PROPOSED AND EXISTING

1
PLAN 7293

1
PLAN 11203

2
PLAN 11203

COTTAGE
(STUCCO)

SECOND FLOOR
DECK

HOUSE
(SIDING)

HAZELNUT
TREE

ABOUT 13% GRADE

TOP OF SLOPE

LESS THAN 5% GRADE

PROPOSED
GARAGE
(SIDING)

EXISTING
GARAGE
(SIDING)

TO BE DEMOLISHED

(CLEAR OF PROPERTY LINE)

ROSE
BUSH

PIN

LAKEHILL ROAD

ASPHALT

	Proposed garage	Existing garage
Building area	55 m² (592 ft²)	38.89 m² (418 ft²)
Front setback	3.5 m	< 3.42 m
Side setback	1.5 m	0.02 m
Rear setback	~ 10.6 m	~12.0m

Markup scale = 0.52 cm/m
Markups by Jason Adam on Jun 14, 2022

SCALE 1 : 250

0   5   10   15   20   25 m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THIS PROPERTY MAY BE SUBJECT
TO THE FOLLOWING ENCUMBRANCES:
WATER AGREEMENT 9942E
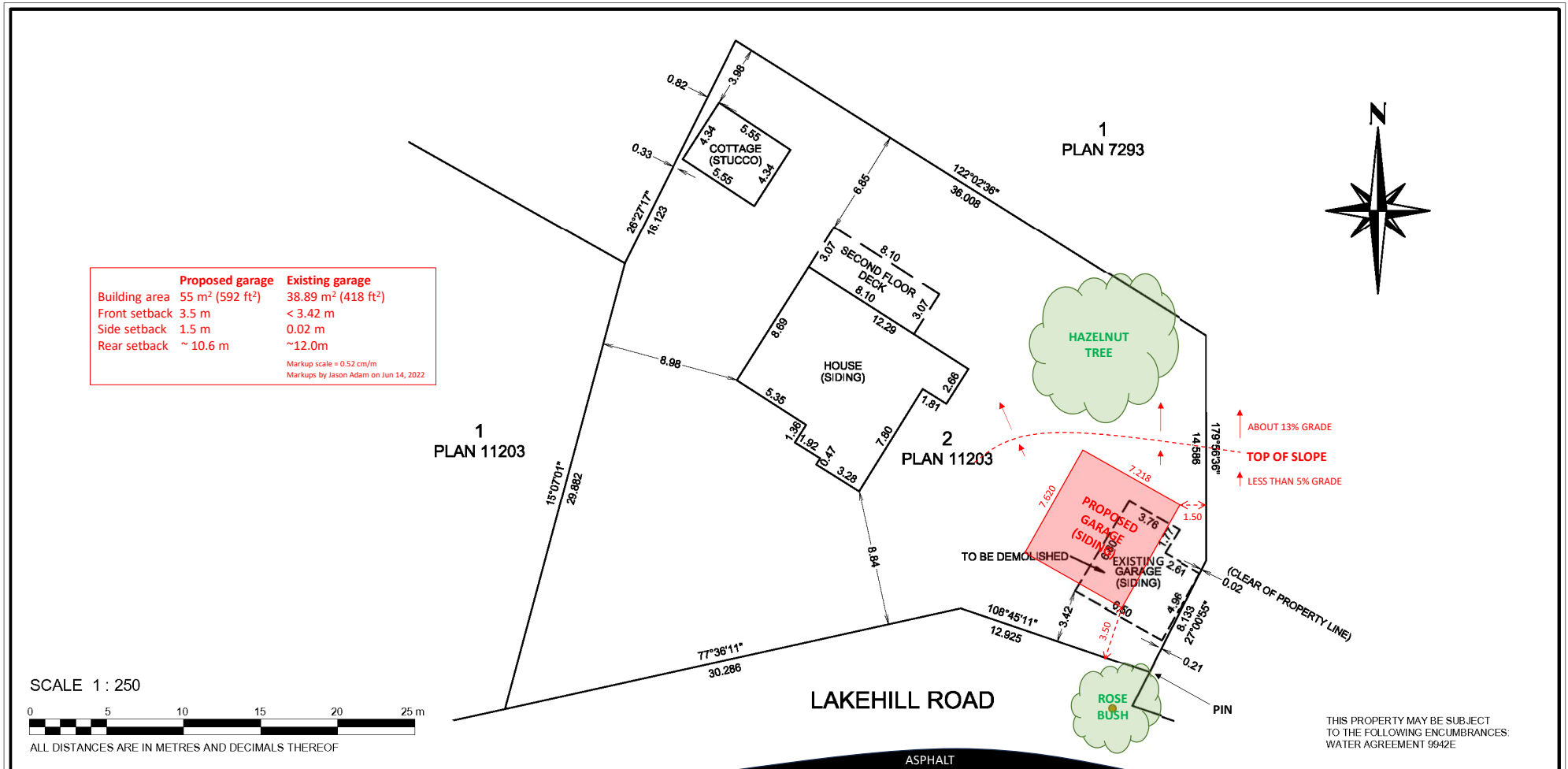
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDINGS ON
LOT 2 DISTRICT LOT 106S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 11203

