

PROPOSED

SUBDIVISION PLAN OF:

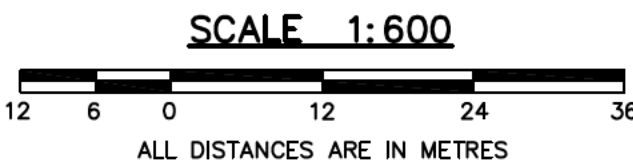
1) LOT 2, DL 2450s, SDYD, PLAN 3472.

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

BCGS 82E.003



THE INTENDED SIZE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:600

ROAD DEDICATION PLAN KAP49156
HIGHWAY

DL

STRATA PLAN
EPS6475

2450s

STRATA PLAN
EPS6475

NOTE: OTHER MOBILE HOMES EXIST ON PROPOSED LOT 2 WHICH HAVE NOT BEEN SHOWN FOR THE PURPOSES OF THIS DRAWING. ONLY THOSE HOMES CLOSEST TO THE PROPOSED BOUNDARY HAVE BEEN TIED & SHOWN.

PROPOSED LOT 2
AREA = 1.65 ha
(ZONING R7)

PROPOSED 6-9m WIDE EASEMENT FOR DRIVEWAY ACCESS

PROPOSED 4m WIDE EASEMENT FOR WATER LINE

PROPOSED BLANKET EASEMENT FOR WATER LINES WITHIN LOT 1 (IF NECESSARY)

PROPOSED LOT 1
AREA = 0.369 ha
(ZONING C1)

MAIN STREET

HIGHWAY No. 3

LEGEND

- DENOTES STANDARD IRON POST FOUND
- WV ▲ DENOTES WATER VALVE
- PP ● DENOTES POWER POLE

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 SUBDIVISION APPLICATION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

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

CIVIC ADDRESS:
9102 & 9106 - MAIN STREET, OSOYOOS

CLIENT: [REDACTED]

FIELD SURVEY DATE: FEBRUARY 21, 2024

DRAWING DATE: FEBRUARY 22, 2024

VERSION #2

V2 NOTES: ADDED PROPOSED EASEMENTS & SRW



LOT 1
PLAN 13734

SRW PLAN A8501

LOT 1
PLAN

LOT 2
11655

LOT 3

AVENUE

LOT A

PLAN KAP79658

LANE

14

13

12

11

BLOCK PLAN

761

2450

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.

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OUR FILE NO. 1233433 SUB APP1.DWG

DC FILE NO. 1051529

SURVEYED BY BRAD PENDERGRAFT BCLS 668

NOTE: INFORMATION SHOWN ON THIS PLAN IS AS OBSERVED ON THE GROUND AT DATE OF SURVEY. OTHER SERVICING MAY EXIST AND CONTRACTORS SHOULD VERIFY ALL SERVICE LOCATIONS, BOTH SURFACE AND SUBSURFACE, PRIOR TO CONSTRUCTION.

IF THIS DRAWING IS USED IN DIGITAL FORM, PENDERGRAFT PROFESSIONAL LAND SURVEYING INC. IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE ORIGINAL HARD COPY.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWN OF OSOYOOS
TOWN FILE:

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE (LAND TITLE ACT SECTION 80)
MOTI FILE:

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN.

ZONING INFORMATION

R7 - HIGH DENSITY RESIDENTIAL

SETBACKS: FRONT - 6.0m
REAR - 6.0m
INTERIOR SIDE - 3.0m
EXTERIOR SIDE - 4.5m
MINIMUM LOT SIZE - 1000 m2

C1 - DOWNTOWN COMMERCIAL

SETBACKS: FRONT - 0.0m
REAR - 3.0m
INTERIOR SIDE - 0.0m
EXTERIOR SIDE - 0.0m
MINIMUM LOT SIZE - 275 m2