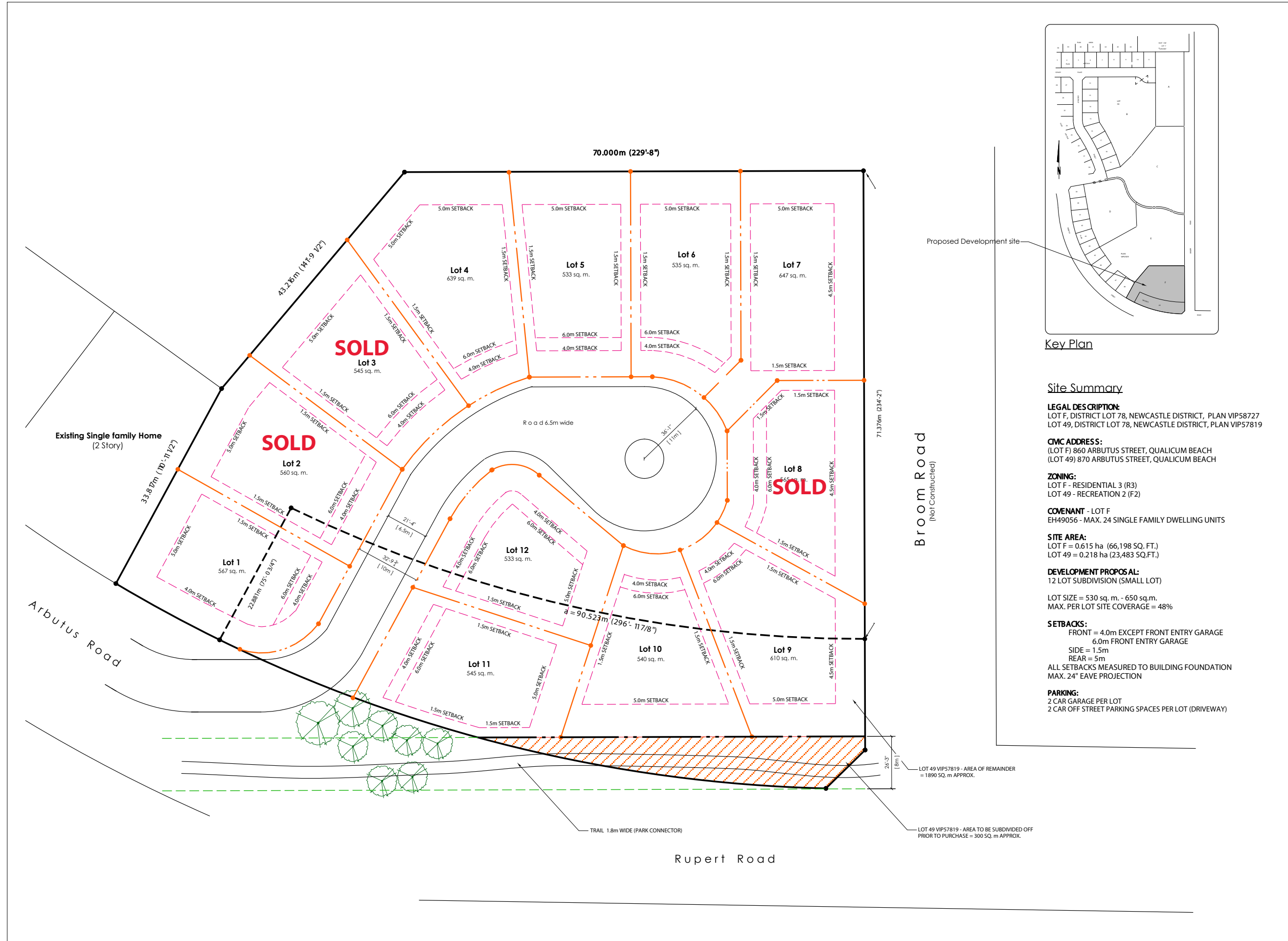
Consultants

Project Title
LOT F - 860 ARBUTUS
Qualicum Beach, B.C.

Client
Qualicum Arbutus Developments Ltd.
Victoria, B.C.

Sheet Title
CONCEPTUAL SITE PLAN

Drawn	JL
Checked	
Date	11.30.10
Scale	1:250
Sheet #	



Key Plan

Site Summary

LEGAL DESCRIPTION:
LOT F, DISTRICT LOT 78, NEWCASTLE DISTRICT, PLAN VIP58727
LOT 49, DISTRICT LOT 78, NEWCASTLE DISTRICT, PLAN VIP57819

CMV ADDRESS:
(LOT F) 860 ARBUTUS STREET, QUALICUM BEACH
(LOT 49) 870 ARBUTUS STREET, QUALICUM BEACH

ZONING:
LOT F - RESIDENTIAL 3 (R3)
LOT 49 - RECREATION 2 (F2)

COVENANT - LOT F
EH49056 - MAX. 24 SINGLE FAMILY DWELLING UNITS

SITE AREA:
LOT F = 0.615 ha (66,198 SQ. FT.)
LOT 49 = 0.218 ha (23,483 SQ. FT.)

DEVELOPMENT PROPOSAL:
12 LOT SUBDIVISION (SMALL LOT)

LOT SIZE = 530 sq. m. - 650 sq. m.
MAX. PER LOT SITE COVERAGE = 48%

SETBACKS:
FRONT = 4.0m EXCEPT FRONT ENTRY GARAGE
6.0m FRONT ENTRY GARAGE
SIDE = 1.5m
REAR = 5m
ALL SETBACKS MEASURED TO BUILDING FOUNDATION
MAX. 24" EAVE PROJECTION

PARKING:
2 CAR GARAGE PER LOT
2 CAR OFF STREET PARKING SPACES PER LOT (DRIVEWAY)

Proposed Development site

Broom Road
(Not Constructed)

Rupert Road

LOT 49 VIP57819 - AREA OF REMAINDER = 1890 SQ. m APPROX.

LOT 49 VIP57819 - AREA TO BE SUBDIVIDED OFF PRIOR TO PURCHASE = 300 SQ. m APPROX.

TRAIL 1.8m WIDE (PARK CONNECTOR)

Existing Single family Home
(2 Story)

SOLD

SOLD

SOLD

Lot 4
639 sq. m.

Lot 5
533 sq. m.

Lot 6
535 sq. m.

Lot 7
647 sq. m.

Lot 3
545 sq. m.

Lot 2
560 sq. m.

Lot 1
567 sq. m.

Lot 12
533 sq. m.

Lot 11
545 sq. m.

Lot 10
540 sq. m.

Lot 9
610 sq. m.

70.000m (229'-8")

71.376m (234'-2")

43.226m (141'-9 1/2")

33.87m (110'-11 1/2")

22.88m (75'-0 3/4")

21'-4" (6.5m)

37'-9 1/2" (11.5m)

90.523m (296'-11 7/8")

26'-3" (8m)

