

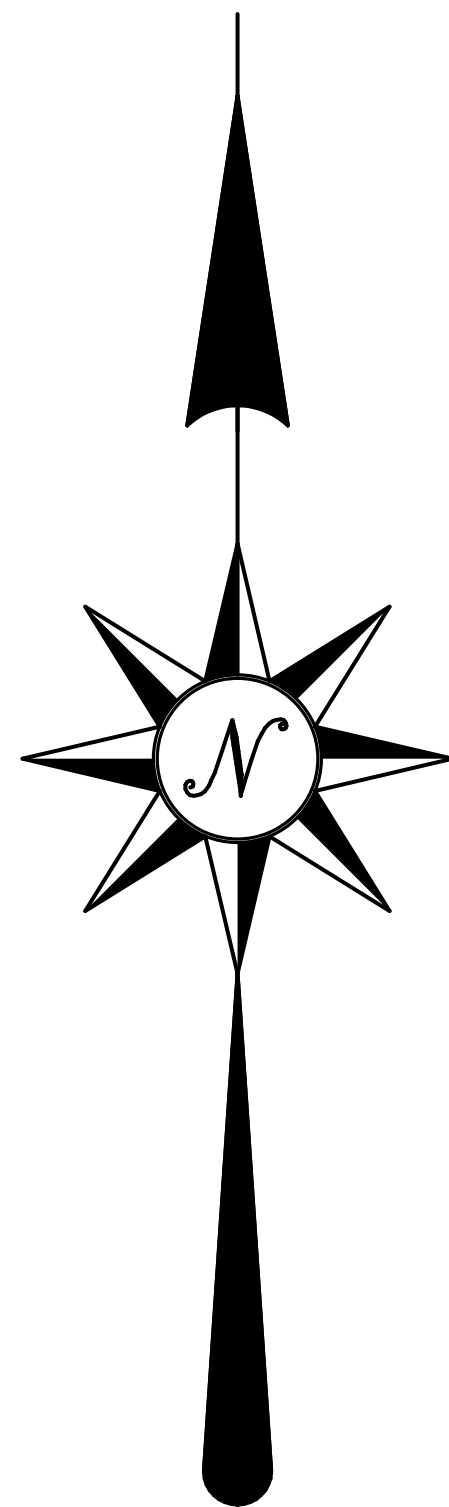
CURRENT ZONING SETBACKS PERMITTED  
SCALE: 1" = 10'

The bylaws at Apex have recently changed. Zoning Bylaw No. 2800, 2022.

