

# Sorrento Village Centre Development



## Project Outline and Information for Comprehensive Development Rezoning



Date: June 21, 2018

## Document Control Record

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### Document Control

<b>Report Title:</b>	Sorrento Village Centre Development		
<b>Project Number:</b>	17-020		
<b>Client:</b>	Landev Properties Corp	<b>Client Contact:</b>	John and Jason Collett
<b>Date:</b>	<b>Rev Details/Status</b>	<b>Prepared by:</b>	<b>Reviewed by:</b>
06/21/2018	Revision 3	Trent-Beckman	Jayme Franklin

### Reference Documents

20180620_Sorrento Village Centre SK-01 R3
20180618_Sorrento Village Centre R3

### Approval

Author Signature:		Approver Signature:	
Name:	Trent-Beckman Cross	Name:	Jayme Franklin
Title:	Project Manager	Title:	Professional Engineer

## 1. Executive Summary

This report outlines the proposed rezoning of 5.47 ha of RR4 land, into a Comprehensive Development Zone divided into a 4.76 ha Medium Density Residential Zone, and a 0.71 ha Commercial Zone.

The proposed rezoning aligns with the OCP, which identifies the site as a primary settlement area designated as 'Village Centre'. Further, the use of a variety of lot sizes and a range of housing options is expected to create affordable housing for families and seniors in accordance with policies within the OCP.

A preliminary servicing assessment for the proposed development has concluded that servicing will be feasible. Further investigations will be undertaken during detailed design.

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## 2. Introduction

This report outlines the proposed rezoning of 5.47 ha of land currently zoned as Rural Residential 4 (RRA) in downtown Sorrento under the Columbia Shuswap Regional District (CSRD), South Shuswap Zoning Bylaw No. 701 (referred to as Zoning Bylaw No. 701 for the remainder of this report).

The proposed rezoning includes the creation of medium density residential zone, and commercial development zone and is intended to align the land use with that identified in the CSRD Electoral Area C OCP Bylaw No. 725 (referred to as OCP for the remainder of this report).

The legal descriptions and areas of the development parcels are shown in Table 1 below.

**Table 1: Development Lots Legal Description and Parcel Area**

Legal Description	Parcel Area
Rem. 21, Plan 690	2.76 ha (6.82 acres)
Rem. 9, Plan 32996	2.26 ha (5.60 acres)
Lot A, Plan 32996	0.22 ha (0.55 acres)
Lot B, Plan 32996	0.22 ha (0.55 acres)
<b>Total</b>	<b>5.47 ha (13.52 acres)</b>

The current OCP, Agricultural Land Reserve (ALR) and zoning designations are summarized in Table 2. It is noted that each of the 4 parcels have the same designations.

**Table 2: Existing Land use designation**

OCP Designation	ALR Designation	Zoning Designation
Primary Settlement Area, Village Centre	No	Rural Residential 4 (RR4) (maximum allowable parcel size 2ha)

## 3. Proposed Comprehensive Development (CD) Zoning

Following consultation with the Columbia Shuswap Regional District (CSRD), the Ministry of Transportation and Infrastructure (MOTI) and other stakeholders, it is proposed that the property is rezoned to a Comprehensive Development (CD) Zone. The area within the CD zone will be split between a Medium Density Residential Zone (Development Area 1), and a Commercial Zone (Development Area 2) as displayed in Table 3 below and represented in the scheme plan attached with this report.

**Table 3: Proposed CD Zoning**

Comprehensive development zoning	Zone Area
Development Area 1	4.76 ha (11.76 acres)
Development Area 2	0.71 ha (1.75 acres)
<b>Total</b>	<b>5.47 ha (13.52 acres)</b>

Further information on each of the proposed zones, including a draft copy of permitted land uses and regulations is included the draft bylaw regulations attached with this report.

## 4. Official Community Plan Review

The area is designated as Village Centre and is identified as a Primary Settlement Area, the highest priority area for development as reflected in several objectives, principles and policies within the OCP. The Village Centre area is intended to promote a variety of residential and commercial developments within central Sorrento.

The expansion would provide a significant increase in affordable housing choices for residents in the Shuswap Community. This policy is directly supported by Principle 3 of the Sustainable Planning Principles<sup>1</sup> which states ‘A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and Seniors’.

The commercial zone is in accordance with the General Land Use Management policy 3.3.2.2 which states that the ‘Sorrento Village Centre... will accept much of the residential, retail and business development in Area C’.

## 5. Preliminary Servicing and Infrastructure Review

### 5.1. Site description

The site slopes from south to north between Notch Hill Road and the Trans-Canada Highway. From a preliminary assessment, the average grade for the site is approximately 8% with a maximum grade of approximately 30%.

The northern area of the site adjacent to the Trans-Canada Highway is covered by grass, with trees covering the remainder of the site. A house exists on each of the two larger parcels with single access ways from the TransCanada and Notch Hill Road respectively.

The Shuswap Lakes Soil Survey<sup>2</sup> broadly indicates the site is a mix of moderately well drained silty clay loam, and well drained silt loam. Preliminary, geotechnical investigation identified a large area of coarse grained clean sand on the northern aspect of the ridgeline running east-west on the property.

### 5.2. Access and Transportation

Consultation with the CSRD and MOTI was undertaken to understand access and transportation requirements for the development. A roading masterplan is included with this report and shows the proposed plan for accessing the development (20180618\_Sorrento Village Centre R3 C-01).

The proposed access to the Commercial Zone is directly from the Trans-Canada Highway. It is proposed that the existing access easement (Plan No. KAP 57791) shared with the adjacent western lot (Lot 1, Plan KAP57595) will be utilized to provide access to the Commercial Zone, thus limiting the number of access

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<sup>1</sup> CSRD, Electoral Area C, OCP, Bylaw No. 725, Section 1.2

<sup>2</sup> [http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/soil-nutrients/610000-6\\_soil\\_mgmt\\_handbook\\_okanagan.pdf#Page=33](http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/soil-nutrients/610000-6_soil_mgmt_handbook_okanagan.pdf#Page=33)

to the Trans-Canada Highway. As requested by MOTI, proposed land uses for this zone have been restricted to exclude high traffic generating land use.

