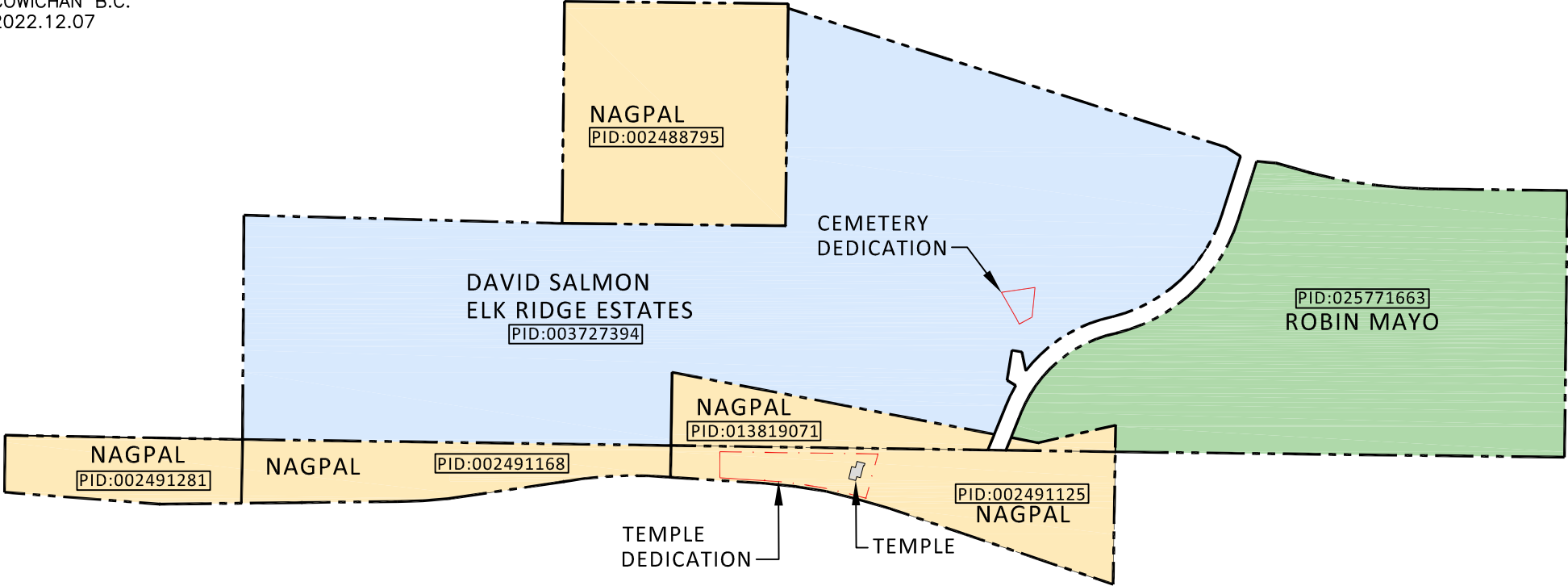


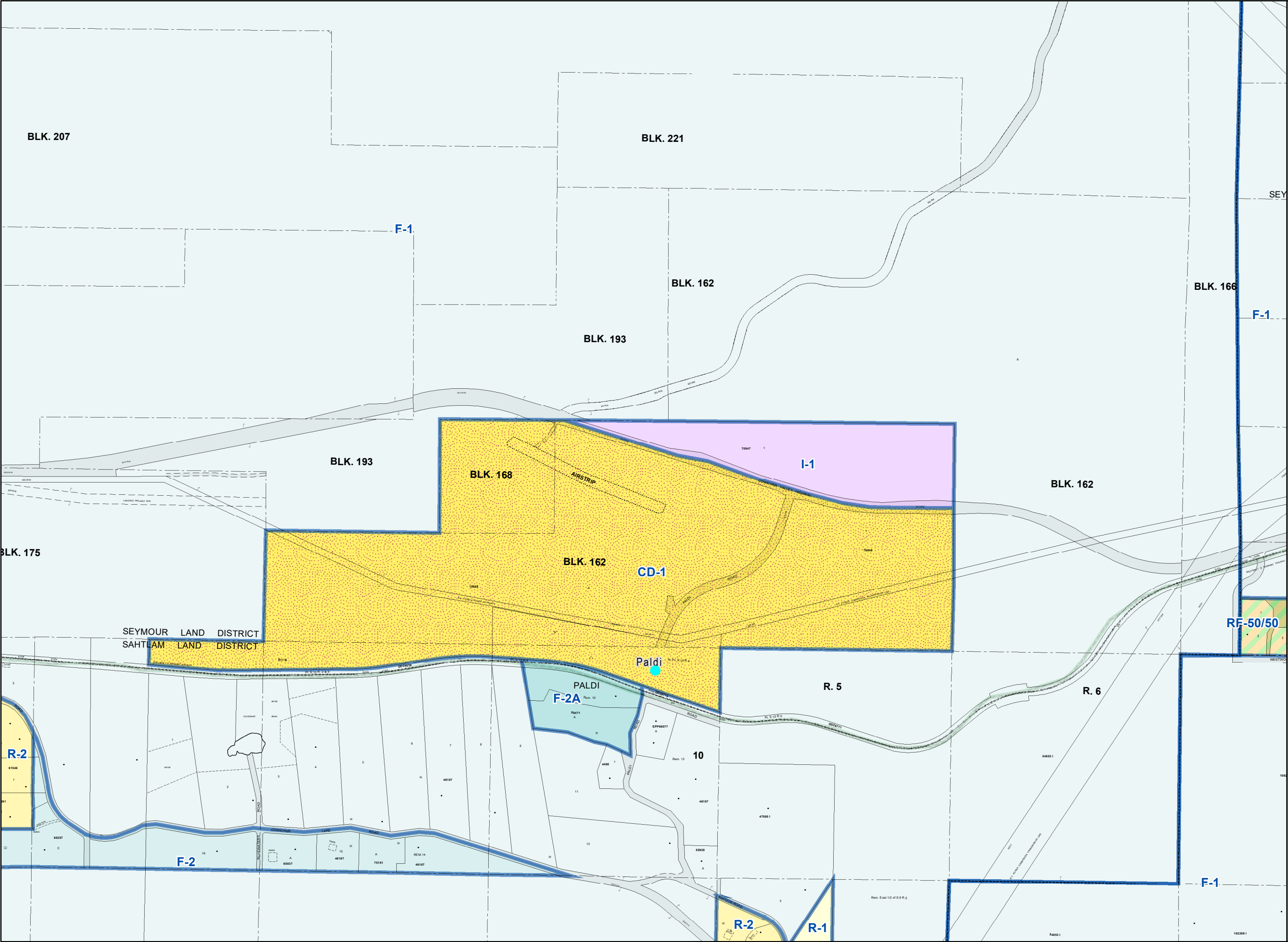
ELK RIDGE ESTATES,
PALDI ROAD
COWICHAN B.C.
2022.12.07



