



9775 WEST SAANICH

North Saanich





FOR SALE



9775 West Saanich Road

SUMMARY OVERVIEW



LISTING PRICE:

\$4,300,000



LIVING AREA:

4,796 sq. ft.



BEDROOMS:

7



BATHROOMS:

4



Sprawling 25.92-acre ocean view estate in picturesque North Saanich with two residences and equestrian facilities. Privately set within the ALR, this level, arable property was previously certified organic and offers endless potential for farming, equestrian use, or multi-generational living. The main Pan-Abode style home features a primary bedroom with ensuite, two additional bedrooms (including one currently used as an office), a bright kitchen, and spacious living room. Downstairs offers 60% finished living space with the remaining 40% easily completed. The second 2,100 sq.ft. residence includes 4 beds, 2 baths, and recent updates. Outdoors, enjoy a heated industrial outbuilding with 9 garage doors, multiple workshops, insulated horse stalls, and a tack room. The illuminated riding arena was resurfaced in 2023 with LED lighting, excellent drainage, and is now legal dressage size. An exceptionally rare opportunity just minutes from Deep Cove, Sidney, BC Ferries, and the airport.



Property Floorplan

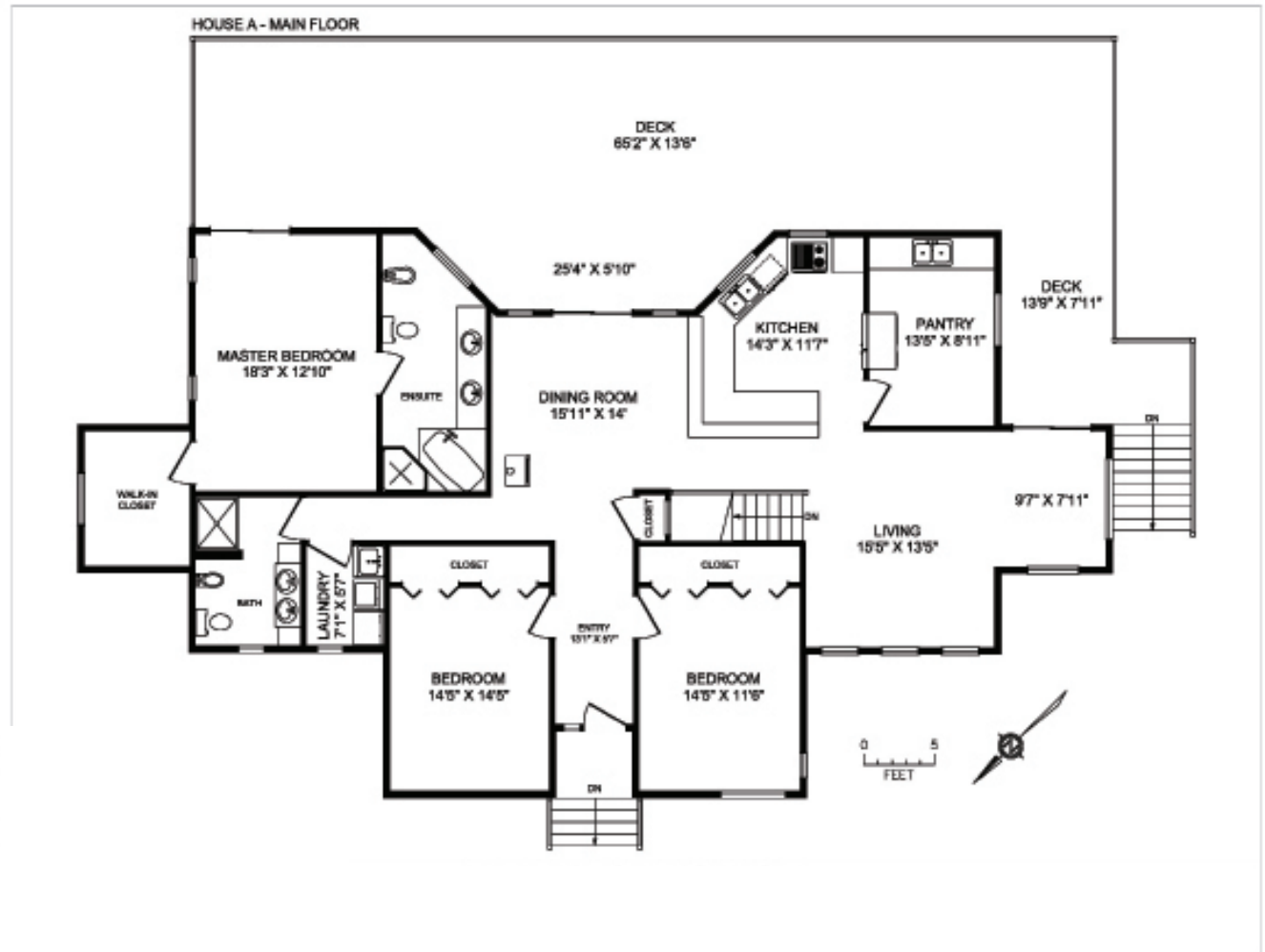
Pan-Abode Home:

Main 2,075 sq. ft.
Lower 1,162 ,sq. ft.

TOTAL AREA 3,237 sq. ft.

Unfinished 1,004 sq. ft.
Deck 1,151 sq. ft.

Lot Size 25.92 Acres



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



Property Floorplan

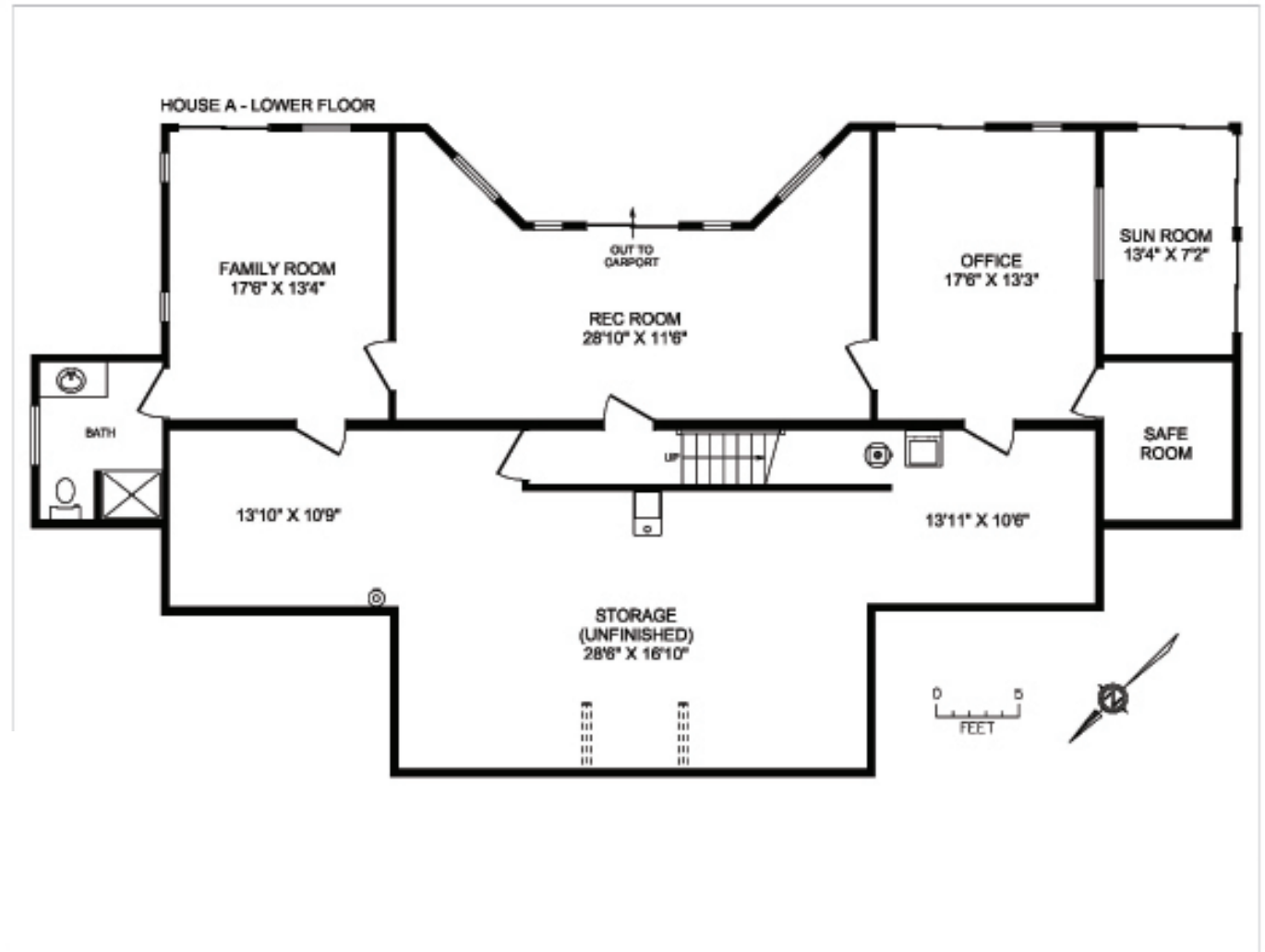
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Main	1,050 sq. ft.
Lower	1,050 sq. ft.