MOTI has indicated that they will support the use of Notch Hill Road as the primary access to Development Area 1. It is likely that a second entrance onto Notch Hill Road will be constructed to provide access to a proposed storage and parking area. The proposed commercial access from the Trans-Canada Highway will be utilized to provide a secondary emergency access (existing access easement Plan No. KAP 57791).

A no build zone (approx. 14m) will likely be required along the Trans-Canada Frontage to allow for future lane expansion.

Parking areas in the CD Zones described in this report will be provided in accordance with the regulations included in Schedule B, Parking Provisions of Zoning Bylaw No. 701.

It is anticipated that primary pedestrian access to Sorrento Village will be via adjacent CSRD land.

It is likely that the proposed development will result in an increase in demand on the public transport between Salmon Arm and Sorrento operated by BC Transit (number 13 bus).

### 5.3. Water supply

A community water supply connection is available which will provide the water source for internal distribution and servicing. It is proposed that Development Area 1 is supplied via two separate systems (20180618\_Sorrento Village Centre R3 C-03). The upper part of Development Area 1 will be serviced via main that connects into an existing capped 200mm PVC main on Notch Hill Road and runs along the property frontage. The lower part of Development Area 1 will be serviced via a 200mm main that connects into the community water supply adjacent to the western boundary of Development Area 1. It is anticipated that the community water system will provide adequate pressure and volume for the installation of fire protection as required.

### 5.4. Wastewater

As there is no community sanitary service infrastructure connection available, the development will require an independent onsite wastewater disposal system. A conceptual sanitary plan (20180618\_Sorrento Village Centre R3 C-04) is attached with this report and show the proposed plan for servicing the development. The collection system will be designed to drain via gravity towards a treatment system on the northern side of the development. A pressure system will then be used to direct the wastewater to the location of a disposal field (as shown in the scheme plan attached with this report). Preliminary design and consultation with the Ministry of Environment is being undertaken.

The commercial zone will require its own independent onsite wastewater system. High wastewater generation land uses will not be permitted unless the site is serviced with a community system.

It is noted that the OCP supports the connection of all development within the Sorrento Village Centre into community wastewater system once this has been developed. The system designed for the development will likely allow for the provision of future connection into the community system.

## 5.5. Stormwater Management

### 5.6. Catchment description

The site slopes from south to north between Notch Hill Road and the Trans-Canada Highway. From a preliminary assessment, the average grade for the site is approximately 8% with a maximum grade of approximately 30%.

A broad ridge runs in a north westerly direction through the middle of Development Area 1 and is used to define the southern and northern catchment used in the stormwater calculations for this development.

An adjacent area of land is included in the northern catchment as the proposed development will intercept surface water run off. It is proposed that runoff from this area is conveyed via culvert into the open channel system within the development.

### 5.7. Design discussion

A conceptual stormwater management plan has been completed for the proposed development and is shown in C-05 attached with this report (*20180618\_Sorrento Village Centre R3 C-05*). The system is designed to use a combination of open channel drains and a reticulated pipe network. The minor system designed to accommodate run off from 1:10 year storm events and the major system is designed to accommodate run off from 1:100 year storm events. Both systems are used to convey stormwater to two detention ponds before the stormwater is discharged into existing MOTI drainage systems at pre-development flow rates equivalent to the runoff from a 1:5 year storm.

A smaller detention pond is proposed in the south western corner of Development Area 1 and is designed to detain water from properties along the western boundary of Development Area 1. A larger pond is proposed adjacent to the northern property boundary of Development Area 1 and is designed to attenuate the stormwater run off from the northern catchment.

Further investigation is needed to confirm the size of the detention ponds along with the type and capacity of the downstream drainage systems from each of the detention ponds.

## 6. Future Considerations

### 6.1. Subdivision

To facilitate development the site will require future subdivision. It is proposed that the application will occur concurrently to the rezoning application.

### 6.2. Development Permits

A form and character Development Permit is required for intensive residential development which is defined in the OCP as 5 or more units. Therefore, a Development Permit will be required with future subdivision.



A small proportion of the site contains slopes that exceed 30%. As such, the site will require a Hazardous Lands Development Permit prior to subdivision. The permit will be accompanied by a geotechnical report as per the Electoral Area C OCP Bylaw No. 725.

### 6.3. Parkland Dedication/Recreation and Reserve Areas

Recreational reserve areas will be provided throughout the development, and will provide opportunities for the residents and surrounding community to relax and recreate in central Sorrento.

The CRD has indicated a cash contribution will be required in place of parkland dedication will be required in accordance with the Local Government Act, and the amount will be assessed in consultation with the CSRD.

### 6.4. Visual character, Landscaping and Tree Retention

As described above, the developers intend to create an aesthetically pleasing development, including shared and amenity space with suitable landscaping. It is anticipated that significant logging will be required to facilitate the development. Tree retention will be implemented where possible. The proposed development will include the development of suitable landscaping.

## 7. Conclusions

This report described the proposed rezoning of 5.47 ha of RR4 land, into a Comprehensive Development Zone divided into a 4.76 ha Medium Density Residential Zone, and a 0.71 ha Commercial Zone. The proposed rezoning of the land aligns with the OCP designation Village Centre within the primary settlement area for Sorrento and aims to provide affordable housing options suitable for families and seniors.

On site wastewater and stormwater management systems will be utilized. Water supply will take advantage of the nearby CSRD owned community water system.

It is expected several green spaces will be constructed as part of the development along with pedestrian linkages that will add long term value to Sorrento.

# **Comprehensive Development Zone 5**

## **Purpose**

The purpose of the CD5 zone is to provide for a unique zone allowing for a mix of commercial and a variety of residential housing forms as part of a strata development.

## **Development Area 1**

### **Purpose**

The purpose of CD5 Development Area 1 is to provide a unique zone allowing for medium density single family residential development.

### **1. Permitted Uses**

The following uses and no others are permitted in Development Area 1:

- 1.1. single family dwelling;
- 1.2. home business;
- 1.3. accessory use, including storage buildings and additional parking and storage for residents.

