

LEGAL DESCRIPTION OF PROPERTY  
LOT 1 BLK DL 748 PL 11713 REM  
PID: 007-863-420

EXISTING ZONING  
M2 GENERAL INDUSTRIAL  
AG GREEN BELT  
AF AGRICULTURE & FORESTRY

PROPERTY AREA  
60.70ha

DEVELOPMENT AREA  
8.20ha

SUBDIVISION YIELD  
3 LOTS

LOT 1 DL 748  
PLAN 11713 REM  
PARCEL ID: 007-863-420

LOT 1 DL 748  
PLAN 11713 REM  
PARCEL ID: 007-863-420

LOT 2  
Area : 2.74ha

LOT 1  
Area : 2.89ha

LOT 3  
Area : 2.88ha

RELOCATED  
25m WIDE  
ROAD DEDICATION

PROPOSED 24.92m  
TOTAL ROAD DEDICATION

EXISTING 10.06m  
RDFFG ROAD DEDICATION

PROPOSED 14.86m  
CoPG ROAD DEDICATION

FORTIS TRANSMISSION  
PRESSURE GAS MAIN

FORTIS DISTRIBUTION  
PRESSURE GAS MAIN

DEVELOPMENT BOUNDARY

CITY OF PRINCE  
GEORGE BOUNDARY

VARIANCE AREA FOR PROPOSED ROAD  
DEDICATION HIGHWAY WORKS

EXISTING  
ROAD DEDICATION  
TO BE RELOCATED

PROPOSED 6.0m  
RIGHT-OF-WAY  
FOR FORTIS

VARIANCE AREA FOR  
PORTLAND SIDEWALK

NORTH

#### LEGEND

- CITY OF PRINCE GEORGE BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPOSED ROAD DEDICATION
- VARIANCE AREA FOR PROPOSED ROAD DEDICATION HIGHWAY WORKS
- VARIANCE AREA FOR PORTLAND SIDEWALK
- FORTIS TRANSMISSION PRESSURE GAS MAIN
- FORTIS DISTRIBUTION PRESSURE GAS MAIN

1	30/05/22	AS PER CITY COMMENTS	MH
NO.	DATE (D/M/Y)	REVISION	BY

NOT FOR CONSTRUCTION



CONSULTANTS' PROJECT No.: 1615-07

DRAWN: MM	PERMIT TO PRACTICE No. 1002375
CHECKED: JRB	
ENGINEER: JRB	
DATE: MARCH 2022	
SCALE: FULL 1:1500	
SCALE: HALF 1:3000	

MCC BC LEGACY TRUST  
1595 TORPY ROAD

PROPOSED DEVELOPMENT  
VARIANCE PLAN

DRAWING No.

DVP

