

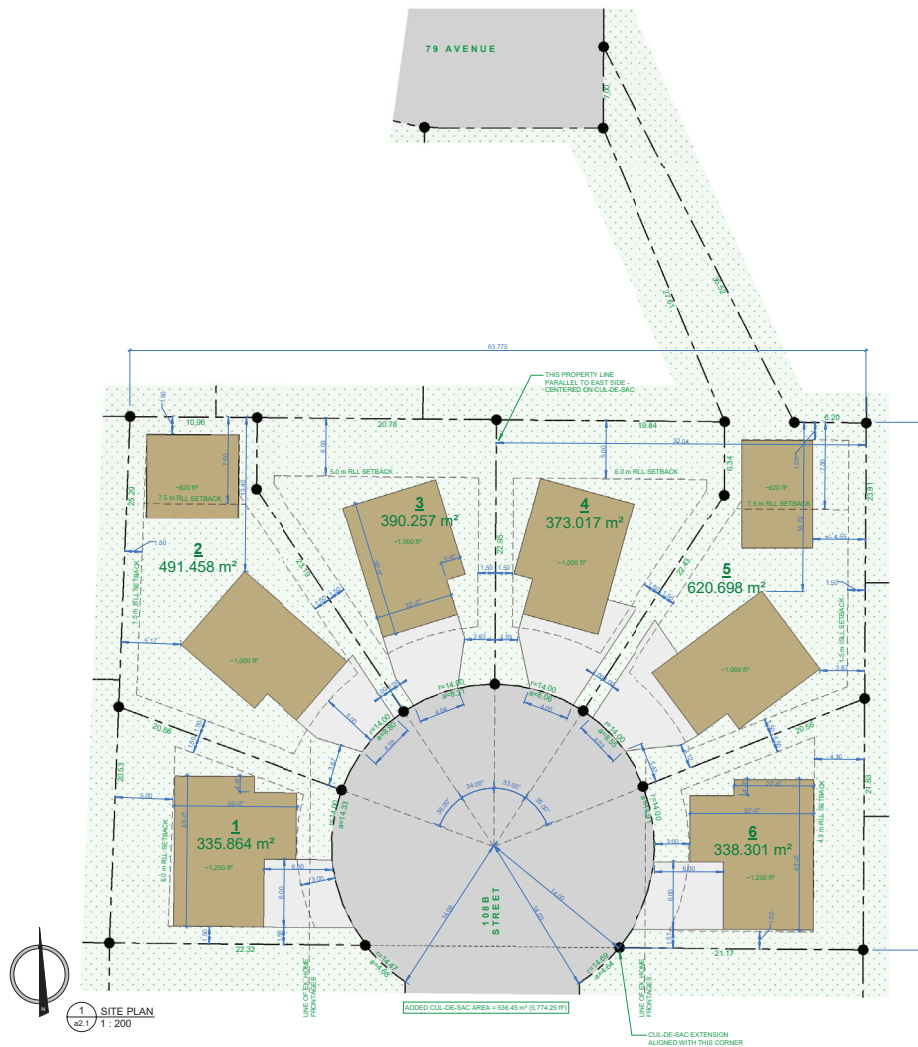
24015

SITE LEGEND	
	LAWN
	LANDSCAPING
	PRIVATE SIDEWALK
	PUBLIC SIDEWALK
	PARKING LOT
	ROAD
	BUILDINGS
	DECKS / PATIOS
	FARM HOME PLATE AREA
	WATER
	PROPERTY LINE
	CITY WATER LINE
	PROPERTY SETBACK
	EASEMENT / R.O.W.
	SANITARY SEWER
	STORM SEWER
	WATER COURSE
	TOP OF SLOPE
	TOE OF SLOPE
	PROPERTY LINE SEGMENT END

