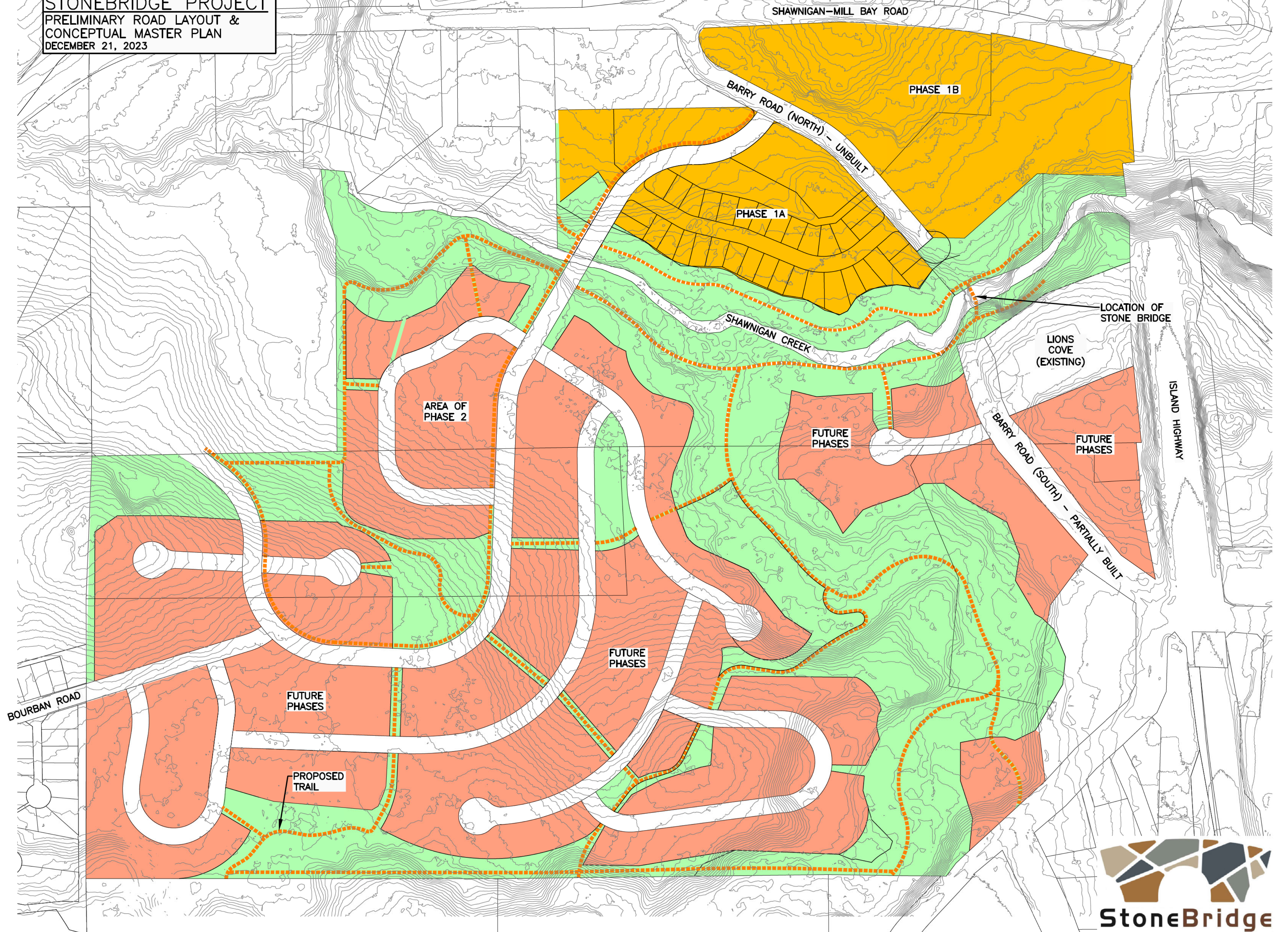






**STONEBRIDGE PROJECT**  
PRELIMINARY ROAD LAYOUT &  
CONCEPTUAL MASTER PLAN  
DECEMBER 21, 2023



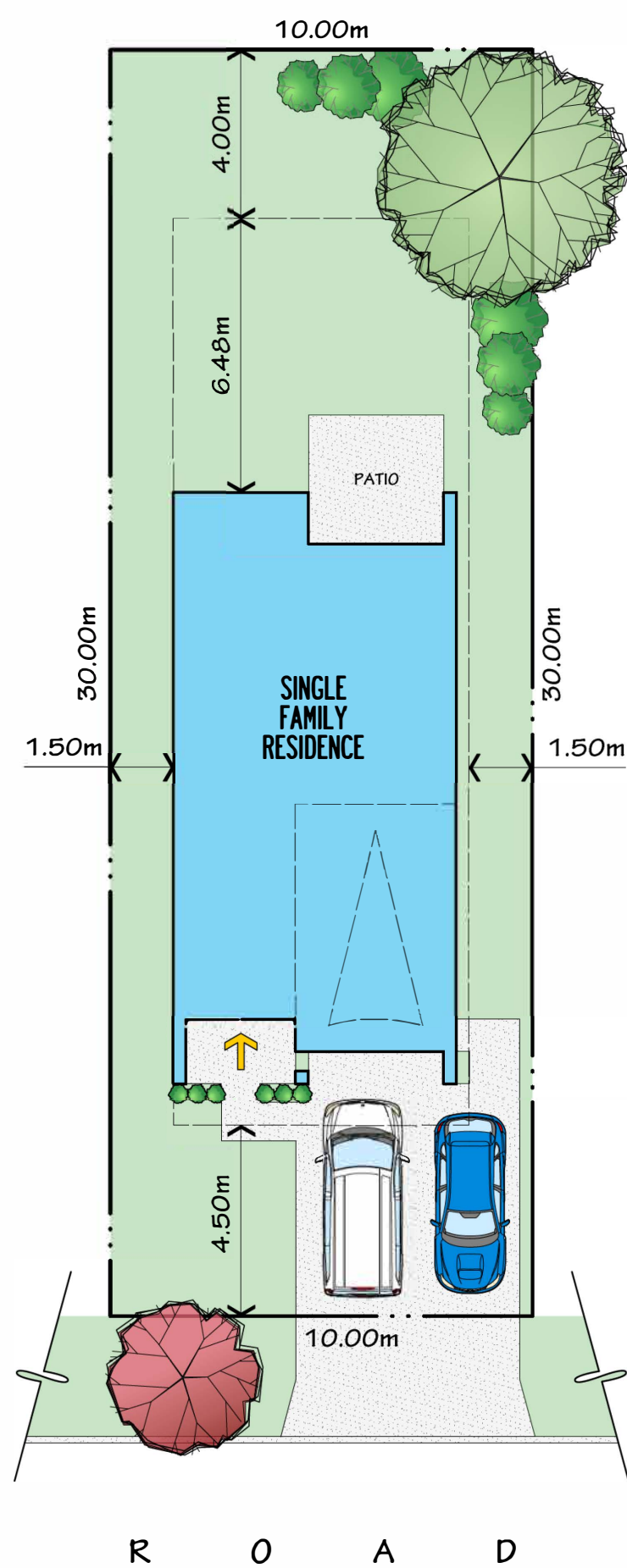


## Stonebridge Zoning

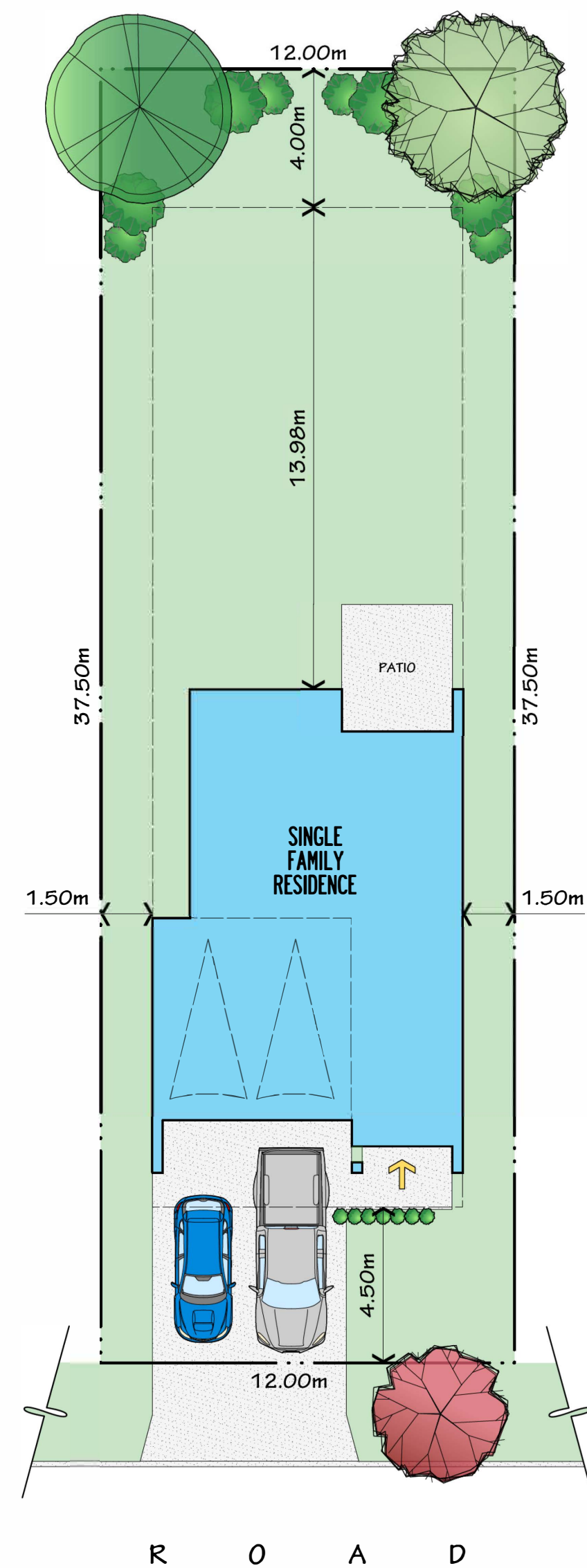
### Consolidation Data

	Residential <u>CD-8</u>	Residential <u>CD-9A</u>	Residential <u>CD-9B</u>	Seniors <u>CD-6</u>	Mixed <u>RM-3</u>	Consolidated <u>Zone</u>
<b>Parcel Coverage</b>						
SFR (Single Family)	45	-	45	-	-	45
Duplex	50	-	50	-	-	50
MFR (Multi-Family)	50	55	50	60	50	55
<b>Lot Area</b>						
SFR (Single Family)	450		450	-	-	<b>300</b>
Duplex	700		700	-	-	<b>500</b>
MFR (Multi-Family)	1000	1000	1000	10000	2000	1000
<b>Hieght (Avg Grade - Highest Point)</b>						
SFR (Single Family)	7.5	-	7.5	-	-	<b>10</b>
Duplex	<b>?</b>	-	7.5	-	-	<b>10</b>
MFR (Multi-Family)	10	15	15	22*	12	22
Accessory	6	<b>?</b>	7.5	-	7.5	7.5
				* Max 57 Geodetic		
<b>Frontage (Lot Width)</b>				Current grade est. as low as 35 geodetic		
SFR (Single Family)	-	-	-	-	-	<b>10</b>
Duplex	16	-	16	-	-	<b>14</b>
MFR (Multi-Family)	6	23	6	-	-	0
<b>Setbacks</b>						
<u>SFR (Single Family)</u>						
Front Parcel (from Garage)	5.0	-	5.0	-	-	5.0
Front	4.5	-	4.5	-	-	4.5
Interior Side	1.5	-	1.5	-	-	1.5
Exterior Side	3.5	-	3.5	-	-	<b>3.0</b>
Rear Parcel	4.0	-	4.0	-	-	4.0
<u>Duplex</u>						
Front Parcel (from Garage)	5.0	-	5.0	-	-	5.0
Front	4.5	-	4.5	-	-	4.5
Interior Side	1.5	-	1.5	-	-	1.5
Exterior Side	3.5	-	3.5	-	-	<b>3.0</b>
Rear Parcel	4.0	-	4.0	-	-	4.0
<u>MFR (Multi-Family)</u>						
Front Parcel (from Garage)	4.5	4.5	4.5	6.0	-	4.5
Front	4.5	4.5	4.5	6.0	4.5	4.5
Interior Side	3.0	3.0	3.0	6.0	3.5	3.0
Exterior Side	4.5	4.5	4.5	6.0	4.5	4.5
Rear Parcel	4.0	4.5	4.5	6.0	4.5	4.0
<u>Accessory</u>						
Front Parcel (from Garage)	5.0	5.0	5.0	-	-	5.0
Front	5.0	5.0	5.0	-	-	5.0
Interior Side	1.0	1.0	1.0	-	-	1.0
Exterior Side	3.0	3.0	3.0	-	-	3.0
Rear Parcel	1.0	1.0	1.0	-	-	1.0
<b>Secondary Suites (May be superceded by Provincial Legislation)</b>						
SFR Permitted	Yes	No	Yes**	-	-	Yes
Parcel Area Required m <sup>2</sup>	600	-	600	-	-	<b>450</b>
Duplex Permitted	Yes	No	Yes	-	-	Yes
Parcel Area Required m <sup>2</sup>	700	-	700	-	-	<b>600</b>