KEYPLAN CONCEPT
SCALE: NTS

LAND USE TABLE

OWNER	LOT PID	LEGAL DESCRIPTION	OWNER NAME	TOTAL LAND AREA (Ha.)
A	003727394	LOT A BLOCK 162 PLAN VIP19885 LAND DISTRICT 52 EXCEPT PLAN VIP75847 EXC THAT PART DESIGNATED AS PCL A (DD EC42703) & EXC PART IN PL2381 RW & VIP75848	ELK RIDGE	79.3
B	025771663	LOT 1 BLOCK 162 PLAN VIP75848 LAND DISTRICT 52	ROBIN MAYO	37.6
C	002491125	SECTION 10 RANGE 4 LAND DISTRICT 50 LYING TO THE N OF THE SRW OF THE ESQUIMALT & NANAIMO RAILWAY COMPANY	KUNAL NAGPAL	24.6
	002488795	BLOCK 168 LAND DISTRICT 52 EXCEPT PLAN 2073 R/W 40 ACRES MORE OR LESS	KUNAL NAGPAL	9.9
	002491281	SECTION 10 RANGE 2 LAND DISTRICT 50 THE E 1/2 OF SEC 10; LYING TO THE N OF THE SRW OF THE ESQUIMALT & NANAIMO RAILWAY COMPANY		4.5
	002491168	SECTION 10 RANGE 3 LAND DISTRICT 50 LYING TO THE N OF THE SRW OF THE ESQUIMALT & NANAIMO RAILWAY COMPANY		7.3
	013819071	LOT A BLOCK 162 PLAN VIP19885 LAND DISTRICT 52 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SEC 10, RGE 4, SAHTLAM DISTRICT; THENCE NORTHERLY & PERPENDICULAR TO THE N BOUNDARY OF THE SAID SEC 10, RGE 4, A DISTANCE OF 48.118 METRES MORE OR LESS TO THE SOUTHEASTERLY BOUNDARY OF PL 635 R/W; THENCE SOUTHWESTE		4.7



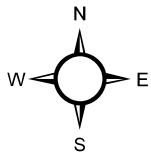
This map is compiled from various sources for internal use and is designed for reference purposes only.

The Regional District does not warrant the accuracy.

All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.

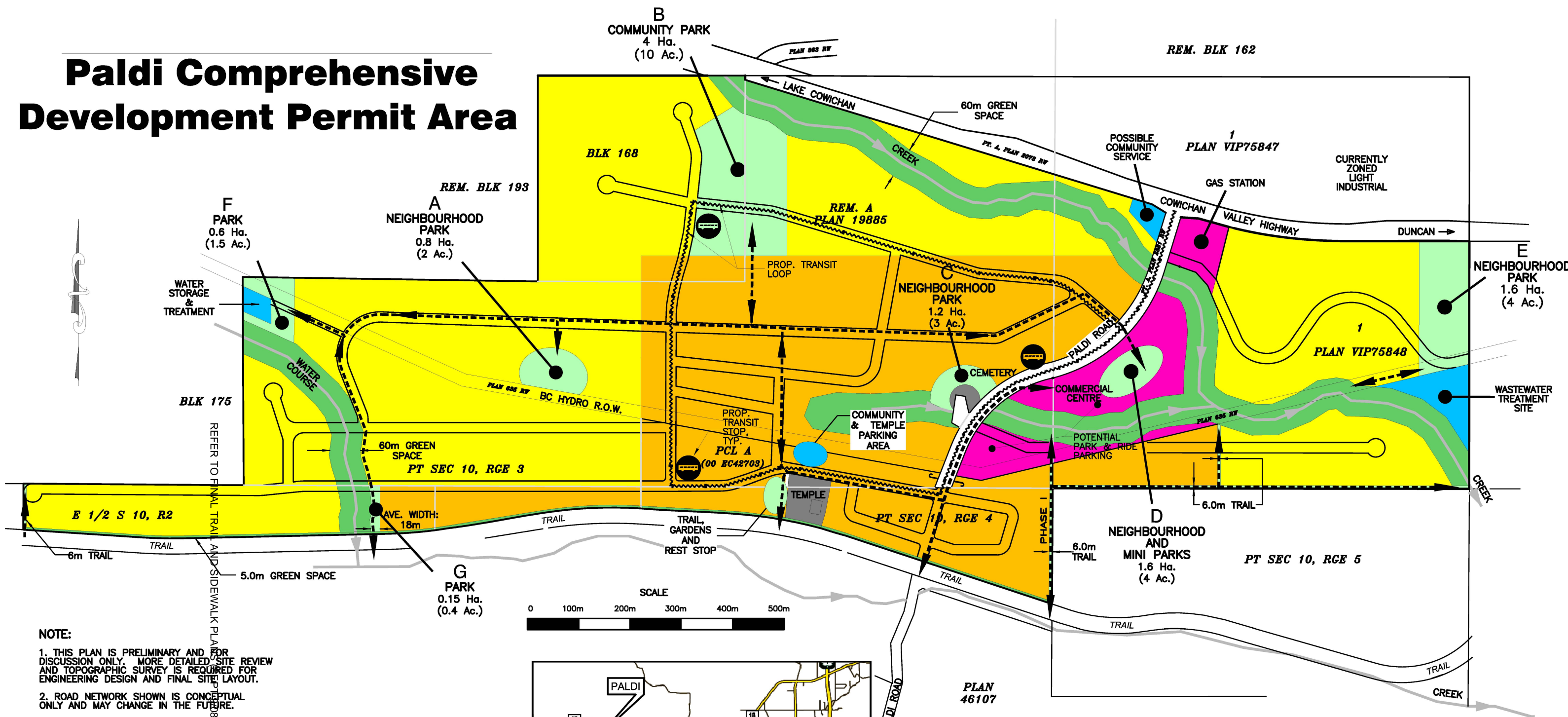
The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.

