10814 Beach Drive

North Saanich

CHACE WHITSON
REAL ESTATE GROUP

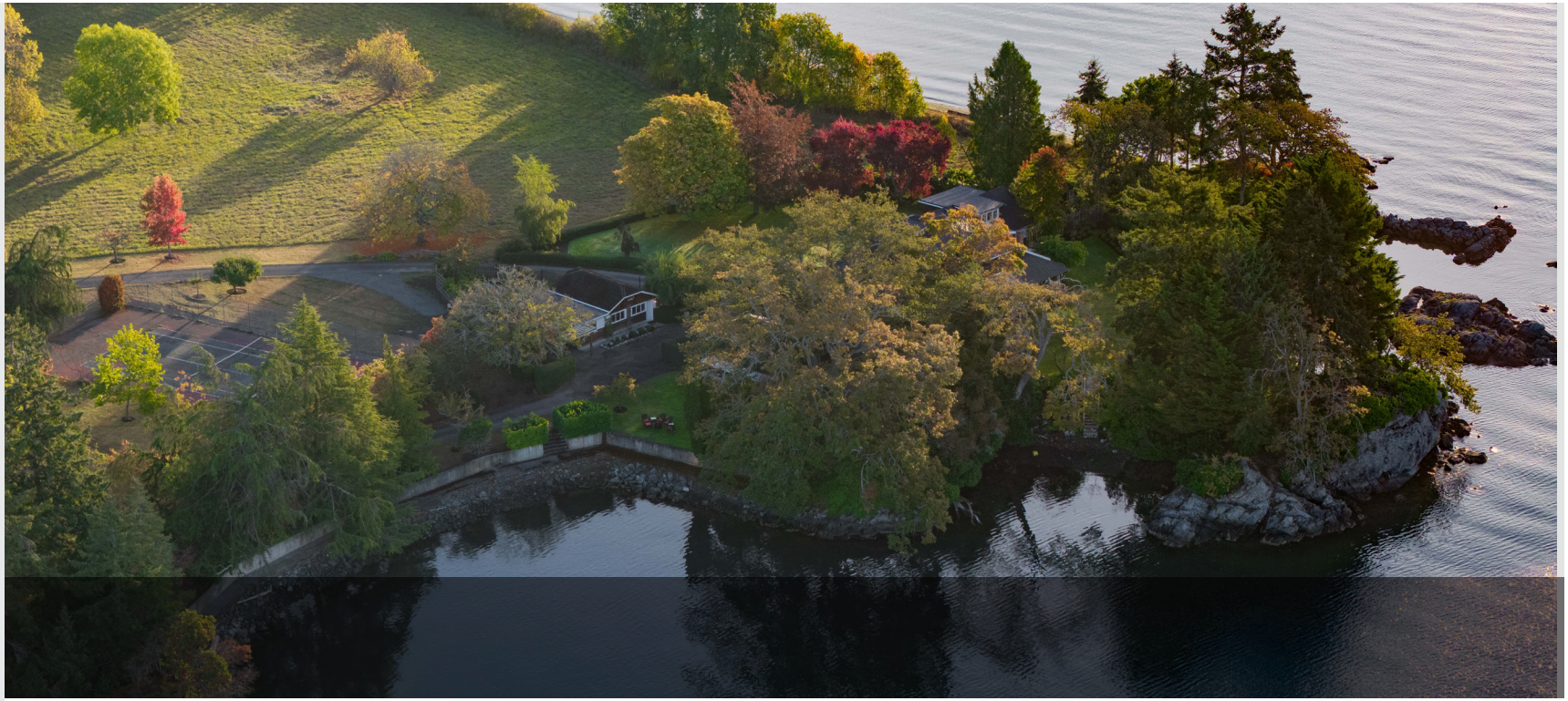


10814 Beach Drive

North Saanich

Summary Overview

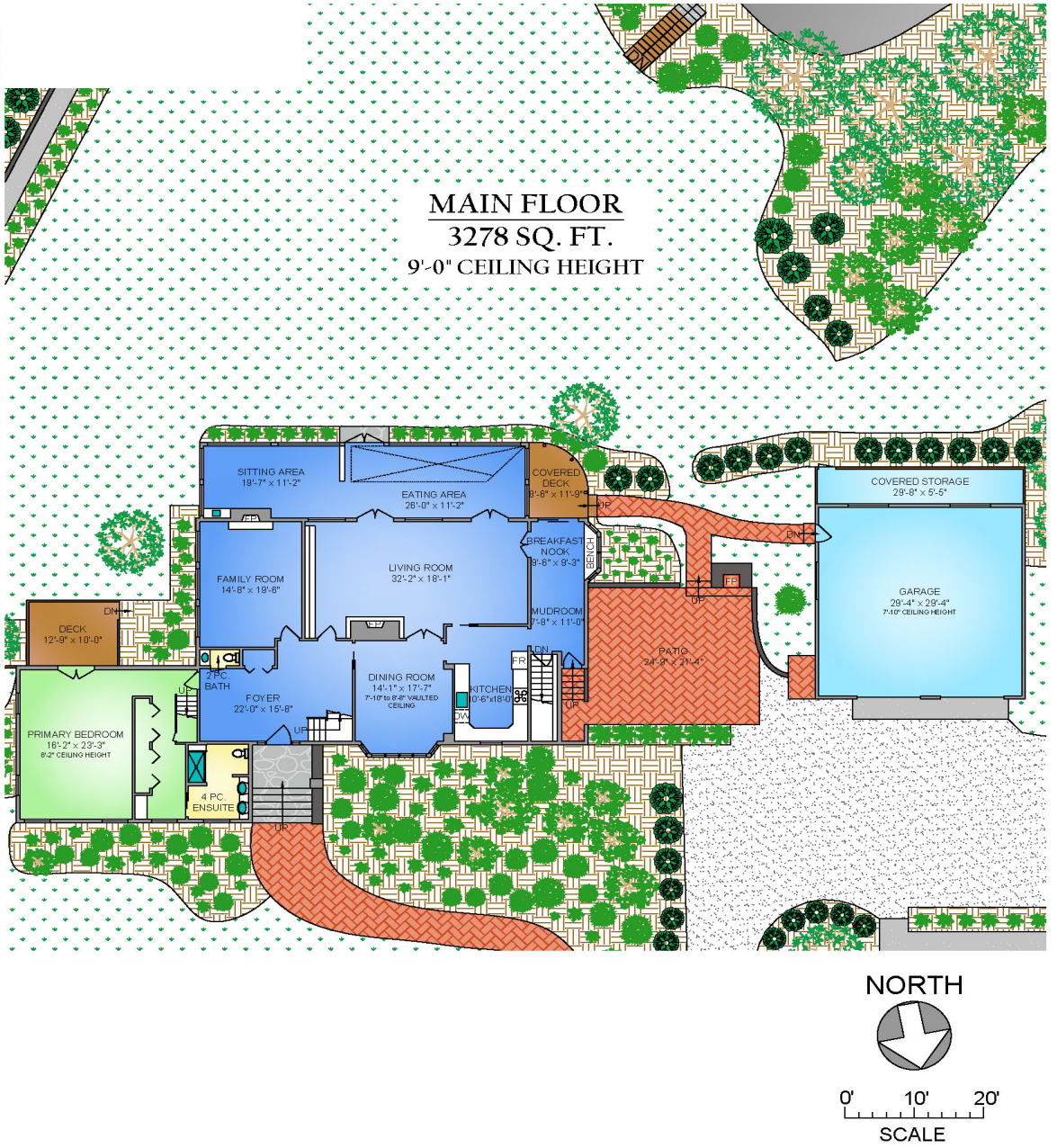
LISTING PRICE:	$16,000,000
LIVING AREA:	6,068 sq.ft.
LOT AREA	6.65 acres
BEDROOMS:	6
BATHROOMS:	5



At the southern tip of Vancouver Island on the Saanich Peninsula, lies one of British Columbia's most extraordinary waterfront holdings. Encompassing an impressive 6.65 private acres and an astounding 1,725 feet of low-bank ocean frontage, this legacy estate offers a level of privacy, scale, and waterfront access that is simply unmatched in today's market. A sandy beach, deep-water dock/moorage, and pastoral field create a setting of exceptional beauty. The four-bedroom main residence and separate two-bedroom cottage are perfectly positioned to capture breathtaking panoramic ocean views and spectacular sunsets from the property's predominantly south-west facing shoreline. Beyond its appeal as a world-class private estate, the property presents an extraordinary investment opportunity. The existing R-2 zoning supports a ten-lot subdivision plan, offering developers and investors the rare chance to create an exclusive waterfront community in one of BC's most sought-after locations.