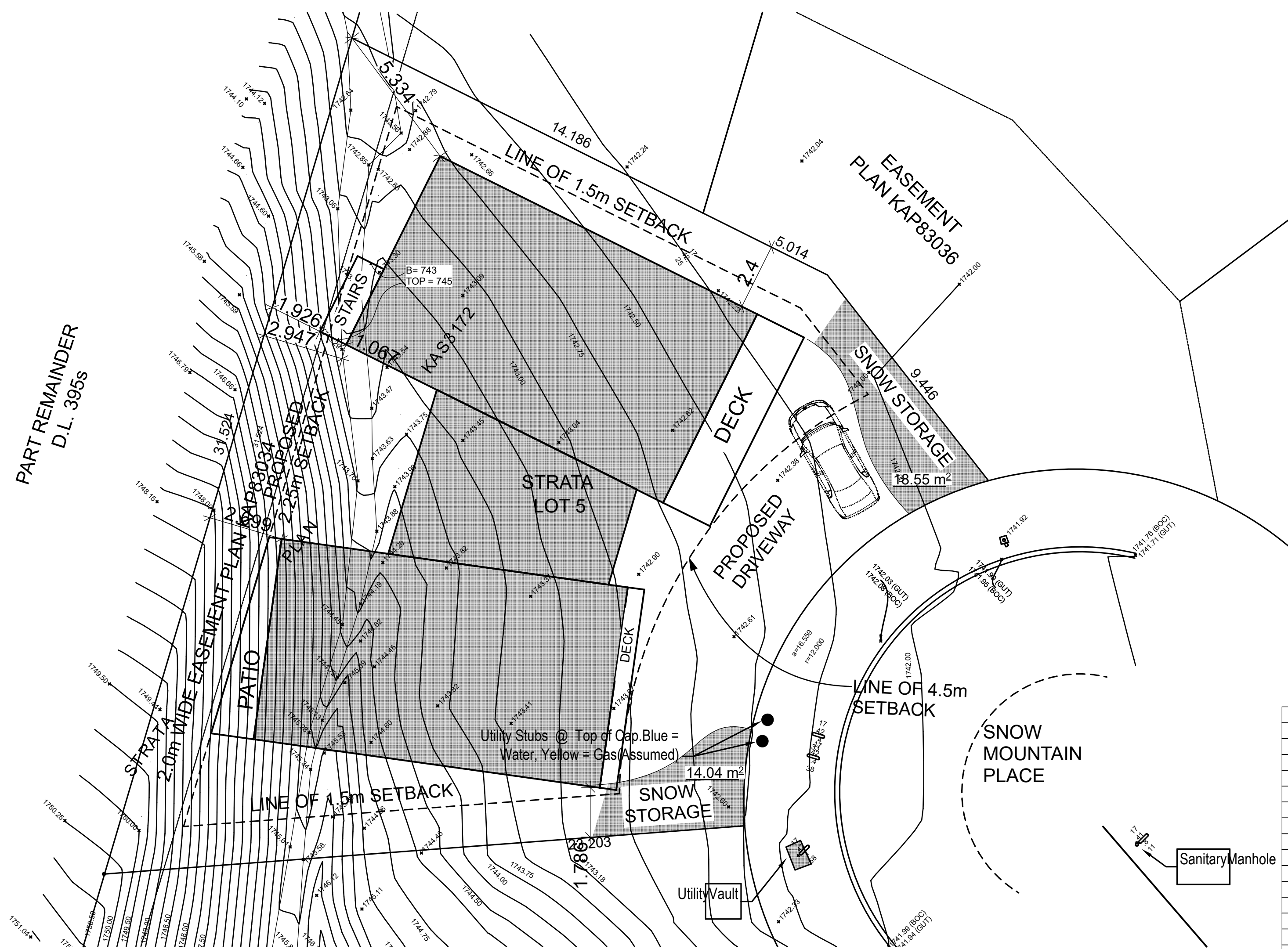
Per Bylaw No.2800, 2022 the parcel line on the West would be considered an interior parcel line which would be 3.0m under Section 16.7.5(a)(iii), the North and South parcel lines would be interior strata lot line and under Section 6.14.5(c) would be 1.5m, and the east parcel line would be considered a front strata lot line under Section 6.14.5(a) and have a 4.5m setback.

Current setbacks  
Buildings and structures located within a bare land strata subdivision must be located no closer than:  
a) front strata lot line: 4.5m  
b) rear strata lot line: 3m (proposed reduction to 2.25m)  
c) interior side strata lot line: 1.5

Proposed setbacks:  
a) front strata lot line: 4.5m  
b) rear strata lot line: 2.25m (which does NOT encroach on the easement plan)  
c) interior side strata lot line: 1.5



LOCATION/CONTEXT PLAN



PROPOSED SETBACKS  
SCALE: 1" = 10'  
W/ CONCEPTUAL DESIGN INTENT ILLUSTRATED

ZONING ANALYSIS		
ZONE	RD2	
CIVIC ADDRESS	195 SNOW MOUNTAIN PL., APEX, BC	
LEGAL DESCRIPTION	Strata Lot 5, DL 395s, SDYD, Strata Plan KAS3172	
LOT AREA (m <sup>2</sup> )	566	
MAIN FLOOR ELEVATION (m)	PROPOSED	PERMITTED
	X	N/A
BASEMENT SLAB ELEVATION (m)	X	N/A
LOT COVERAGE	254.7 (42%)	45% (254.7 m <sup>2</sup> )
SETBACKS - PRINCIPAL BUILDING		
	PROPOSED (m)	PERMITTED (m)
FRONT	4.5	4.5
REAR	2.25	3
SIDE (INT)	1.78 & 2.4	1.5
SIDE (EXT)	N/A	4.5
BUILDING HEIGHTS		
	PROPOSED (m)	PERMITTED (m)
PRINCIPAL BUILDING	X	10
OTHER		
	PROPOSED	PERMITTED
DRIVEWAY SLOPE (%)	X	X

MEIRE  
195 SNOW MOUNTAIN PL  
APEX, B.C.

