

1952 MILLS

North Saanich





1952 Mills Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,000,000



LAND SIZE:

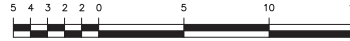
7,200 sq. ft.



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

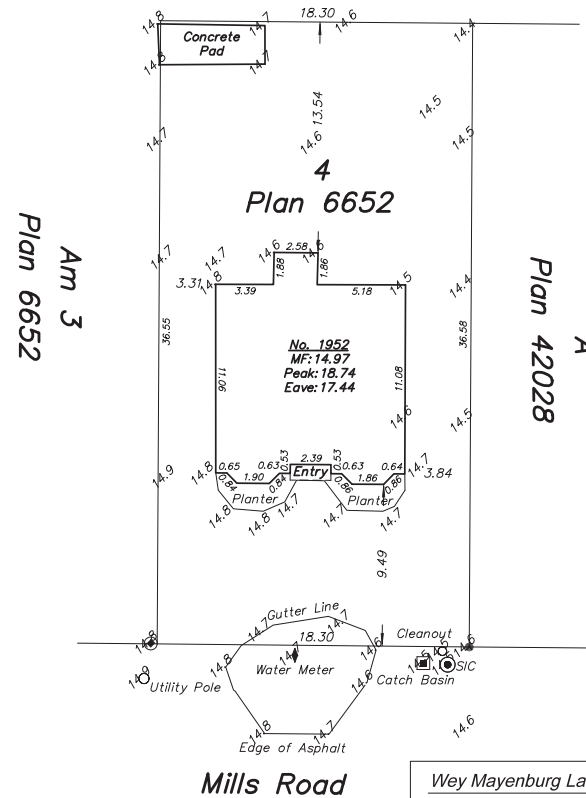
Dated this 10th day of March, 2022.

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.