THIS LOCATION CERTIFICATE HAS BEEN PREPARED
IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
AND IS CERTIFIED CORRECT THIS 26th DAY OF APRIL, 2022

Jonathan Austin
4EV21H

Digitally signed by Jonathan
Austin 4EV21H
Date: 2022.04.26 12:41:08 -07'00'

B.C.L.S.

JONATHAN M. AUSTIN   (819)
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

PID NO. 009-530-134
DATE OF FIELD SURVEY: APRIL 19, 2022
PARCEL DIMENSIONS ARE FROM FIELD SURVEY.

PREPARED FOR: JASON ADAM
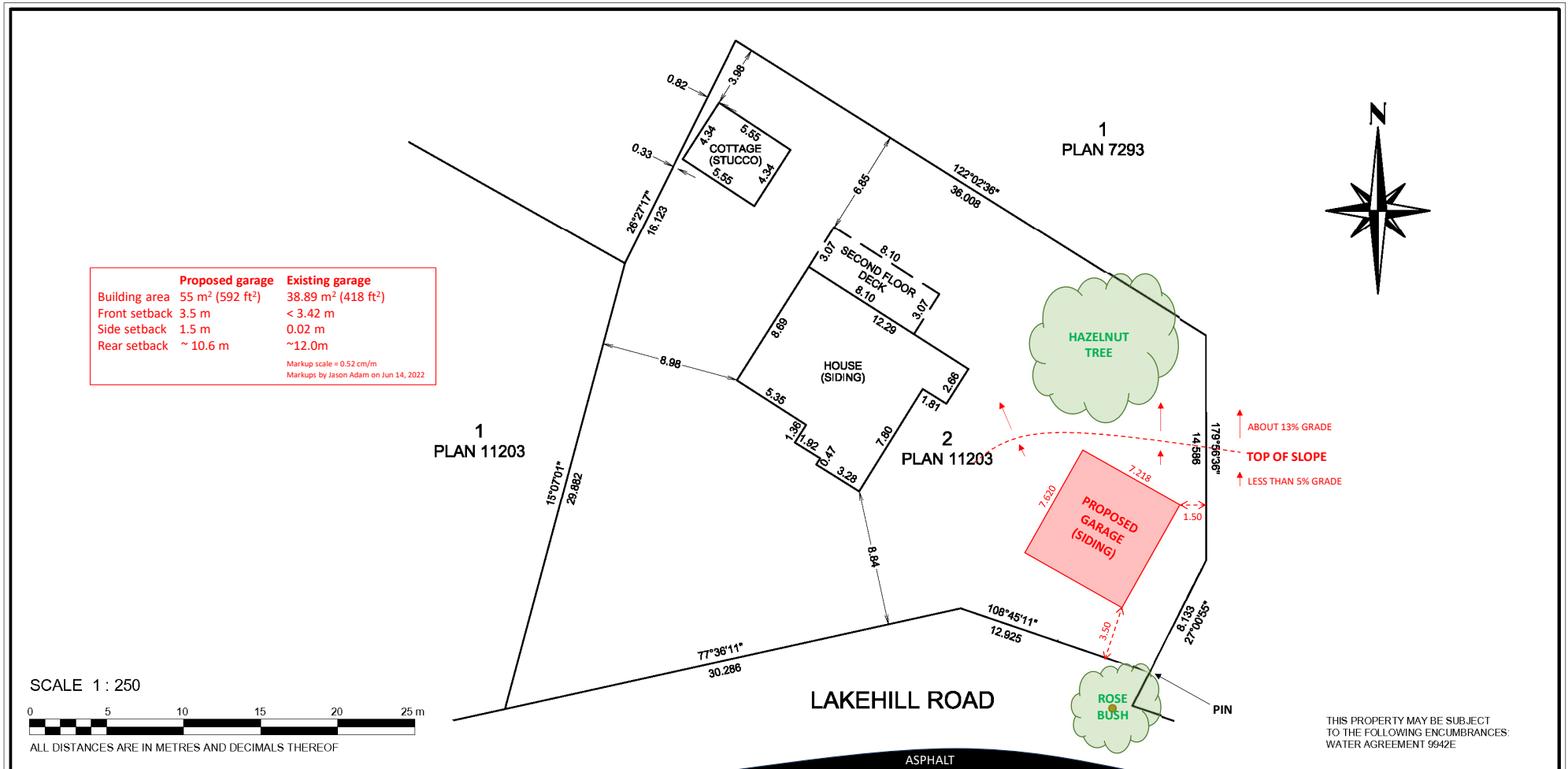CIVIC ADDRESS: 165 LAKEHILL ROAD, KALEDEN B.C.

