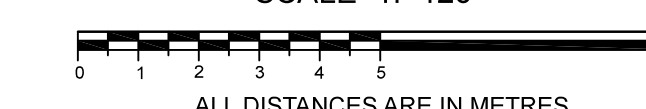


FEBRUARY 12, 2025

TOPOGRAPHIC PLAN OF
LOT 'H' (EXPLANATORY PLAN 6782),
EXCEPT PART IN PLAN 16133
DISTRICT LOT 1374
GROUP 1, NEW WESTMINSTER DISTRICT

P.I.D. 015-934-713

SCALE 1: 125



SCALE = 1:125

"SHOWING PROPOSED SUBDIVISION"

	TABLE OF CONCORDANCE								
	BYLAW	PROPOSED	VARIANCE	PROPOSED	VARIANCE	PROPOSED	VARIANCE	PROPOSED	VARIANCE
LOT AREA	975m ²	1,960.2m ²	N/A	1,455.7m ²	N/A	1,111.0m ²	N/A	1,034.3m ²	N/A
WIDTH	18.3m	41.592m	N/A	18.536m	N/A	19.023m	N/A	31.388m	N/A
DEPTH	MAX 4.5 x WIDTH	42.759m	N/A	50.463m	N/A	51.562	N/A	43.129m	N/A
FRONTAGE		3.816m		3.612m		2.907m		4.215m	
PERIMETER		173.977m		230.345m		225.823m		143.034m	
% FRONTAGE	10%	2.19%	13.588m (7.81%)	1.57%	19.418m (8.43%)	1.29%	19.669m (8.71%)	2.95%	10.084m (7.05%)

ZONING = RS-10
MINIMUM LOT AREA = 975m²
MINIMUM LOT WIDTH = 18.3m
MINIMUM LOT DEPTH = 4.5 x WIDTH

Notes:
See Certificate of Title for Annexed Easements.
This Title may be affected by the following Rights of Ways, both in favour of B.C. Hydro Power Authority,
- 334642M, and
- 321681M (Assignment of Right of Way 100804M, see 117023M).
Modified by: BJ215628
BR199875
BB981018
BB1708809

Notes:
Elevations are to Geodetic Datum and are derived from Sanitary Manhole #45, near #5671 Westport Road.
West Invert = 53.645m
See Book 1625(50.54) Hole19 = 51.344m.

Topography updated on 4 July, 2019.

Topography completed 8 May, 1996.

Dwelling bed May 8, 1996.

Not to be used for locating property lines.

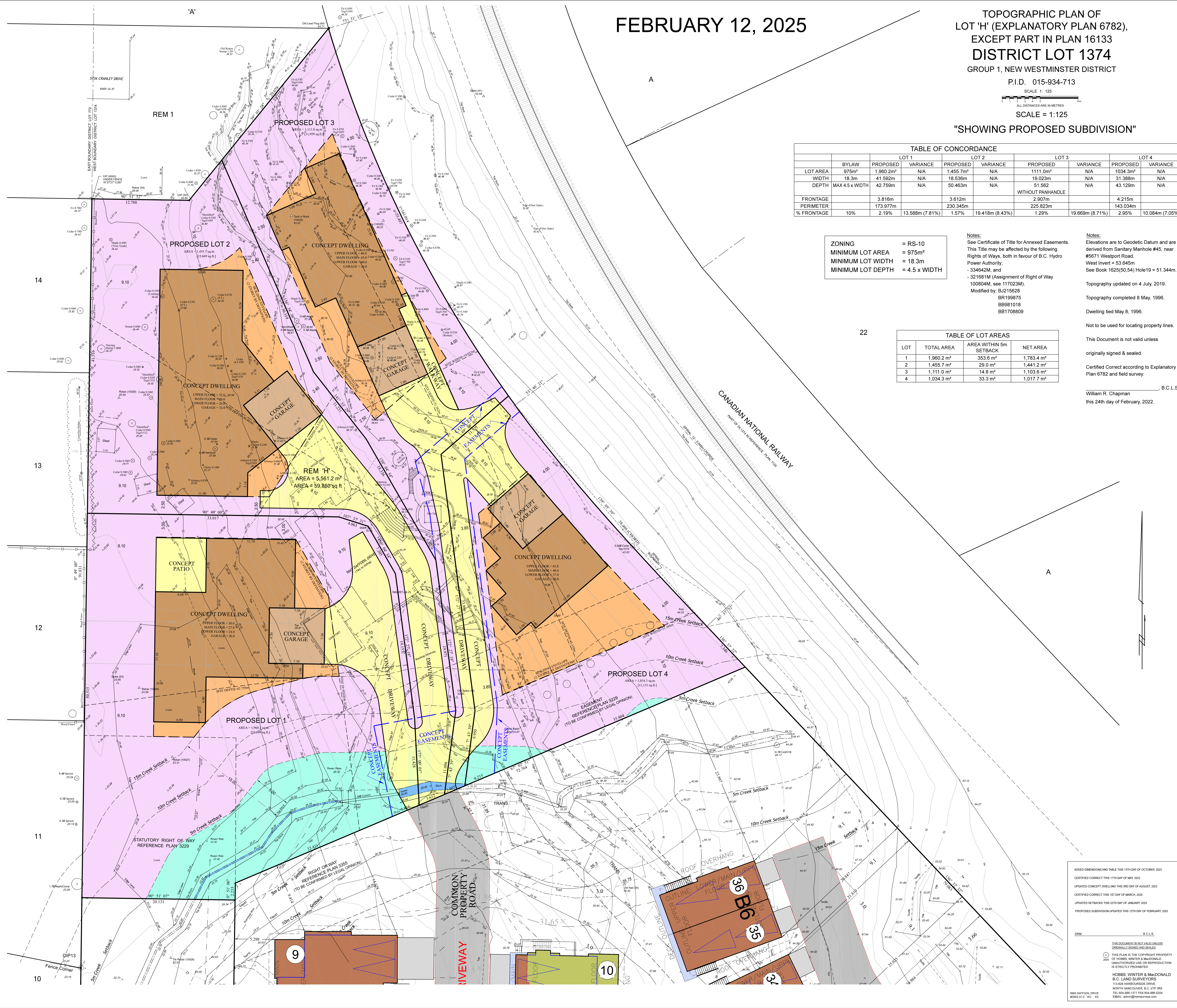
This Document is not valid unless

originally signed & sealed.

Certified Correct according to Explanatory Plan 6782 and field survey.

William R. Chapman B.C.L.S.
this 24th day of February, 2022.

TABLE OF LOT AREAS			
LOT	TOTAL AREA	AREA WITHIN 5m SETBACK	NET AREA
1	1,960.2 m ²	353.6 m ²	1,783.4 m ²
2	1,455.7 m ²	29.0 m ²	1,441.2 m ²
3	1,111.0 m ²	14.8 m ²	1,103.6 m ²
4	1,034.3 m ²	33.3 m ²	1,017.7 m ²



ADDED DIMENSIONS AND TABLE THIS 13TH DAY OF OCTOBER, 2023
CERTIFIED CORRECT THIS 17TH DAY OF MAY, 2023
UPDATED CONCEPT DWELLING THIS 3RD DAY OF AUGUST, 2023
CERTIFIED CORRECT THIS 1ST DAY OF MARCH, 2024
UPDATED SETBACKS THIS 22TH DAY OF JANUARY, 2025
PROPOSED SUBDIVISION UPDATED THIS 12TH DAY OF FEBRUARY, 2025

DRM B.C.L.S.
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