



SHOWING PROPOSED 2 LOT SUBDIVISION, INTENDED USE - RESIDENTIAL  
COMCHAM VALLEY REGIONAL DISTRICT  
CIVIC ADDRESS: 12421 ROCKY CREEK ROAD  
PID: 000-372-650  
ZONE: R-2 (ELECTORAL AREA H)  
CLIENT: TYLER ENTERPRISES LTD.



**SCALE 1:250**

ALL DIMENSIONS ARE INDICATED IN METERS

DATE

BY

CHECKED BY

APPROVED BY

REVISION

**LEGEND:**

X = ... INDICATES SPOT CLEARING OF INTRACTABLE  
 R = ... INDICATES PROPOSED USE

**LOT FORTIFICATION REQUIREMENTS**

LEGAL DESCRIPTION	PERMITS	USE	PROPOSED LOT FORTIFICATION
PROPOSED LOT 1	20.0m	20.0m	(3) or
PROPOSED LOT 2	30.0m	30.0m	30.0m

1. CALCULATED PERMITS REQUIRED FOR COMPLIANCE  
 2. CALCULATED PERMITS REQUIRED FOR COMPLIANCE  
 3. CALCULATED PERMITS REQUIRED FOR COMPLIANCE

**VERTICAL DATUM:**  
ELEVATIONS ARE GEODETIC AND DERIVED FROM THE  
NAD83 BATHYMETRIC DATUM TO THE NEAREST FEET. SEE  
STATISTICAL SUMMARY FOR 2000.  
PUBLISHED ELEVATION - 44100.

CONFIRM ELEVATION = 14619.

**PROPERTY:**

CONFIDENTIAL, e 147RE  
PROPERTY

PROPERTY INTERESTS SHOWN ARE DERIVED FROM LAND TITLE RECORDS  
DEPENDING UPON THE TYPE OF INTEREST, THEY ARE NOT TO BE USED TO DETERMINE  
RIGHTS OF POSSESSION.

REFER TO CURRENT EDITIONS OF TITLE F-10  
ADDITIONAL DISTRIBUTION POINTS (MAY BE)

GENERAL:

THEY FLAY THROUGH THE LOCATION OF VISIBLE FEATURES CALLED AND EXEPT

FEATURES SHOWN WITHOUT OVERLAPPING SHOULD BE CONFIRMED WITH  
PLANETTE AND SEARCHED IN L.T.O.

**NOTE:**  
PROPERTY INDEMNITIES AND PARCEL AREA ARE APPROXIMATE AND  
SUBJECT TO CHANGE AFTER ADDITIONAL FIELD SURVEY.

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**AUTHOR INDEX**

[illegible]

FIELD SURVEY COMPLETED ON MAY 5TH 1971.  
THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED AND DATED.

Site Photos – March 14, 2024 and August 22, 2024



Existing driveway access and frontage off Inkster Road to proposed Remainder Lot



Approx. location of road access off of Rocky Creek Road





Existing panhandle, facing toward Rocky Creek Road; to become road dedication



Existing accessory building on proposed Lot 1,  
approx. location of road dedication (and frontage) at forefront





Existing detached suite on proposed Remainder Lot, front parcel line to right of building



Existing garage on proposed Remainder Lot, rear parcel line to right of building