



9005 LOCHSIDE DRIVE

North Saanich





FOR SALE



9005 Lochside Dr North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$1,699,000
----------------	-------------



LIVING AREA:	859 sq. ft.
--------------	-------------



BED:	1
------	---



BATH:	1
-------	---



Envision your own beachfront paradise with 9005 Lochside Drive, an oceanfront property poised with promise. With sweeping ocean views, Gulf Islands in the distance, and Mount Baker on the horizon, this property sits perfectly among the awe-inspiring beauty of Haro Strait. Take in the views, the morning sunrise, and a shoreline that becomes an extension of your own backyard. With steps to the ocean, the coastal lifestyle is yours. A newly-built seawall lines the property; a set of stainless steel stairs connects beach access, and a winch offers effortless boat and kayak launching, allowing you to live the beachfront experience. The property, currently set with a charming cottage, is 6672 square feet of potential, with the opportunity to design and build up to 3,220 square feet of bespoke, oceanfront living, exactly as you envision it. Located in the heart of The Peninsula, close to schools, parks, and trails, and within steps to downtown Sidney. The opportunity is yours to embrace. Build your paradise today.



Property Floorplan

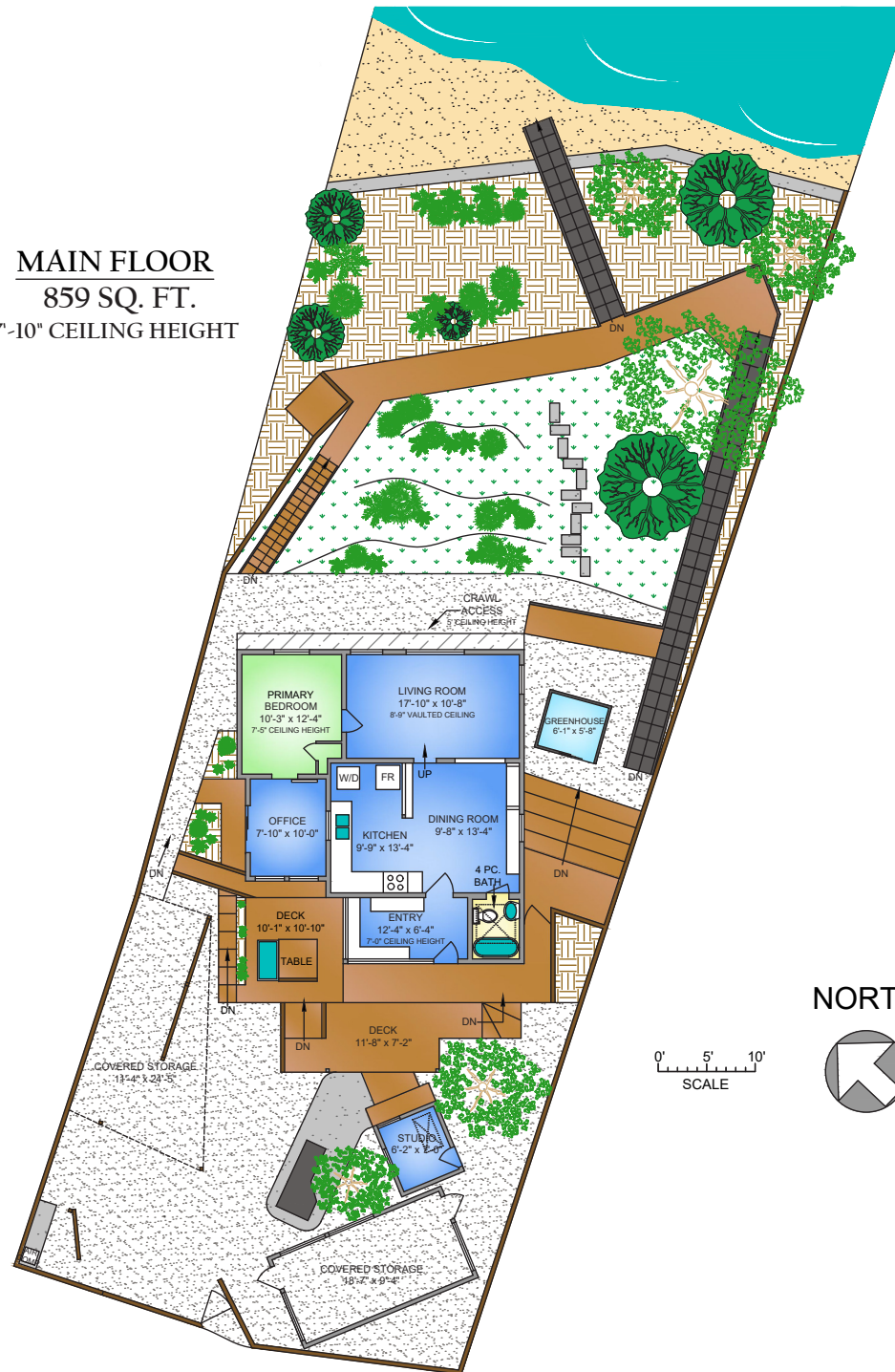
TOTAL AREA 859 sq. ft.

