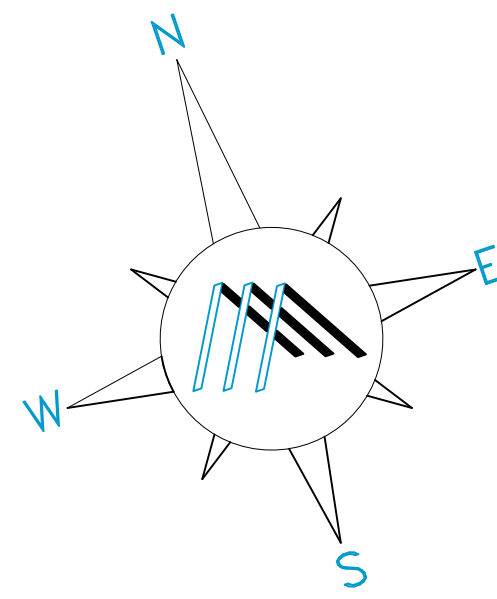




KLAHANIE DRIVE

Proposed
Strata Lot 1

Proposed
Common Property
Proposed Easement Area Plan EPP134715

22
PLAN
23855
(Proposed Strata Plan EPS10099)

Proposed
Strata Lot 11

Proposed
Common Property

PROPOSED GREEN SPACE
2429.78 M²

SITE DATA		
ITEMS	REQUIRED	PROPOSED
LOT AREA		8099.26 sq.m.
LOT COVERAGE		24.34 %
BUILDING HEIGHT		10.30 m.
AMENITY GREENSPACE	30.00% (MIN)	30.00%
SETBACKS		
- NORTH		1.75 m.
- SOUTH		7.00 m.
- EAST		5.50 m.
- WEST		18.21 m.
OFFSTREET PARKING		
2 STALLS PER UNIT (33 UNITS)	66 STALLS	66 STALLS
VISITOR PARKING	5 STALLS	6 STALLS

20
PLAN
23855

5
PLAN
VIP68773

vd|victoria
g|design group

#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364

SKETCH PLAN OF LOT 21, SECTION 69,
METCHOSIN DISTRICT, PLAN 23855.

NOTE:
Lot dimensions shown are based upon field survey measurements and may vary from those registered.
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.
Geodetic elevations shown are based upon GNSS observations to geodetic control monuments 03H2522 (Elev.=81.767m) and 95H2056 (Elev.=61.571m).
This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.
Field survey dated this 15th and 22nd day of April, 2024.
PID: 003-154-238

LEGEND	
☒	Denotes catch basin
+WM	Denotes water meter
⊙	Denotes sewer manhole
⊕	Denotes utility pole
⊙	Denotes anchor
⊕	Denotes ground elevation
BCH	Denotes BC Hydro

Date

Feb 28, 2025

Project Address

893 Klahanie Drive
Langford, B.C.

Prepared for

Dan Charboneau

Project #

8901

Scale

1 : 200

Drawn By

MIS

Proposed Rezoning