LOT INFORMATION							
LOT #	AVG LOT DEPTH	LOT WIDTH	HOUSE REAR SETBACK	ADU REAR SETBACK	FRONT SETBACK	MIN. LOT FRONTAGE	PROP. LOT FRONTAGE
LOT 1	19.48 m	16.60 m	5.00 m	N/A	3.0 m	7.78 m	14.33 m
LOT 2	32.23 m	12.35 m	7.50 m	1.50 m	5.0 m	9.50 m	8.80 m
LOT 3	24.42 m	11.62 m	5.00 m	N/A	5.0 m	8.14 m	8.31 m
LOT 4	24.24 m	11.26 m	5.00 m	N/A	5.0 m	7.98 m	8.06 m
LOT 5	31.80 m	11.98 m	7.50 m	1.50 m	5.0 m	15.91 m	8.55 m
LOT 6	18.65 m	16.41 m	4.30 m	N/A	3.0 m	7.85 m	14.91 m

ZONING BYLAW & OCP ANALYSIS			
BYLAW DESCRIPTION	ALLOWABLE	PROPOSED	COMMENTS
SETBACKS			
FRONT LOT LINE	5.0 m	VARIABLE	VARIANCES REQUIRED
REAR LOT LINE	7.5 m	VARIABLE	VARIANCES REQUIRED
INTERIOR SIDE LOT LINE	1.5 m		VARIANCES REQUIRED
EXTERIOR LOT LINE	3.5 m	N/A	
ZONE - DENSITY	1 SDD	1 SDD	
OCP - DENSITY	4 DU / LOT		
LOT SIZE (AREA)	580 m <sup>2</sup>		
LOT WIDTH	11 m MIN.		VARIANCES REQUIRED
LOT DIMENSIONS DEPTH	30 m MIN.		VARIANCES REQUIRED
LOT COVERAGE TOTAL	40 %		
ZONE F.A.R.	GROSS FLR AREA	0.5	
ZONE - BUILDING HEIGHT		8.0 m	
OCP - BUILDING HEIGHT		2.5 STOREYS	
PARKING		1 PER DU	

PROPERTY LINE SCHEDULE	
PERIMETER	MIN. FRONTAGE
LOT 1	7.78 m
LOT 2	9.50 m
LOT 3	8.14 m
LOT 4	7.98 m
LOT 5	15.91 m
LOT 6	7.85 m



1 SITE PLAN  
a2.1  
1:200

REVISION SCHEDULE	
NO.	DATE
1	08/17/2021

Property Subdivision  
10890 79 Avenue, Delta, BC



BC BD FRASER VALLEY  
Lobby Designer  
**Guilker**  
HOME & BUILDING DESIGN  
604.824.2774  
www.guilker.ca - info@guilker.ca

Lead Name: Daman Grewal

Project: property subdivision

Site: site plan

Designed by: DS  
Drawn by: DS  
Reviewed by: JG

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12 September 2025

Issue Number:  
**a2.1**  
Issue #2

**PLAN OF TOPOGRAPHY SHOWING  
PROPOSED SUBDIVISION OF  
LOT 3, SECTION 23, TOWNSHIP 4,  
NEW WESTMINSTER DISTRICT, PLAN 87137**

B.C.G.S. 92G.016

SCALE: 1:250

CIVIC: #10890 79 AVENUE, DELTA, B.C.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
SHOWN WITHIN BROWN BUBBLES  
WHEN PLOTTED AT A SCALE OF 1:250 (D SIZE)

**LEGEND:**

- OCM DENOTES CONTROL MONUMENT FOUND.
- OPF DENOTES BRON BAR POST FOUND.
- OCF DENOTES CROWN CORNER FOUND.
- M/SAN DENOTES SANITARY MANHOLE.
- M/STM DENOTES STORM MANHOLE.
- IB DENOTES LAMP BRASS.
- PP/UP DENOTES POWER POLE UTILITY POLE.
- HVS DENOTES HYDRANT.
- PP DENOTES POWER POLE WITH TRANSFORMER.
- WV DENOTES WATER VALVE.
- EWV DENOTES ELECTRICAL VALVE.
- LS DENOTES LEAKY SEWERAGE.
- W DENOTES WATER METER.
- EE DENOTES EXISTING ELEVATION.
- PE DENOTES EXISTING RETAINING WALL ELEVATION.
- PEP DENOTES PROPOSED ELEVATION.
- SQ/M DENOTES SQUARE METRES.
- P DENOTES PROPERTY LINE.
- ODEN DENOTES DIRECTION OF OVERLAND FLOW.
- BR DENOTES BRON.

