

# 1677 LANDS END

North Saanich





FOR SALE



## 1677 Lands End Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$2,100,000 + GST



LOT AREA:

37,350 sq. ft. | 0.86 acres



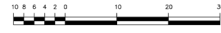
Stunning low-bank waterfront property on the coveted, lower Lands End Rd. This flat and sunny 0.86-acre lot is zoned R2 and is ready for the construction of your own private estate. Highlights include stunning views of Satellite Channel, private stairs leading to a secluded beach. Much of the site prep has been completed, with trees cleared and new driveway approach off the exclusive Townee Rd that parallels Lands End R. New mooring buoy in place directly in front of the property with the ability to accommodate a larger vessel. Convenient location just minutes from BC Ferries, Victoria International Airport and the Town of Sidney. This is a fantastic opportunity to build your waterfront dream home on the Saanich Peninsula.



# Property Survey

LOT AREA 37,350 sq. ft. | 0.86 acres

Site Plan Of:  
Lot 2, Section 23, Range 2 East,  
North Saanich District, Plan 17584,  
Except Plan 19477 and Plan EPP61129,  
P.I.D. 003-956-563



Scale = 1:500

Dated this 28th day of June, 2023.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum **CVD288C**

and derived from **SDM 7817417**.

This site plan is for building and design purposes and is

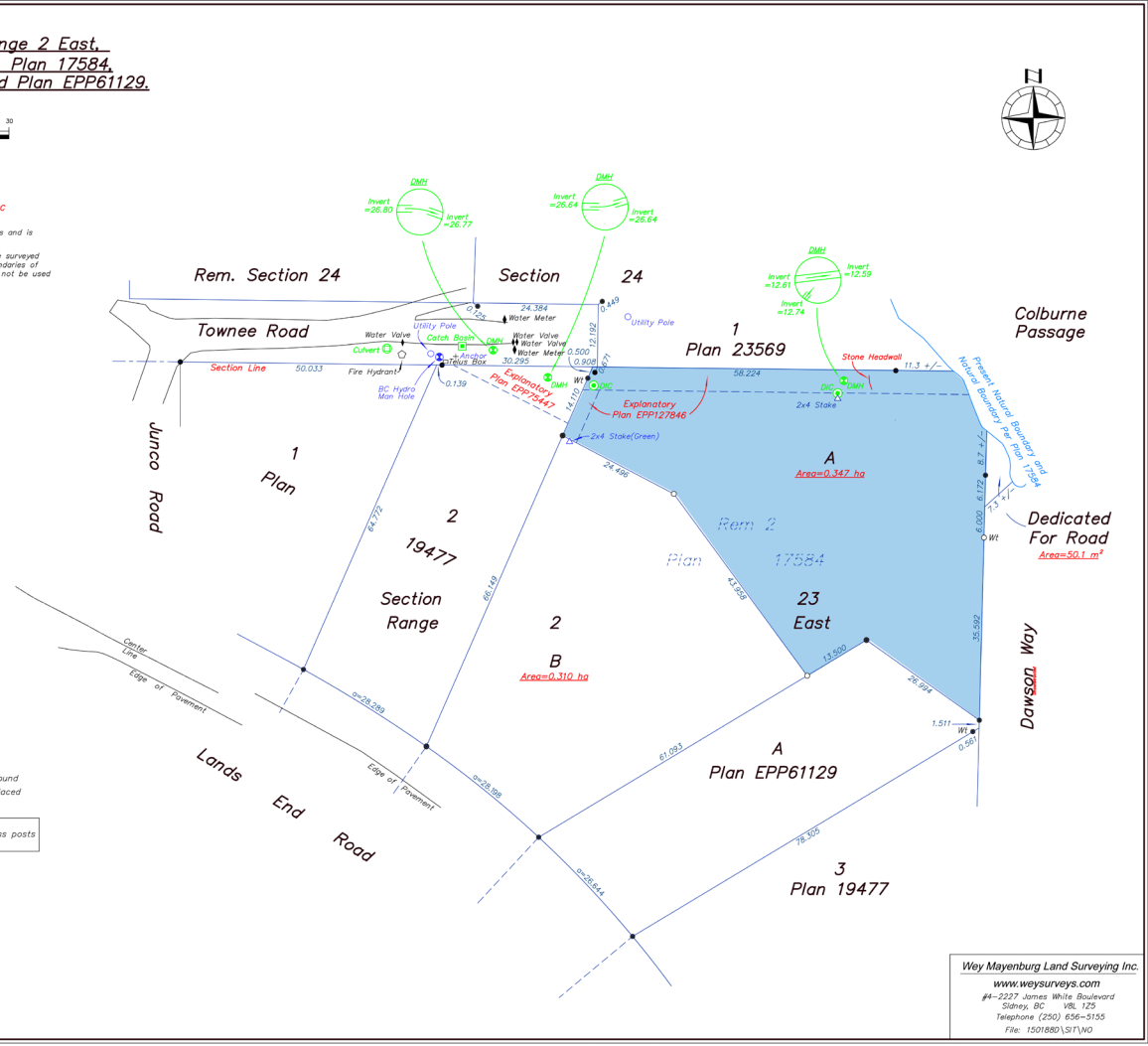
for the exclusive use of our client.