Property Floor plan

Main Floor	3,278 sq.ft.
Upper Floor A	1,229 sq.ft.
Upper Floor B	437 sq.ft.
Lower Level	267 sq.ft.
Suite	857 sq.ft.
TOTAL AREA	**6,068 sq.ft.**
Garage	913 sq.ft.
Carport	281 sq.ft.
Deck/Paito	745 sq.ft.



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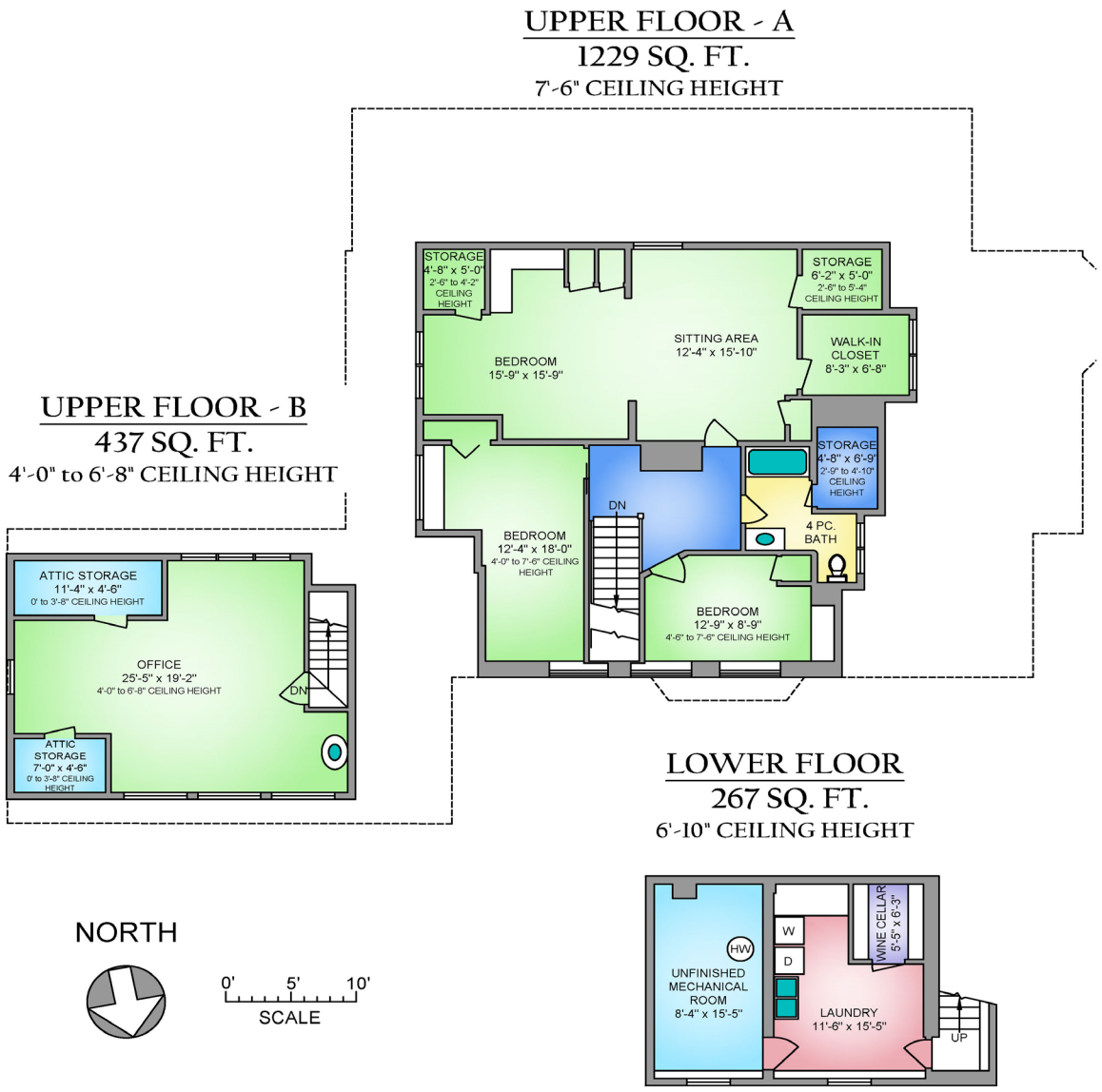

