

**PROPOSED
SUBDIVISION**

RAY CUNNINGHAM

PARCEL A (DD33110N) OF
LOTS 1 AND 2, PARCEL B
(DD33111N) OF LOTS 1 AND
2 AND LOT 3, ALL OF
BLOCK 112, NEWCASTLE
TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 366

ADDRESS : 1140 VANCOUVER AVENUE,
1130 VANCOUVER AVENUE,
125 JUNIPER STREET AND
NANAIMO, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DAW DATE : SEPT. 23/25

OUR FILE : 90929 REVISION : 1st



1A-3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
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NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

LEGEND

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN
ON TITLE NO. E721404
(P.I.D. 000-484-130)
AS TO PARCEL A (DD 33110N)

SUBJECT TO CHARGES SHOWN
ON TITLE NO. E721405
(P.I.D. 000-484-148)
AS TO PARCEL B (DD 33111N)

SUBJECT TO CHARGES SHOWN
ON TITLE NO. CA3785413
(P.I.D. 005-469-821)
AS TO LOT 3

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL

RECEIVED

2026-FEB-11

SUB01544

Subdivision Section

JUNIPER STREET

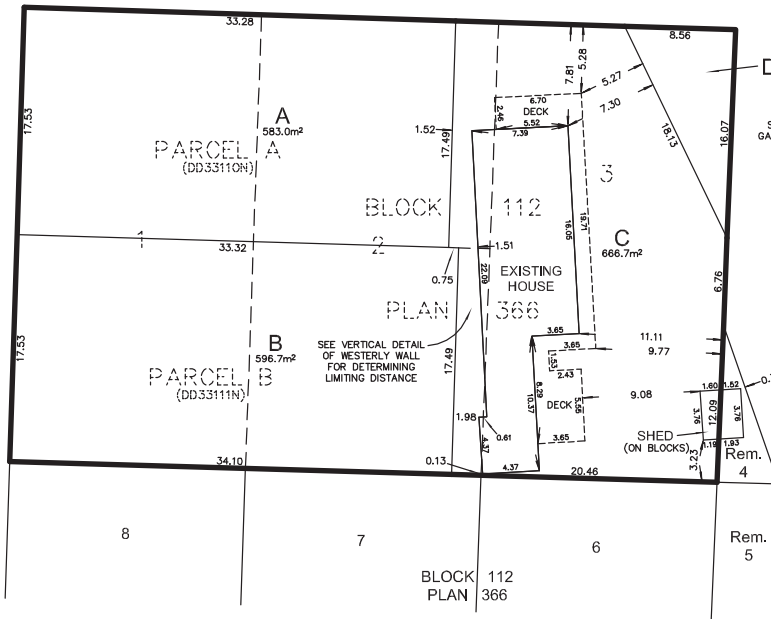


TO BE
DEDICATED
AS ROAD

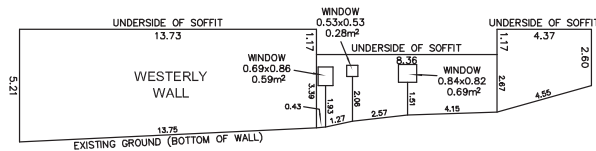
SEE PLAN 1402RW AND
GAZETTE NOTICE DF S9492
FILED 05.02.1987

TRANS CANADA HIGHWAY
STEWART AVENUE

VANCOUVER AVENUE



VERTICAL DETAIL
Scale = 1:150



TOTAL WALL AREA = 105.40m²
TOTAL WINDOW AREA = 1.56m²
WINDOW AREA / WALL AREA = 1.56/105.40 = 1.5%

TABLE OF LOT AREAS

NEW LOT NUMBER	OLD LOT NUMBER	NEW LOT AREA	OLD LOT AREA	NEW AREA/OLD AREA
LOT A	PARCEL A (DD33110N)	583.0	639.8	91.1%
LOT B	PARCEL B (DD33111N)	596.7	637.8	93.6%
LOT C	LOT 3	666.7	N/A	N/A

PROPOSED LOTS A AND B MEET CONDITIONS OF SECTION 6.22.5, CITY OF NANAIMO ZONING BYLAW No. 4500 AS OUTLINED IN THE TABLE OF LOT AREAS

PROPOSED LOT C MEETS MINIMUM LOT SIZE FOR R5 ZONE, CITY OF NANAIMO ZONING BYLAW No. 4500



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250