\*\* Error in zoning

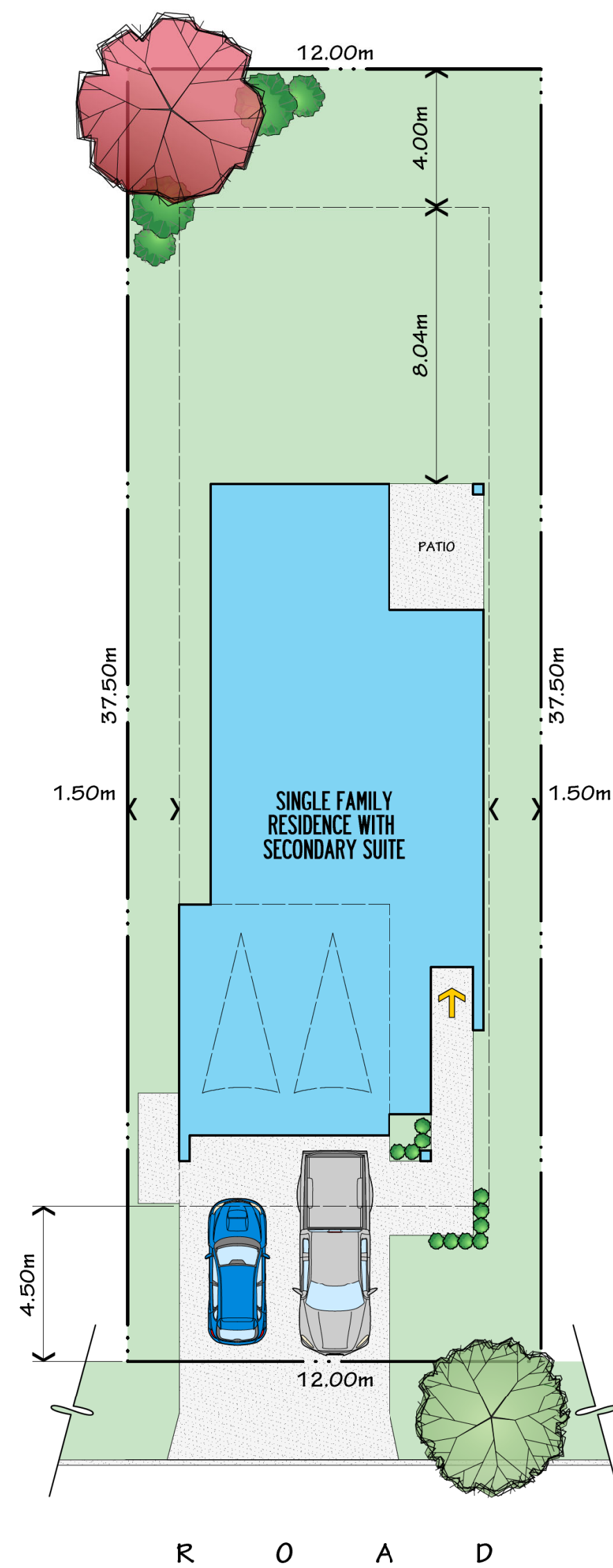


**SFR - MINIMUM SIZED LOT**  
LOT SIZE: 300 SQ. M.

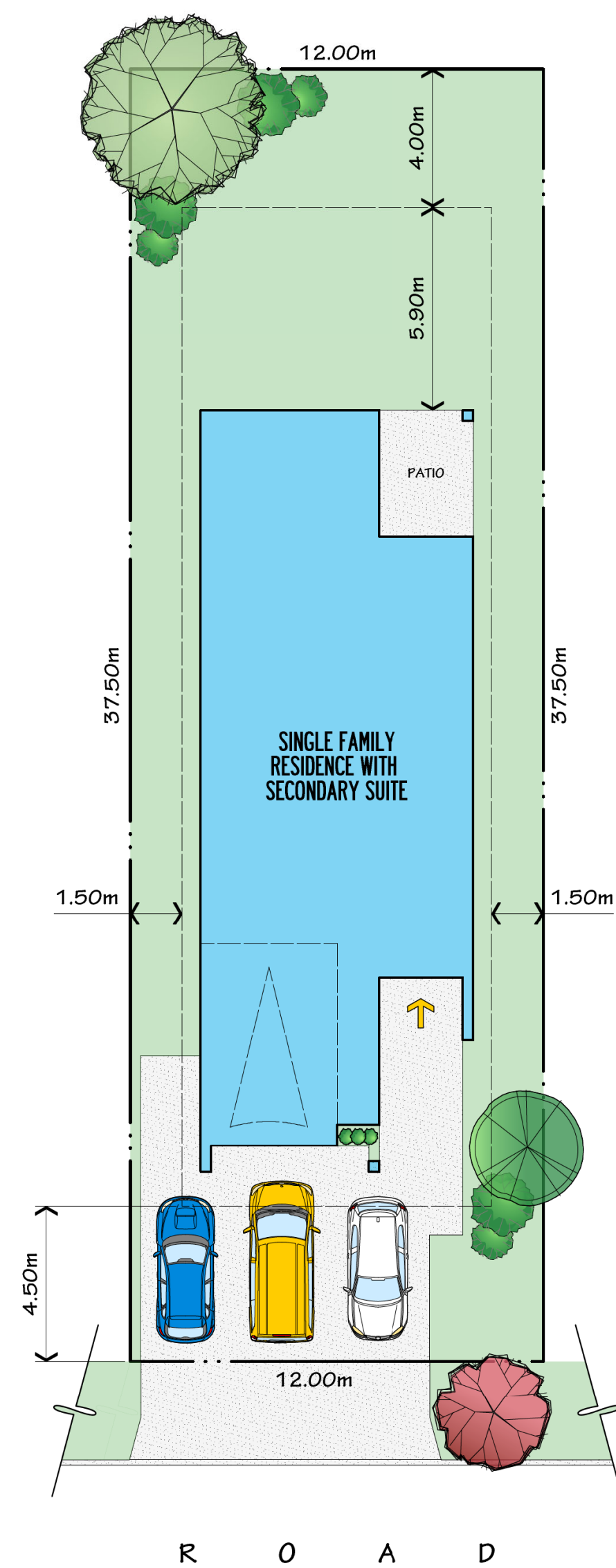


**SFR - TYPICAL SIZED LOT**  
LOT SIZE: 450 SQ. M.



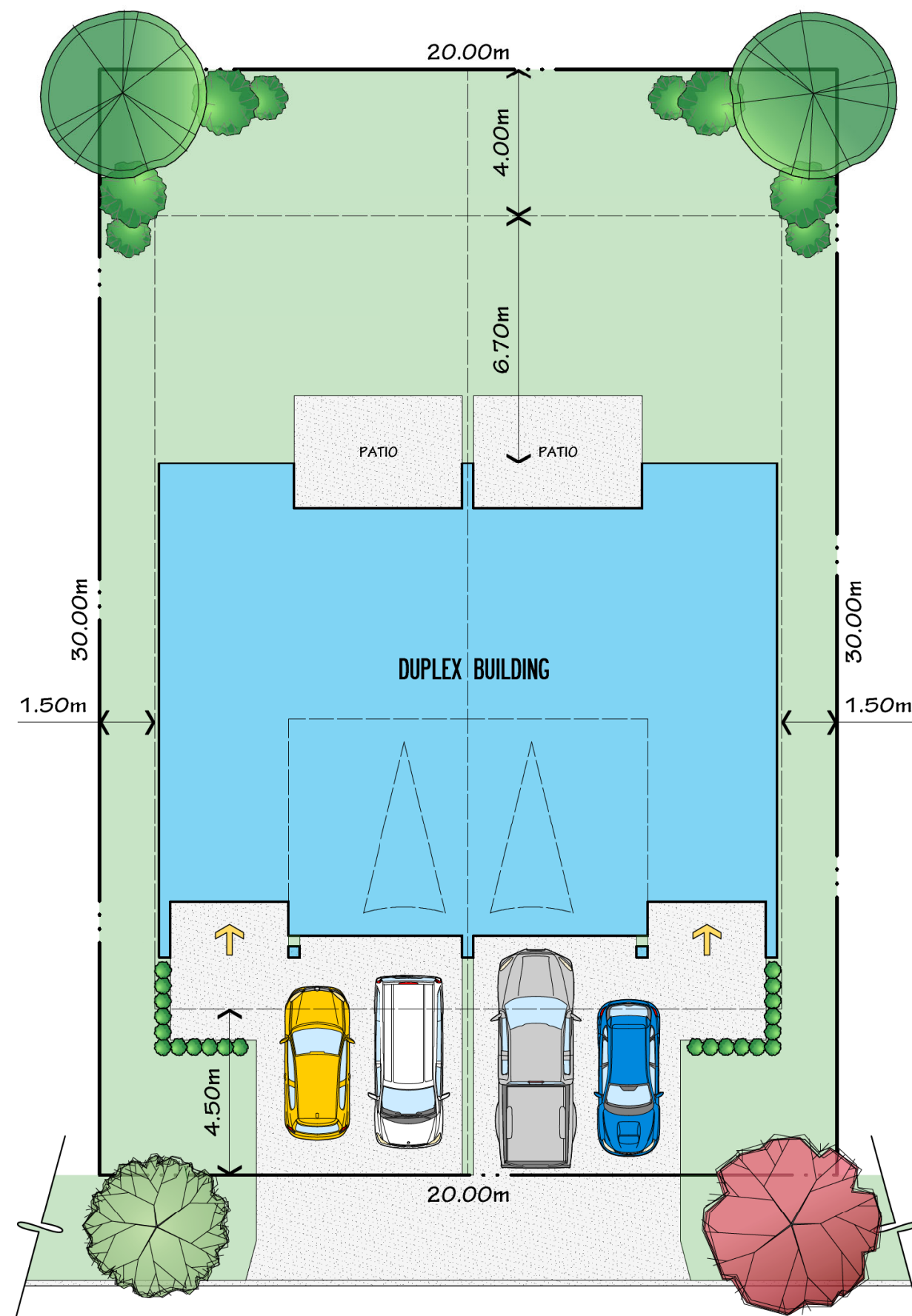


**SFR WITH SUITE - MIN. SIZED LOT**  
 LOT SIZE: 450 SQ. M.



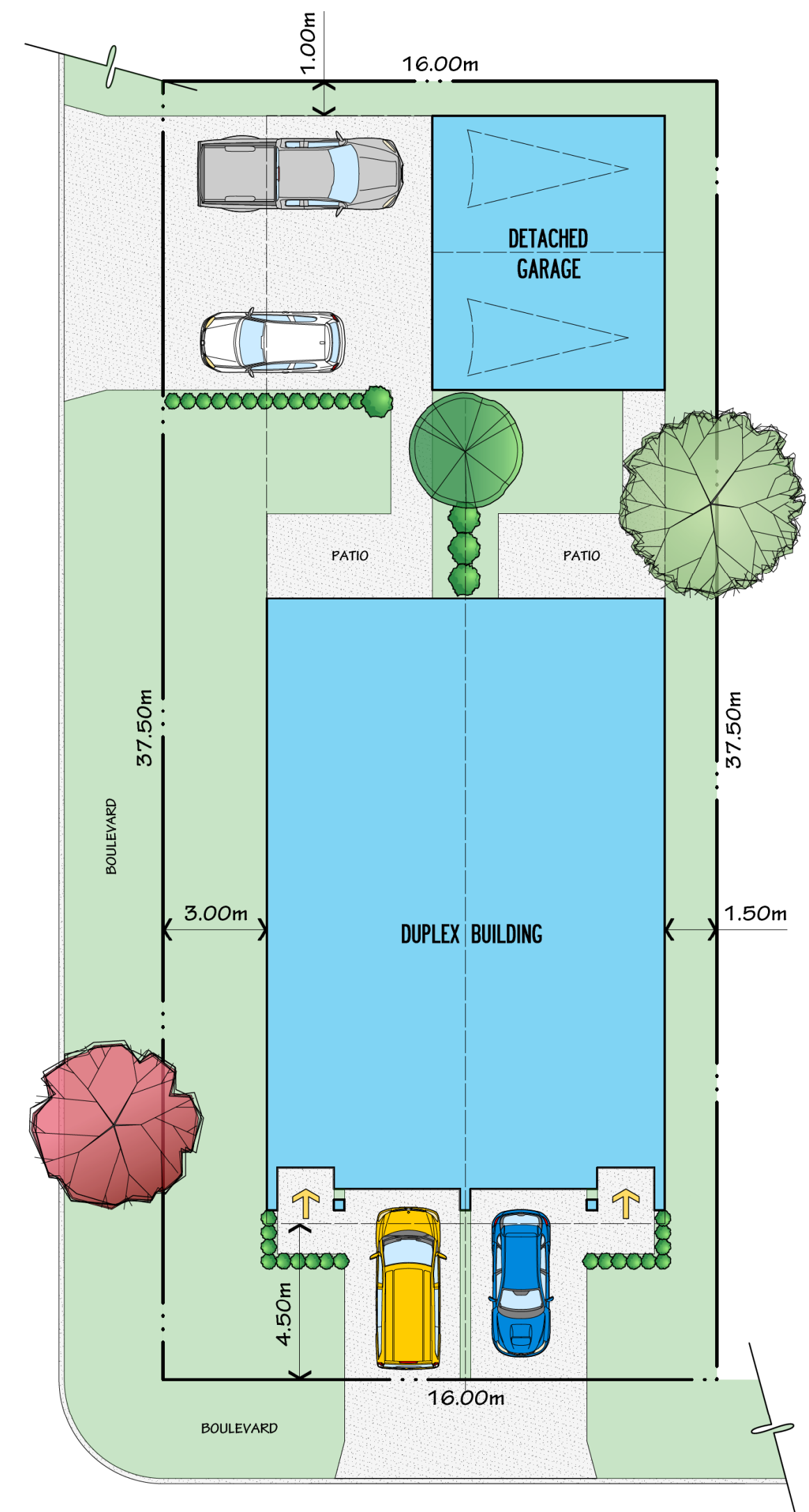
**SFR WITH SUITE - MIN. SIZED LOT**  
 LOT SIZE: 450 SQ. M.