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.



- Legend:**
- Denotes Standard Iron Post Found
  - Denotes Standard Iron Post Placed
  - W Denotes Witness

**Note:**  
This plan shows one or more witness posts which are not set on the corner.

The subject property is affected by the following registered documents:  
**CA5612333, CA5612334, CA5610980.**

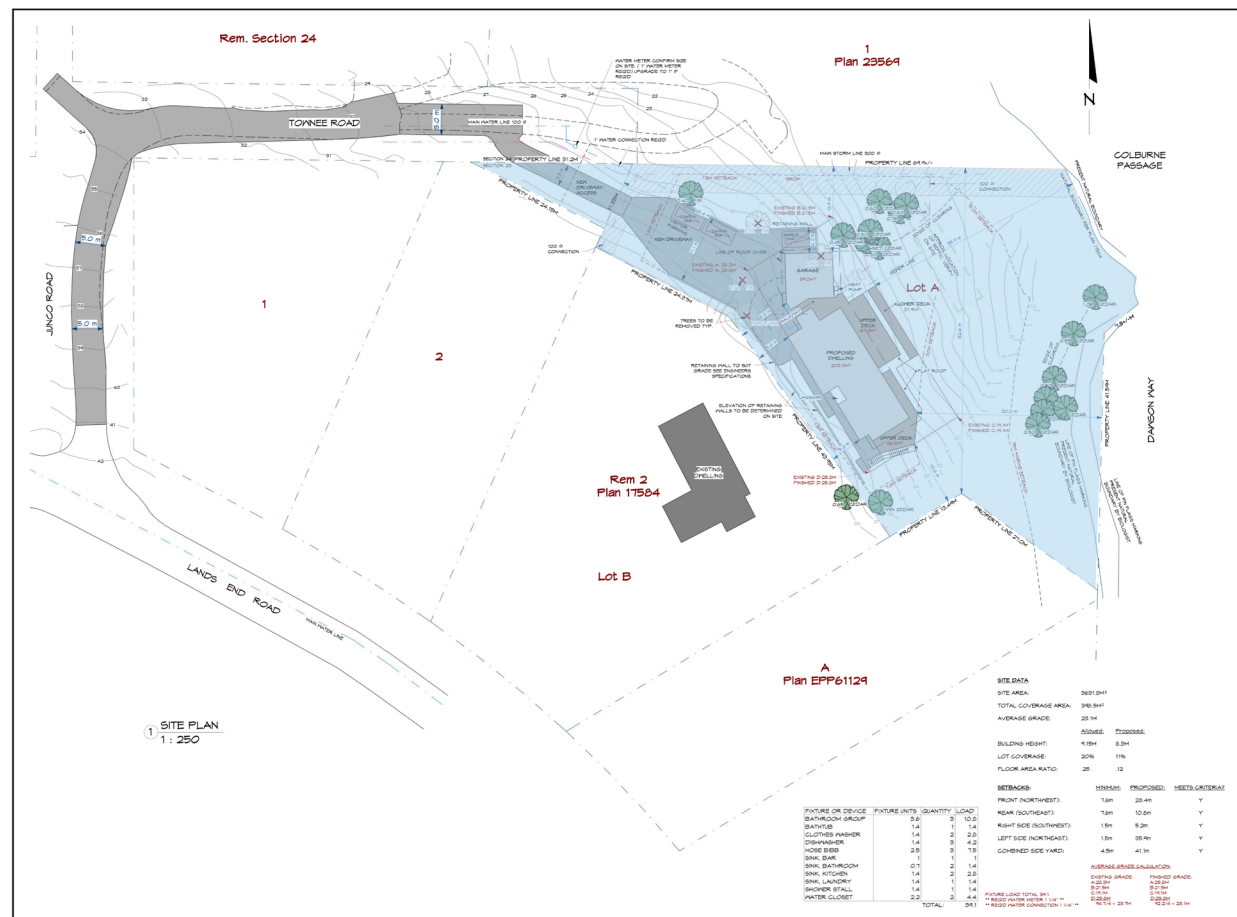
Wey Mayenburg Land Surveying Inc.  
www.weysurveys.com  
#4-2327 James White Boulevard  
Sidney, BC V8L 1Z5  
Telephone (250) 856-5155  
File: 1501680\1517170