Printed: July 4, 2018



Scale: 1:12,500

Paldi Comprehensive Development Permit Area



NOTE:
1. THIS PLAN IS PRELIMINARY AND FOR DISCUSSION ONLY. MORE DETAILED SITE REVIEW AND TOPOGRAPHIC SURVEY IS REQUIRED FOR ENGINEERING DESIGN AND FINAL SITE LAYOUT.
2. ROAD NETWORK SHOWN IS CONCEPTUAL ONLY AND MAY CHANGE IN THE FUTURE.

LAND USE LEGEND

HIGHER DENSITY RESIDENTIAL

LOWER DENSITY RESIDENTIAL

PARK LAND DEDICATION

COMMERCIAL

INSTITUTIONAL

COMMUNITY SERVICE

GREEN SPACE

BUS STOP

BUS ROUTE

POSSIBLE TRAIL ROUTE

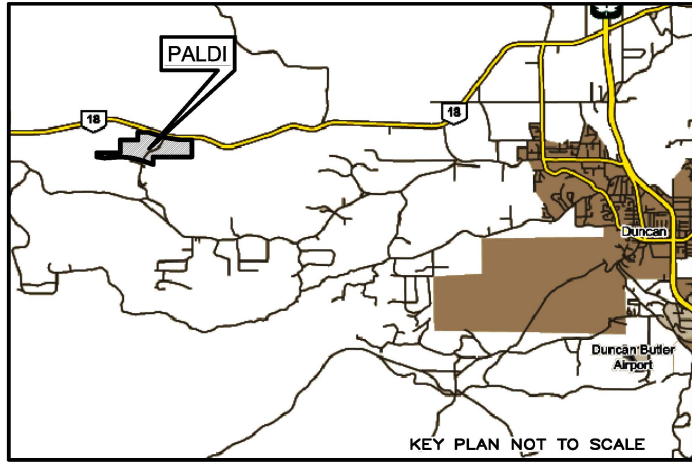


Figure #14
Paldi Comprehensive Development Permit Area

GARY CARROTHERS CONSULTING

208-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-8919
FAX: (250) 381-8919
garyc@pacificcoast.net