## DUPLEX - INTERIOR LOT

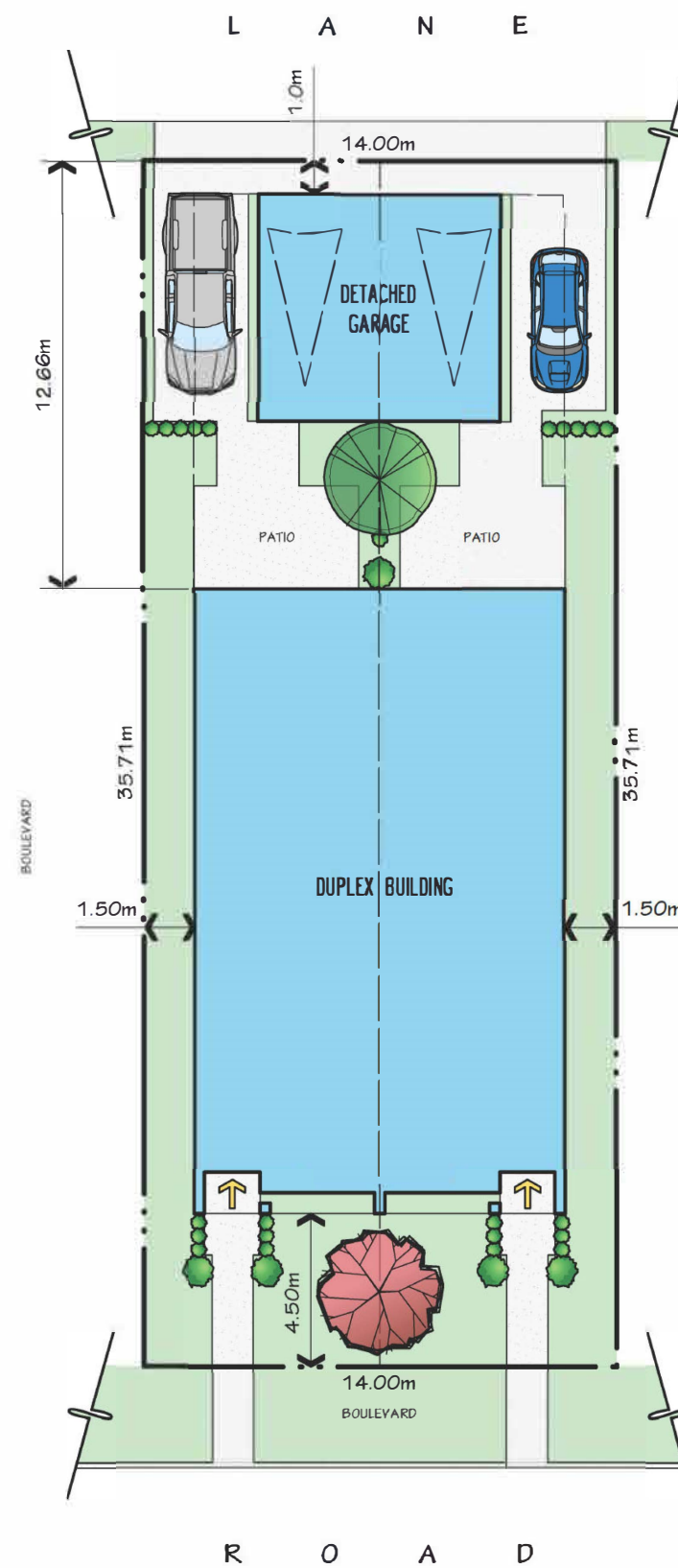
LOT SIZE: 600 SQ. M.



## DUPLEX - CORNER LOT

LOT SIZE: 600 SQ. M.