DRAWING TITLE: Site Plan

SHEET: A02 OF 18

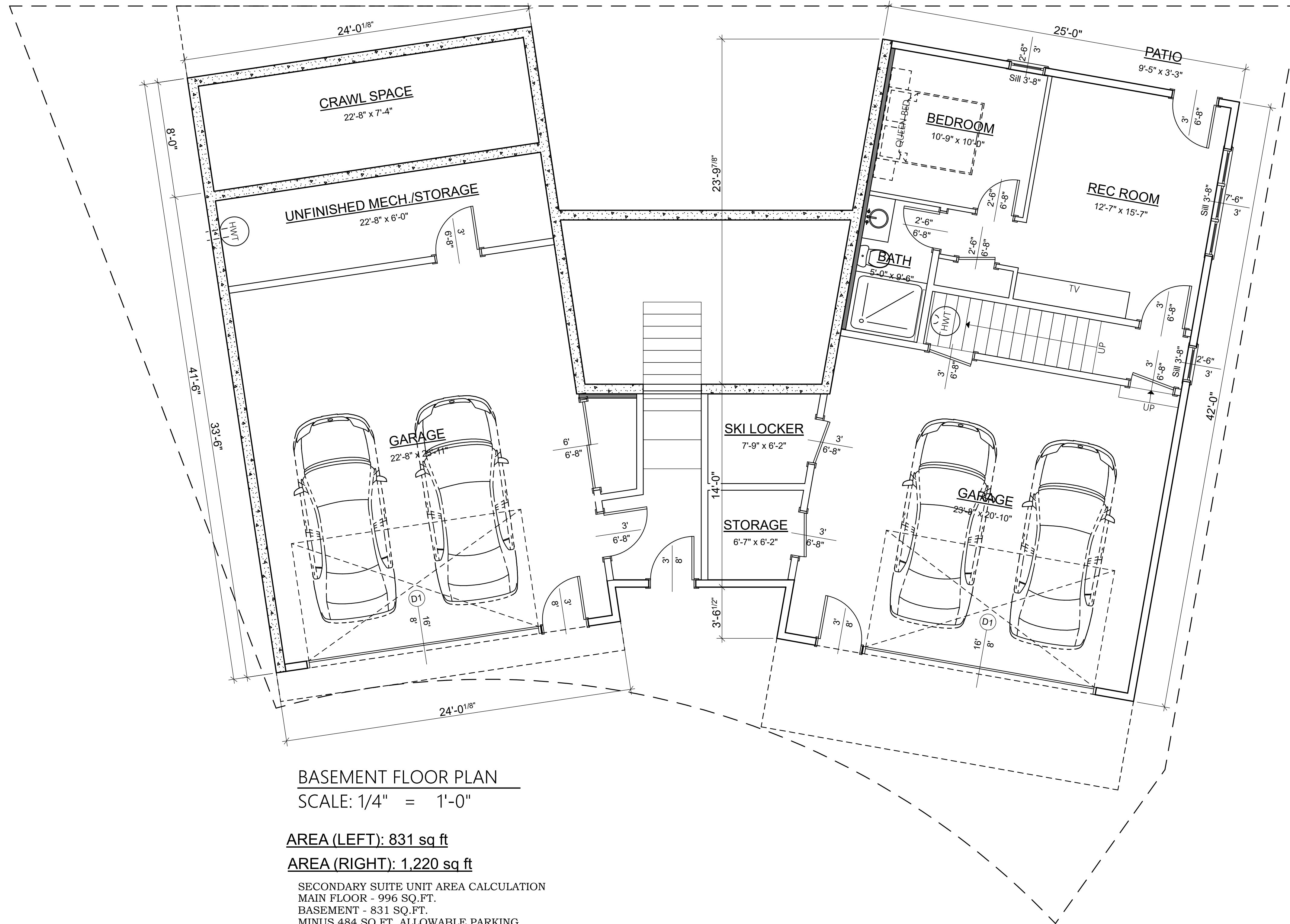
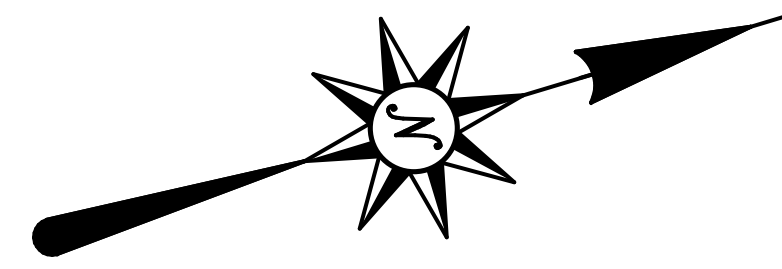
REVISIONS:	#	DATE	DESCRIPTION
	1		
	2		
	3		