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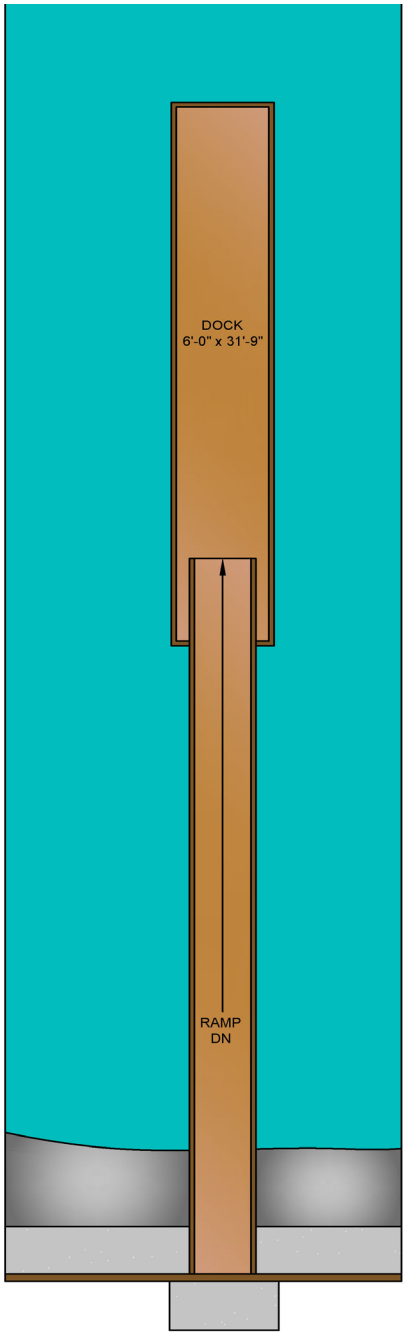


BOAT DOCK
200 SQ. FT.





NORTH







Property Photos

Exterior







Property Photos

Exterior





Property Photos

Exterior









Property Photos

Interior (Main House)





Property Photos

Interior (Main House)







