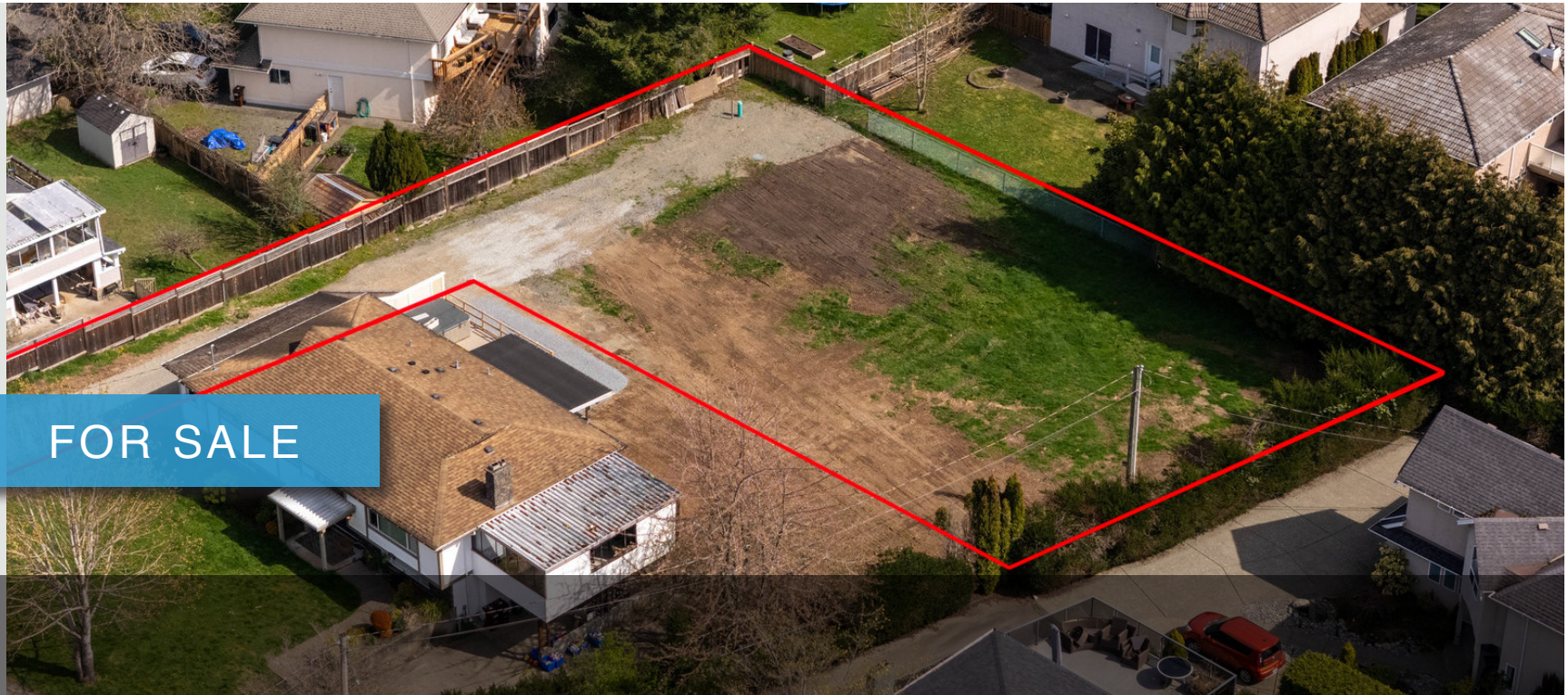




6261 MARIE MEADOWS RD

Central Saanich





6261 Marie Meadows Rd

Central Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$649,000



Lot Size:

12,701 square feet



Rare Building Opportunity in the desirable Tanner Ridge neighbourhood of Central Saanich. Tucked away on a quiet no-thru road, this flat & fully serviced sun-drenched 12,701 sqft. lot offers the perfect canvas to build your dream home. Zoned R-N (Residential Neighbourhood), the property provides flexibility for a custom single-family residence or potential to create greater density, subject to change confirmation from the District of Central Saanich. Located in a peaceful, well-established neighbourhood, you're just minutes from parks, schools, local farms, and the shops and restaurants of Saanichton and Brentwood Bay. A rare opportunity to create something truly special in an idyllic setting.