\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



# Property Survey

**LOT AREA** 37,350 sq. ft. | 0.86 acres



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# Zoning Bylaws

**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	
<b>BL 1479</b>	(a) Principal <ul style="list-style-type: none"> <li>(i) Single Family Residential</li> <li>(ii) Farm Uses on land within ALR</li> </ul>
	(b) Secondary <ul style="list-style-type: none"> <li>(i) Secondary Suite [See Section 206]</li> <li>(ii) Guest Cottage [See Section 204]</li> <li>(iii) Home Occupation [See Section 203]</li> <li>(iv) Breeding and Boarding of Cats or Dogs</li> <li>(v) Accessory Uses [See Section 202]</li> <li>(vi) Accessory Buildings and Structures [See Section 202]</li> </ul>

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 <sup>2</sup> (21,528 ft <sup>2</sup> ) 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 <sup>2</sup> (21,528 ft <sup>2</sup> ) in lot area.

502.2.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	465 m <sup>2</sup> (5003 ft <sup>2</sup> )
<b>BL 1306</b>	(c) Maximum Height <ul style="list-style-type: none"> <li>(i) 9.15 m (30 ft.)</li> <li>(ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)</li> </ul>
	(d) Minimum Setbacks: <ul style="list-style-type: none"> <li>(i) Front 7.6 metres (25 ft.)</li> <li>(ii) Rear 7.6 metres (25 ft.)</li> <li>(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.</li> <li>(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.</li> <li>(v) Combined Side (A) For a lot with two interior side lot lines that has a lot width of 20</li> </ul>

metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.).  
(B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).