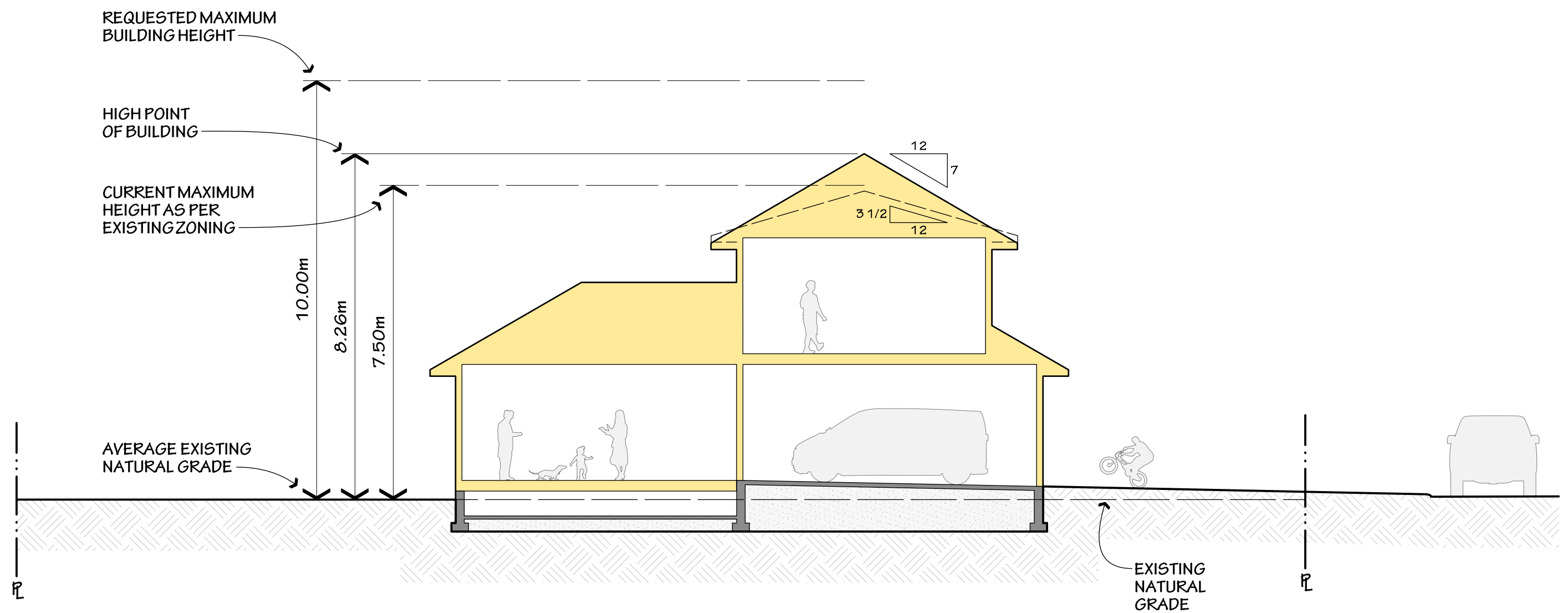




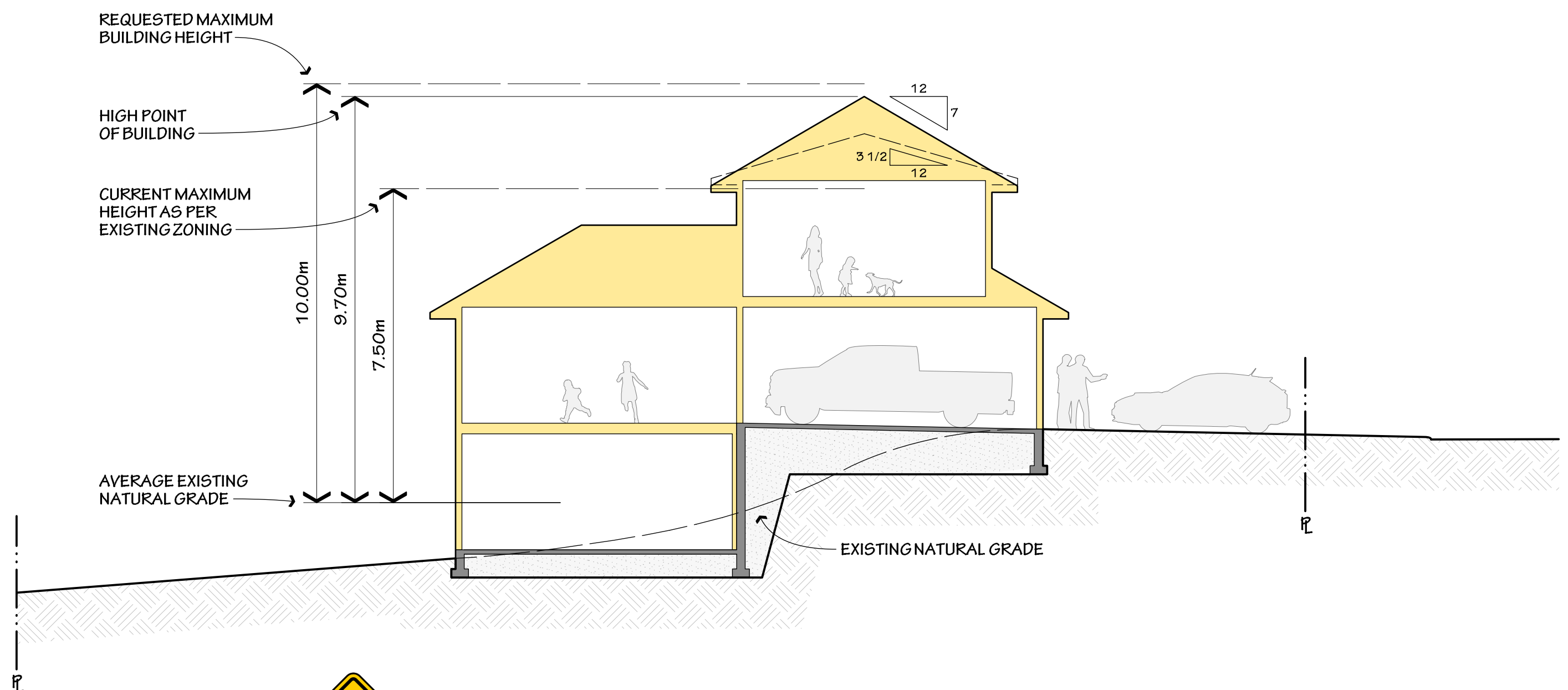
## DUPLEX - CORNER LOT

LOT SIZE: 500 SQ. M.