Property Information

45 RESIDENTIAL NEIGHBOURHOOD (R-N):

1. PERMITTED USE:

- a) The following are permitted as principal uses:
 - i) Residential
- b) The following are permitted as accessory uses:
 - i) Secondary Suite in accordance with Part 4, Section 12
 - ii) Home Occupation in accordance with Part 4, Section 10
 - iii) Accessory residential uses in accordance with Part 4, Section 3

REGULATIONS TABLE

Lot Size		Small lots	Mid-size lots
		280 m ² or less	> 280 m ²
2.	DENSITY:	The maximum density permitted on a lot shall be:	
a)	Max. Housing Density:	3 dwelling units	4 dwelling units
b)	Subject to Conditions:	Despite the above, any property that is not connected to municipal water and sanitary sewer services shall be limited to one principal dwelling and one accessory dwelling unit.	
	Information Note: The number of permitted dwelling units is not an unrestrained guarantee of achievable density since development proposals must comply with all other municipal regulations, provincial and federal legislation, and any covenants or other legal encumbrances registered on title.		
c)	FAR:	The maximum Floor Area Ratio for all residential buildings on a lot shall be:	
	1 to 2 units	0.50	
	3 to 4 units	0.65	
3.	BUILDING LIMITATIONS:		
a)	Gross Floor Area:	The maximum Gross Floor Area for non-habitable buildings on a lot shall be:	
		Total of 10 m ²	Total of: <ul style="list-style-type: none">• 35 m² for lots up to 500 m² or 50 m² for lots up to 1,000 m²



Property Information

Lot Size		Small lots 280 m ² or less	Mid-size lots > 280 m ²
b)	<i>Residential Buildings:</i>	The maximum number of residential buildings on a lot shall be:	
		1	2
4.	HOUSING FORMS:	The following housing forms are permitted:	
		Detached dwelling with/without secondary suite Duplex with/ without secondary suite Townhouses without secondary suite Triplex apartment	Detached dwelling with/without secondary suite Duplex with/without secondary suites Townhouses with/without secondary suite Triplex apartment Fourplex apartment
5.	HEIGHT:	The maximum height of buildings and structures shall be:	
a)	<i>Residential Buildings:</i>	8 m 2 storeys above grade	8 m and 2 storeys above grade for building containing 1 or 2 units 11 m and 3 storeys above grade for buildings containing 3 or more units
b)	<i>Non-habitable Buildings:</i>	3.5 m	
6.	SITING:	Siting of buildings and structures shall be setback from lot lines as follows:	
	Information Notes:	<ul style="list-style-type: none"> • Applies to all buildings and unenclosed attachments. • Excludes landscaping features and fences which may be at 0 m • Additional setback requirements may apply, review General Regulations 	
a)	<i>Front lot line:</i>	6 m	
b)	<i>Rear lot line:</i>	7 m 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m 1.5 m: non-habitable accessory buildings	
c)	<i>Side lot line (interior):</i>	1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions thereof up to 11 m in height 3.5 m where vehicular access to the rear is required for parking purposes	
d)	<i>Side lot line (exterior):</i>	4.5 m	