Lot Size 25.92 Acres





Property Floorplan

House B

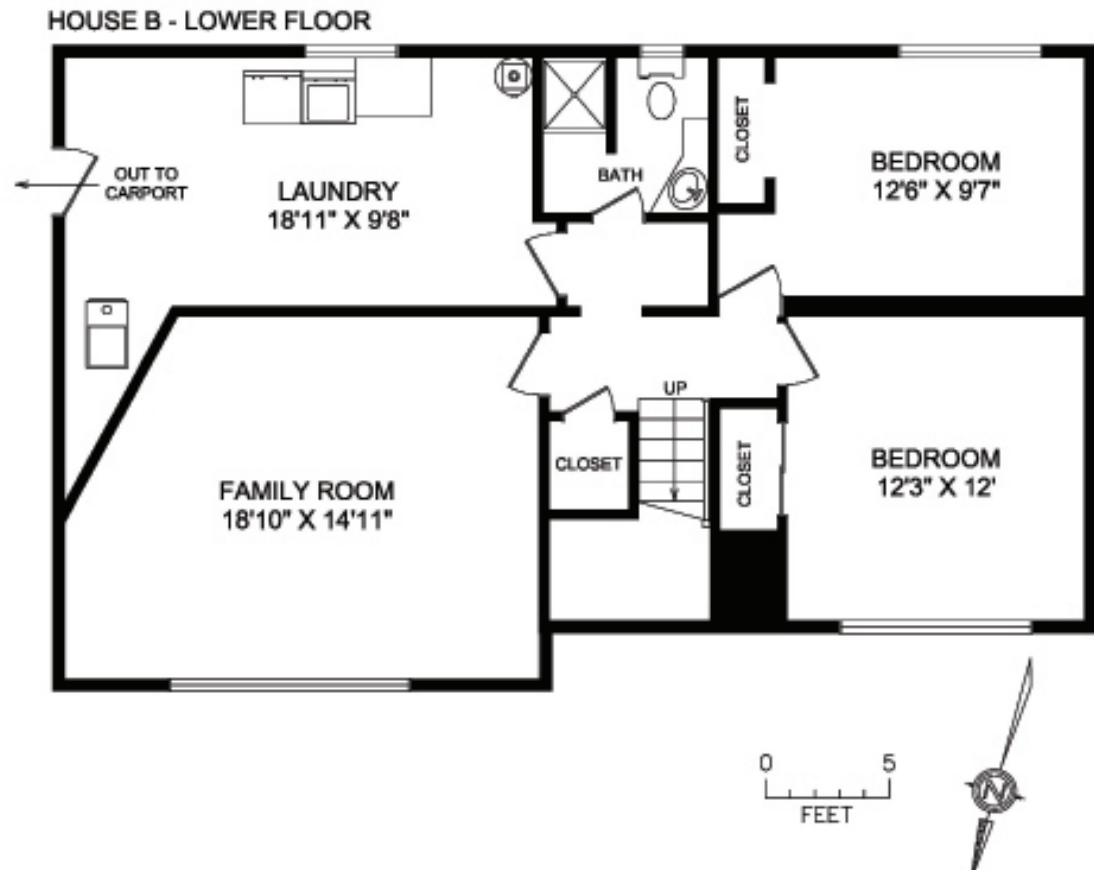
Main 1,050 sq. ft.

