



# 1952 MILLS

North Saanich





# 1952 Mills Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$949,000



LAND SIZE:

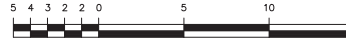
7,200 sq. ft.



# Property Survey

TOTAL AREA 7,200 sq. ft.

Site Plan Of:  
Lot 4, Section 13, Range 2 East,  
North Saanich District, Plan 6652.  
P.I.D. 005-868-041



Scale = 1:250

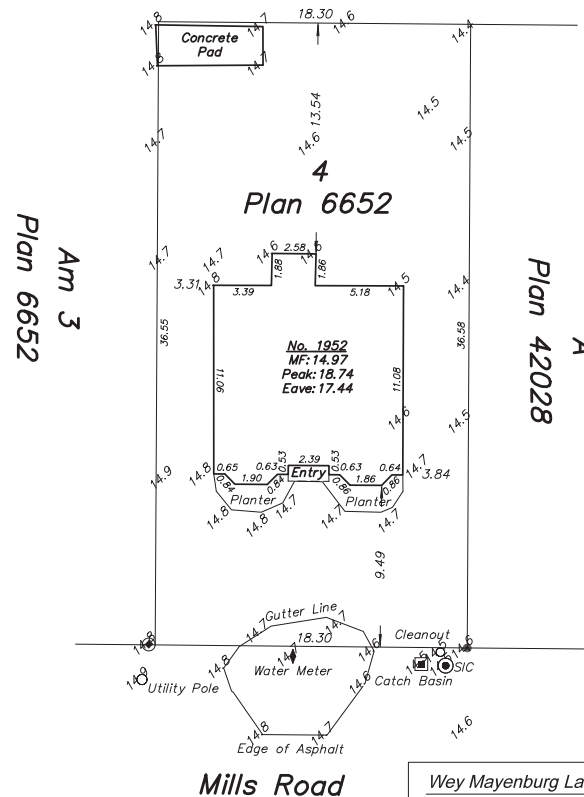
Dated this 10th day of March, 2022.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC  
and derived from OCM 78H7242.

This site plan is for building and design purposes and is  
for the exclusive use of our client.

This document shows the relative location of the surveyed  
structures and features with respect to the boundaries of  
the parcel described above. This document shall not be used  
to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5

Telephone (250) 656-5155

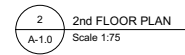
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**NOTE: CONCEPT PLANS ONLY TO REVIEW ZONING VARIANCE SOLUTIONS. EXACT DIMENSIONS, UNIT AREAS, STAIR CONFIGURATIONS, BCBC AND ZONING COMPLIANCE TO BE CONFIRMED**