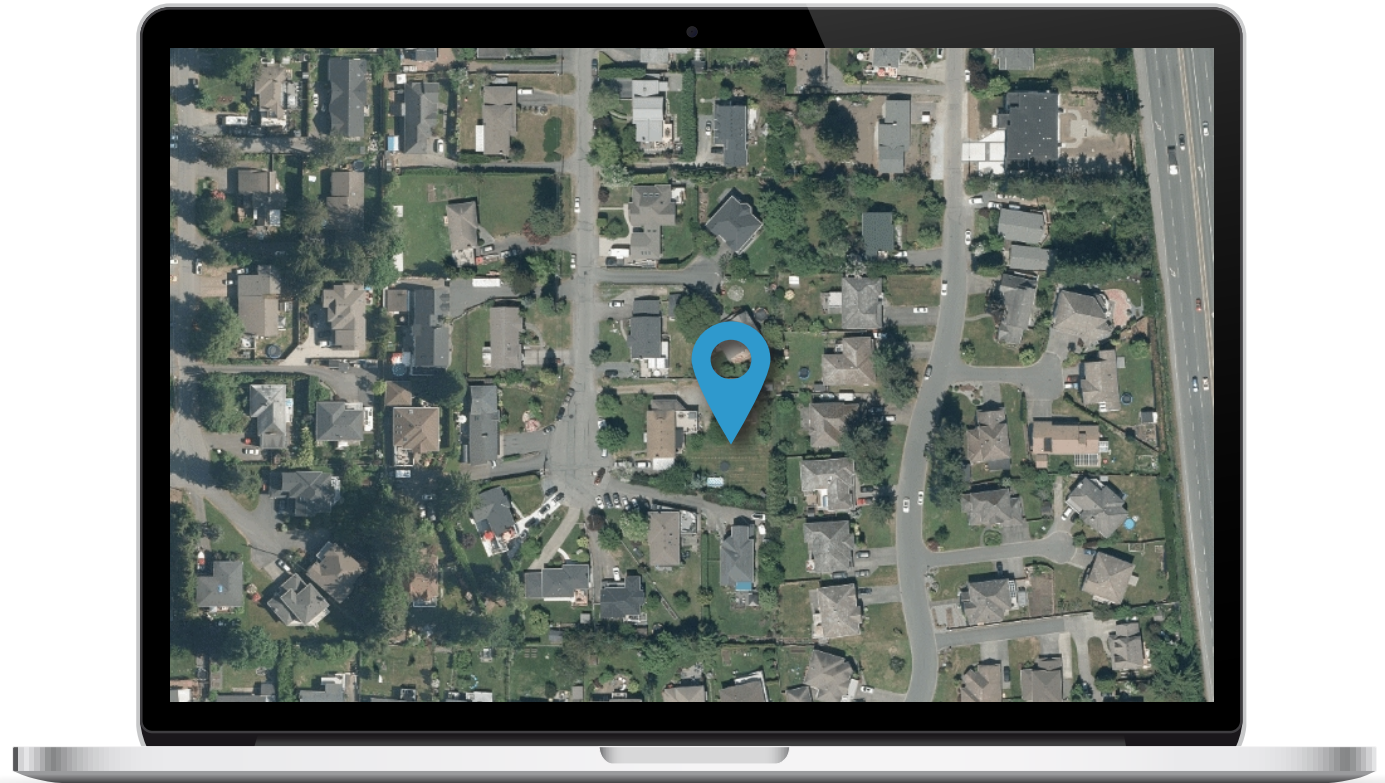
Property Information

Lot Size		Small lots 280 m ² or less	Mid-size lots > 280 m ²
e)	<i>Exception:</i>	Despite the above setbacks, non-habitable accessory buildings with a floor area less than 10 m ² and a height less than 3 m may be sited 1 m from a rear or side lot line	
7.	LOT COVERAGE:		
a)	<i>Buildings and Structures:</i>	The maximum lot coverage for all buildings and structures on a lot shall be as follows:	
	1 to 2 units	40%	35%
	3 to 4 units	50%	45%
b)	<i>Soft Landscaping:</i>	The minimum lot coverage for soft landscaping on a lot shall be as follows:	
		15%	15% for lots < 500 m ² 20% lots ≥ 500 m ²
Information Note: the required area for Soft Landscaping does not include areas of permeable paving, gravel, or non-organic materials. Soft landscaping within required setback areas may be included.			
8.	SUBDIVISION:	To create a new lot by subdivision, any proposed lots shall meet the following:	
a)	<i>Lot Area:</i>	The minimum lot area for any lot created by subdivision is 750 m ²	
b)	<i>Frontage:</i>	The minimum frontage for any lot created by subdivision is 22 m	