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McElhanney

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
290 Nanaimo Ave. W
Penticton BC
Canada V2A 1N5
Tel 250 492 7399

FILE NO.   2422-03968-00
DRAWING NO. 3968-00-V-CERT.DWG

PROPOSED ONLY

1
PLAN 7293

N

Proposed garage — **Existing garage**
Building area: 55 m² (592 ft²) / 38.89 m² (418 ft²)
Front setback: 3.5 m / < 3.42 m
Side setback: 1.5 m / 0.02 m
Rear setback: ~ 10.6 m / ~12.0m

Markup scale = 0.52 cm/m
Markups by Jason Adam on Jun 14, 2022

0.82 3.98

0.33

26°27'17" 16.123

COTTAGE (STUCCO)
5.55   4.34
5.55   4.34

6.85

8.10
3.07   SECOND FLOOR DECK   3.07
8.10
12.29

8.69

HOUSE (SIDING)

8.98

5.35

1.81

2.66

7.80

1.92   .47
3.28

1
PLAN 11203

2
PLAN 11203

15°07'01" 29.882

8.84

HAZELNUT TREE

ABOUT 13% GRADE
TOP OF SLOPE
LESS THAN 5% GRADE

14.588   179°56'36"

7.218
7.620
PROPOSED GARAGE (SIDING)
1.50

3.50

8.133   27°00'55"