## 2. Regulations

On a parcel zoned CD5 Development Area 1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN 1 MATTER TO BE REGULATED	COLUMN II REGULATIONS
2.1. Minimum parcel size created by subdivision 2.1.1. Where a parcel is served both a community water system and a community sewer system 2.2. Notwithstanding regulation 2.1 & 2.2, the minimum parcel area for a bare land strata lot	0.03ha 1ha
2.3. Maximum number of single family dwellings per parcel	1
2.4. Maximum density including the area covered by septic disposal fields where a parcel is served by both a community water system and a community sewer system 2.4.1. in all other cases	20 dwelling units/ha 1.0 dwelling units/ha
2.5. Maximum coverage	55%
2.6. Minimum parcel width of	10m
2.7. Maximum height for: 2.7.1. Principal buildings and structures 2.7.2. Accessory buildings	10 m (32.81 ft.) 6 m (19.69 ft.)
2.8. Minimum Setback from:	
2.8.1. Front parcel line: adjacent to highway adjacent to an access route	5.0m (16.4ft) 2.0m (6.6ft)
2.8.2. Rear parcel line: adjacent to parcel zoned Development Area 1, Development Area 2 all other cases	2.4m (7.9ft) 5.0m (16.4ft)
2.8.3. Interior side parcel line:	1.2m (3.9ft)
2.8.4. Exterior side parcel: adjacent to a highway adjacent to an access route all other cases	5.0m (16.4ft) 2.0m (6.6ft) 2.0m (6.6ft)

## 3. Screening

A landscape screen of not less than 2 m in height shall be placed along all parcel lines unless adjacent to a Development Area 1 parcel.

## **Development Area 2**

### **Purpose**

The purpose of CD5 Development Area 2 is to accommodate a wide range of low - medium traffic generating commercial and public use facilities within the Sorrento Town Centre area, recognizing the presence of the Trans-Canada Highway and the fact that at that time of adoption of this Bylaw there was no community sanitary sewer system in place.

### **1. Permitted Uses**

The following uses and no others are permitted in CD 5 Development Area 2:

- 1.1. ambulance station;
- 1.2. aviary and botanical gardens which may include public display;
- 1.3. bakery;
- 1.4. bank, credit union or trust company;
- 1.5. building set apart for public worship;
- 1.6. car wash (permitted only if connected to a community sewer system);
- 1.7. commercial garden centre;
- 1.8. commercial daycare facility;
- 1.9. commercial lodging (permitted only if connected to a community sewer system);
- 1.10. convenience store;
- 1.11. craft and gift shop;
- 1.12. gallery or studio (including music, television and radio studios);
- 1.13. indoor recreation facility;
- 1.14. library;
- 1.15. neighbourhood pub (permitted only if connected to a community sewer system);
- 1.16. office;
- 1.17. parking lot or facility;
- 1.18. personal service establishment;
- 1.19. storage including warehousing and mini-storage;
- 1.20. post office;
- 1.21. public assembly facility;
- 1.22. restaurant (permitted only if connected to a community sewer system);
- 1.23. retail store;
- 1.24. sale, rental and repair of tools and small equipment
- 1.25. accessory single-family dwelling;
- 1.26. accessory upper floor dwelling units;
- 1.27. accessory use.

## 2. Regulations

On a parcel zoned CD5 Development Area 2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

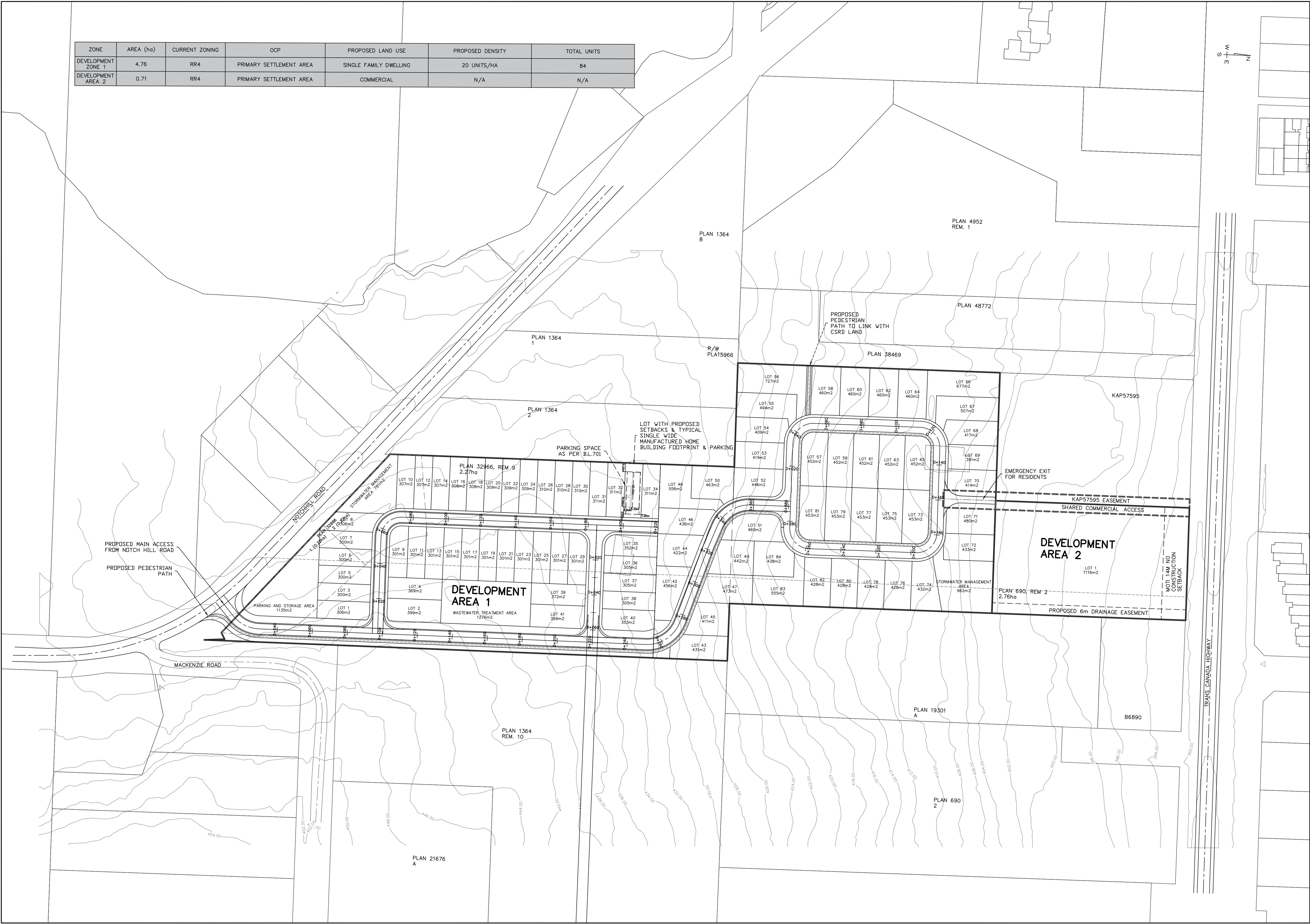
<b>COLUMN I MATTER TO BE REGULATED</b>	<b>COLUMN II REGULATIONS</b>
1. Minimum parcel area for new subdivisions: <ul style="list-style-type: none"><li>• where a parcel is served by both a community water system and a community sewer system</li><li>• in all other cases</li></ul>	0.2 ha 0.5 ha
2. Maximum number of accessory Single family dwellings per parcel	1
3. Maximum height for: <ul style="list-style-type: none"><li>• Principal buildings and structures</li><li>• Accessory buildings</li></ul>	11.5 m (37.73 ft.) 10 m (32.81 ft.)
4. Minimum Setback from: <ul style="list-style-type: none"><li>• front parcel line</li><li>• exterior side parcel line</li><li>• interior side parcel line</li><li>• rear parcel line</li></ul>	5 m 4.5m 2 m 5 m
5. Maximum density of accessory Upper floor dwelling units where a parcel is served: <ul style="list-style-type: none"><li>• without a community water system</li><li>• without a community sewer system</li></ul>	2.5 units/ha
6. Maximum Coverage <ul style="list-style-type: none"><li>• where a parcel is served by both a community water system and a community sewer system</li><li>• in all other cases</li></ul>	60% 50%