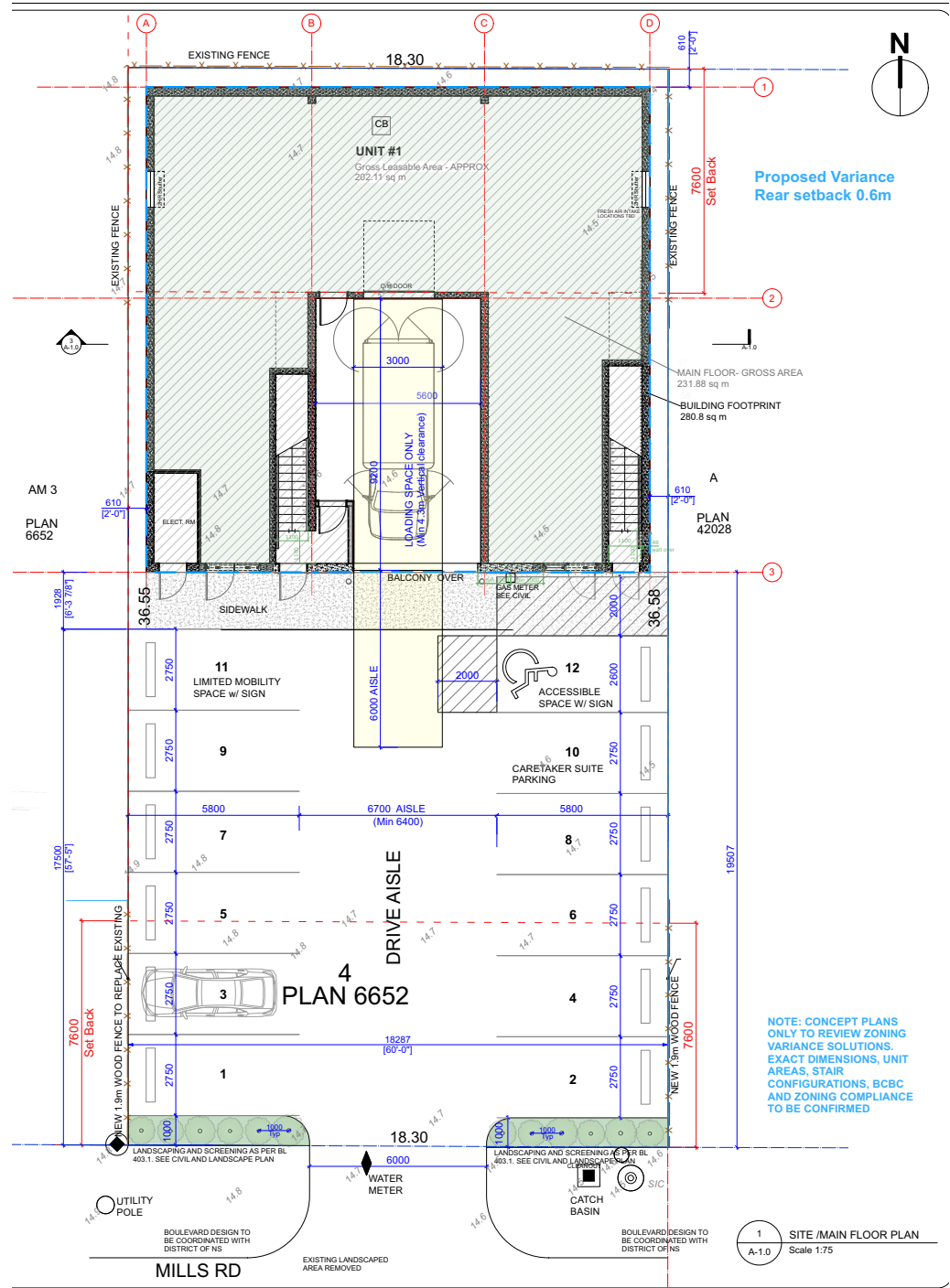


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Sidney, BC V8L 1Z5
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File: 220049\Sit\LE

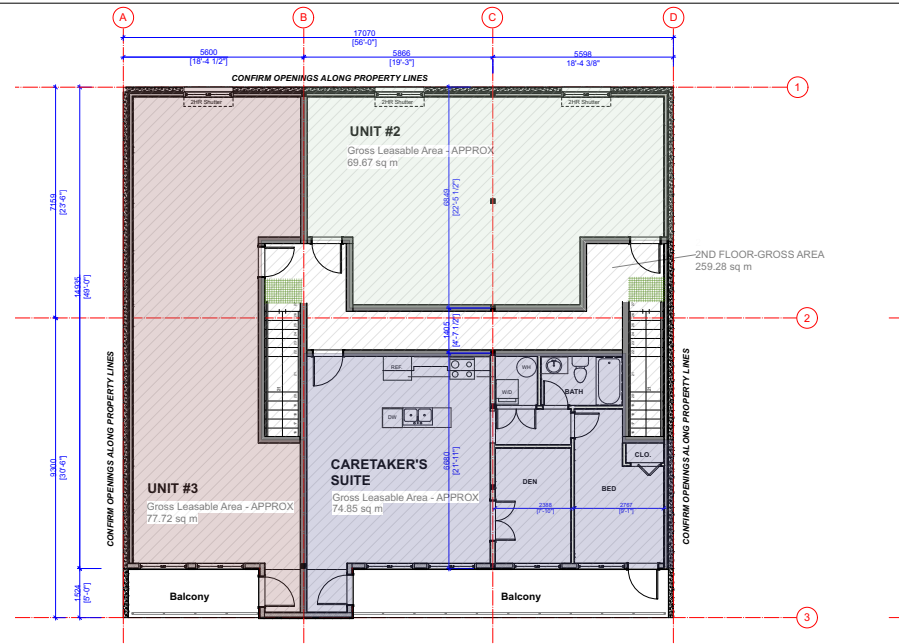


Proposed Plans





Proposed Plans



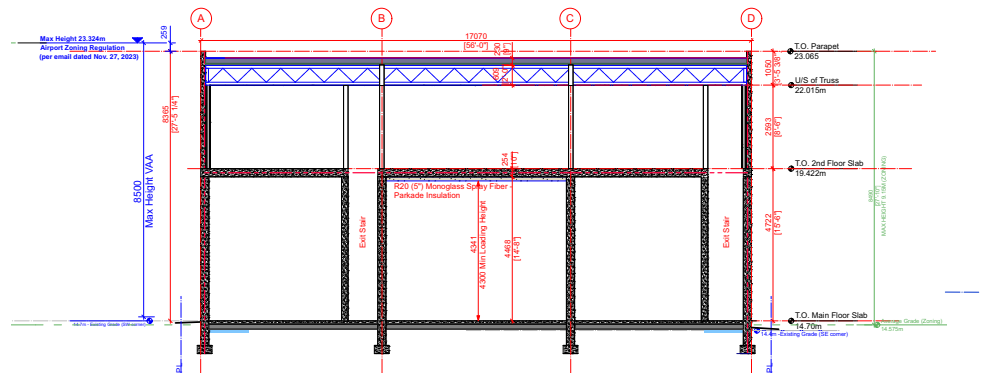
2
A-1.0 2nd FLOOR PLAN
Scale 1:75

PARKING CALCULATION			
	GFA	minus Caretaker, equals	770m2
Main (W)	231.8		
2nd	259.3		
total	491.1	75	416.1
			5.9 spaces required
			2.1 space per 2 employees
			1 Caretaker
			1 Accessible
			1 Limited Mobility
			Total 11

