

1922 MEADOWBANK

Central Saanich



1922 Meadowbank Road

SUMMARY OVERVIEW



LISTING PRICE:

\$2,499,000



LIVING AREA:

2,852 sq. ft.



BEDROOMS:

4



BATHROOMS:

2



Tucked away on 3.75 acres of peaceful farmland, this custom Scandinavian-inspired home offers stunning southern exposure, all-day sun, and unforgettable sunsets. Thoughtfully designed with wood Pella windows, a durable metal roof, and over 2,850 sq.ft. of living space, the home showcases a thoughtful blend of timeless craftsmanship and contemporary design. The main level features soaring 24' ceilings in the living room, a bright open kitchen and dining area, two bedrooms, a full bath, and a spacious garage with mudroom/laundry. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite, alongside a large family room, flex space, and an oversized bedroom with rough-in ensuite. Multiple patios invite outdoor living, and the quiet, private setting offers a true retreat—just minutes from town and 20 minutes to Victoria.



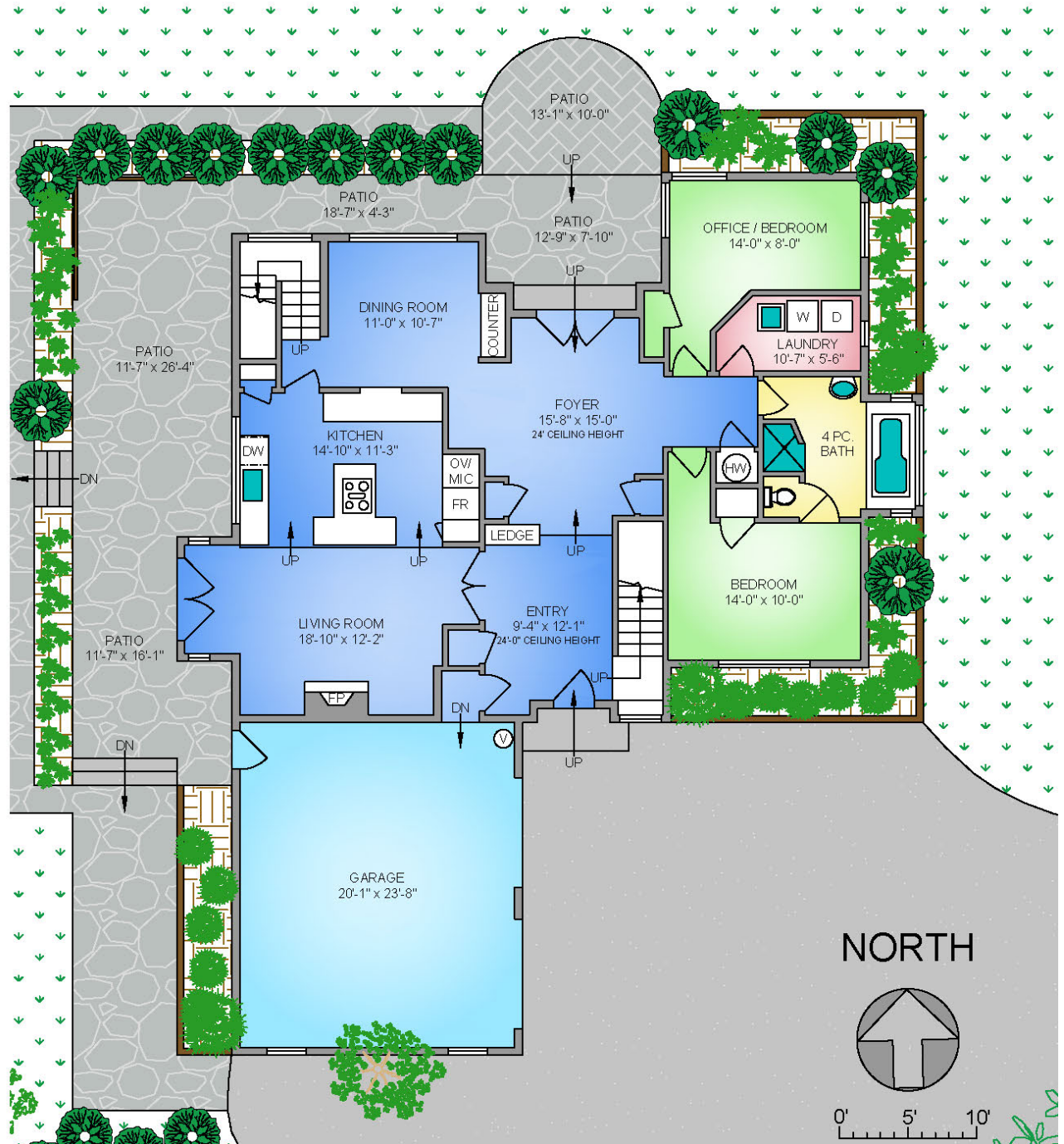
Property Floorplan

Main 1,661 sq. ft.
Upper 1,191 sq. ft.