Property Photos

Exterior

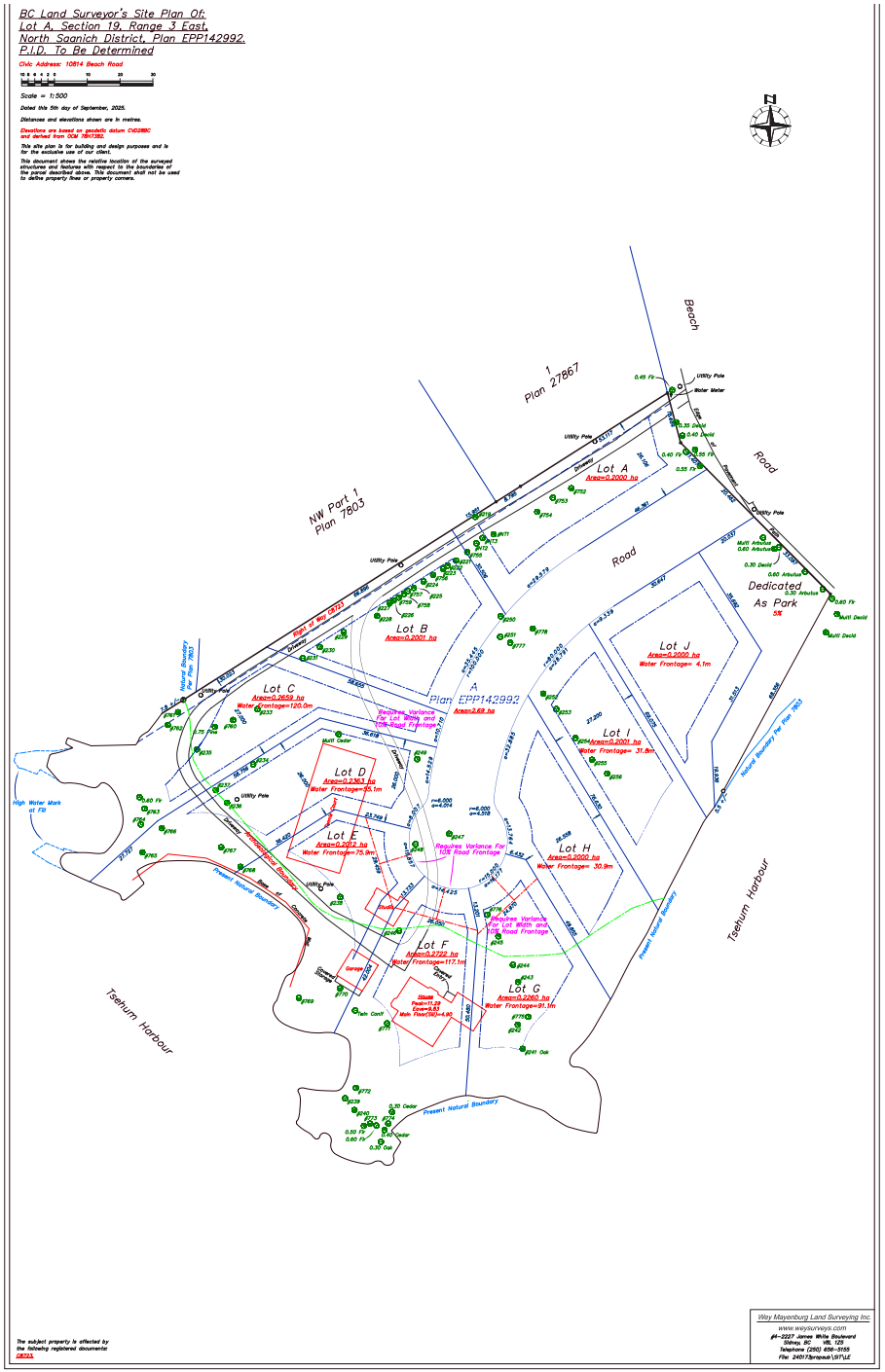






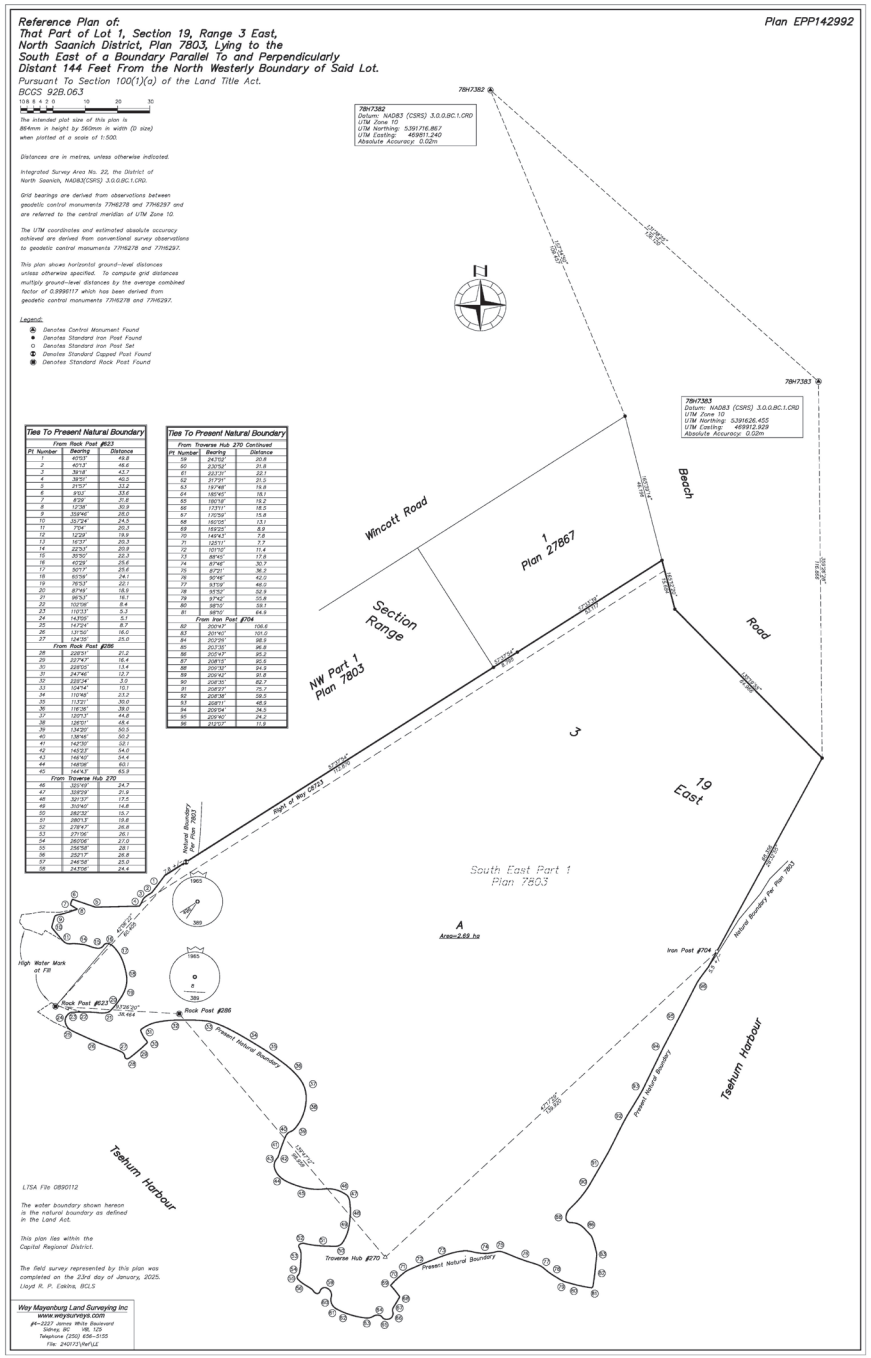
Location

Proposed Subdivison Plan



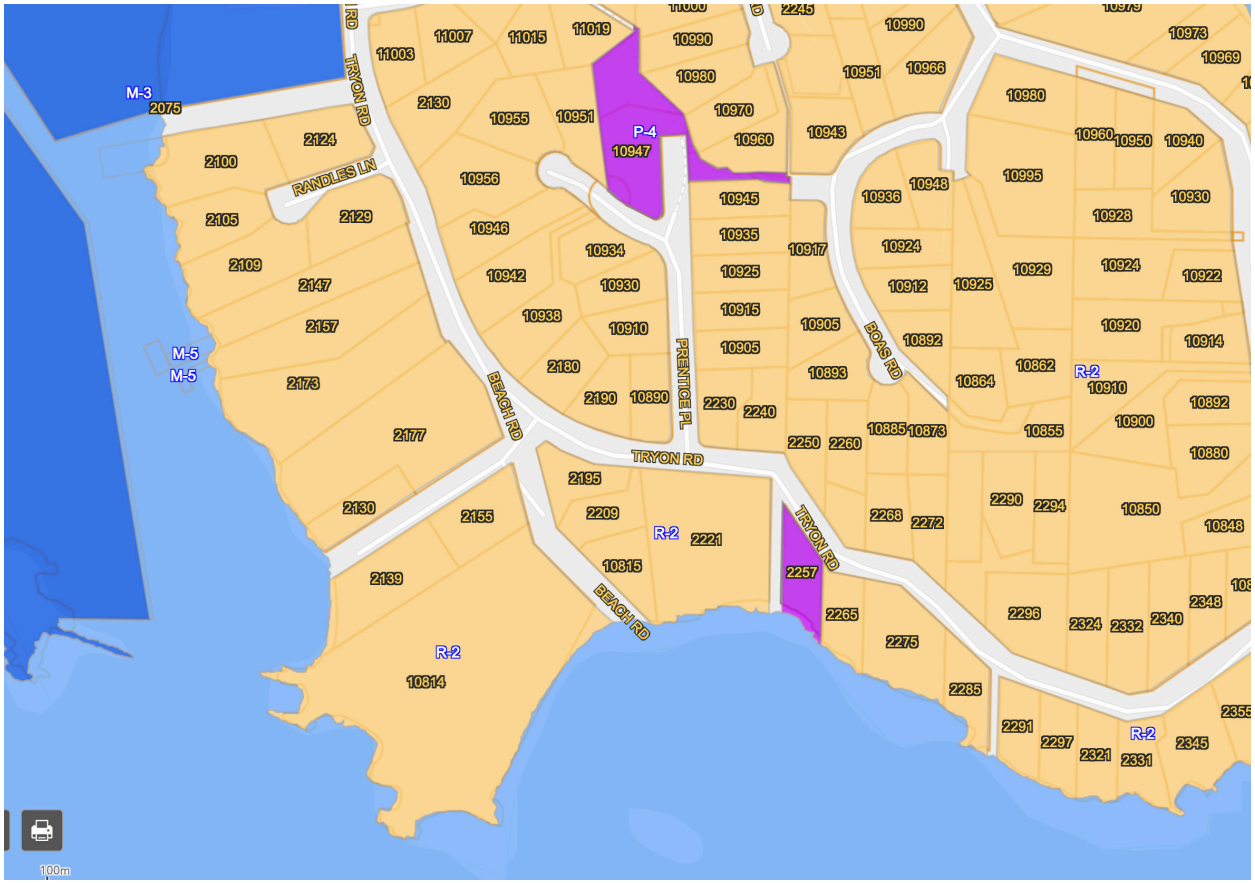
Location

Survey



Location

Zoning Map



Location

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
	(a) Principal (i) Single Family Residential (ii) Farm Uses on land within ALR
BL 1479	
	(b) Secondary (i) Secondary Suite *[See Section 206]* (ii) Guest Cottage *[See Section 204]* (iii) Home Occupation *[See Section 203]* (iv) Breeding and Boarding of Cats or Dogs (v) Accessory Uses *[See Section 202]* (vi) Accessory Buildings and Structures *[See Section 202]*
BL 1369	

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^2 (21,528 ft^2) 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^2 (21,528 ft^2) in lot area.

	502.2.3 Principal Buildings	
	(a) Maximum Number	1
	(b) Maximum Size	465 m^2 (5003 ft^2)
BL 1306	(c) Maximum Height	(i) 9.15 m (30 ft.) (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)
