VARIANCE NOTES:

VARIANCE TO ZONING BYLAW 2603.2 MINIMUM FRONTAGE:
THE FOLLOWING PARCELS HAVE A FRONTAGE LESS THAN 8% OF THE PARCEL PERIMETER, BUT EXCEED THE MINIMUM 7.5m:

- LOT 17
- LOT 20
- LOT 21
- LOT 45
- LOT 69
- SL D

THE FOLLOWING PARCELS HAVE A FRONTAGE LESS THAN 8% OF THE PARCEL PERIMETER AND LESS THAN THE MINIMUM 7.5m, FOR PANHANDLE PARCELS:

- LOT 16
- LOT 18
- SL 16



REV	DESCRIPTION	YYYY-MM-DD	BY
A	ISSUED FOR INFORMATION	2017-11-07	ALG

PROJ. MGR. ADB
DESIGN/DRAWN ALG
PEER REVIEWED
HORIZ. SCALE 1:1000
VERT. SCALE N/A

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MINTER GARDENS SUBDIVISION
52892 BUNKER ROAD, ROSEDALE, BC

DEVELOPMENT VARIANCE PLAN

DRAWING NO. C16-5363/A-V01 | OF 2
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NOTES:
55+ COMMUNITY BARELAND STRATA
TOTAL AREA = 26,600 m²
No. OF LOTS = 31
AVG. DENSITY = 858m² PER LOT

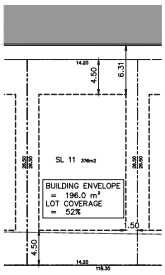
VARIANCE NOTES:

VARIANCE TO ZONING BYLAW 2602.1 BUILDING SETBACKS:
SETBACKS FOR ALL LOTS WITHIN THE 55+ COMMUNITY BARELAND STRATA, EXCEPT WHERE NOTED, TO CONFORM TO THE FOLLOWING:

- FRONT SETBACK = 4.5m
- REAR SETBACK = 4.5m
- SIDE SETBACK = 1.5m

EXCEPTIONS:
- SL 15; SL 23 TO SL 26
  FRONT SETBACK = 6m
  REAR SETBACK = 4.5m
  SIDE SETBACK = 1.5m
- SL 16
  FRONT SETBACK = 12m
  REAR SETBACK = 4.5m
  SIDE SETBACK = 1.5m

MINIMUM BUILDING ENVELOPE OF 12mx15m NOT APPLICABLE (ZONING BYLAW 2603.3)



SL 11
PARCEL DETAILS
1:250



LEGAL								
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RM/ TRAC	REV	DESCRIPTION	YYYY-MM-DD	BY	REV	DESCRIPTION	YYYY-MM-DD	BY

PROJ. MGR.	ADB
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PEER REVIEWED	
HORIZ. SCALE	1:500
VERT. SCALE	N/A

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55+ COMMUNITY BARELAND STRATA VARIANCE PLAN	
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