**NOTES:**

- ALL DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.
- THE PLAN LINES WITHIN INTEGRATED SURVEY AREA NO. 10 CITY OF DELTA INTERSECTION ARE SHOWN.
- OFFSET DIMENSIONS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS BRASS AND BRON MANHOLES (IB), (M/SAN), (M/STM) AND GEODETIC, SHOWN IN METRES AND DECIMALS FROM CITY OF DELTA INTEGRATED SURVEY AREA NO. 10 (ELEVATION: 15.622M) (FORWARD, 2006 DATUM).
- OFFSETS SHOWN WITHOUT DIMENSIONS SHALL BE COMPARED WITH WATSON AND BARNARD LAND SURVEYS.

**PROPERTY:**

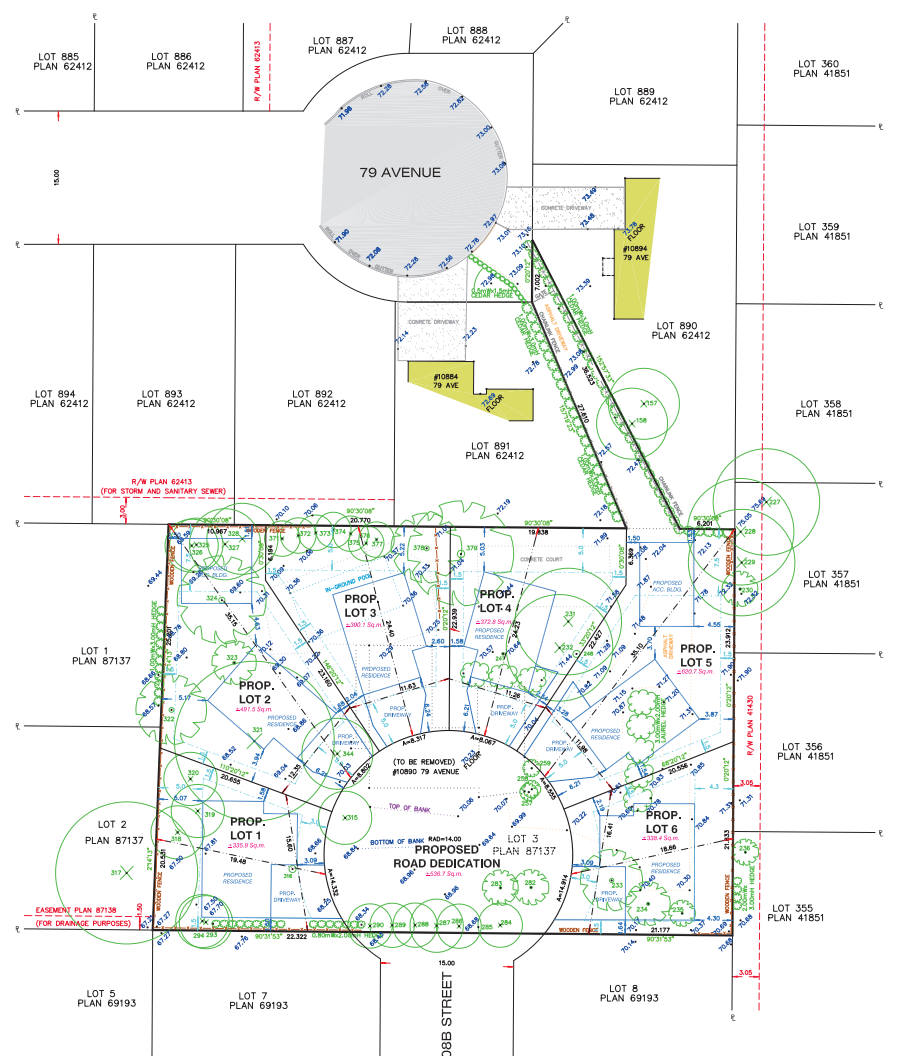
- THE PLAN IS NOT A BOUNDARY SURVEY.
- LOT DIMENSIONS ARE DERIVED FROM PLAN 87137.
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
- OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
- SEE COVENANT ACCESS/ACCESS.

