

PROPOSED

SUBDIVISION PLAN OF

LOT 17, DL 2450s, SDYD, PLAN 29593.

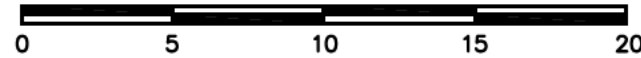
PID: 004-245-377
 CHARGES: SRW P13247
 STATUTORY BUILDING SCHEME P13240

CIVIC ADDRESS:
 5809 - 89th STREET, OSOY00S

DATE: NOVEMBER 9, 2023
 VERSION #1



SCALE 1:250



ALL DISTANCES SHOWN ARE IN METRES.
 THE INTENDED SIZE OF THIS PLAN IS 432 mm
 IN WIDTH BY 280 mm IN HEIGHT (B SIZE)
 WHEN PLOTTED AT A SCALE OF 1:250

PROPOSED RE-ZONING TO R2 REQUIRED

FRONT - 4.5m MINIMUM WIDTH - 10m
 REAR - 4.5m MINIMUM AREA - 400m²
 INTERIOR SIDE - 1.5m
 EXTERIOR SIDE - 3.0m

NOT SUITABLE FOR
 MORTGAGE PURPOSES

LOT DIMENSIONS ARE DERIVED
 FROM LAND TITLE OFFICE RECORDS
 PLAN 29593, 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
 AND IS FOR THE EXCLUSIVE
 USE OF THE CLIENT SHOWN.

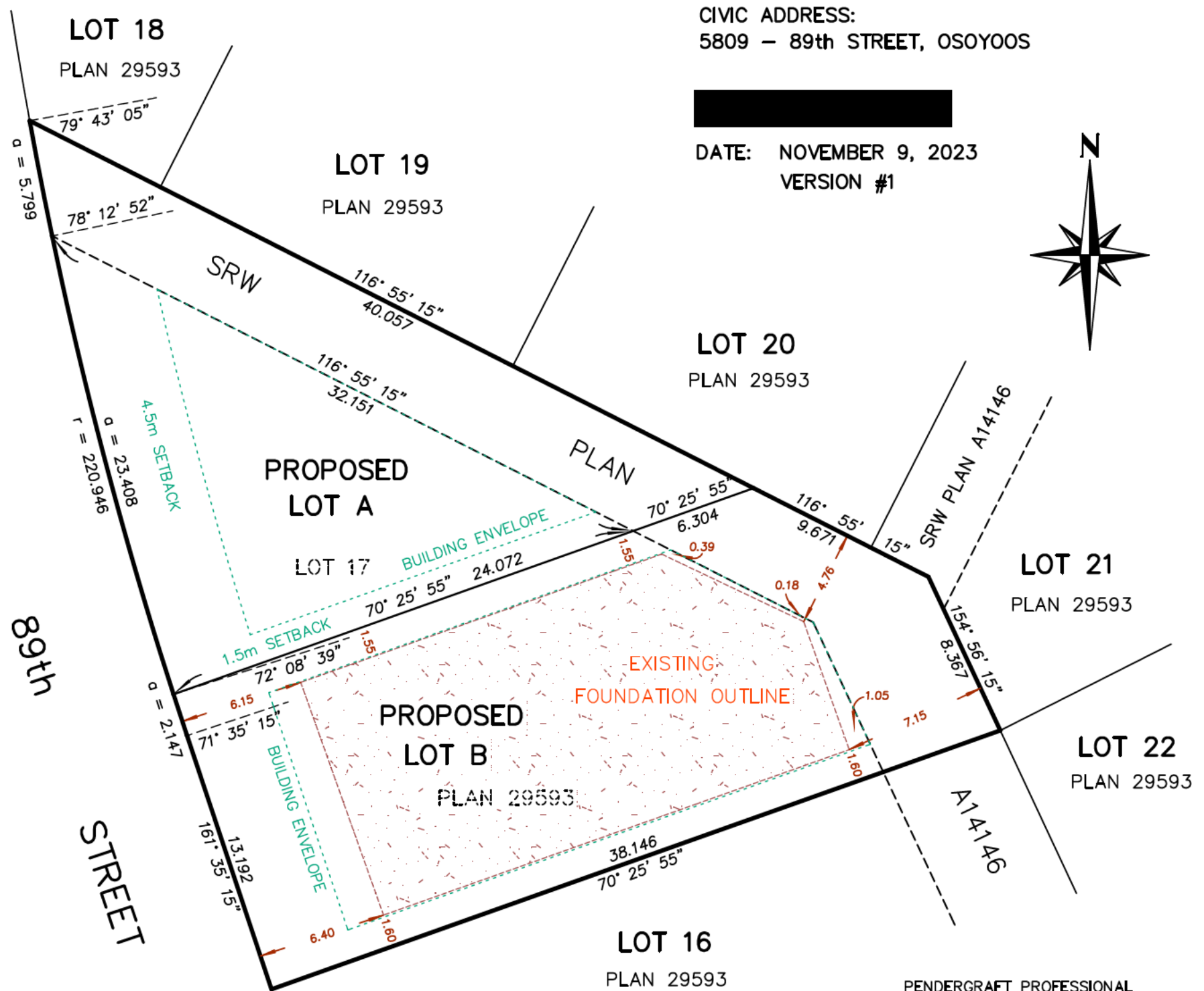


TABLE OF AREAS	LOT AREA	BUILDING ENVELOPE (DEVELOPABLE) AREA
PROPOSED LOT A	450.6 m ²	161.4 m ² OR 1737 sqft
PROPOSED LOT B	550.7 m ²	314.8 m ² OR 3388 sqft

NOTE: BUILDING ENVELOPE AREAS SHOWN EXCLUDE ANY AREAS ENCUMBERED BY R2 ZONING SETBACKS, AS WELL AS THE SRW PLAN A14146, AT THE REAR OF THE LOTS

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