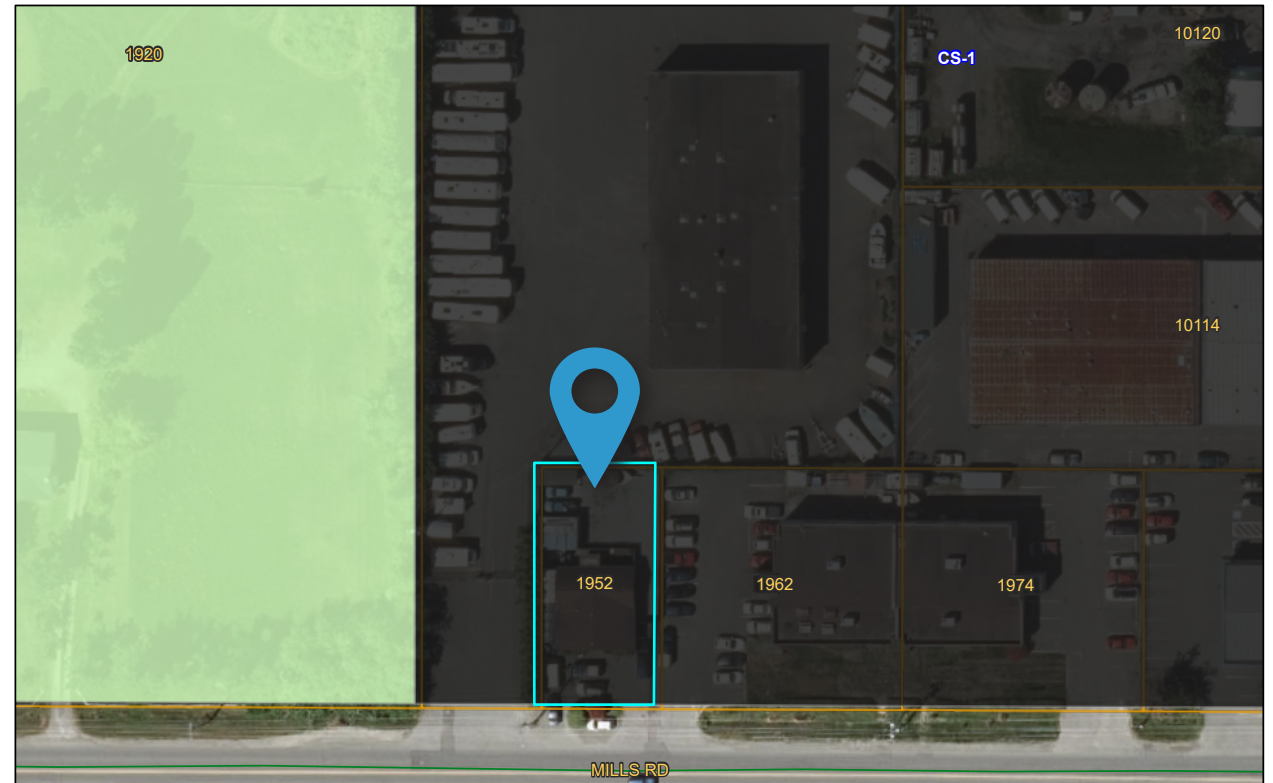
Note: 1 loading areas required if gross building area under 500m<sup>2</sup>





## Zoning Map

CS-1:  
LIGHT INDUSTRIAL



4/9/2024, 1:03:55 PM

ParcelMap BC Parcel Fabric

1:1,128  
0 0.01 0.01 0.02 mi  
0 0.01 0.02 0.04 km

Capital Regional District, Esri Community Maps Contributors, WA State Parks



# Zoning Bylaws

## LIGHT INDUSTRIAL

### 506.1 • LIGHT INDUSTRIAL

CS-1

This zone is intended to provide for light industrial activities that are compatible with the surrounding areas.

#### 506.1.1 Permitted Uses

BL 1481

(a) Principal	(i) Light Industrial (ii) Mini Storage (iii) Research Facility (iv) Veterinary Clinic <sup>1</sup>
(b) Secondary	(i) Caretaker's Unit [See Section 205] (ii) Storage Facility Use <sup>1</sup> (iii) Accessory Uses [See Section 202] (iv) Accessory Buildings and Structures [See Section 202]

<sup>1</sup> Only permitted subject to Section 506.1.8

#### 506.1.2 Density

BL 1510

(a) Maximum Lot Coverage	(i) 60%

#### 506.1.3 Principal Buildings

BL 1479

(a) Maximum Number	(i) 1 (ii) 2 if lot size is greater than 2000 m <sup>2</sup> (21,520 ft <sup>2</sup> )
(b) Maximum Height	9.15 metres (30 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.) if abutting Rural Agricultural Zone or Residential Zone
(iv) Exterior Side	7.6 metres (25 ft.)

#### 506.1.4 Accessory Buildings and Structures

BL 1479

(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	4.5 m (14.76 ft.)





# Zoning Bylaws

## LIGHT INDUSTRIAL

(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone
(ii) Rear	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone
(iii) Interior Side	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone
(iv) Exterior Side	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone

### 506.1.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

### 506.1.6 Landscaping and Screening

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

### 506.1.7 Subdivision

(a) Minimum Lot Size	2000 m <sup>2</sup> (21,520 ft <sup>2</sup> )
(b) Minimum Lot Width	30 metres (98.4 ft.)

### 506.1.8 Conditions of Use

(1)	Storage Facility Uses must comply with the setbacks as if it were a principal building.
(2)	If the Storage Facility Use is or includes the use of a shipping container, the shipping container must be used for shipping purposes and in no case may be in the zone for longer than 90 consecutive days.
(3)	A veterinary clinic is only permitted on the property legally described as Lot 9, Section 13, Range 2 East, North Saanich District, Plan 6652 (1986 Mills Road)

BL 1481



## Property Photos











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