**DESIGN:**

- ALL UTILITIES TO BE CONSTRUCTED AND BUILT UP PRIOR TO DESIGN.
- HOUSE OWNER TO CONSIDER (S) AND BUILD UP PRIOR TO DESIGN.

POINT #	TRUNK Ø (m)	TYPE	CROWN D (m)
157-158	0.60	CONIFEROUS	8.0
227	0.80	CONIFEROUS	12.0
228	0.60	CONIFEROUS	12.0
229	0.70	CONIFEROUS	12.0
230	0.20	DECIDUOUS	4.0
231-232	0.60	CONIFEROUS	12.0
233	0.90	CONIFEROUS	14.0
234	0.20	DECIDUOUS	5.0
235	0.15	DECIDUOUS	3.0
236	0.20	DECIDUOUS	6.0
247	0.30m DIAMETER x 0.30m HIGH STAMP		
248	0.80m DIAMETER x 0.30m HIGH STAMP		
257	0.30	DECIDUOUS	2.0
258	0.15	DECIDUOUS	2.0
259	(20)10	DECIDUOUS	2.0
262	0.30	DECIDUOUS	4.0
263	(20)10	DECIDUOUS	4.0
264	0.35	CONIFEROUS	5.0
265	0.25	CONIFEROUS	4.0
266	0.25	CONIFEROUS	5.0
267	0.40x20	CONIFEROUS	6.0
268	0.30	CONIFEROUS	5.0
269	(20)20x15	CONIFEROUS	5.0
290	0.30	CONIFEROUS	5.0
293	0.30	HOLLY	6.0
294	(20)20	HOLLY	6.0

POINT #	TRUNK Ø (m)	TYPE	CROWN D (m)
315	0.30	CONIFEROUS	6.0
316	0.80m DIAMETER x 0.30m HIGH STAMP		
317	1.20	CONIFEROUS	16.0
318	0.25x10	CONIFEROUS	6.0
319-320	0.25	CONIFEROUS	6.0
321	(20)20	CONIFEROUS	16.0
322	0.30	DECIDUOUS	6.0
323	(20)20	DECIDUOUS	6.0
324	(20)20	DECIDUOUS	10.0
325	0.25	CONIFEROUS	6.0
326	0.15	CONIFEROUS	6.0
327	0.70	CONIFEROUS	8.0
328	0.50	CONIFEROUS	8.0
344	0.15	CONIFEROUS	8.0
371-377	0.30	CONIFEROUS	4.0
378	CLUSTER	DECIDUOUS	8.0
379	CLUSTER	DECIDUOUS	12.0



REVISED PROPOSED BUILDINGS ADDED JULY 31 2025  
 REVISED PROPOSED BOUNDARIES ADDED JULY 31 2025  
 PROPOSED BUILDINGS ADDED JANUARY 10 2025  
 PROPOSED LOT AVERAGE ADDED TO LOT 4 NOV 26 23 (CE)  
 PROPOSED LOT AVERAGE ADDED TO LOT 4 NOV 21 23 (CE)  
 PROPOSED BUILDINGS ADDED FEBRUARY 28 2023 (OT)  
 REVISED LOT/LOT-TO-SAC CONFIGURATION MAR 2022 (CE)  
 REMOVED THE INTERIM NOTATION FOR CAL DE SAC EASEMENT MARCH 3 2021  
 PROPOSED SUBDIVISION REDESIGNED (4) FEBRUARY 19 2021 (NW)  
 PROPOSED SUBDIVISION REDESIGNED (2) SECT. 9 2019 (NW)  
 PROPOSED SUBDIVISION REDESIGNED (2) SEPT. 24 2019 (NW)  
 PROPOSED SUBDIVISION REDESIGNED AUG 28 2019 (NW)  
 PROPOSED BUILDINGS ADDED JUNE 25 2018 (NW)

THIS 18th DAY OF DECEMBER, 2024

CONNOR R. EMBLETON (REG) B.C.L.S.

SEC. 23 TP. 4 NWD

WATSON & BARNARD  
 B.C. LAND SURVEYORS  
 1524 56th STREET  
 DELTA, B.C. V4L 2W4  
 TEL: 604 943 9433

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT  
 CITY OF DELTA

FILE: 2504PSPDA  
 PLOT: 20250618  
 MAP: DELTA