SCALE: 1/4" = 1' U.N.O.  
DATE: 2024-09-13  
DESIGNER: K. SIMOES  
TECHNICIAN: TECHNICAL

COMPLETE SET OF PLANS TO BE ENGINEERED

#102-2468 PAULINE ST, APEX, BC V2A 2S8  
PH: 604-954-2966 FAX: 604-852-2981  
WWW.STREAMLINEDESIGN.CA

**Streamline**  
Design Ltd.



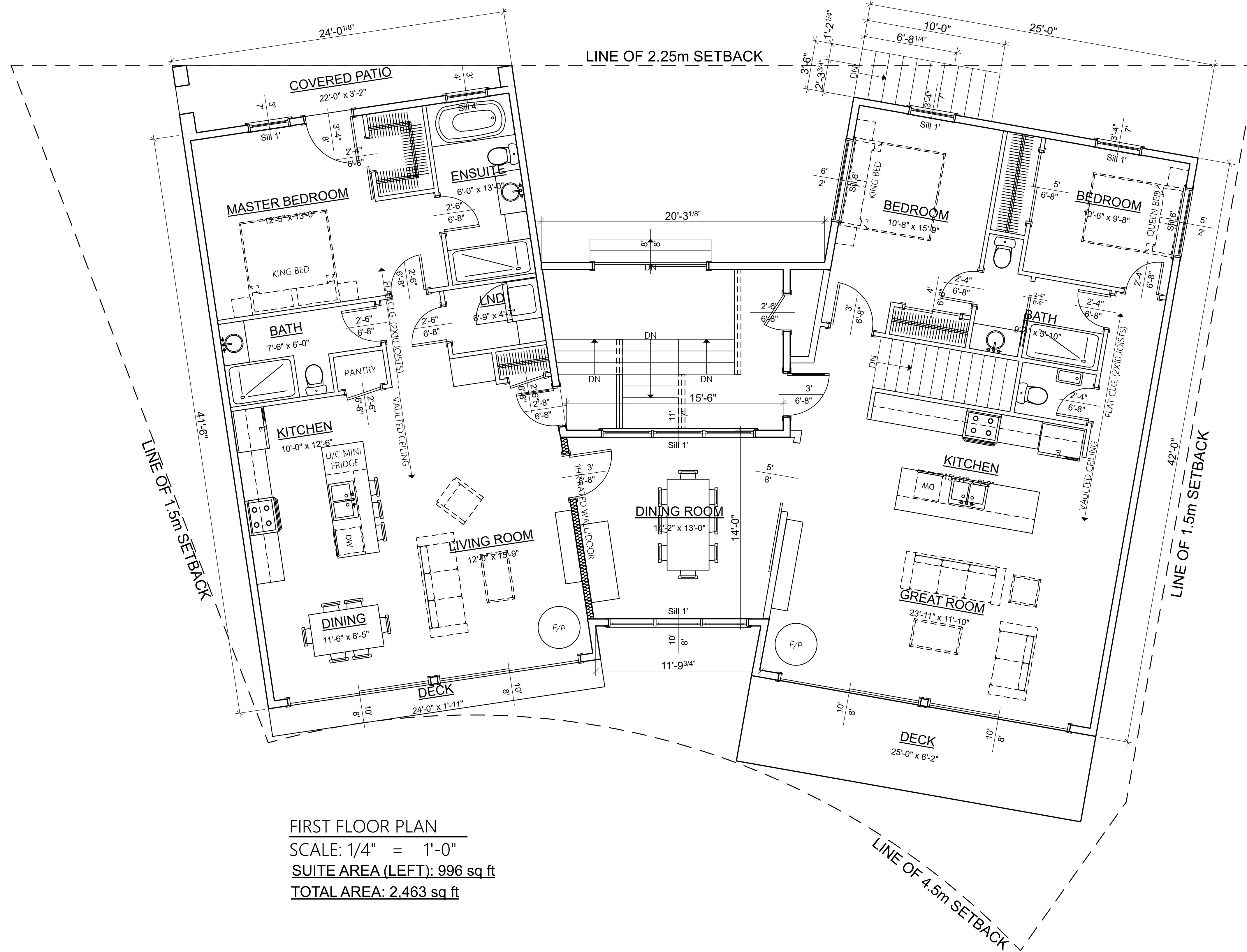
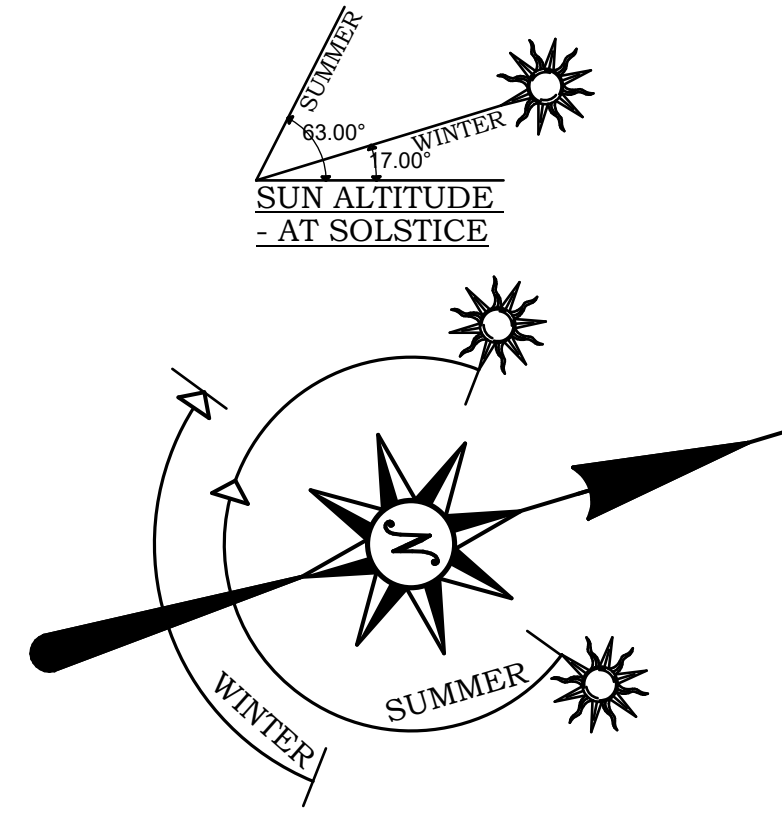
**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**AREA (LEFT): 831 sq ft**  
**AREA (RIGHT): 1,220 sq ft**