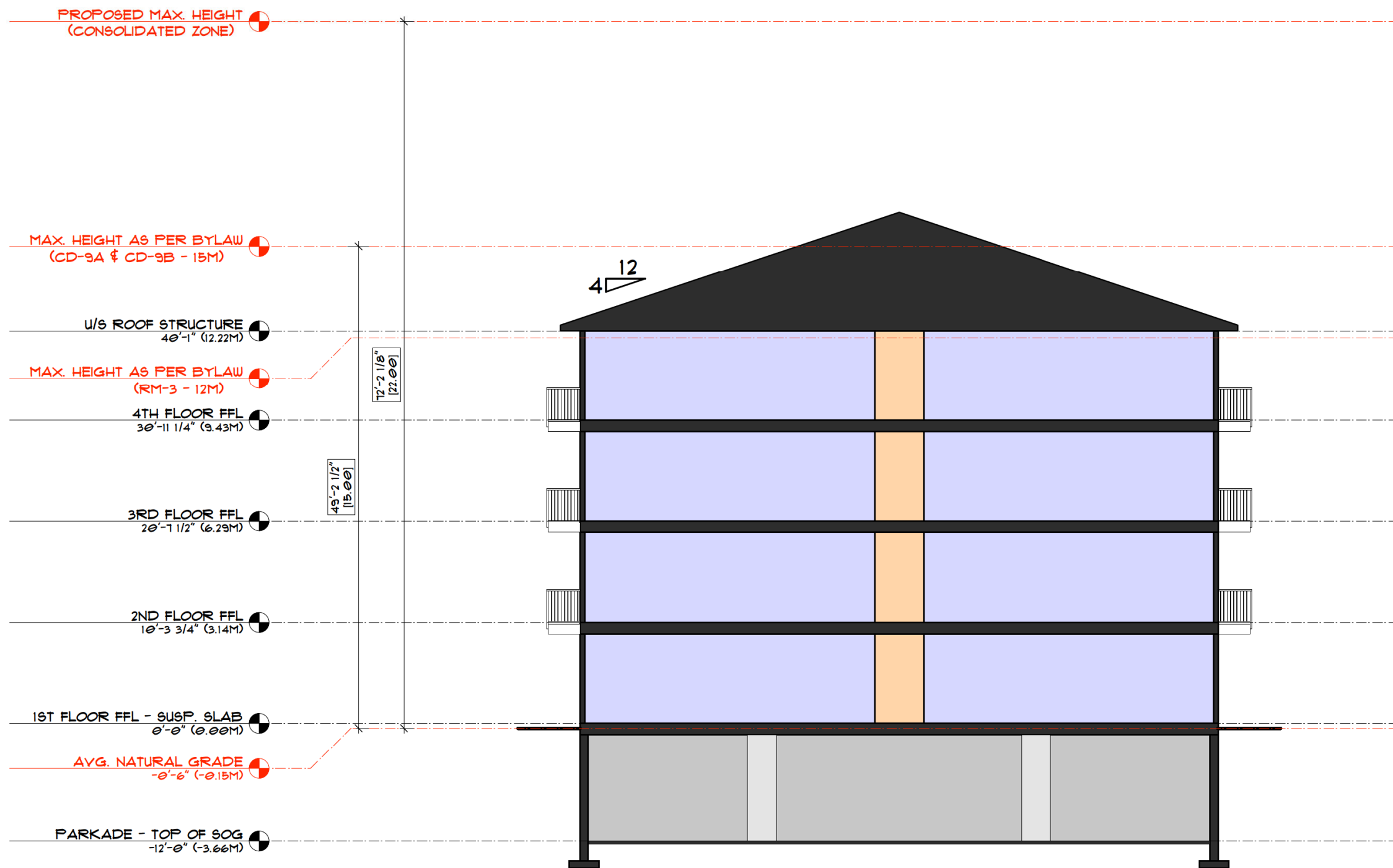


## FLAT LOT CROSS SECTION

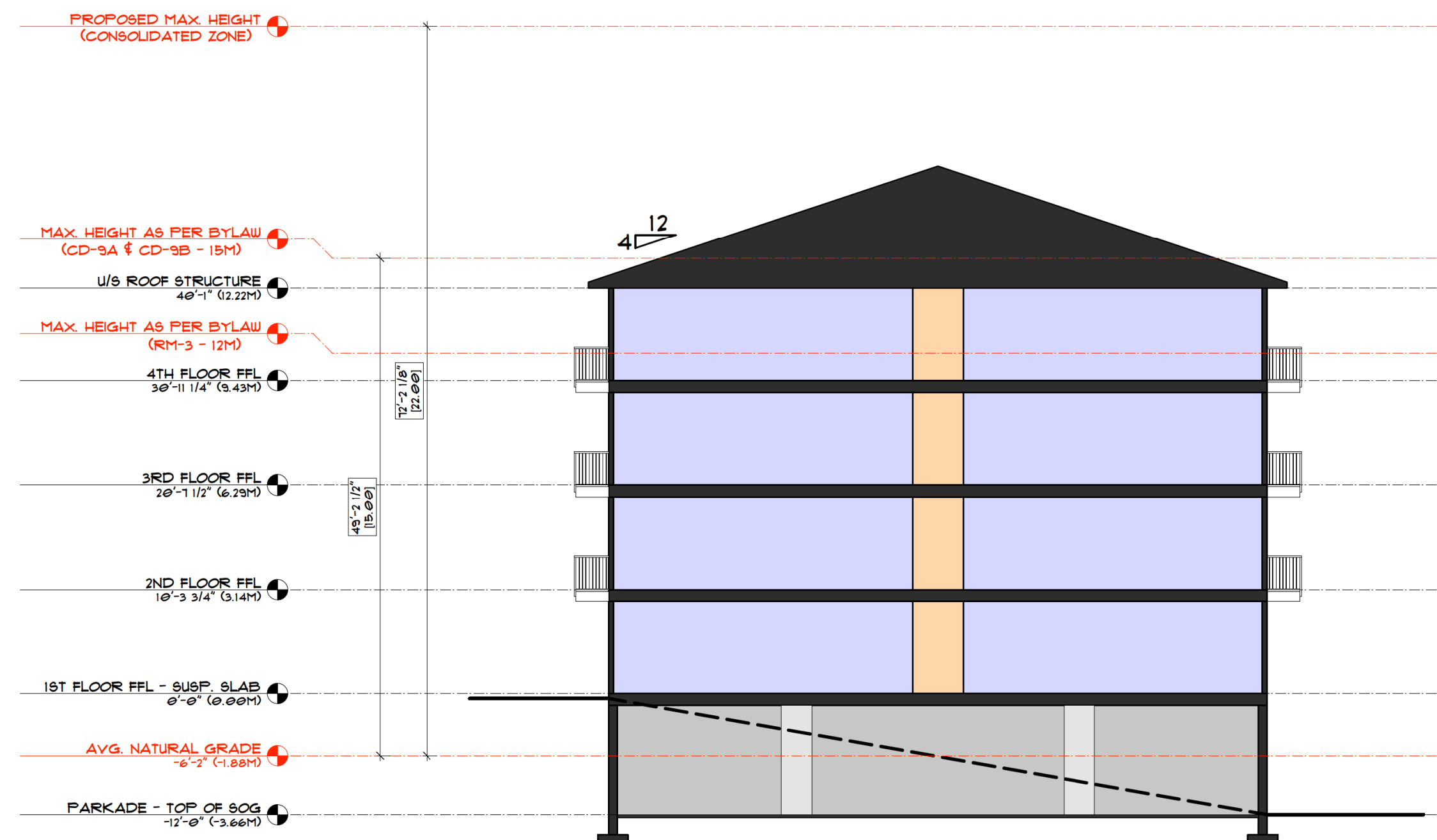


## SLOPED LOT CROSS SECTION