TOTAL AREA 2,852 sq. ft.

Garage 520 sq. ft.
Deck/Patio 759 sq. ft.

Lot Size 3.75 Acres



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



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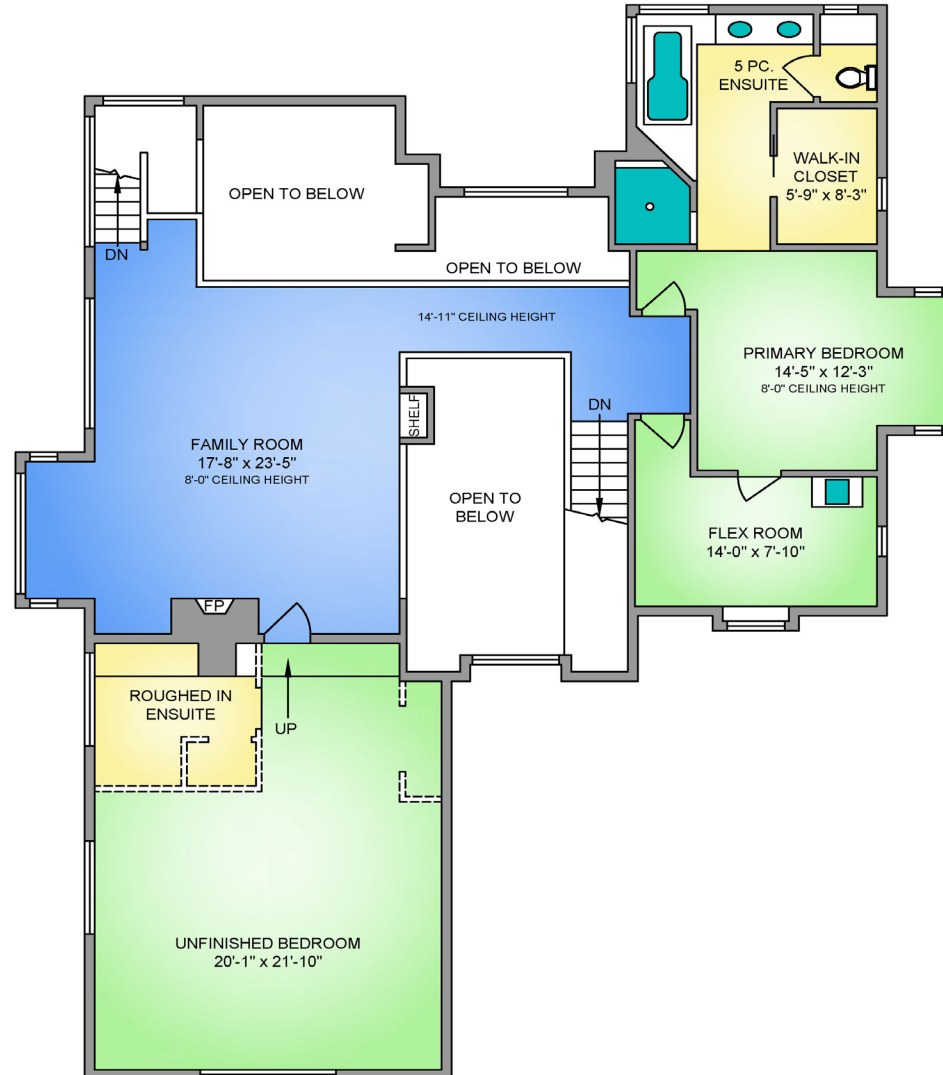
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UPPER FLOOR 1191 SQ. FT. 8'-0" to 14'-11" CEILING HEIGHT