## 3. Screening

All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.



ZONE	AREA (ha)	CURRENT ZONING	OCF	PROPOSED LAND USE	PROPOSED DENSITY	TOTAL UNITS
DEVELOPMENT ZONE 1	4.76	RR4	PRIMARY SETTLEMENT AREA	SINGLE FAMILY DWELLING	20 UNITS/HA	84
DEVELOPMENT AREA 2	0.71	RR4	PRIMARY SETTLEMENT AREA	COMMERCIAL	N/A	N/A



LEGEND

EXISTING

HYDRO/TELEPHONE POLE

HYDRO/TELEPHONE POLE C/W DAVIT

TELEPHONE POLE

HYDRO POLE

HYDRO POLE C/W TRANS.

POST TOP STREET LIGHT

GUY

STORM MANHOLE

CATCH BASIN

GATE VALVE

SANITARY SEWER

FORCE MAIN

WATER MAIN

GAS

UNDERGROUND TELEPHONE

FENCE

DECIDUOUS/EVERGREEN

HEDGE

ELEVATION

PROPOSED

ELEVATION

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

GATE VALVE

STM INSPECTION CHAMBER

SANI INSPECTION CHAMBER

SANITARY SEWER

STORM SEWER

WATER MAIN

GAS

TEL & CABLE TV

HYDRO

FIRE HYDRANT

FORCE MAIN

END CAP

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

SIGN BASE

CANADA POST MAIL BOX

BLOW OFF VALVE

WATER RUNOFF PATH

3	20/JUNE/2018	ISSUED FOR INFORMATION	TRBC	JJF
3	12/JUNE/2018	ISSUED FOR INFORMATION	TRBC	JJF
2	23/MAY/2018	ISSUED FOR INFORMATION	TRBC	JJF

NO.	DATE	DESCRIPTION	BY	APP'D
REVISIONS				
		DESIGN:	TRBC	
		DRAWN:	TRBC	
		DATE:	JUNE 20, 2018	
		CHECKED:	JJF	

SEAL

P.ENG: JAYME FRANKLIN

SCALE: 0 30 60 Meters

FRANKLIN

ENGINEERING LTD.

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SORRENTO VILLAGE

CENTRE DEVELOPMENT

PROPOSED SUBDIVISION

PRELIMINARY

LAYOUT

PROJECT No.	17-020
SHEET	1 OF 1
DWG. No.	SK-01
REV. No.	3





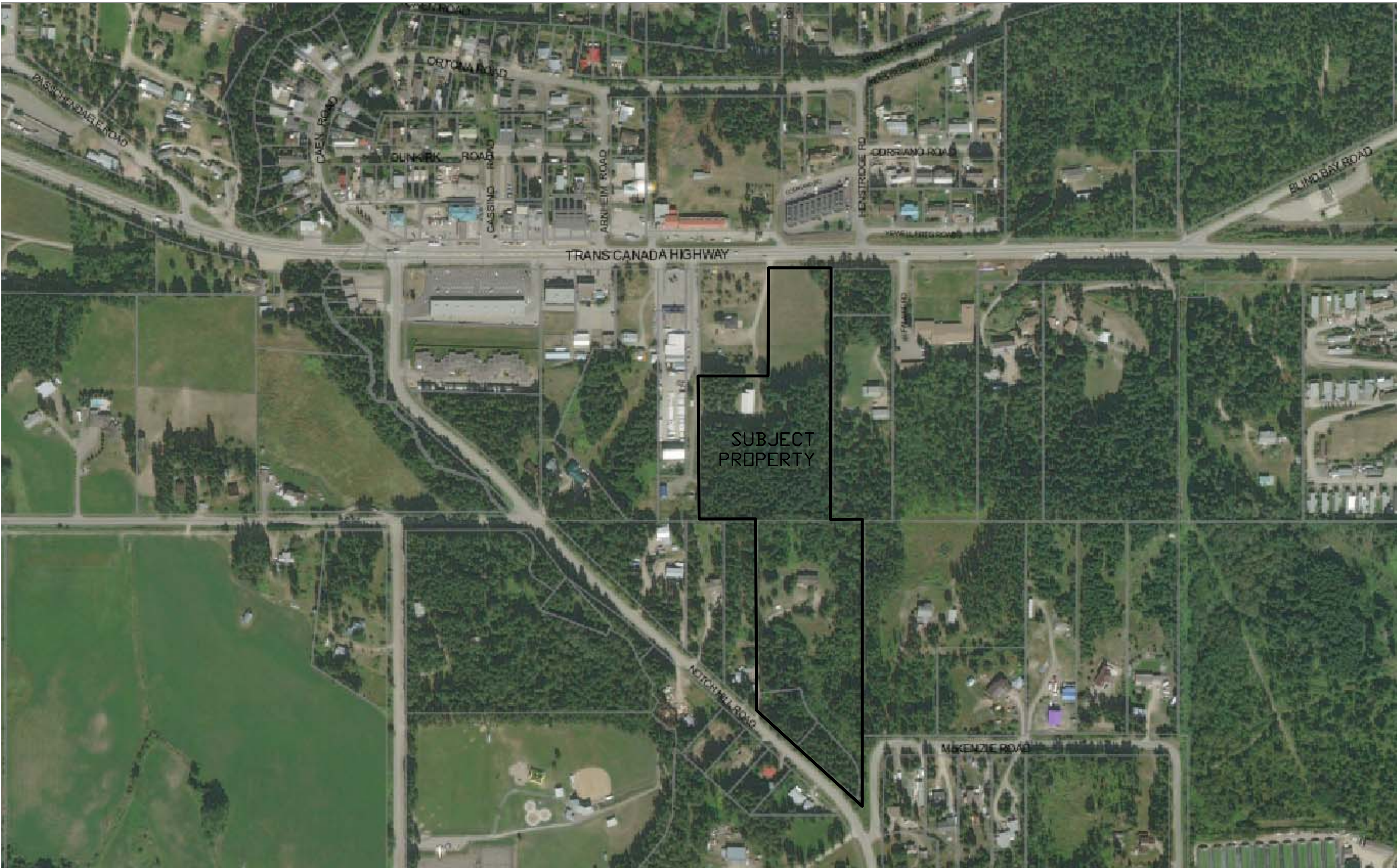
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info@franklinengineering.ca