502.2.4 Accessory Buildings and Structures		
<b>BL 1295</b> <b>BL 1510</b>	(a) Maximum combined gross floor area of all accessory buildings and structures on lot exempting up to three accessory buildings or structures on the lot under 10 m <sup>2</sup> in size	125 m <sup>2</sup> (1345 ft <sup>2</sup> )
<b>BL 1295</b> <b>BL 1510</b>	(b) Maximum height of accessory building or structure	5.6 metres (18.4 ft.)
<b>BL 1295</b>	(c) Maximum Height	5.6 metres (18.4 ft.)
<b>BL 1295</b>	(d) Minimum Setbacks <ul style="list-style-type: none"> <li>(i) Front 7.6 metres (25 ft.)</li> <li>(ii) Rear 7.6 metres (25 ft.)</li> <li>(iii) Interior Side (A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m<sup>2</sup> (150.6 ft<sup>2</sup>)</li> <li>(iv) Exterior Side 7.6 metres (25 ft.)</li> </ul>	
	(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.)
	(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

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

502.2.6 Subdivision	
(a) Minimum Lot Size	2000 m <sup>2</sup> (21,528 ft <sup>2</sup> )
(b) Minimum Lot Width	26 m (85.3 ft.)

502.2.7 Other Regulations	
<b>BL 1357</b> Despite the regulations under the headings 502.2.2a, 502.2.3d(i), 502.2.3d(ii), the following regulations apply to Lot 4, Section 17, Range 3 West, North Saanich District, Plan 30966 (495 Norris Road):	
(a) Maximum Lot Coverage	25%

# Zoning Bylaws

	(b) Minimum Setbacks	
	(i) Front	7.0m (25ft.)
	(ii) Rear	7.0m (25ft.)
<b>BL 1511</b>	Despite the regulations under the headings 502.2.2(b), the following regulations apply to Lot 5, Block 56, Section 19, Ranges 2 West and 3 West, North Saanich District, Plan 1211 (587 Meldram Drive)	
	(a) Maximum Floor Area Ratio	0.35"
<b>BL 1538</b>	Despite the regulations under the headings 502.2.2(a) and 502.2.3 (d) (iv), the following regulations apply to Lot B, Section 19, Range 3, West North Saanich, District Plan VIP88501 (626 Wain Road)	
	(a) Maximum Lot Coverage	25%
	(b) Minimum Setbacks	
	(i) Exterior Side	3.0m



## Property Photos

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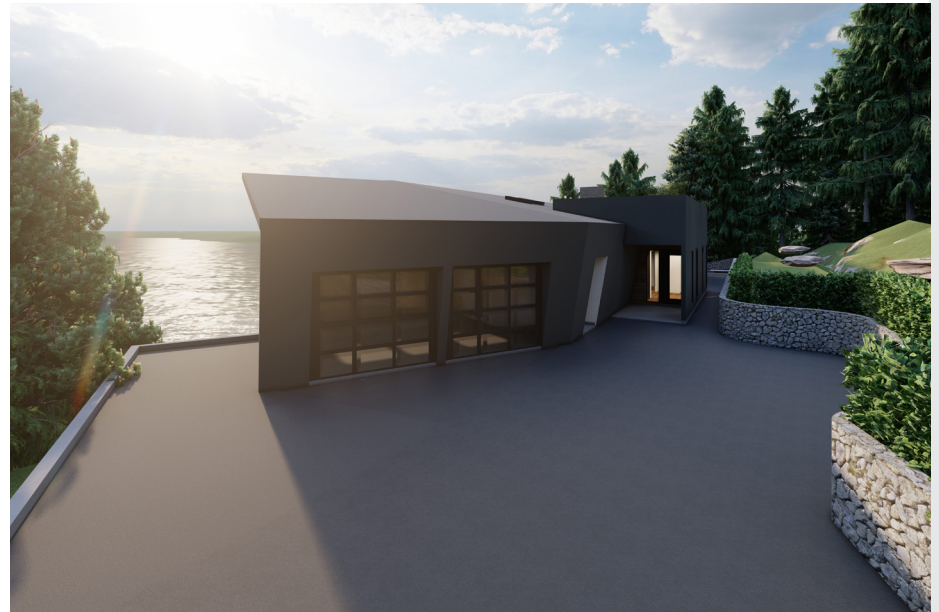






# Property Renderings

EXAMPLE





# Location

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(GIS) MAPPING







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