N

SCALE 1:500

0 10 20 30 50 metres

AMBIENCE DRIVE

ABALONE PLACE

WHITEFISH PLACE

GLEN OAKS DRIVE

1 PLAN EPP73349
2 PLAN EPP73349
3 PLAN EPP73349
4 PLAN EPP73349
ZONE: R10
5 PLAN EPP73349
6 PLAN EPP73349
7 PLAN EPP73349
8 PLAN EPP73349
9 PLAN EPP73349
1 PLAN EPP86054

12 PLAN EPP86054
5 PLAN EPP113621
6 PLAN EPP113621
7 PLAN EPP113621
ZONE: R10
8 PLAN EPP113621
9 PLAN EPP113621

A
PLAN VIP77851
ZONE: R1

10 PLAN EPP73349
11 PLAN EPP73349
12 PLAN EPP73349
13 PLAN EPP73349
14 PLAN EPP73349
15 PLAN EPP73349
ZONE: R10
16 PLAN EPP73349
17 PLAN EPP73349
18 PLAN EPP73349
19 PLAN EPP73349
13 PLAN EPP86054
14 PLAN EPP86054
1 PLAN EPP113621
2 PLAN EPP113621
3 PLAN EPP113621
4 PLAN EPP113621

PLAN EPP83621
PLAN EPP83622
PLAN EPP86055

A
PLAN VIP82016
ZONE: R10

B
PLAN VIP82016
ZONE: R10

PROPOSED LOT A
31250 m²
CURRENT ZONE: R10
PROPOSED ZONE: R10 (SS)

LOT A (DD ED61833)
PLAN 47991
ZONE: AR2

LOT B
724 m²

LOT C
679 m²

LOT D
634 m²

19 PLAN EPP113621
20 PLAN EPP113621
ZONE: R10
21 PLAN EPP113621

PROPOSED TREE RETENTION AREA LIMIT

PROPOSED ZONING BOUNDARY FROM R10 TO SITE-SPECIFIC R10

PROPOSED 4.5m SIDE SETBACK
PROPOSED 6m REAR SETBACK
PROPOSED 3m SIDE SETBACK
PROPOSED 6m FRONT SETBACK
FRONT SETBACK
REAR SETBACK
SIDE SETBACK

66.83
24.63
95.75
41.07
49.90
33.38
29.62
117.12
335.09
37.26
17.55
4.10
17.38
36.92
20.59
16.96
35.52
20.33
18.68
37.48

WV
CB
FH

RECEIVED
2025-JUN-26
SUB01530
Subdivision Section

GENERAL NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

FIELD SURVEY COMPLETED MAY 2022. CONTOURS ARE DERIVED FROM FIELD SURVEYS & ARE 1m INTERVAL.

LOT ALIGNMENT DERIVED FROM FIELD SURVEY.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- STATUTORY RIGHT OF WAY CB1157662;
- COVENANT CA7134495;
- PERMIT CA6015671;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

CURRENT ZONING (BYLAW 4500): R10

THIS PARCEL IS WITHIN DPA5 (WILDFIRE HAZARD) AND DPA6 (STEEP SLOPE).

| NO. | DATE | REVISION |
|---|---|---|
| 00 | MAY 21, 2025 | FIRST ISSUE. |

PROJECT: LAGUNA VIEWS
4670 LAGUNA WAY (PHASE 4)
PROJECT: REMAINDER OF LOT 4, PLAN 45346
CLIENT: NORDEL HOMES

DRAWING: TOPOGRAPHIC SITE PLAN & PROPOSED SUBDIVISION PLAN

DRAWN: CH
FILE: 15090-32 SITE PLAN
BASEPLAN: 15090

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PROFESSIONAL SURVEYORS
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