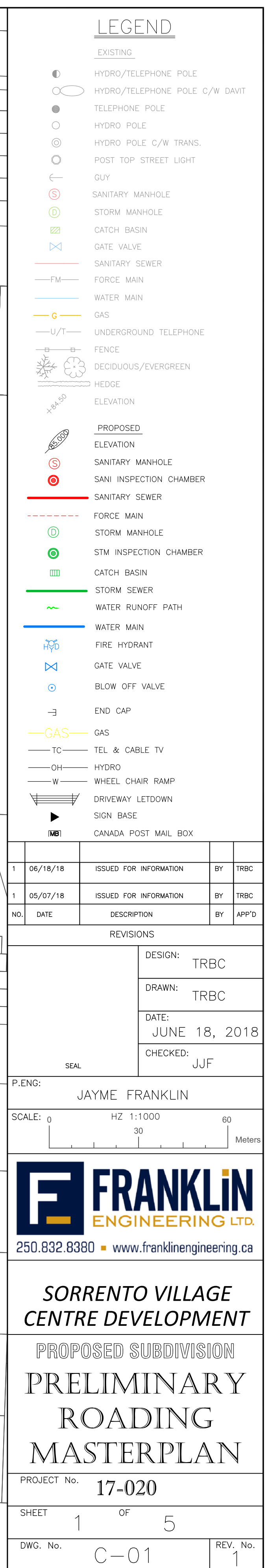
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**SORRENTO VILLAGE  
CENTRE DEVELOPMENT**

LIST OF DRAWINGS:

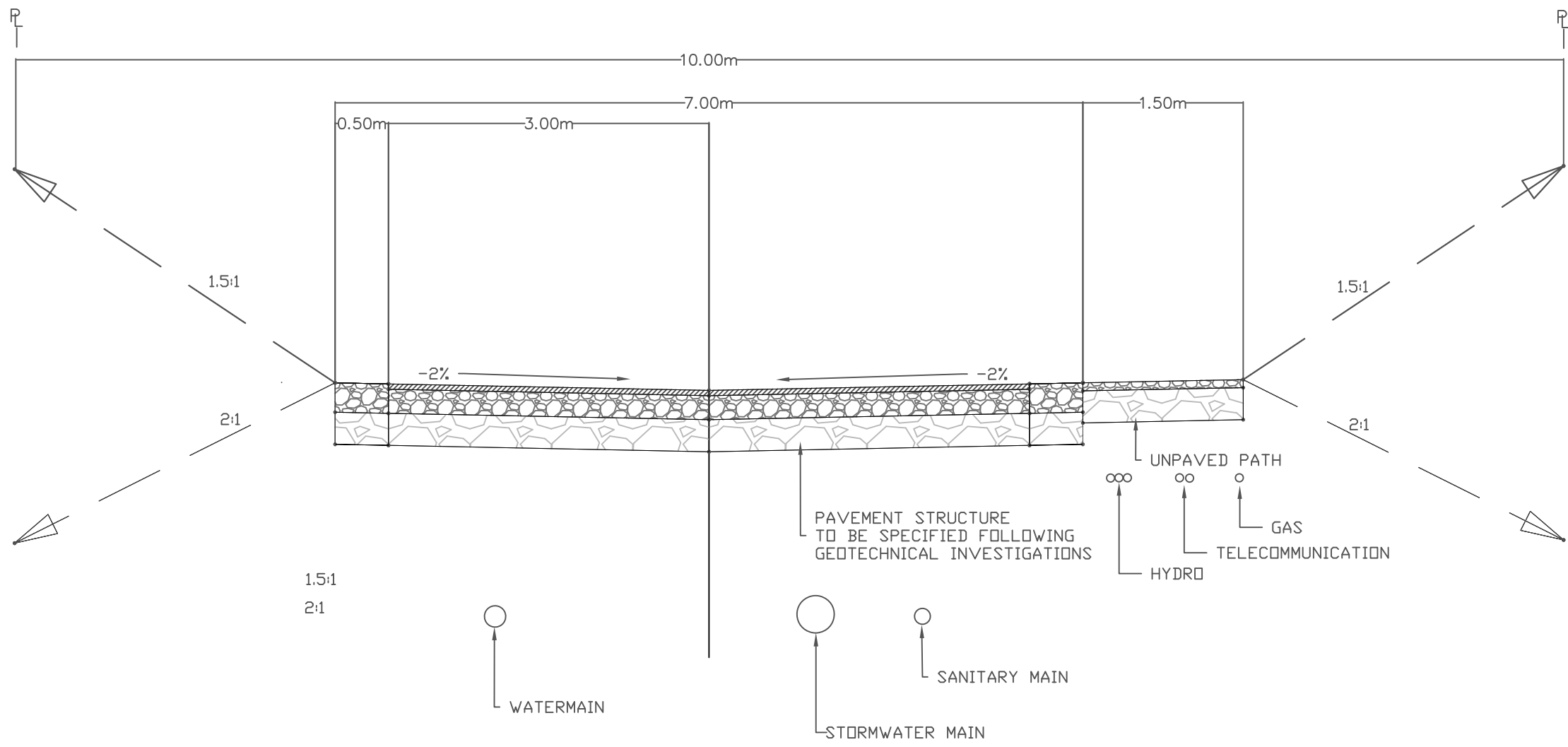
C-01	1 of 5	CONCEPTUAL ROADING MASTERPLAN
C-02	2 of 5	ROAD CROSS SECTIONS
C-03	3 of 5	CONCEPTUAL WATER SERVICING PLAN
C-04	4 of 5	CONCEPTUAL SANITARY SERVICING PLAN
C-05	5 of 5	CONCEPTUAL STORMWATER MANAGEMENT PLAN



