

LEGEND:

- ⊕-98.0 DENOTES SPOT ELEVATION
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES POLE ANCHOR
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES ROUND CATCH BASIN
- ⊕ DENOTES JUNCTION BOX
- ⊕ SSMH DENOTES SANITARY SEWER MANHOLE
- ⊕ SDMH DENOTES STORM DRAIN MANHOLE
- ⊕ DENOTES WATER METER
- ⊕ DENOTES CULVERT
- ⊕ DENOTES CONIFEROUS TREE
- ⊕ DENOTES DECIDUOUS TREE
- ⊕ DENOTES TREE TRUNK DIAMETER
- ⊕ DENOTES SIGN

BOOK OF REFERENCE — R5 AREA		
PROPOSED LOT	TOTAL AREA	BUILDABLE AREA
1	600.0 m ²	314.8 m ²
2	628.0 m ²	347.0 m ²
3	600.5 m ²	312.5 m ²
4	771.7 m ²	421.3 m ²
ROAD	741.5 m ²	--

BOOK OF REFERENCE — R5 SETBACKS			
PROPOSED LOT	DEPTH	BYLAW	VARIANCE
1	29.51 m	30.00 m	0.49 m
2	29.39 m	30.00 m	0.61 m
3	29.50 m	30.00 m	0.50 m
4	29.35 m	30.00 m	0.65 m

22
PLAN EPP62594

14
PLAN EPP62594

13
PLAN EPP62594

12
PLAN EPP62594

3
PLAN VIP77113

CENTENNARY DRIVE

ROAD

HILLS DRIVE

HIDDEN ROAD

HIDDEN ROAD

ROAD

2
PLAN VIP77113



3
21703

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS: M26301.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 9th DAY OF FEBRUARY, 2024

Digitally signed by Brody Phillips
7254984
Date: 2025.10.16 10:36:57 -0700

B.C.L.S. #994

(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

SITE PLAN SHOWING PROPOSED SUBDIVISION ON:
LOT 4, SECTION 17, RANGE 4,
CRANBERRY DISTRICT, PLAN 21703



SCALE 1:300
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 79H9369 (CGVD28BC DATUM).

DATE	REVISION
OCTOBER 14, 2025	ADD BUILDING ENVELOPE AND DVP INFO

Turner & Associates
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CLIENT: IDM YOUTH SERVICES INC. CIVIC ADDRESS: 1710 CENTENNARY DRIVE
FILE: 15-081A-4 SCALE: 1:300 DRAWN BY: BEP ZONING: R5

RECEIVED 2025-
DEC-19SUB01542subdivisi
on Section