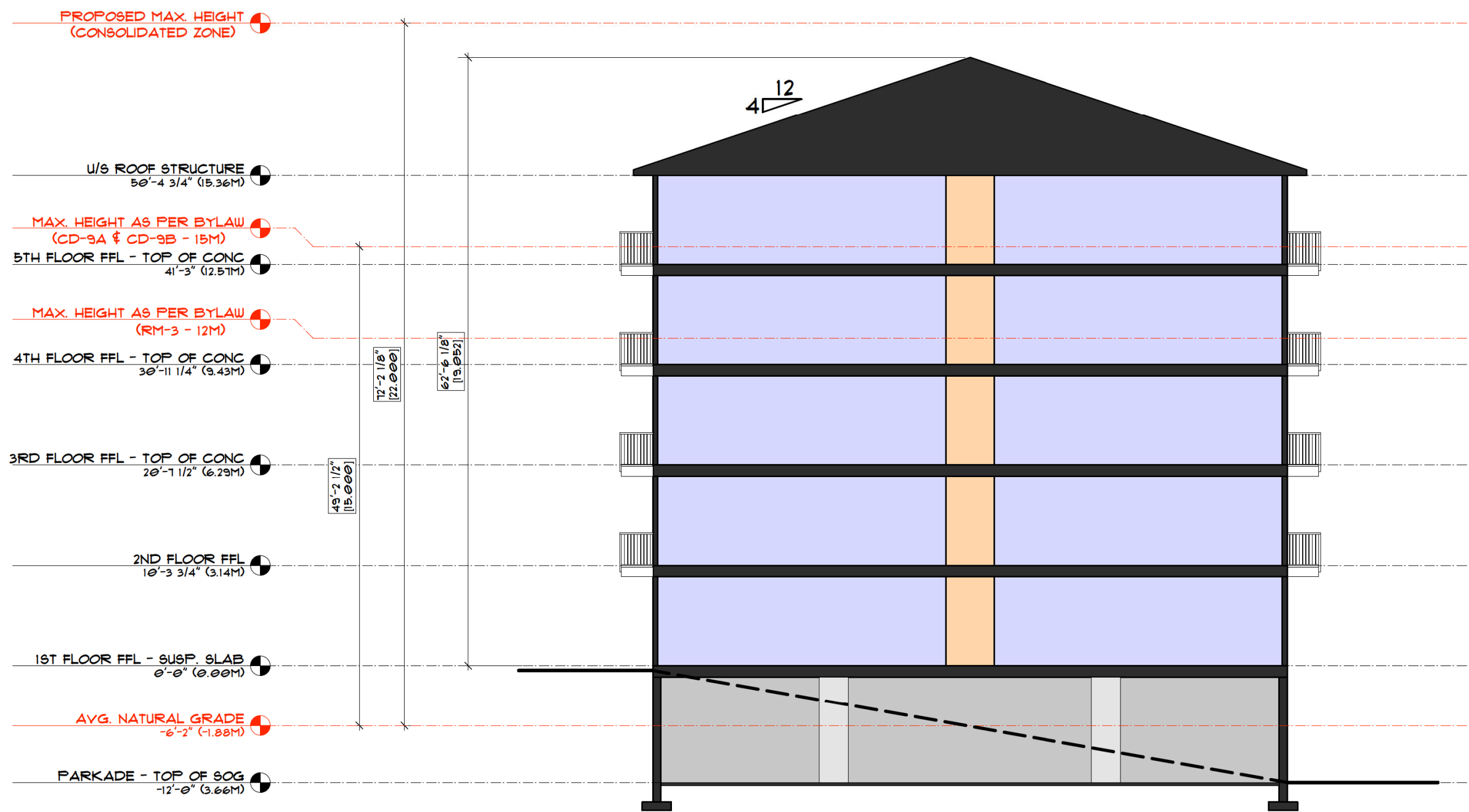


**MULTI-FAMILY  
EXAMPLE BUILDING**  
4-STOREYS W/SLOPED ROOF  
ON FLAT SITE

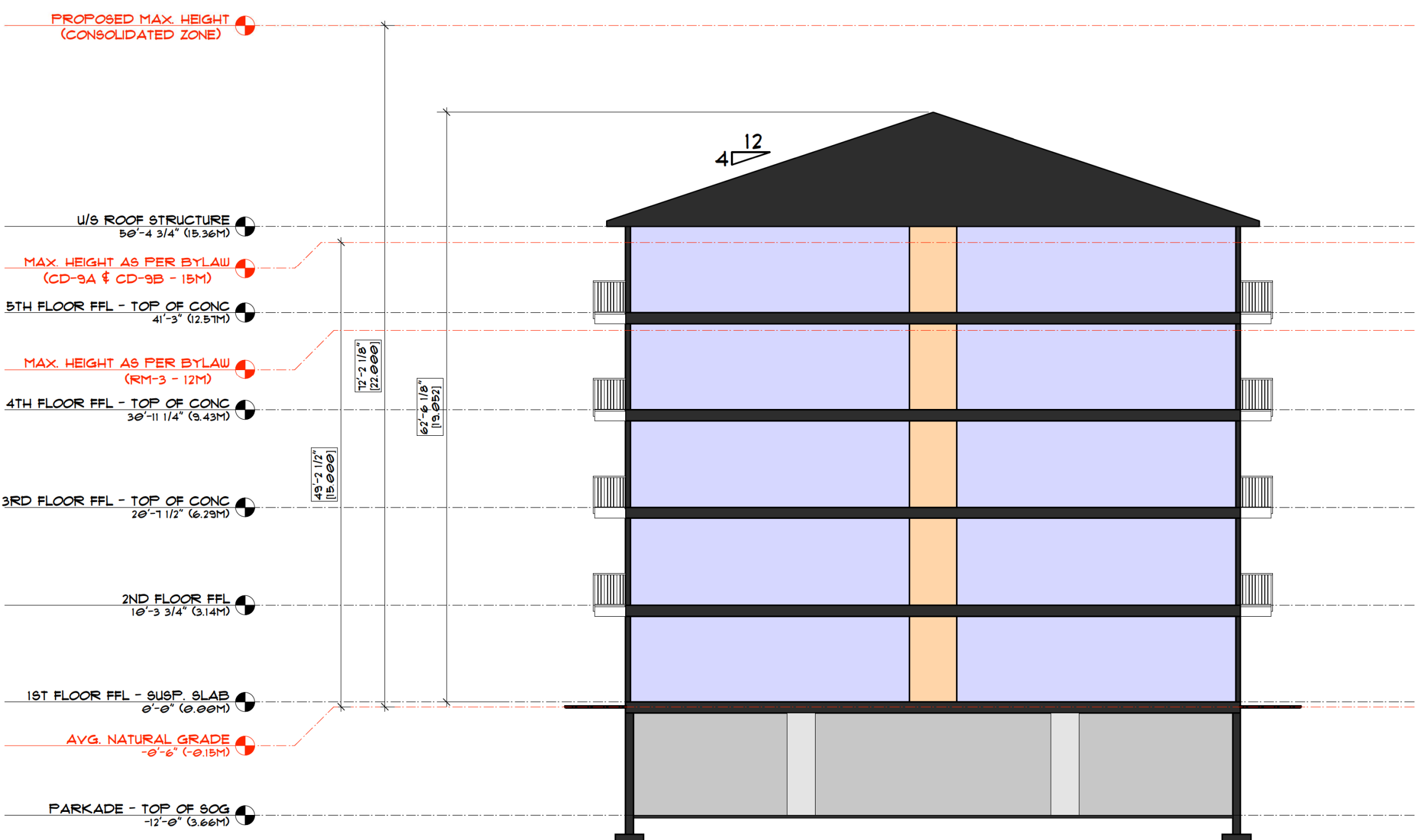