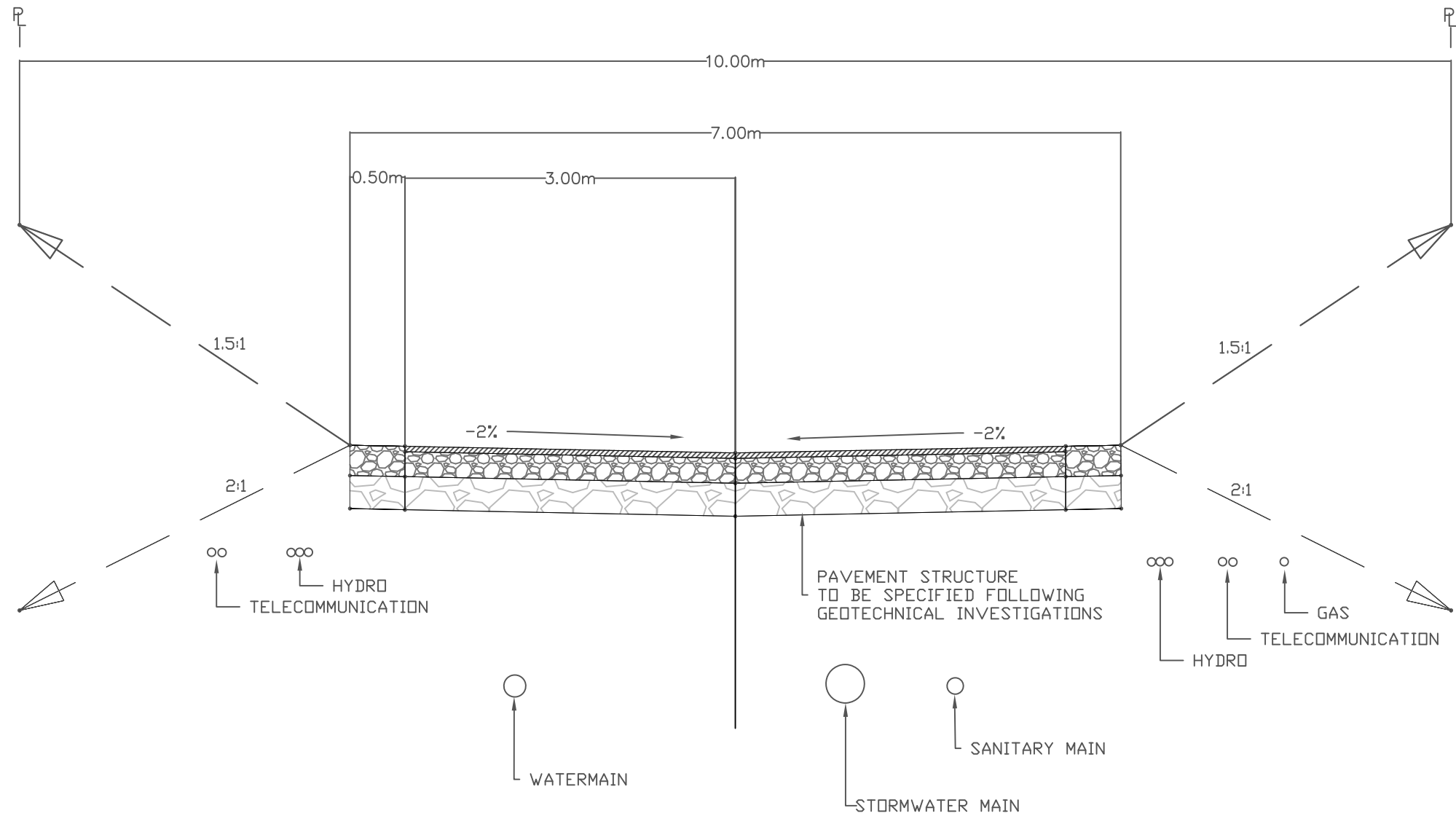




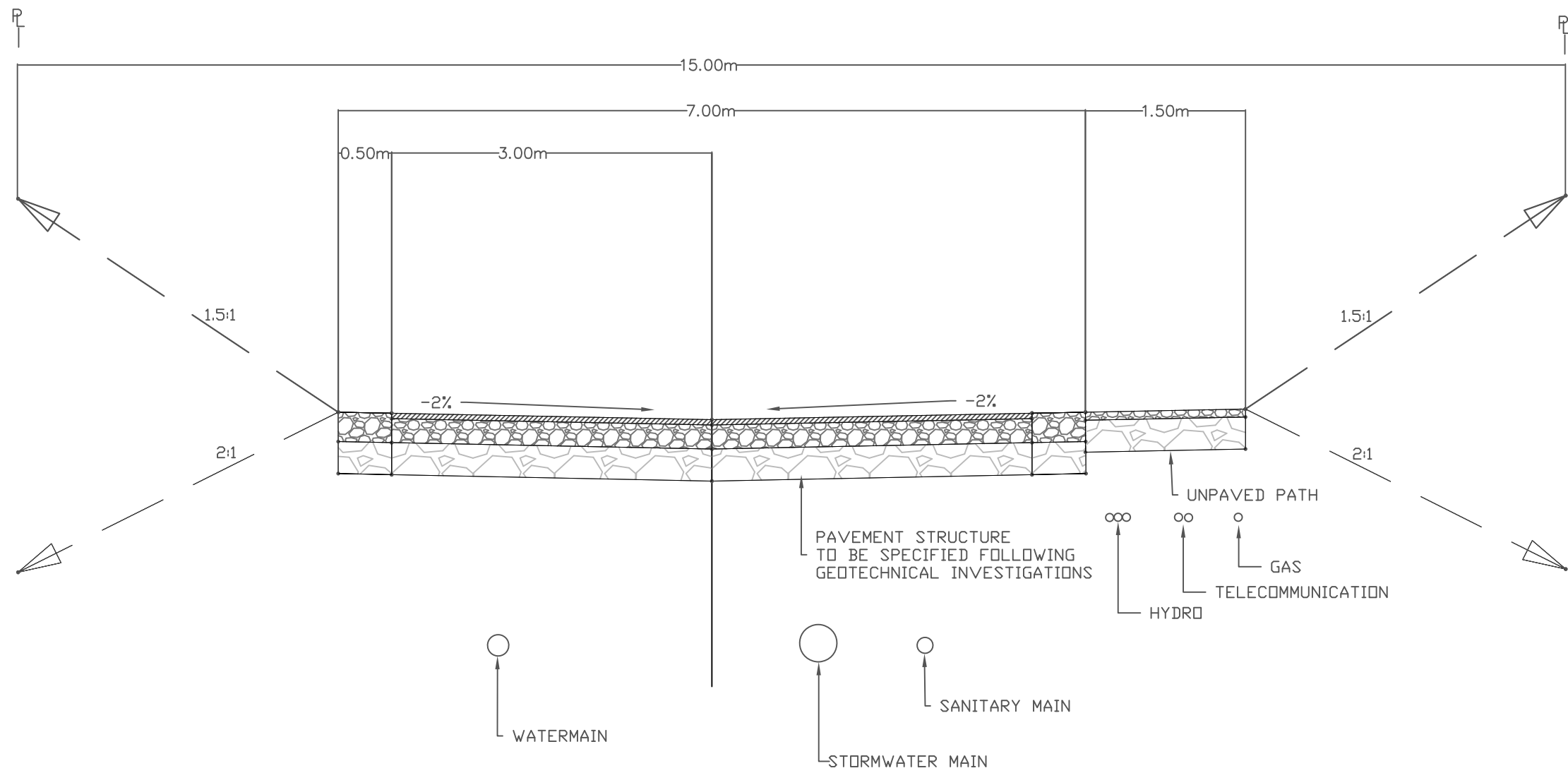




10m - RESIDENTIAL WITH PATH  
SCALE 1:50



10m - MOBILE HOME PARK  
SCALE 1:50



15m - SHARED ACCESS ROAD WITH PATH  
SCALE 1:50

## LEGEND

### EXISTING

- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W DAVIT
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- GUY
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- SANITARY SEWER
- FORCE MAIN
- WATER MAIN
- GAS
- U/T UNDERGROUND TELEPHONE
- FENCE
- DECIDUOUS/EVERGREEN
- HEDGE
- ELEVATION
- PROPOSED ELEVATION
- SANITARY MANHOLE
- SANI INSPECTION CHAMBER
- SANITARY SEWER
- FORCE MAIN
- STORM MANHOLE
- STM INSPECTION CHAMBER
- CATCH BASIN
- STORM SEWER
- WATER RUNOFF PATH
- WATER MAIN
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF VALVE
- END CAP
- GAS
- TEL & CABLE TV
- HYDRO
- WHEEL CHAIR RAMP
- DRIVEWAY LETDOWN
- SIGN BASE
- CANADA POST MAIL BOX

