City of Parksville

HOW TO CALCULATE PLOT PLAN INFORMATION

The calculations that are required for submission on a plot plan can appear to be complex. They are not.

It's nothing more than basic math. What is needed, is a basic understanding of what you are calculating, and why.

There are **four** basic calculations required for a plot plan.

1) Site area (lot size)   **2)** Lot Coverage, birds eye view expressed as a percentage of the lot.

3) Gross Floor Area (combined size of parts of the structure **4)** Floor Area Ratio (FAR) a ratio of floor area to property size.

Aside from providing us with enough information to determine if your proposal meets with the site specific zoning regulations, it is an exercise in

awareness for the applicant.   The City develops the zoning criteria, and it is then the responsibilty of the owner to ensure that their

proposal will comply with the criteria/regs set out for that zone.   This process can also assist in identifying problems with siting or lot coverage prior to

submission and construction.

The following **definitions** are provided for clarity only.   **ALWAYS REFER TO THE ZONING BYLAW FOR EXACT WORDING !**

SITE means an area of land or surface of water consisting of 1 or more parcels used as a unit devoted to a certain use or occupied by a building

or structure or group of buildings or structures united by a common interest, use or development; (AMENDMENT BYLAW NO. 2000.40)

LOT COVERAGE.......means the sum total horizontal areas of **all buildings and structures, or parts thereof**, except uncovered on grade patios,

as measured from the outermost walls of a buildng or structure, and expressed as a percentage of the total area of the lot

GROSS FLOOR AREA.......means the sum total of the gross horizontal area of **each floor** of a building as measured to the exterior face of the

exterior wall of the buildng excluding,

a) any portion of a floor used for parking purposes unless such parking is a principle use

e) any portion of a penthouse containing elevator or ventilating equipment

FLOOR AREA RATIO means the figure obtained when the gross floor area of all buildings on a parcel is divided by the area of the parcel

***** EXCEL USERS START HERE FOR CONVERSION OF KNOWN NUMBERS - IF REQUIRED *****

CONVENIENCE AREA CONVERTOR

SQ FT		**TO SQ MTRS**	0	**HA**	0	**TO M2**	0
SQ MTRS		**TO SQ FT**	0	**ACRES**	0	**TO M2**	0
ACRES		**TO HA**	0				
HA		**TO ACRES**	0				

ENTER KNOWN DATA FOR FLOOR AND LOT AREAS, EXCEL WILL DO THE REST FOR YOU

***** IMPORTANT****** ENTER ALL NUMBERS IN ONE FORMAT (METRIC OR IMPERIAL)

ACCESSORY BUILDINGS (det grgs, sheds and wrkshps)	0	**MAIN FLR**	0	**OTHER FLRS (2nd flr and bsmnts)**	0	**GARAGE (attached only)**	0
LOT SIZE	0						

TOTALS	**LOT COVERAGE**	0.00%
	GROSS FLOOR AREA	0
	FLOOR AREA RATIO	0.00

Transfer the numbers onto your plot plan and you're done !

This spreadsheet is also available in excel format from the City's website

WWW.CITY.PARKSVILLE.BC.CA.