SECONDARY SUITE UNIT AREA CALCULATION  
 MAIN FLOOR - 996 SQ.FT.  
 BASEMENT - 831 SQ.FT.  
 MINUS 484 SQ.FT. ALLOWABLE PARKING  
 = 1,343 SQ.FT. (1,345 ALLOWED)

MEIRE 195 SNOW MOUNTAIN PL APEX B.C. DRAWING TITLE: Basement Plan		SCALE: 1/4" = 1'-0" DATE: 2024-09-12 DESIGNER: K. SIMOES TECHNICIAN: TECHNICIAN	#102-2469 PAULINE ST. ABRIDGEWOOD, B.C. V0R 0A0 PH: 604-854-9966 FAX: 604-854-2981 WWW.STREAMLINEDESIGN.CA	COMPLET SET OF PLANS TO BE ENGINEERED
SHEET:		REVISIONS:		
		#	DATE	DESCRIPTION
		1		
		2		
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A08 OF 18				





FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 SUITE AREA (LEFT): 996 sq ft  
 TOTAL AREA: 2,463 sq ft

COMPLETE SET OF PLANS TO BE ENGINEERED

#	DATE	DESCRIPTION
1		
2		
3		

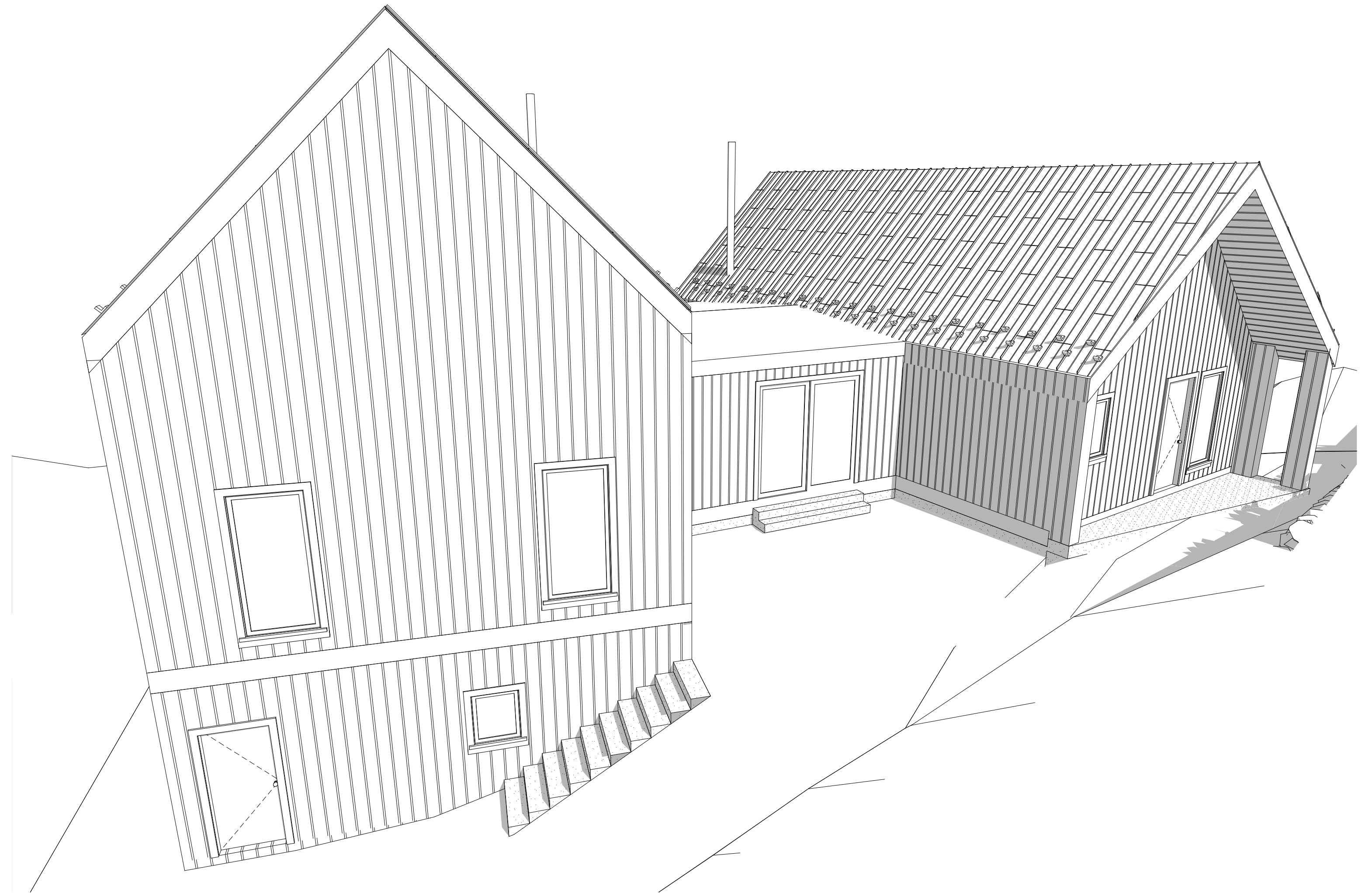
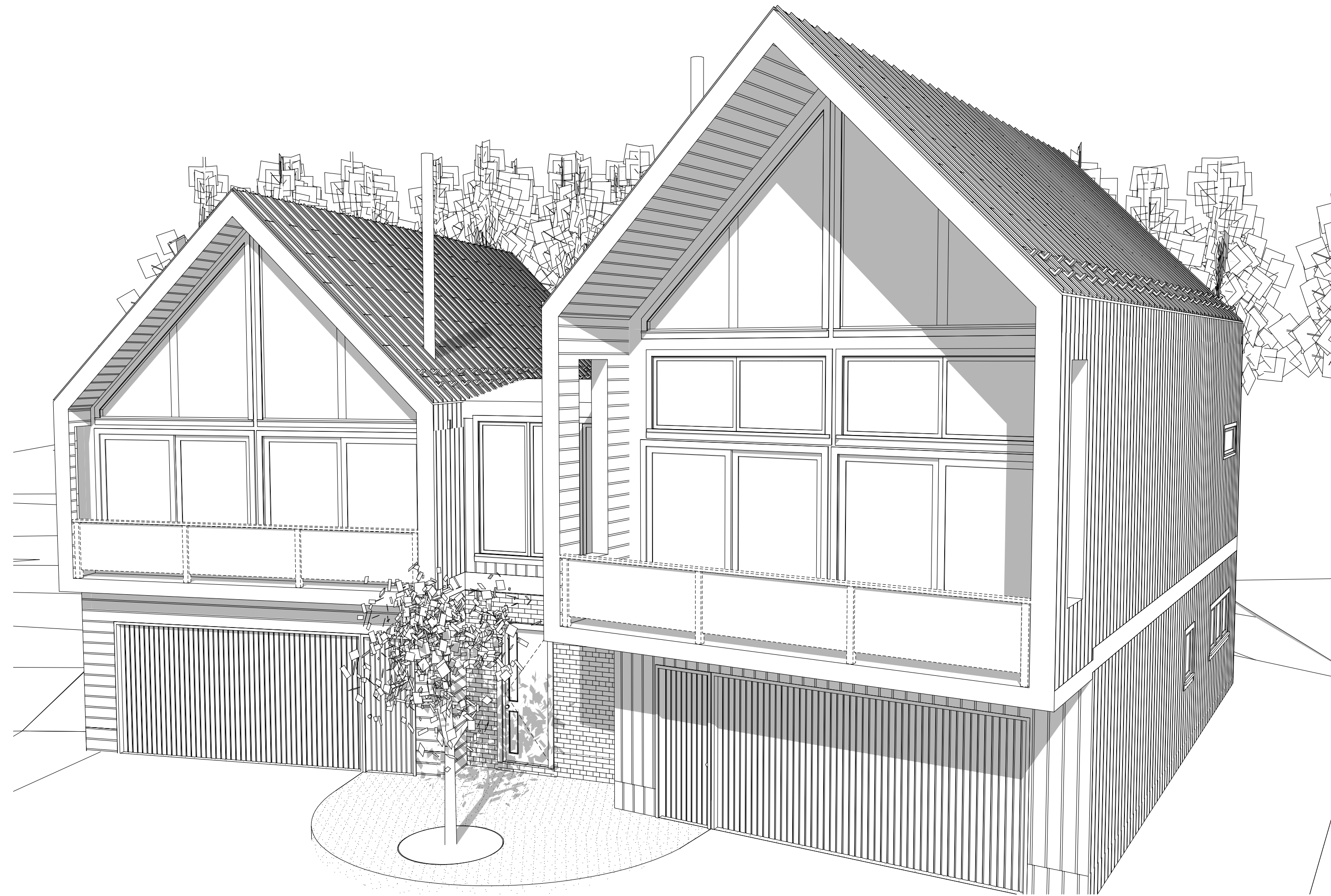
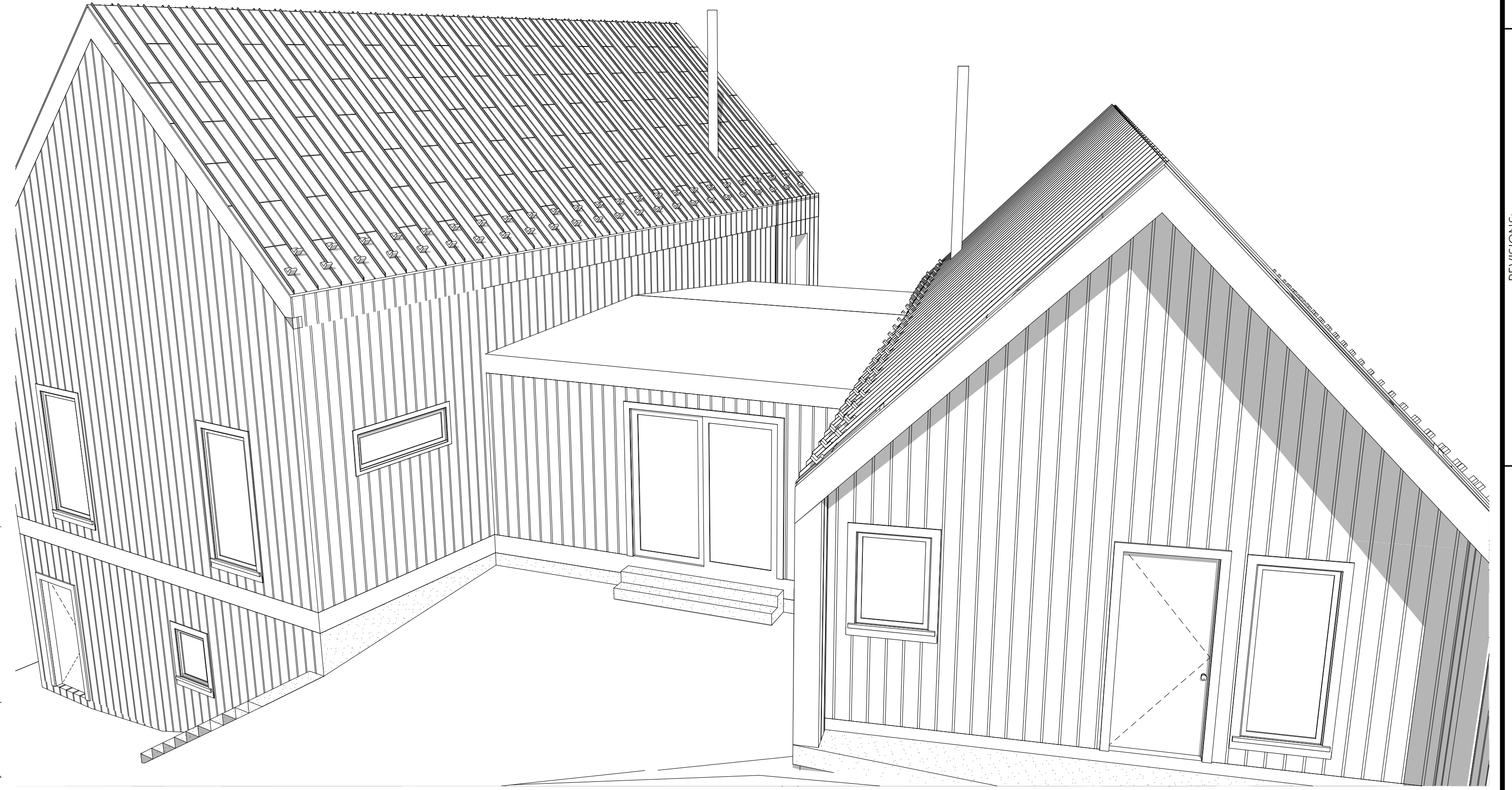
#102-2469 PAULINE ST.  
 APT 206 FOXWOOD RD. #842-2981  
 PH: 604-854-2906 FAX: 604-854-2981  
 WWW.STREAMLINEDESIGN.CA



SCALE: 1/4" = 1'-0"  
 DATE: 2024-09-12  
 DESIGNER: K. SIMOES  
 TECHNICIAN:

MEIRE  
 195 SNOW MOUNTAIN PL  
 APEX B.C.  
 DRAWING TITLE: First Floor Plan

SHEET:



COMPLET SET OF PLANS TO BE ENGINEERED		
#	DATE	DESCRIPTION
1		
2		
3		
#102-2469 PAULINE ST. ABBOTSFORD, B.C. V2T 2R8 PH: 604-854-9906 FAX: 604-854-2981 WWW.STREAMLINEDSIGN.CA		
SCALE: 1/4" = 1' U.N.O.	DATE: 2024-09-12	DESIGNER: K. SIMOES
		TECHNICIAN:
MEIRE		
195 SNOW MOUNTAIN PL		
APEX B.C.		
DRAWING TITLE: 3D Views		
SHEET:		
A10 OF 18		

