

11
PLAN 23911

J
PLAN 25481

3
PLAN EPP111819

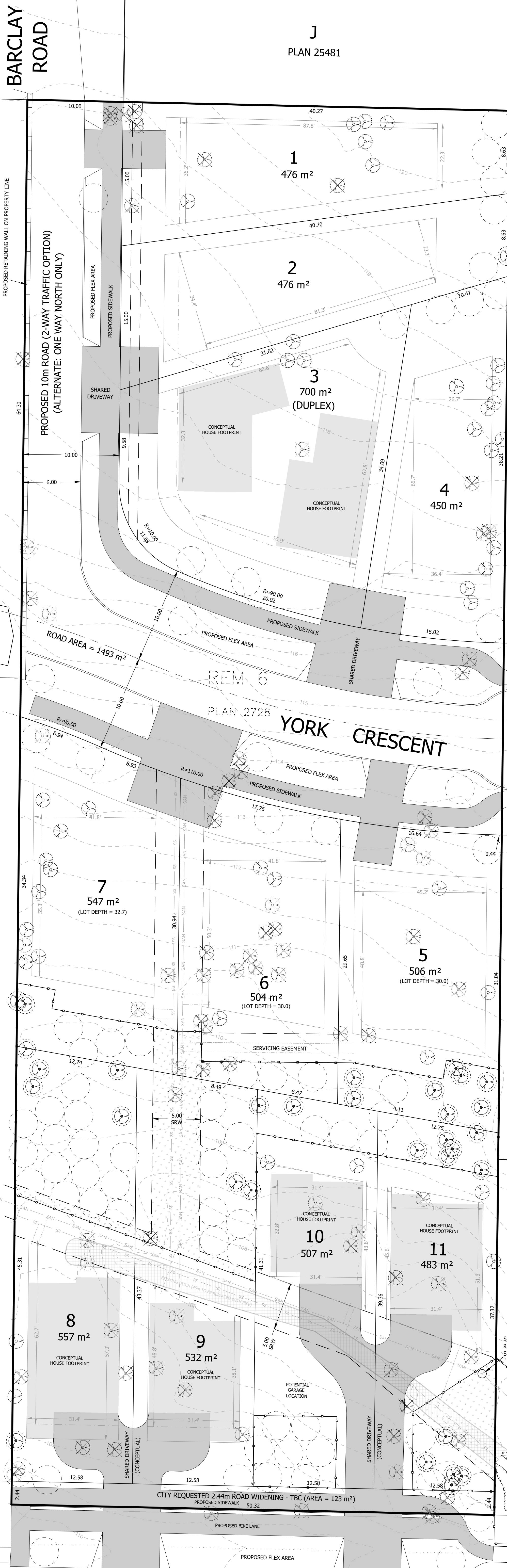
A
PLAN VIP51428

4
PLAN EPP111819

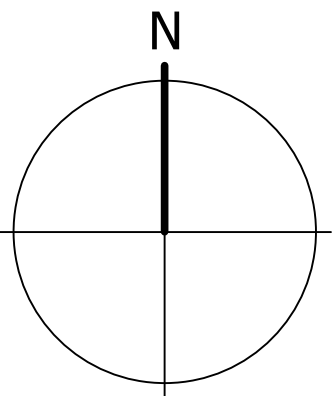
YORK CRESCENT

6
PLAN EPP111819

8
PLAN EPP111819



BYLAW VARIANCE REQUESTS (BYLAW 4500 AND BYLAW 3260)	
WATERCOURSE LEAVESTRIP (SEC. 6.3.1.5, BYLAW 4500) - REDUCE LEAVESTRIP FROM 7.5m TO 0.0m	
MINIMUM LOT FRONTAGE FOR LOTS 8 TO 11 (SEC. 7.4.1, BYLAW 4500) - REDUCE FROM 15m TO 12.57m (±16%)	
MINIMUM ROAD WIDTH (SEC. 17A, BYLAW 3260) - REDUCE HALF ROAD WIDTH FROM 14m TO 10m (±28%)	



