

SCHEDULE A

PROPOSED SUBDIVISION OF LOT A (DD EC57738), DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 31046.

BCGS 92G.021

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT.

THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

10m 0 10 20 30m

ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

LEGEND

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- (c) DENOTES CALCULATED

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 79H9230 AND 79H9233 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123°W LONGITUDE).

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 79H9230 AND 79H9233.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999652. THE AVERAGE COMBINED FACTOR HAS BEEN BASED ON GEODETIC CONTROL MONUMENTS 79H9230 AND 79H9233.

CIVIC ADDRESS:
3586 OAKRIDGE DRIVE
NANAIMO, BC

EXISTING ZONING: R1
MINIMUM LOT SIZE: 500m²
MINIMUM LOT FRONTAGE: 15m
MINIMUM LOT DEPTH: 30m

SETBACKS			
FRONT YARD	SIDE YARD	FLANKING SIDE YARD	REAR YARD
4.5m	1.5m	4m	7.5m

NOTE:
EXISTING GARAGE TO BE DEMOLISHED



73°59'40"
20.455

DL 39

OAKRIDGE DRIVE

**PRELIMINARY LAYOUT
ACCEPTANCE**

2024-AUG-30

Date

Approved By

2025-AUG-30

Expiry Date

NAD83 (CSRS) 1997.0 UTM ZONE 10 COORDINATES					
GCM #	TABLET MARKING	NORTHING	EASTING	C.F.	A.A.
739912	79H9230	5452610.986	430581.290	0.9996528	0.02
60986	79H9233	5452544.368	430644.229	0.9996524	0.02

NOTES:
A.A. DENOTES ABSOLUTE ACCURACY AT 95%
C.F. DENOTES COMBINED FACTOR

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ___th DAY OF _____, 2023.

DAVID E. STORBACK, BCLS (#835), CLS

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO.

3D Geomatics
Land Surveying
3D LAND SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
#100-5279 RUTHERFORD ROAD
NANAIMO, BC. V9T 5N9
T (250)756-4500
FILE 22131 SUB APP-WITH BLDG-R2