

PROPOSED SUBDIVISION FOR SHERRY STACKHOUSE & GRANT INNES

Civic Address: 6930 MOUNTAINVIEW DR. OLIVER BC

Legal Description:
LOT 713, PLAN KAP5334B, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, PORTION PL 2133
PID: 011-024-020

Zoning Requirements:

Current Zoning-	RS1
Current OCP-	LR
Development Permit Areas:	
ALR-	No
ESA-	No
Riparian Area-	No
High Hazard-	No
Fire Response Within 10 Minutes-	NA

10.1.2 Minimum Parcel Size for Subdivision:
(b) 350.0m², when connected to the municipal sewer system.
Existing Lot Area (Approximate)= 3888m²
PROPOSED LOT 1 (REMAINDER) AREA: 2879.70m²
PROPOSED LOT 2 AREA: 529.73m²
PROPOSED LOT 3 AREA: 478.57m²

10.1.3 Minimum Parcel Width for Subdivision:
(a) 12.0 metres
Proposed: 12.0m

10.1.4 Minimum Parcel Depth for Subdivision:
(a) 25.0 metres
Proposed: 37.75m To 46.28m

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:
(b) when connected to the municipal water and sewer system:
i) for parcels equal to or less than 280 m² in size, a maximum of three (3) dwelling units are permitted per parcel.
ii) for parcels greater than 280 m² in size, a maximum of four (4) dwelling units are permitted per parcel.

10.1.6 Minimum Setbacks:

Building Setbacks	
Front-	3.0m Or for a garage or carport fronting a highway 6.0m
Rear-	3.0m
Side Interior-	1.2m
Side Exterior -	3.0m

10.1.7 Maximum Height: NA

10.1.8 Maximum Parcel Coverage:
(a) 50% = 1439.85m Max
Proposed Lot 1 Remainder (Approximate)= 13.81% (397.7m²)

Zoning Requirements

Current Zoning-RS1- Low Density Residential One Lot

10.1.2 Minimum Parcel Size for Subdivision:	350m ²
10.1.3 Minimum Parcel Width for Subdivision:	12 metres
10.1.4 Minimum Parcel Depth for Subdivision:	25 metres

10.1.6 Minimum Setbacks:

Front Dwelling Wall-	3.0m
Front Garage Wall-	6.0m
Rear-	6.0m
Side Interior-	1.2m
Side Exterior-	3.0m

10.1.8 Maximum Parcel Coverage: 50%

EXISTING LOT AREA: 3888m²
PROPOSED LOT 1 (REMAINDER) AREA: 2879.70m²
PROPOSED LOT 2 AREA: 529.73m²
PROPOSED LOT 3 AREA: 478.57m²

PROJECT NOTES
• PROPERTY LINES, CONTOURS, SITE FEATURES, ETC. ALL PROVIDED BY PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
• ORTHO PHOTO PROVIDED BY RDOS GIS MAPPING
• PLEASE CONTACT JPM DRAFTING AND DESIGN LTD. REGARDING ANY POTENTIAL ERRORS OR ISSUES WITH INFORMATION PROVIDED ON THE DRAWINGS.



1 Site Overview
1 : 750



JPM DRAFTING AND DESIGN
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jpmdraftinganddesign@gmail.com
jpmdraftinganddesign.ca

PROJECT:
SHERRY
STACKHOUSE &
GRANT INNES

PROJECT ADDRESS:
6930 MOUNTAINVIEW
DR.
OLIVER BC

LEGAL DESCRIPTION:
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KAP5334B, DISTRICT
LOT 2450S,
SIMILKAMEEN DIV OF
YALE LAND DISTRICT,
PORTION PL 2133

No.	Description	Date
1	Subdivision Revision 1	2026-0 1-21
2	Subdivision Revision 2	2026-0 2-12
3	Subdivision Revision 3	2026-0 4-07

Date: 2026-04-28
Drawn by: Jeff & Aimee Gagnon
Checked by: J.Gagnon

C1.0
Site Plan Overview
Scale As indicated