NO.	DATE	DESCRIPTION	BY	APP'D
1	06/18/18	ISSUED FOR INFORMATION	BY	TRBC
1	05/07/18	ISSUED FOR INFORMATION	BY	TRBC

### REVISIONS

DESIGN:	TRBC
DRAWN:	TRBC
DATE:	JUNE 18, 2018
CHECKED:	JJF

P.ENG: JAYME FRANKLIN

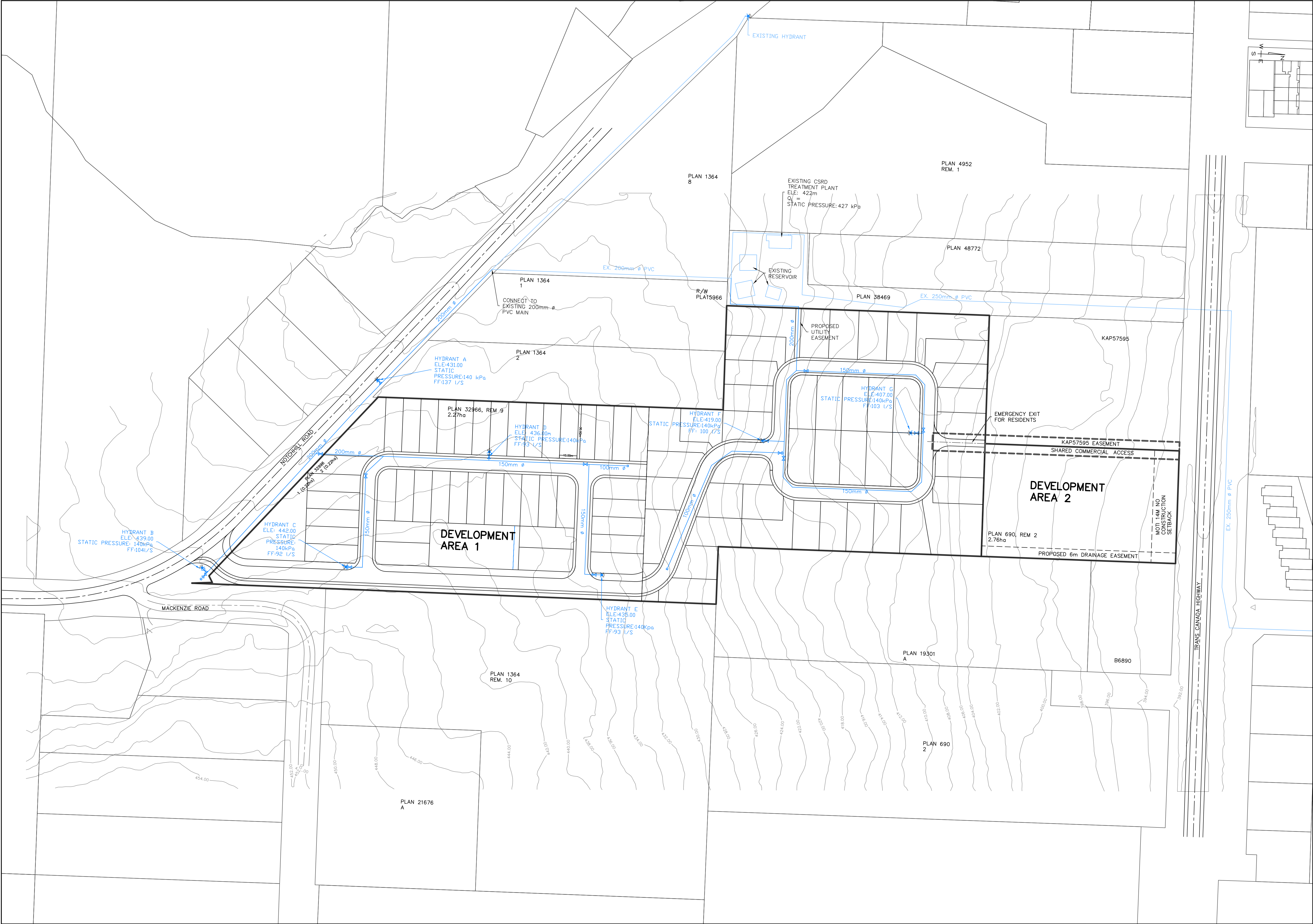
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## SORRENTO VILLAGE CENTRE DEVELOPMENT

## PROPOSED SUBDIVISION PRELIMINARY ROAD X SECTIONS

PROJECT No.	17-020
SHEET	2 OF 5
DWG. No.	C-02
REV. No.	1



LEGEND

EXISTING

HYDRO/TELEPHONE POLE

HYDRO/TELEPHONE POLE C/W DAVIT

TELEPHONE POLE

HYDRO POLE

HYDRO POLE C/W TRANS.

POST TOP STREET LIGHT

GUY

SANITARY MANHOLE

STORM MANHOLE

CATCH BASIN

GATE VALVE

SANITARY SEWER

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GAS

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FENCE

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HEDGE

ELEVATION

PROPOSED ELEVATION

SANITARY MANHOLE

SANI INSPECTION CHAMBER

SANITARY SEWER

FORCE MAIN

STORM MANHOLE

STM INSPECTION CHAMBER

CATCH BASIN

STORM SEWER

WATER RUNOFF PATH

WATER MAIN

FIRE HYDRANT

GATE VALVE

BLOW OFF VALVE

END CAP

GAS

TEL & CABLE TV

HYDRO

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

SIGN BASE

CANADA POST MAIL BOX

1

06/18/18

ISSUED FOR INFORMATION

BY

TRBC

1

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TRBC

NO.

DATE

DESCRIPTION

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REVISIONS

DESIGN:

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DATE:

JUNE 18, 2018

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P.ENG:

JAYME FRANKLIN

SCALE:

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ENGINEERING LTD.

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SORRENTO VILLAGE  
CENTRE DEVELOPMENT

PROPOSED SUBDIVISION  
CONCEPTUAL  
WATER SERVICING  
PLAN 1

PROJECT No.

17-020

SHEET

3

OF

5

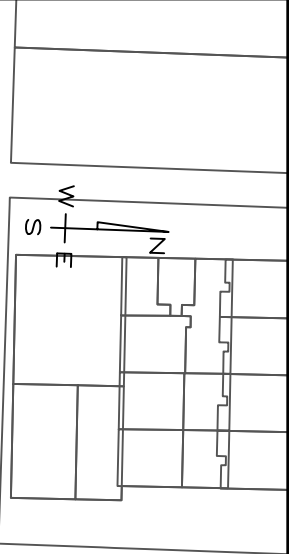
DWG. No.

C-03

REV. No.

1





LEGEND

EXISTING

HYDRO/TELEPHONE POLE

HYDRO/TELEPHONE POLE C/W DAVIT

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HYDRO POLE C/W TRANS.

POST TOP STREET LIGHT

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SANITARY SEWER

FORCE MAIN

WATER MAIN

GAS

U/T

FENCE

DECIDUOUS/EVERGREEN

HEDGE

ELEVATION

PROPOSED

SANITARY MANHOLE

SANI INSPECTION CHAMBER

SANITARY SEWER

FORCE MAIN

STORM MANHOLE

STM INSPECTION CHAMBER

CATCH BASIN

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WATER RUNOFF PATH

WATER MAIN

FIRE HYDRANT

GATE VALVE

BLOW OFF VALVE

END CAP

GAS

TC

TEL & CABLE TV

HYDRO

WHEEL CHAIR RAMP

DRIVEWAY LETDOWN

SIGN BASE

CANADA POST MAIL BOX

1	06/18/18	ISSUED FOR INFORMATION	BY	TRBC
1	05/07/18	ISSUED FOR INFORMATION	BY	TRBC
NO.	DATE	DESCRIPTION	BY	APP'D

REVISIONS

DESIGN: TRBC

DRAWN: TRBC

DATE: JUNE 18, 2018

CHECKED: JJF

SEAL

P.ENG: JAYME FRANKLIN

SCALE: 0 HZ 1:1000 30 60 Meters

FRANKLIN  
ENGINEERING LTD.  
250.832.8380 ■ www.franklinengineering.ca

SORRENTO VILLAGE  
CENTRE DEVELOPMENT

PROPOSED SUBDIVISION  
CONCEPTUAL  
SANITARY  
SERVICING PLAN

PROJECT No. 17-020

SHEET 4 OF 5

DWG. No. C-04

REV. No. 1