108°45'11"
12.925

77°36'11"
30.286

LAKEHILL ROAD

ROSE BUSH

PIN

ASPHALT

SCALE 1 : 250

0   5   10   15   20   25 m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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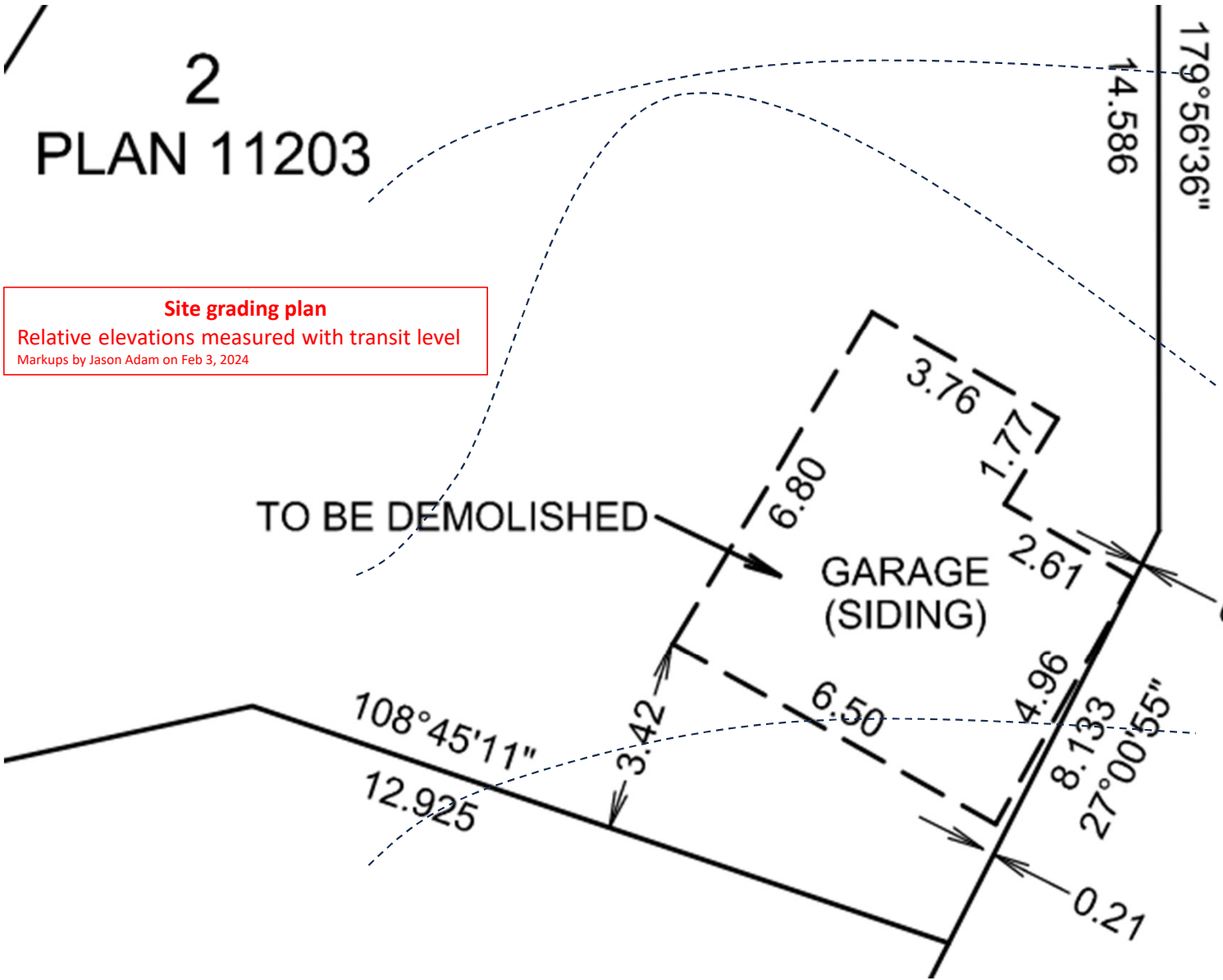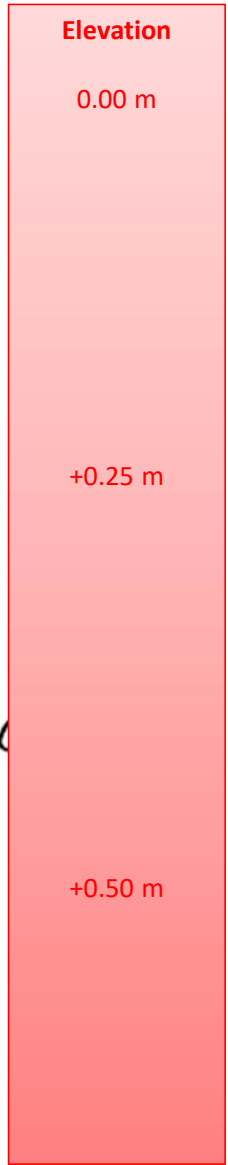CIVIC ADDRESS: 165 LAKEHILL ROAD, KALEDEN B.C.

McElhanney

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Penticton BC
Canada V2A 1N5
Tel 250 492 7399

FILE NO.   2422-03968-00
DRAWING NO. 3968-00-V-CERT.DWG

EXISTING

2
PLAN 11203

179°56'36"

14.586

3.76

1.77

TO BE DEMOLISHED

6.80

2.61

GARAGE
(SIDING)

4.96

108°45'11"

3.42

6.50

8.133

27°00'55"

12.925

0.21

Elevation
0.00 m
+0.25 m
+0.50 m

PROPOSED

2
PLAN 11203

PROPOSED GARAGE (SIDING)

7.218

7.620

179°56'36"

14.586

1.50

108°45'11"

12.925

3.50

8.133

27°00'55"

Elevation

0.00 m

+0.25 m

+0.50 m