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Property Photos

EXTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

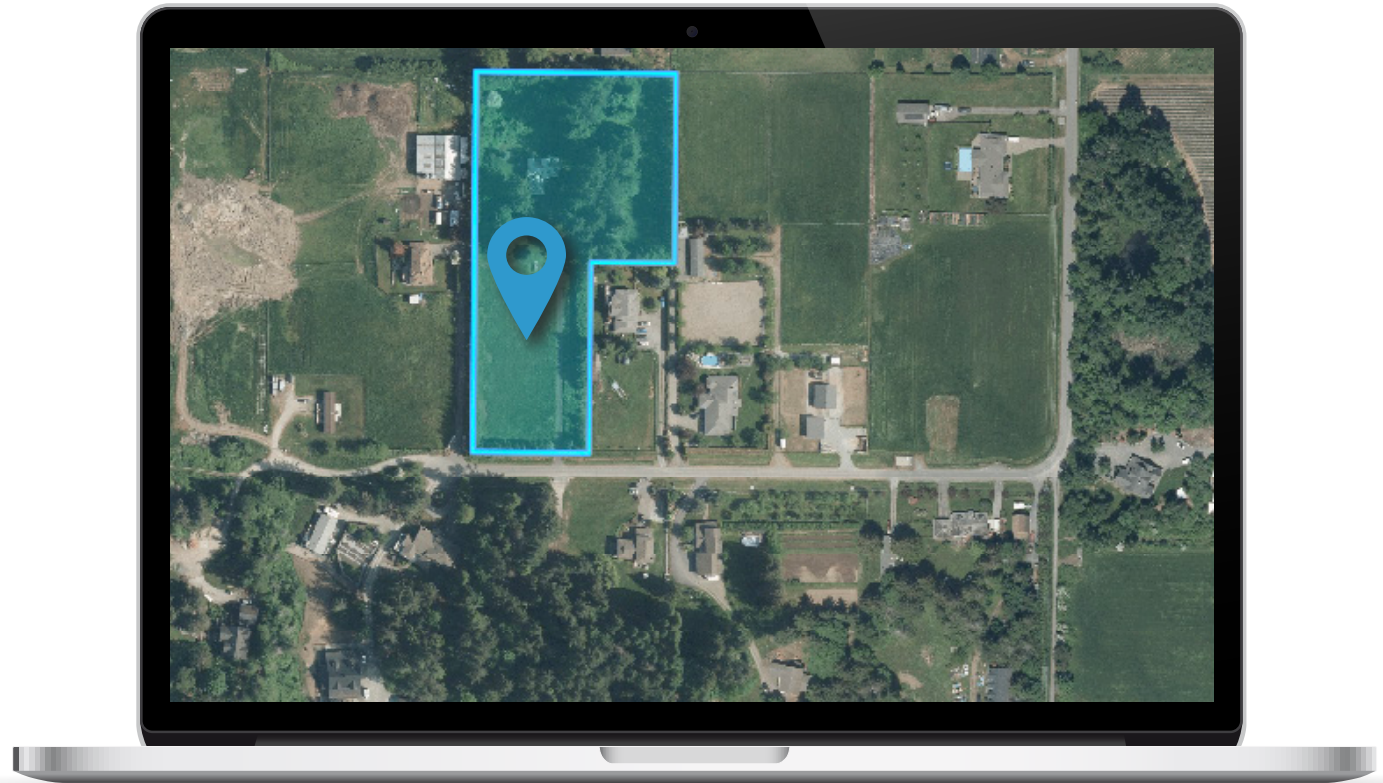
EXTERIOR





Location

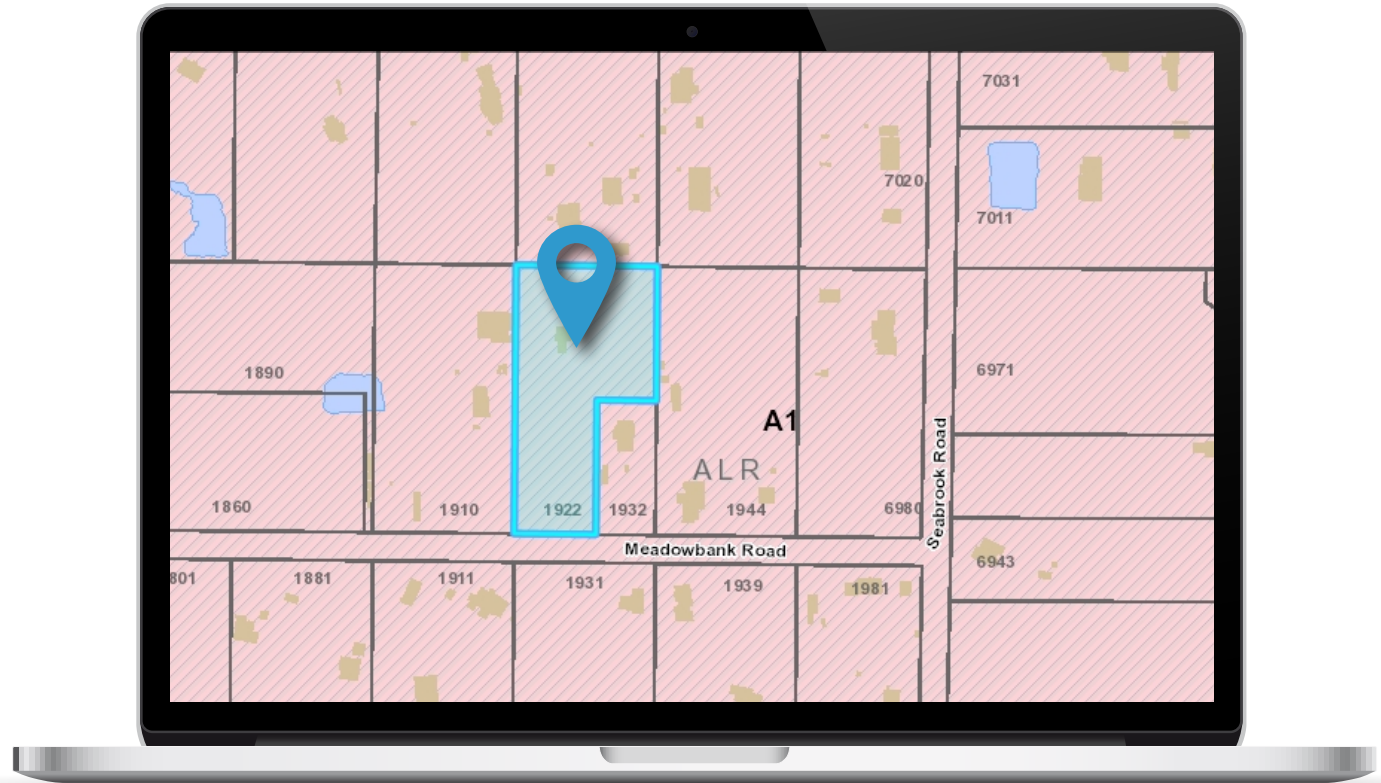
(GIS) MAPPING





Location

ZONING MAP



Zoning Bylaws

4 AGRICULTURE: A-1

Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
- (1) Residential Single Family
 - (2) Agriculture
 - (3) Agricultural processing centre
 - (4) Aquaculture
 - (5) Bed and Breakfast, in accordance with Part 4, Section 18
 - (6) Equestrian or riding stable
 - (7) Greenhouse

Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
- (1) Home Occupation, in accordance with Part 4, Section 10
 - (2) Secondary Suite
 - (3) Accessory Dwelling Unit, in accordance with Part 4, Section 12

Siting of Buildings and Structures

- 3 Siting of Residential buildings and structures shall be as follows:
- | | | |
|-----------------------------------|------------|-------------------------------|
| (1) Front Yard | minimum of | 7.5 m |
| (2) Rear Yard | minimum of | 7.5 m |
| (3) Side Yard Interior | minimum of | 1.5 m, one side |
| (4) Side Yard Interior | minimum of | 4.5 m, total two sides |
| (5) Side Yard Exterior | minimum of | 6.0 m |
| (6) Accessory Separation building | minimum of | 3.0 m from principal building |
- 4 Siting of Agricultural buildings and structures shall be as follows:
- | | | |
|------------------------|------------|-------|
| (1) Front Yard | minimum of | 7.5 m |
| (2) Rear Yard | minimum of | 1.5 m |
| (3) Side Yard | minimum of | 1.5 m |
| (4) Side Yard Exterior | minimum of | 6.0 m |

Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:
- | | | |
|--|------------|--------------------|
| (1) Gross floor Area for Principal Residence | maximum of | 500 m ² |
| (2) Height for Agricultural use | maximum of | 13.0 m |
| (3) Height for Other uses | maximum of | 8.0 m |

Information Note: As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m². Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.

This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.