Lower 1,050 sq. ft.

TOTAL AREA 2,100 sq. ft.

Deck/Patio 436 sq. ft.

Lot Size 25.92 Acres



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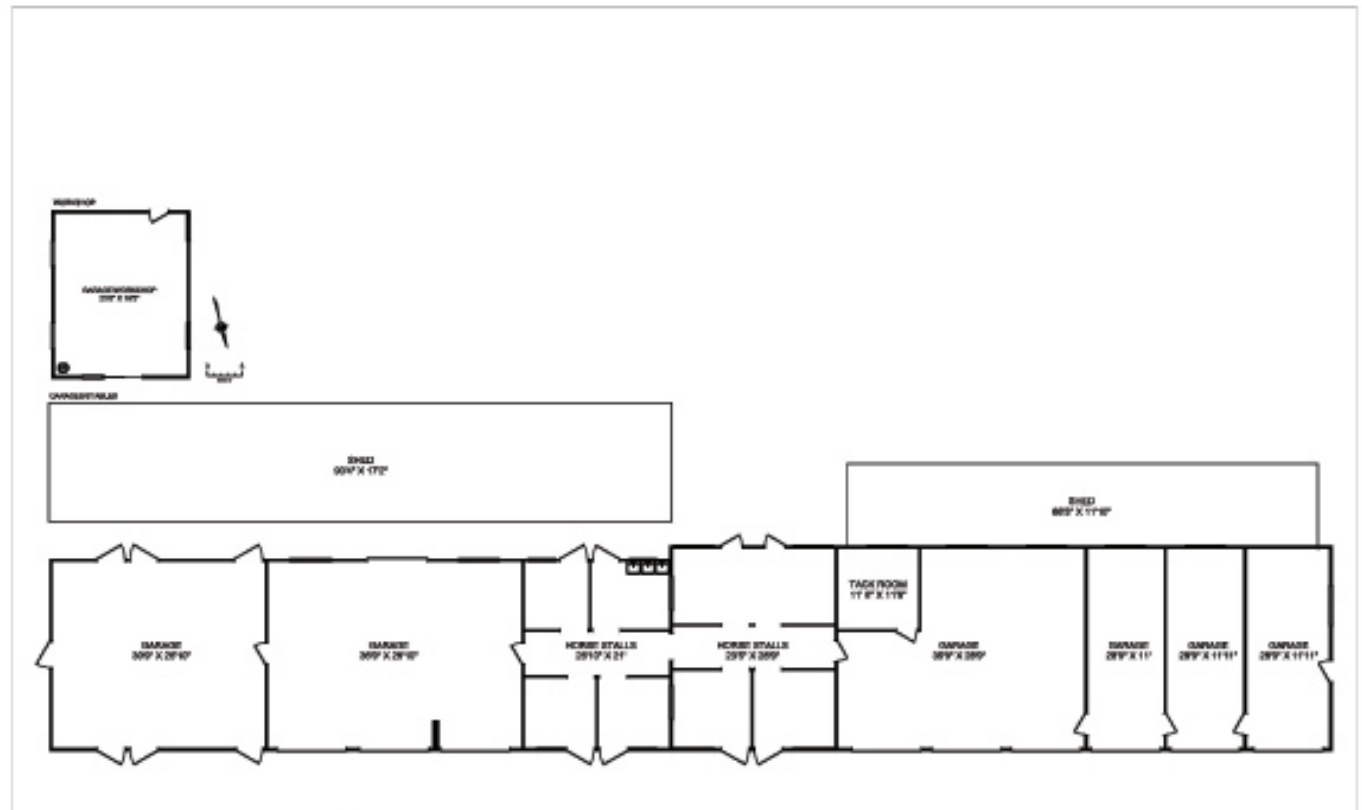


Property Floorplan

Garage & Stables 5,360 sq. ft.
Workshop 491 sq. ft.

TOTAL AREA 5,851 sq. ft.