SCALE 1:200
0 2 4 6 8 10 20 metres

- EXISTING TREE TO REMAIN THROUGH SUBDIVISION CONSTRUCTION - ±44 TREES OR LESS
- EXISTING TREE TO REMAIN - 31 TREES (20% OF ALL EXISTING TREES)
- EXISTING TREE TO BE REMOVED DURING SUBDIVISION CONSTRUCTION - ±82 TREES OR MORE
- PROPOSED TREE PLANTING LOCATION (3m DIA. FOR SPACING) - ±74 TREES MORE OR LESS (±100 TREES PER HECTARE)
- EXISTING GRADE CONTOURS (0.5m INTERVAL)
- PROPOSED PROTECTION FENCING (ENCLOSED AREA = ±946m²) AREA TO BE PROTECTED BY COVENANT (±13% OF TOTAL PARCEL AREA)
- PROPOSED PROTECTED NATIVE GRASS SEEDING & BUSH PLANTING AREAS OVER SRWS (AREA = ±191m²)

PARENT PROPERTIES:
LEGAL: PART OF LOT 6, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 2728
PID: 002-167-4069
AREA OF PROPOSED SUBDIVISION = 0.736 ha.
5% AREA = 367.9m²
TOTAL CONCEPTUAL ROAD DEDICATION = 0.162 ha. (22% OF TOTAL PARCEL AREA)

ZONING OF PARCEL: R1
OCP DENSITY (NEIGHBOURHOOD): 6-29 UNITS
PROPOSED DEVELOPMENT: 12 RESIDENTIAL UNITS & 10 SECONDARY SUITES (22 TOTAL)
PROPOSED AVERAGE LOT AREA: 501.5m²

TOTAL SURVEYED TREES ON SITE PRE-CONSTRUCTION: 157
PROPOSED NUMBER OF TREES POST-CONSTRUCTION: ±149

- GENERAL NOTES:**
- PARENT LOT BOUNDARIES AND AREAS DERIVED FROM REGISTERED PLANS.
 - NEW LOT ALIGNMENTS AND AREAS ARE PRELIMINARY.
 - BUILDING ENVELOPES ARE BASED ON INTERPRETATION OF NANAIMO ZONING BYLAW No. 4500.
 - BUILDING FOOTPRINTS AND SHARED DRIVEWAYS ARE CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY.
 - AREA OF EXISTING SCHEDULE C LEAVESTRIP AS PER ZONING BYLAW = 953m² (13% OF TOTAL PARCEL AREA)
 - FENCING, TREE RETENTION & REPLACEMENT, SERVICING, AND SRWS TO BE REFINED DURING DESIGN STAGE (DSA) AND ENGINEERING REVIEW.

NO.	DATE	REVISION
00	APRIL 7, 2021	PRELIMINARY LAYOUT PLAN PROVIDED FOR COMMENTS
01	JUNE 25, 2021	REVISED BASED ON CITY FEEDBACK
02	AUGUST 3, 2021	REVISED DITCH, ACCESS, SERVICING, TREE REMOVAL & RETENTION
03	NOVEMBER 19, 2021	REMOVE DITCH, REVISE TREE REMOVAL & RETENTION
04	DECEMBER 6, 2021	ADD PONDS, UPDATE COVENANT AREAS AND TREE PLANTING
05	MARCH 14, 2022	REVISED DITCH AND POND, SRWS, AND TREE PLANTING
06	OCTOBER 25, 2022	REMOVED DITCH, REVISED SRWS & TREE PLANTING
07	DECEMBER 8, 2022	INCREASE FENCED TREE PROTECTION AREA

PROJECT: 2474 ROSSTOWN ROAD, NANAIMO
CLIENT: SATGUR DEVELOPMENTS INC.

DRAWING: PROPOSED LOT LAYOUT

WILLIAMSON & ASSOCIATES
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SCALE: 1:200
DRAWN: TJH
FILE: 21015-1 PLA
BASE: 18050

ROSSTOWN ROAD

RECEIVED
DVP447
2023-JAN-20
Current Planning