Subdivision Requirements

- 6 Requirements for subdivision shall be as follows:
- | | | |
|----------------------------------|------------|----------------------|
| (1) Minimum and Average Lot Area | minimum of | 4.0 ha. |
| (2) Lot Frontage | minimum of | 10% of lot perimeter |

Site Specific Regulations

- 7 In the A-1 zone, the following regulations apply on a site-specific basis only:
- (1) Despite the minimum lot area requirement in the A-1 zone, the A-1 zoned portion of Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (**1231 Greig Avenue**) may be subdivided from the portion of Lot 28 lying to the south of Benvenuto Avenue.
 - (2) In addition to the permitted uses in the A-1 zone, on land legally described as Strata Lot 2, Strata Plan VIS3427, Section 14, Range 3 East, South Saanich District, parking is permitted to serve permitted uses located on the northern portion of the same parcel zoned I-1 Light Industrial, and such parking is exempted from the surfacing provisions of Section 42(5).
 - (3) Despite the minimum lot size requirement in the A-1 zone, the minimum lot size requirements for subdivision for Lots 29 and 30, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314, are 0.7ha and 1.0ha respectively.
 - (4) Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP36362, Section 11/12, Range 4E, South Saanich District, PID 000-387-142 (**2598 Island View Road**) the maximum size of a Detached Accessory Dwelling is 186 m², subject to complying with all other conditions.
 - (5) Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP42861, Section 4/5/6, Range 1&2W, South Saanich District, Except Part in Plan 48248 and VIP78509, PID 002-406-772 (**7779 West Saanich Road**) the maximum size of a Detached Accessory Dwelling is 186 m², subject to complying with all other conditions.

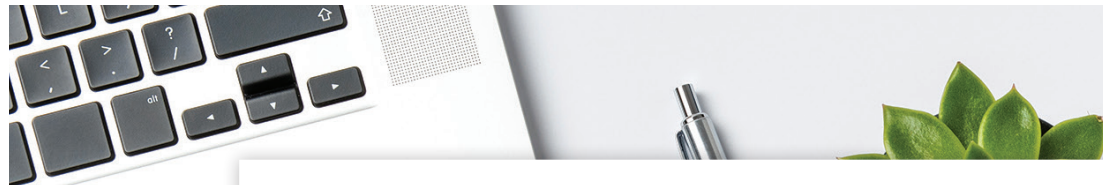
Temporary Farm Camping

- 8 The following conditions shall apply to Temporary Farm Camping Uses:
- (1) Farm Camping Use may be permitted on lots with an area of 0.8ha or more located in the provincially-designated Agricultural Land Reserve.
 - (2) Farm Camping may comprise the use of land for up to ten tent camping sites occupying in total not more than 2% of the area of the lot, and for this purpose the area of every tent camping site is deemed to be 48 m².
 - (3) The combined total number of Bed and Breakfast bedrooms and Farm Camping tent sites shall not exceed ten on any lot.
 - (4) The minimum setbacks for any farm camping use, including tent camp sites, sanitation facilities, and parking, shall be:

a. From public highway	10 m
b. Side yard	10 m
c. Side yard abutting residential zone	15 m
d. Rear yard	10 m
e. Rear yard abutting residential zone	15 m
 - (5) Only one tent is allowed per tent camping site. No other structures or site

Zoning Bylaws

- alterations, including removable ground level decks or landings, are permitted.
- (6) No vehicle shall be used for overnight accommodation.
 - (7) Any parking area provided for farm camping use shall only be surfaced with permeable material.
 - (8) All roads within the farm camping site shall be designed to allow for safe traffic flow at all times and be adequate to provide for the utilization of emergency vehicles. Such roads shall only be surfaced with permeable material. No parking on roadways is permitted at any time.
 - (9) No tent camping site shall be connected to any utilities.
 - (10) Disposal of grey water and sewage on the ground is prohibited, and must be contained and disposed of through proper wastewater disposal and solid waste disposal facilities in accordance with provincial Health Act requirements including the Sewerage System Regulation and the Sewerage System Standard Practice Manual.
 - (11) Every tent camping site shall be located within 120m of a source of potable water.
 - (12) All refuse and garbage is to be placed in receptacles provided for that purpose.
 - (13) The washing of vehicles is prohibited.
 - (14) Fire pits are not permitted. Propane or other non-wood burning portable barbeques are permitted for cooking purposes.
 - (15) Each tent camping site may be provided with one picnic table for the use by the occupants of that tent camping site.
 - (16) The provision of a grassed play area for children is permitted. Other communal facilities, except those for personal sanitation such as bathrooms and showers, are not permitted including but not limited to: recreational buildings, unenclosed pavilions or gazebos, laundry rooms, and swimming pools.
 - (17) Any exterior lighting shall:
 - a. be designed so as to illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of persons and property;
 - b. not be directly visible from public roads and residences on adjacent properties; and
 - c. be shielded and directed toward the ground.





CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



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