

SCHEDULE "A"

BOOK OF REFERENCE				
PROPOSED LOT	AREA	PROPOSED AREA	AREA REDUCTION	BUILDABLE AREA
A	808.9m ²	727.9m ²	10%	---
B	269.6m ²	350.6m ²	---	149.3m ²

DEVELOPMENT VARIANCE			
PROPOSED LOT	DEPTH	BYLAW	VARIANCE
A	26.81m	30.00m	3.19m
B	26.81m	30.00m	3.19m

SUB01516 CITY OF NANAIMO PRELIMINARY LAYOUT ACCEPTANCE

2025-FEB-27

Date

2026-FEB-27

Expiry Date

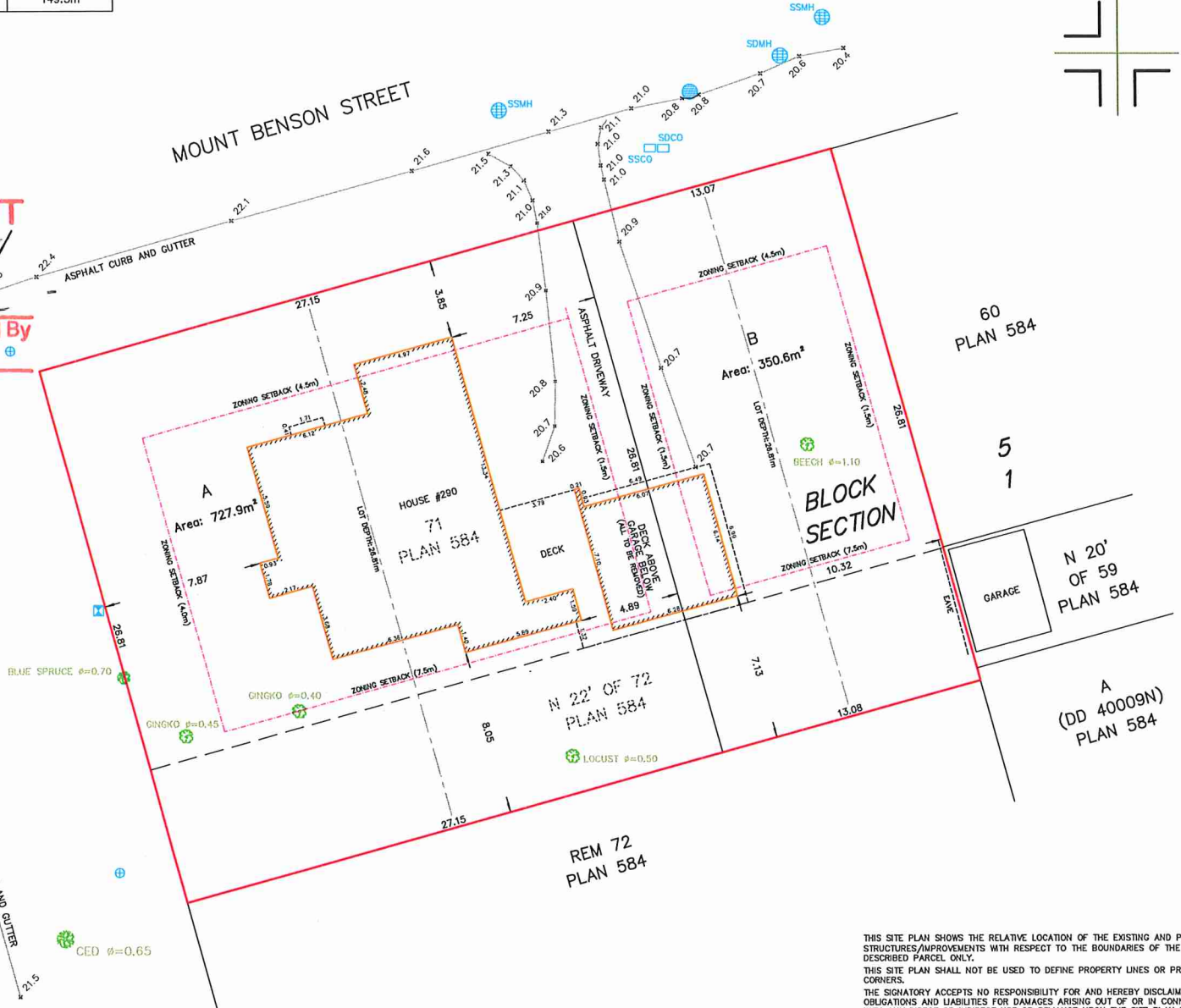
Approved By

VANCOUVER AVENUE

MOUNT BENSON STREET

- LEGEND:**
- +22.0 DENOTES SPOT ELEVATION
 - ⊕ DENOTES UTILITY POLE
 - ◆ DENOTES FIRE HYDRANT
 - ◇ DENOTES WATER VALVE
 - ⊙ DENOTES ROUND CATCH BASIN
 - DENOTES CLEANOUT
 - ⊕ SSMH DENOTES SANITARY SEWER MANHOLE
 - ⊕ SDMH DENOTES STORM DRAIN MANHOLE
 - ⊕ DENOTES WATER METER
 - 🌲 DENOTES CONIFEROUS TREE
 - 🌳 DENOTES DECIDUOUS TREE
 - ⊕ DENOTES TREE TRUNK DIAMETER

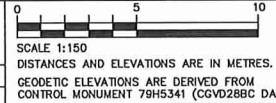
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO
NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 M76300.
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.



THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
 THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
 THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED SUBDIVISION ON:
 LOT 71, BLOCK 5, NEWCASTLE TOWNSITE,
 SECTION 1, NANAIMO DISTRICT, PLAN 584

CLIENT: KAREN KUMKA
 CIVIC ADDRESS: 280 VANCOUVER AVE
 FILE: 20-004-71 SCALE: 1:200 DRAWN BY: BEP ZONING: R1 PID: 002-771-454



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2024

Digitally signed by Brody Pflipp 71KX2N
 Date: 2025.01.14 11:29:39 -0800
 B.C.L.S. #994
 (THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

DATE	REVISION
SEPT 11, 2024	FIRST ISSUE
OCT 9, 2024	ADJUSTMENTS POST PRE-APP MEETING
NOV 6, 2024	ADJUST ZONING SETBACKS

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