Note: 1 loading areas required if gross building area under 500m2



CONCEPT RENDERING

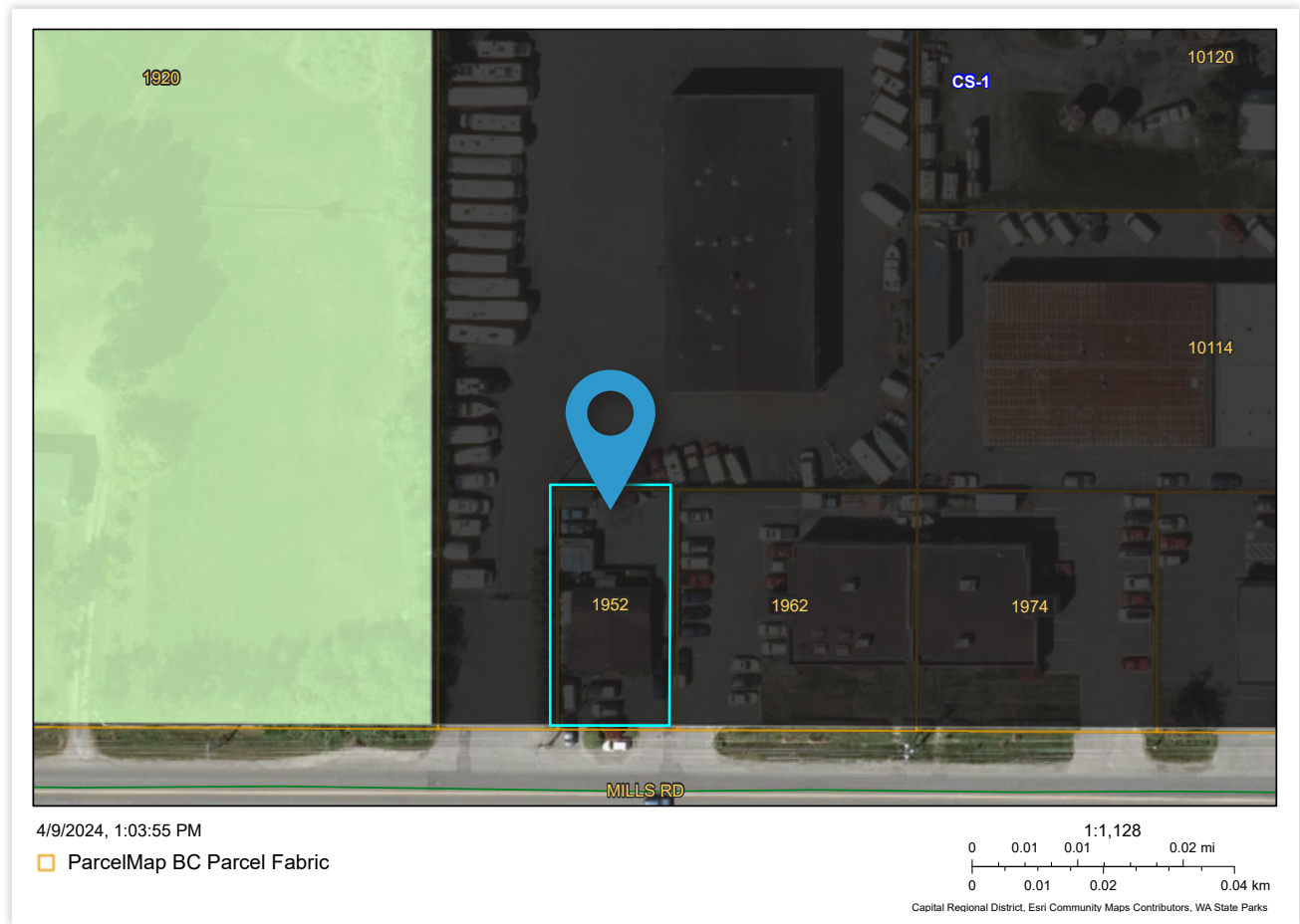


3
A-1.0 SECTION
Scale 1:75



Zoning Map

CS-1:
LIGHT INDUSTRIAL





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.

BL 1481

506.1.1 Permitted Uses	
(a) Principal	
<ul style="list-style-type: none"> (i) Light Industrial (ii) Mini Storage (iii) Research Facility (iv) Veterinary Clinic¹ 	
(b) Secondary	
<ul style="list-style-type: none"> (i) Caretaker's Unit [See Section 205] (ii) Storage Facility Use¹ (iii) Accessory Uses [See Section 202] (iv) Accessory Buildings and Structures [See Section 202] 	

¹ Only permitted subject to Section 506.1.8

BL 1510

506.1.2 Density	
(a) Maximum Lot Coverage	(i) 60%

BL 1479

506.1.3 Principal Buildings	
(a) Maximum Number	<ul style="list-style-type: none"> (i) 1 (ii) 2 if lot size is greater than 2000 m² (21,520 ft²)
(b) Maximum Height	9.15 metres (30 ft.)
(c) Minimum Setbacks:	
<ul style="list-style-type: none"> (i) Front (ii) Rear (iii) Interior Side (iv) Exterior Side 	<ul style="list-style-type: none"> 7.6 metres (25 ft.) 7.6 metres (25 ft.) 7.6 metres (25 ft.) if abutting Rural Agricultural Zone or Residential Zone 7.6 metres (25 ft.)

BL 1479

506.1.4 Accessory Buildings and Structures	
(a) Maximum Number	<ul style="list-style-type: none"> (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 ² (21,520 ft ²)
(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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