Studio 55 sq. ft.

Deck 294 sq. ft.

Lot Size 6,736 sq. ft.

MAIN FLOOR
859 SQ. FT.
7'-10" CEILING HEIGHT



0' 5' 10'
SCALE

NORTH





Property Photos

INTERIOR





Property Photos

EXTERIOR





Property Photos

PROPERTY VIEWS





Zoning Bylaws

SINGLE-FAMILY RESIDENTIAL

Low density single-family housing

502.2 • SINGLE FAMILY RESIDENTIAL 2

R-2

This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.

502.2.1 Permitted Uses

BL 1479

- (a) Principal
 - (i) Single Family Residential
 - (ii) Farm Uses on land within ALR

BL 1369

- (b) Secondary
 - (i) Secondary Suite [See Section 206]
 - (ii) Guest Cottage [See Section 204]
 - (iii) Home Occupation [See Section 203]
 - (iv) Breeding and Boarding of Cats or Dogs
 - (v) Accessory Uses [See Section 202]
 - (vi) Accessory Buildings and Structures [See Section 202]

502.2.2 Density

(a) Maximum Lot Coverage	(i) 25% for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m ² (21,528 ft ²) in lot area; (ii) 20% otherwise
(b) Maximum Floor Area Ratio	(i) 0.25, (ii) 0.30 for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m ² (21,528 ft ²) in lot area.

502.2.3 Principal Buildings

BL 1306

(a) Maximum Number	1
(b) Maximum Size	465 m ² (5003 ft ²)
(c) Maximum Height	(i) 9.15 m (30 ft.) (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)

BL 1292

(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	(A) 3 metres (9.8 ft.). (B) 1.5 metres (4.9 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
(iv) Exterior Side	(A) 7.6 metres. (B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
(v) Combined Side	(A) For a lot with two interior side lot lines that has a lot width of 20



Zoning Bylaws

SINGLE-FAMILY RESIDENTIAL

To provide for low density single-family housing with the potential for a secondary suite.

BL 1369 204. GUEST COTTAGE

- 204.1. Where a zone permits guest cottage use, the following conditions must be satisfied for the establishment and continued use and presence of the guest cottage:
- 204.1.1. No guest cottage is permitted unless a principal residential dwelling has already been established on the same lot.
 - 204.1.2. Maximum number per lot:
 - (a) In ALR – Only one for farm worker housing and must be approved by the Agricultural Land Commission.
 - (b) Other areas – One.
 - 204.1.3. Maximum gross floor area of guest cottage:
 - (a) CD-2 Zone - 140 m² (1506.4 ft²),
 - (b) All other zones where permitted – 92 m² (989.9 ft²).
 - 204.1.4. Maximum height of guest cottage: 7.6 metres.
 - 204.1.5. No guest cottage is permitted on a lot that has an area of less than 0.4 hectares (0.99 acres), and each plot in the 1941 plan described in the definition of “lot” in Section 102.1 shall be deemed to have sufficient area for this purpose.
 - 204.1.6. Either the guest cottage or the single family residential dwelling must be owner occupied.
 - 204.1.7. Must not be legally stratified separately from the principal dwelling; and
 - 204.1.8. *section deleted*
- 204.2. No guest cottage is permitted on a lot that has a caretaker’s unit.

206. SECONDARY SUITE

- 206.1. Where a zone permits a secondary suite use, all of the following conditions must be satisfied to override the prohibition in Subsection 107.1.1(b) of this Bylaw:
- 206.1.1. The lot on which the secondary suite is proposed to be located must:
 - (a) be located within a zone in which Division 500 expressly permits secondary suites;
 - (b) not contain more than one single family residential dwelling;
 - (c) not have any other secondary suite, laneway house, carriage house, guest/caretaker’s cottage or dwelling unit other than the principal dwelling unit of a single family residential dwelling;
 - (d) not have any other secondary suite, carriage house, guest/caretaker’s cottage or dwelling unit other than the principal dwelling unit of a single family residential dwelling;
 - (e) not have more than one room for boarding and lodging use; and
 - 206.1.2. The gross floor area of the secondary suite must not exceed the lesser of:
 - (a) 60 m² (649 ft²) in the CD-3 or CD-4 zone and 90 m² (970 ft²) in any other zone; and
 - (b) 40% of the habitable area of the single family residential dwelling in which it is located
 - 206.1.3. The single family residential dwelling in which the secondary suite is located must be connected to the District of North Saanich sanitary sewer system





Location

(GIS) MAPPING







CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com