**MULTI-FAMILY  
EXAMPLE BUILDING**  
4-STOREYS W/SLOPED ROOF  
ON SLOPED SITE



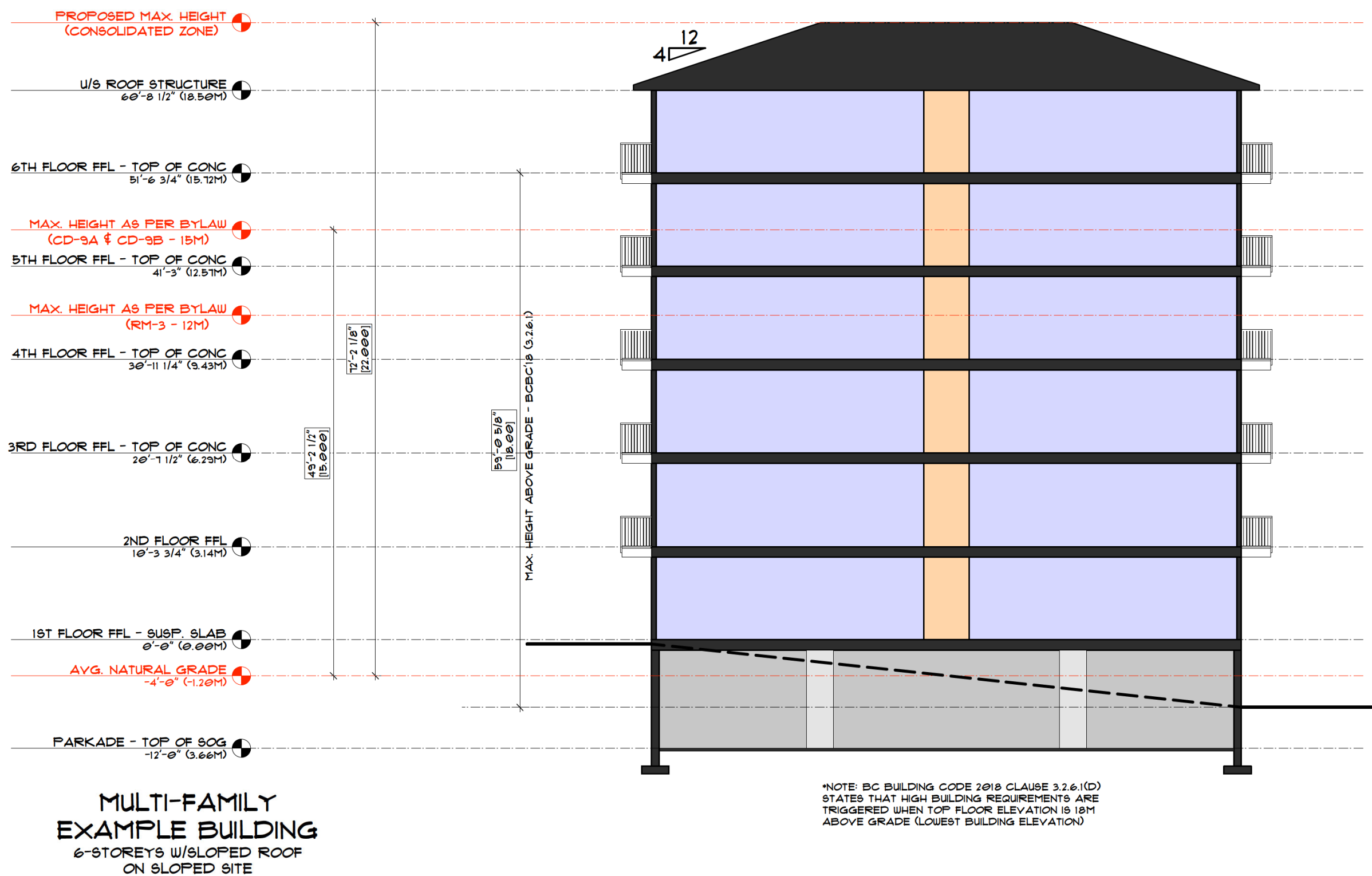
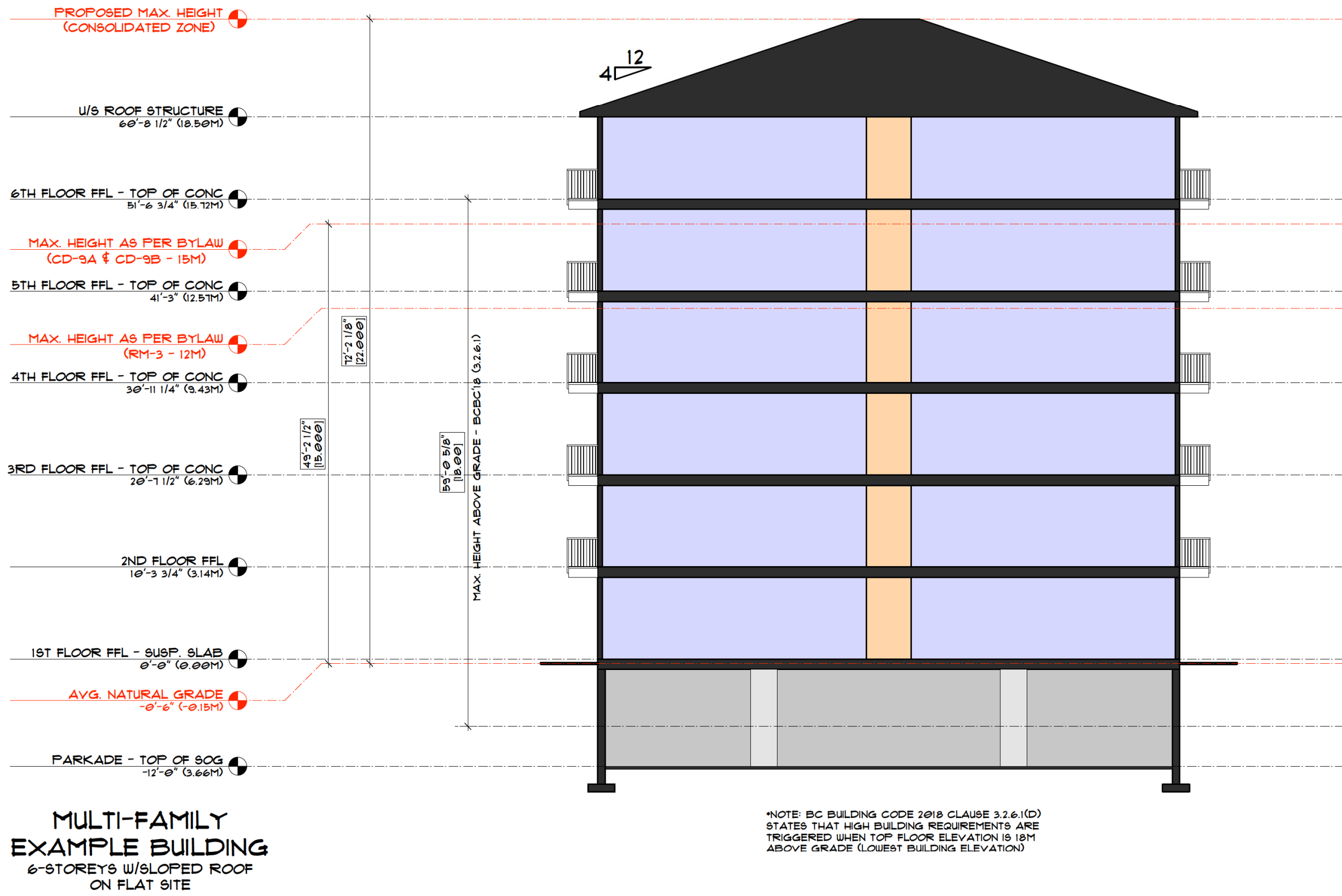