Lot Size 25.92 Acres



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Property Photos

EXTERIOR





Property Photos

PAN-ABODE





Property Photos

ORIGINAL HOME





Property Photos

EXTERIOR





Property Photos

EXTERIOR







Location

(GIS) MAPPING





Location

ZONING MAP



508.3. CD-2 Comprehensive Development 2
BL 1306 508.4 CD-3 Comprehensive Development 3
BL 1344 508.5 CD-4 Comprehensive Development 4

501.1 • RURAL AGRICULTURAL 1

RA-1

This zone is intended to provide for rural land, with agricultural (including research), residential and limited commercial uses (or either), within the Agricultural Land Reserve consistent with and above and beyond the regulations and provisions of the *Agricultural Land Commission Act*.

501.1.1 Permitted Uses

- (a) Principal
- (i) Farm uses
 - (ii) Horse Riding Stables
 - (iii) Nurseries & Commercial Greenhouses
 - (iv) Single Family Residential
 - (v) Agricultural Research Facility
 - (vi) ALR cannabis production and sale [See Section 209]
- (b) Secondary
- (i) Farm Retail Sales
 - (ii) Home Occupation [See Section 203]
 - (iii) Breeding and Boarding of Cats or Dogs
 - (iv) Farm worker housing
 - (v) Accessory Uses [See Section 202]
 - (vi) Accessory Buildings and Structures [See Section 202]
 - (vii) Agri-Tourism Activity
 - (viii) Secondary Suite, subject to Section 206.1

501.1.2 Density

- (a) Maximum Lot Coverage
- (i) 25% if lot is less than 4000 m² (43,040 ft²)
 - (ii) No restriction otherwise
 - (iii) greenhouses are exempt from lot coverage

501.1.3 Principal Buildings

- (a) Maximum Number
- (i) 1 single family residential dwelling
 - (ii) No restrictions for other principal uses
- (b) Maximum Size*
- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less

	than 4000 m ² (43,040 ft ²)
	(ii) 500 m ² (5381 ft ²) for a single family residential dwelling if the lot is equal to or greater than 4000 m ² (43,040 ft ²) and is located within the ALR
	(iii) 650 m ² (6994 ft ²) for a single family residential dwelling if lot equal to or greater than 4000 m ² (43,040 ft ²) and is not located within the ALR
	(iv) No restriction for other principal permitted uses
*See Section 107 for definitions for "floor area, gross (ALR)" and "floor area, gross"	
(c) Maximum Height	11.5 metres (37.7 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that:
	(A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or
	(B) the lot is a corner lot.

501.1.4 Accessory Buildings and Structures

- (a) Maximum Number
- (i) 1 for Farm Retail Sales
 - (ii) No restrictions otherwise
- (b) Maximum Height
- 5.6 metres (18.4 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.)
 - (iv) Exterior Side 7.6 metres (25 ft.)
 - (v) Exception 3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales use.

501.1.5 Off-street Parking and Loading

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

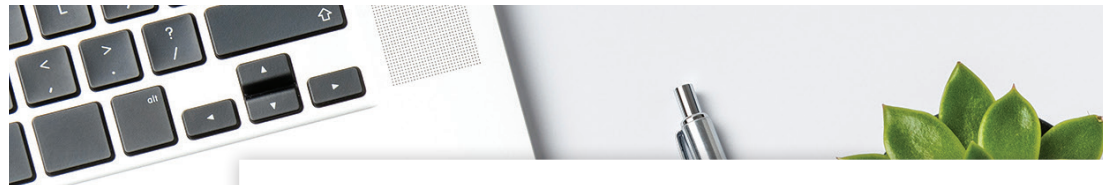
501.1.6 Subdivision

- (a) Minimum Lot Size
- 20 hectares (49.4 acres)
- (b) Minimum Lot Width
- 10% of the perimeter

BL 1295 501.1.7 Siting and Size of Residential Uses in the ALR

- (a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint
- 60 metres (196.9 ft.)
- (i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m²

		(ii) Lots greater than 60 ha are exempt from maximum setback
BL 1369 BL 1479	(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or Farm worker housing	50 metres (164 ft.) (to allow for a 10 metre back yard)
BL 1369 BL 1479	(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus
		(i) 35m ² for each farm worker housing space



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