

SKETCH PLAN SHOWING OFFSETS FROM BUILDINGS TO PROPERTY LINES AS PART OF PROPOSED SUBDIVISION OF:

1) LOT 2, DL 2450s, SDYD, PLAN 3472.

PID: 001-782-860
CHARGES: SRW R47643

2) BLOCK 731, DL 2450s, SDYD, PLAN 2450, EXCEPT PLANS 2472 AND 28965.

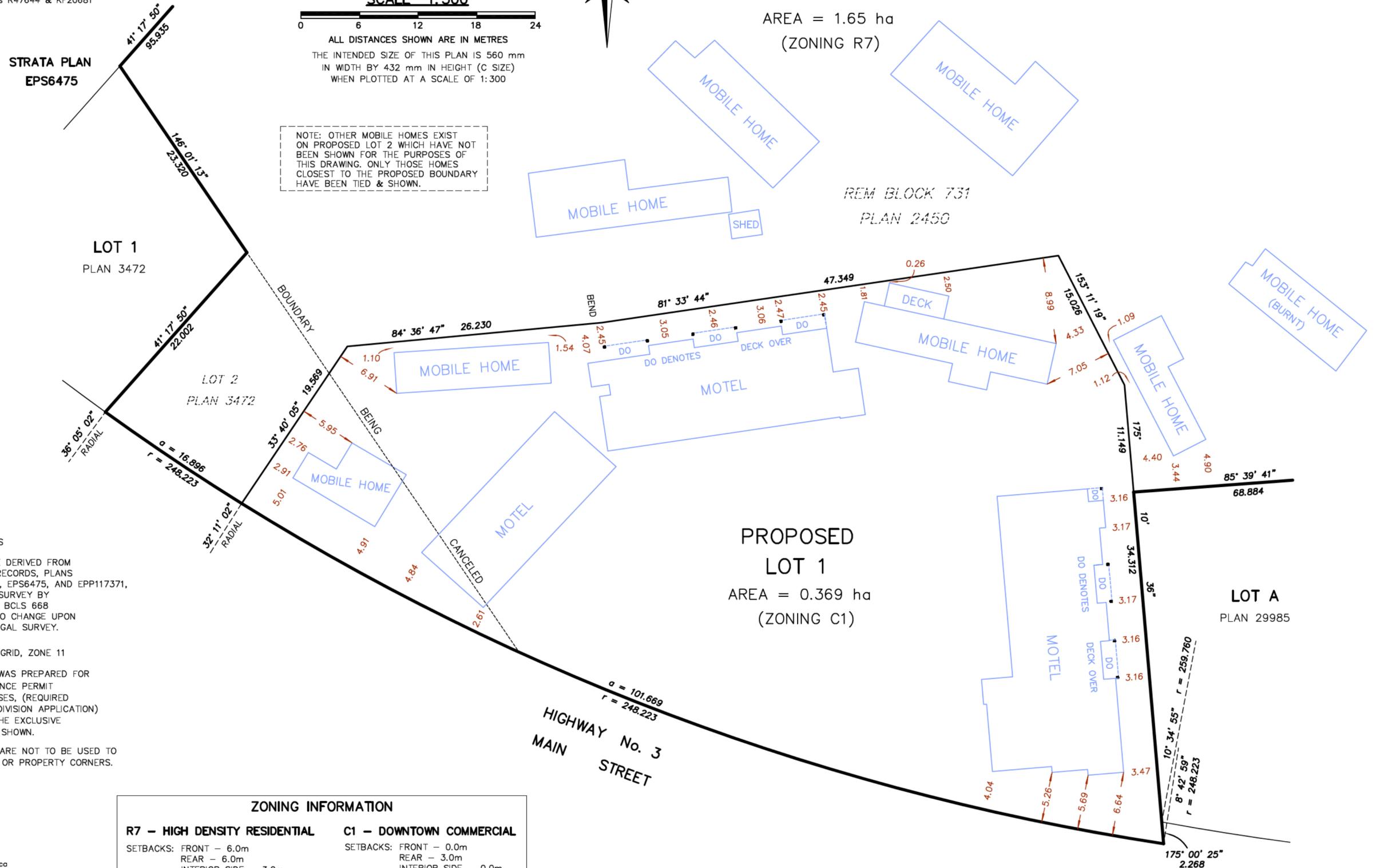
PID: 001-782-801
CHARGES: SRW's R47644 & KF20681

SEE PROPOSED SUBDIVISION (V2) PLAN DATED FEB 22, 2024
PENDERGRAFT FILE No. 1233433 SUB APP1.DWG, FOR
COMPLETE DEPICTION OF BOUNDARIES & FEATURES DEALT WITH.

CIVIC ADDRESS:
9102 & 9106 - MAIN STREET, OSOYOOS
CLIENT: [REDACTED]
FIELD SURVEY DATE: FEBRUARY 21, 2024

VERSION #2
DRAWING DATE: FEBRUARY 22, 2024
V2 NOTES: ADDED PROPOSED EASEMENTS & SRW

VERSION #3 - DRAWING DATE: JUNE 26, 2024
V3 NOTES: DRAWN AT ENLARGED SCALE
AROUND BUILDING PORTION OF SITE



NOTE:

NOT SUITABLE FOR MORTGAGE PURPOSES

LOT DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS, PLANS 3472, 28965, 29985, EPS6475, AND EPP117371, AND PARTIAL FIELD SURVEY BY BRAD PENDERGRAFT, BCLS 668 AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.

BEARINGS ARE UTM GRID, ZONE 11

THIS SKETCH PLAN WAS PREPARED FOR DEVELOPMENT VARIANCE PERMIT APPLICATION PURPOSES, (REQUIRED AS PART OF A SUBDIVISION APPLICATION) ONLY AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

ZONING INFORMATION

R7 - HIGH DENSITY RESIDENTIAL	C1 - DOWNTOWN COMMERCIAL
SETBACKS: FRONT - 6.0m	SETBACKS: FRONT - 0.0m
REAR - 6.0m	REAR - 3.0m
INTERIOR SIDE - 3.0m	INTERIOR SIDE - 0.0m
EXTERIOR SIDE - 4.5m	EXTERIOR SIDE - 0.0m
MINIMUM LOT SIZE - 1000 m2	MINIMUM LOT SIZE - 275 m2

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OUR FILE NO. 1233433 SUB APP2.DWG
DC FILE NO. 1051529
SURVEYED BY BRAD PENDERGRAFT BCLS 668