**MULTI-FAMILY  
EXAMPLE BUILDING**  
5-STOREYS W/SLOPED ROOF  
ON SLOPED SITE



**MULTI-FAMILY  
EXAMPLE BUILDING**  
5-STOREYS W/SLOPED ROOF  
ON FLAT SITE









IWA  
ARCHITECTS

STONEBRIDGE SHOPPING CENTRE (PRELIM DESIGN REVIEW)  
SHAWNIGAN LAKE-MILL BAY ROAD, MILL BAY, BC

PERSPECTIVE 2

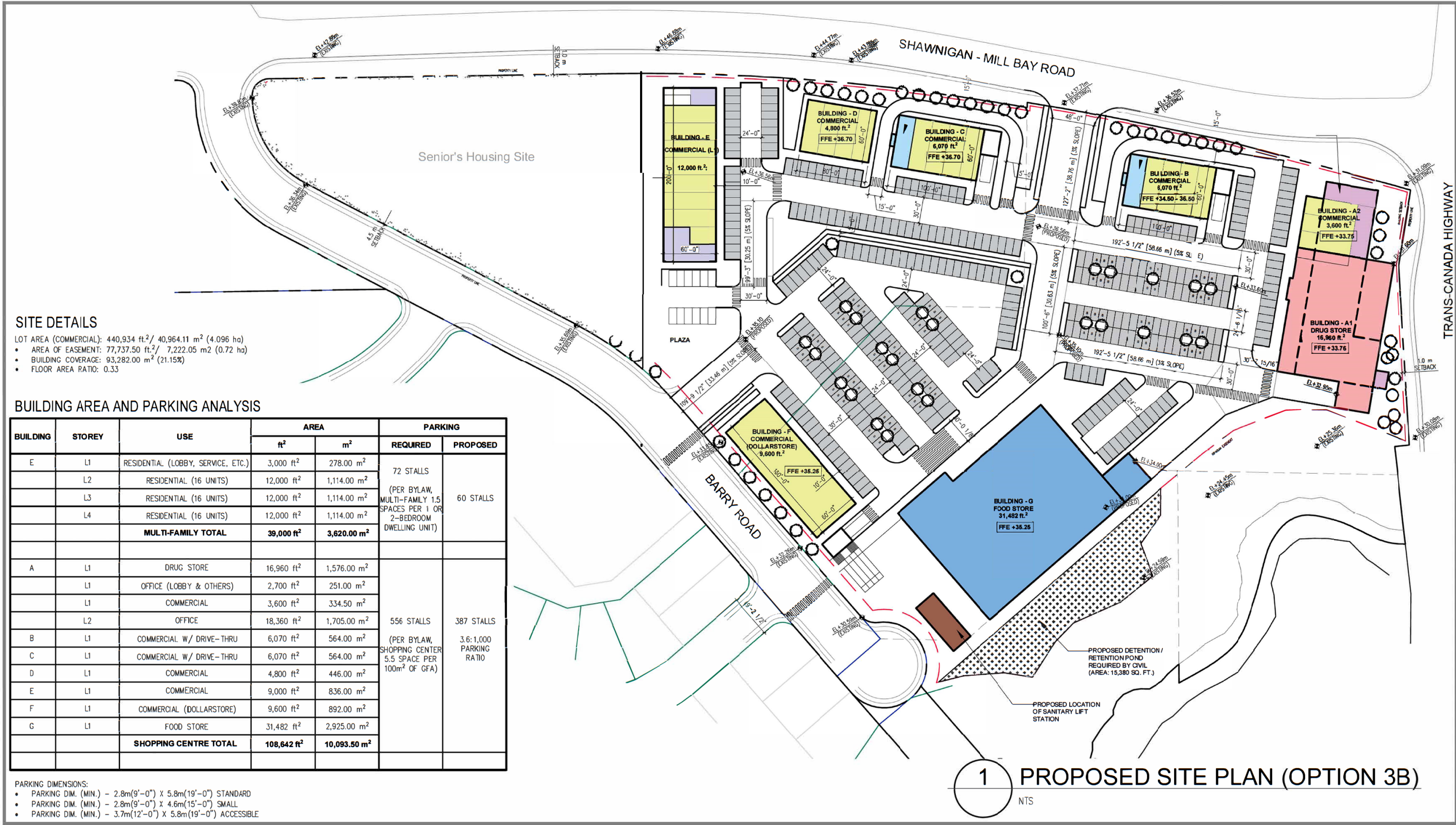


IWA  
ARCHITECTS

23040 STONEBRIDGE


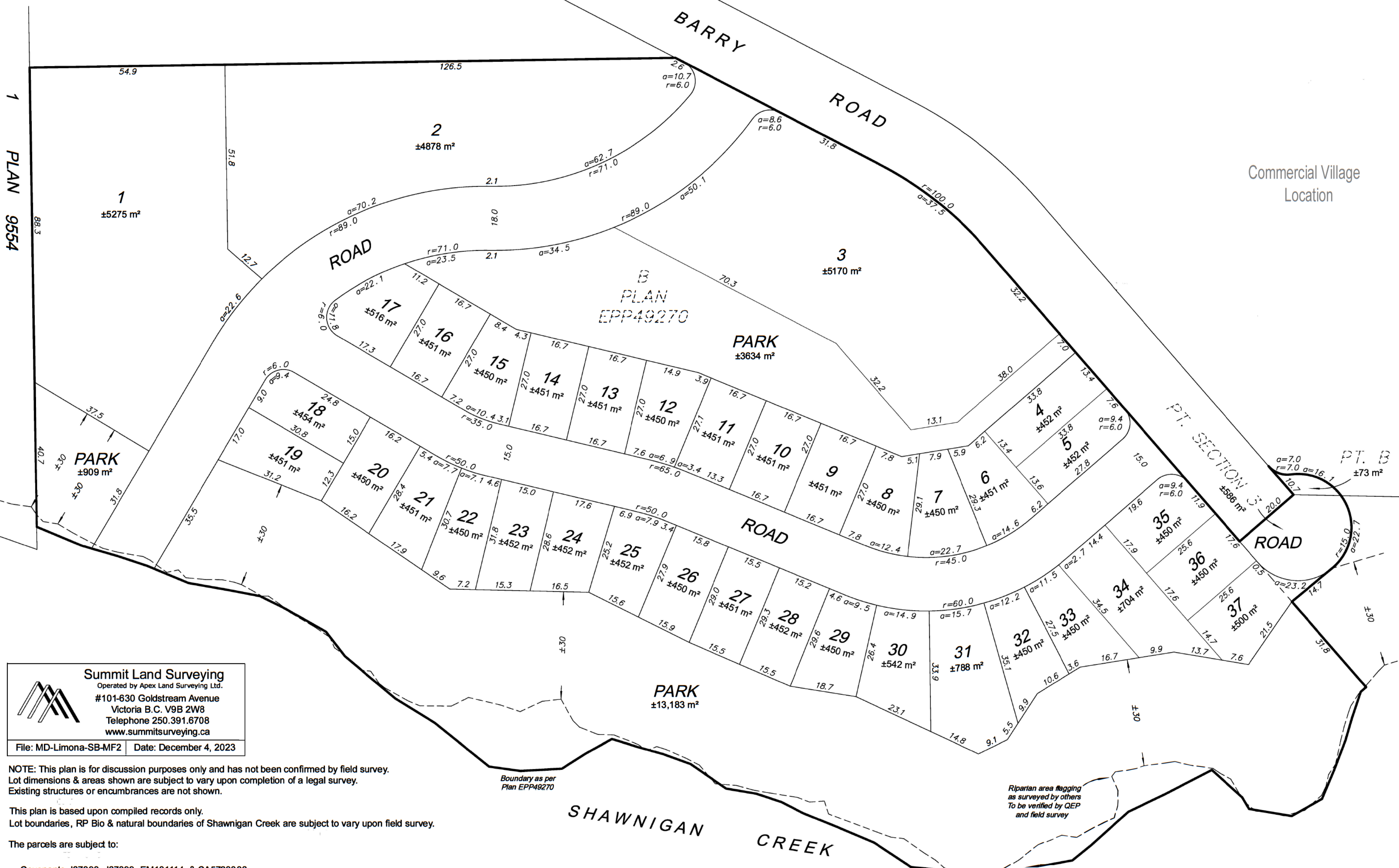
DWG NO: SKA100-1 | DATE: 2023/12/18 | SCALE: NTS

PROPOSED SITE PLAN





- PART OF REMAINDER SECTION 3,  
- PART OF REMAINDER LOT B, SECTION 3, PLAN 34171,  
- LOT B, SECTION 3, PLAN EPP49270  
ALL WITHIN RANGE 8, SHAWNIGAN DISTRICT.



**Summit Land Surveying**  
 Operated by Apex Land Surveying Ltd.  
 #101-630 Goldstream Avenue  
 Victoria B.C. V9B 2W8  
 Telephone 250.391.6708  
[www.summitsurveying.ca](http://www.summitsurveying.ca)

File: MD-Limona-SB-MF2	Date: December 4, 2023
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NOTE: This plan is for discussion purposes only and has not been confirmed by field survey. Lot dimensions & areas shown are subject to vary upon completion of a legal survey. Existing structures or encumbrances are not shown.

This plan is based upon compiled records only.  
Lot boundaries, RP Bio & natural boundaries of Shawnigan Creek are subject to vary upon field survey.

The parcels are subject to:

Covenants J67898, J67899, EM101114 & CA5728036  
Statutory Rights of Way EC1795, EC1798 & EN65107  
Easements EN111859 & CA3612490