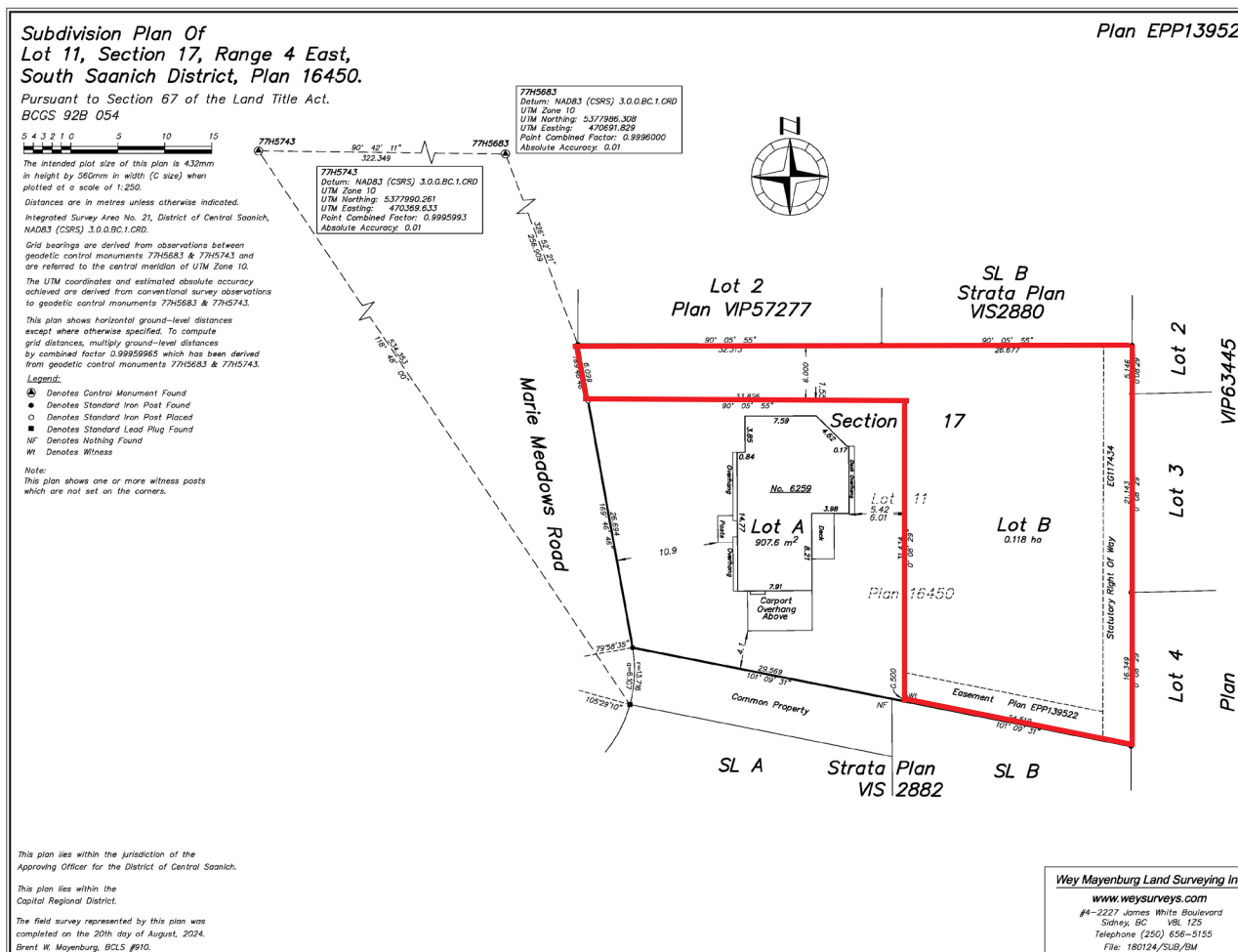
Location

(GIS) MAPPING



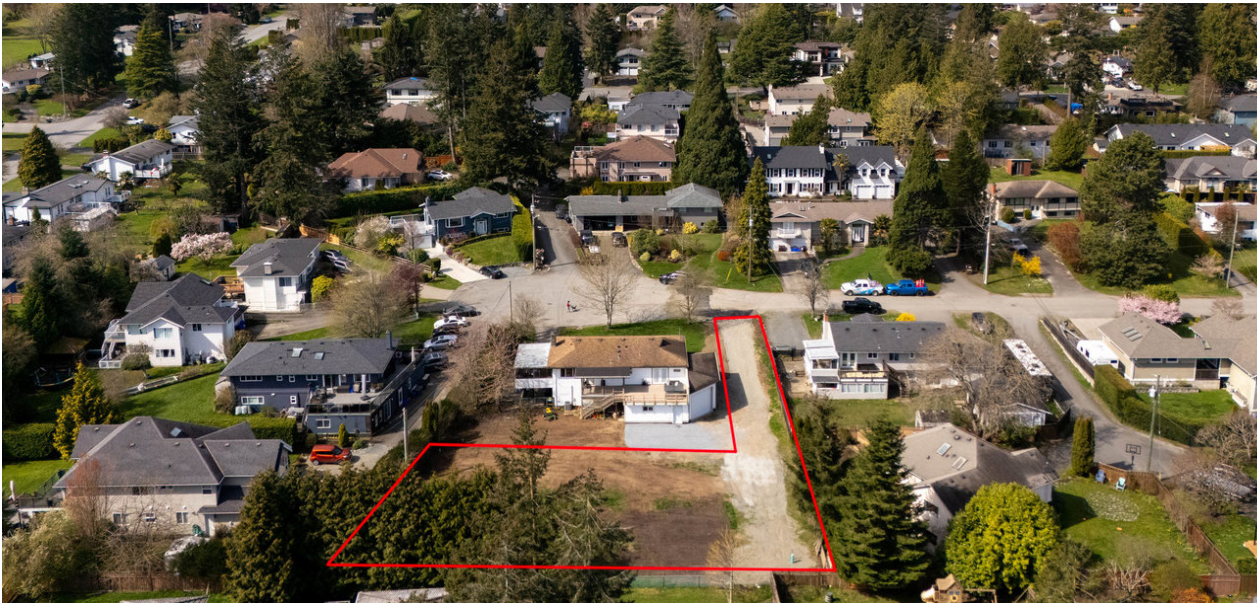
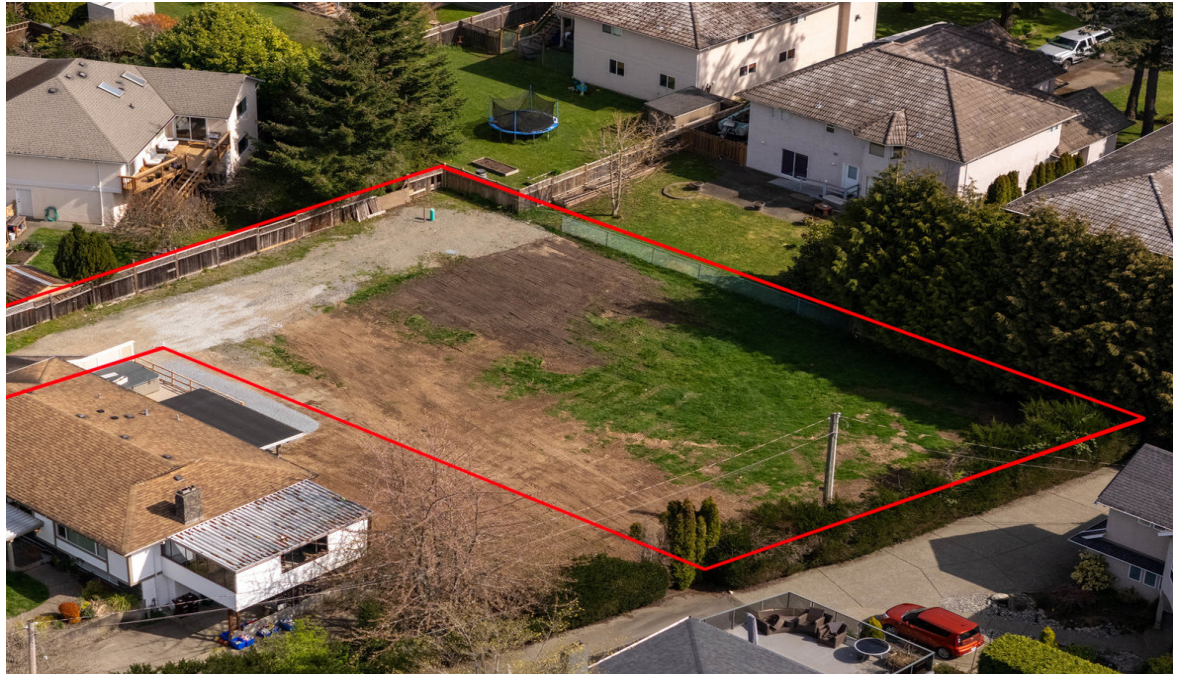


Lot Survey





Property Photos





Property Photos





**CHACE
WHITSON**
REAL ESTATE GROUP





CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 778.250.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com