	(d) Minimum Setbacks:	
	(i) Front	7.6 metres (25 ft.)
	(ii) Rear	7.6 metres (25 ft.)
	(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.
BL 1292		
	(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.
	(v) Combined Side	(A) For a lot with two interior side lot lines that has a lot width of 20

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Zoning Bylaws

		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	
BL 1295 ***BL 1510***	(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 m² in size	125 m² (1345 ft²)
BL 1295 ***BL 1510***	(b) Maximum height of accessory building or structure	5.6 metres (18.4 ft.)
BL 1295	(c) Maximum Height	5.6 metres (18.4 ft.)
	(d) Minimum Setbacks (i) Front (ii) Rear (iii) Interior Side (iv) Exterior Side	 7.6 metres (25 ft.) 7.6 metres (25 ft.) (A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m² (150.6 ft²) 7.6 metres (25 ft.)
	(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.).
BL 1295	(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 m² (21,528 ft²)
(b) Minimum Lot Width	26 m (85.3 ft.)

BL 1357	**502.2.7 Other Regulations**	
	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%

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Zoning Bylaws

	(b) Minimum Setbacks (i) Front (ii) Rear	 7.0m (25ft.) 7.0m (25ft.)
BL 1511	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"

BL 1538	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

Location

Zoning Bylaws



Location

(GIS) MAPPING



Set along the picturesque coastline of North Saanich, Beach Road offers a peaceful West Coast setting surrounded by natural beauty and a relaxed seaside atmosphere. Known for its quiet residential character and proximity to the water, the area provides a tranquil lifestyle while remaining just minutes from Sidney, local marinas, parks, trails, and the Victoria International Airport.


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