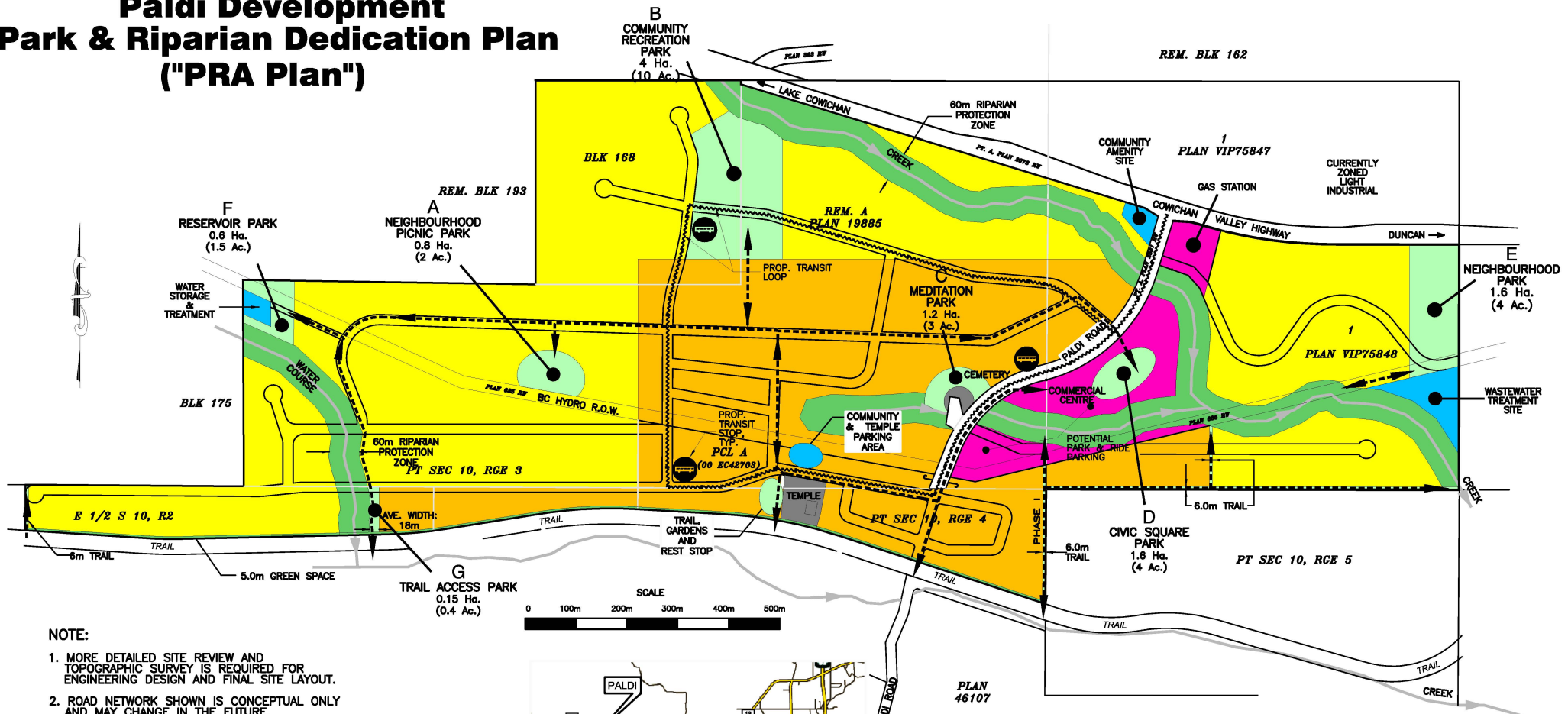
Drawn: GKC/CM/KM
Checked:
Approved:
Designed: GKC

Date: JAN 31/07
Project #: 0251
Scale: AS NOTED

Dwg. No.: 0251-02
Rev.: -

CANCEL PRINTS BEARING EARLIER LETTER









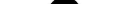

Paldi Development Park & Riparian Dedication Plan ("PRA Plan")

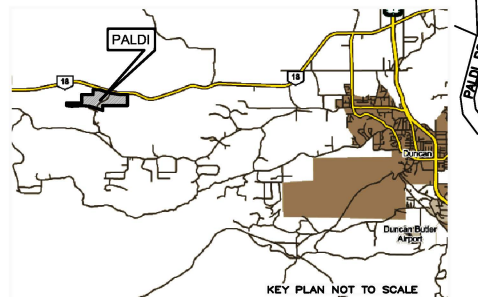



NOTE:

1. MORE DETAILED SITE REVIEW AND TOPOGRAPHIC SURVEY IS REQUIRED FOR ENGINEERING DESIGN AND FINAL SITE LAYOUT.
2. ROAD NETWORK SHOWN IS CONCEPTUAL ONLY AND MAY CHANGE IN THE FUTURE.

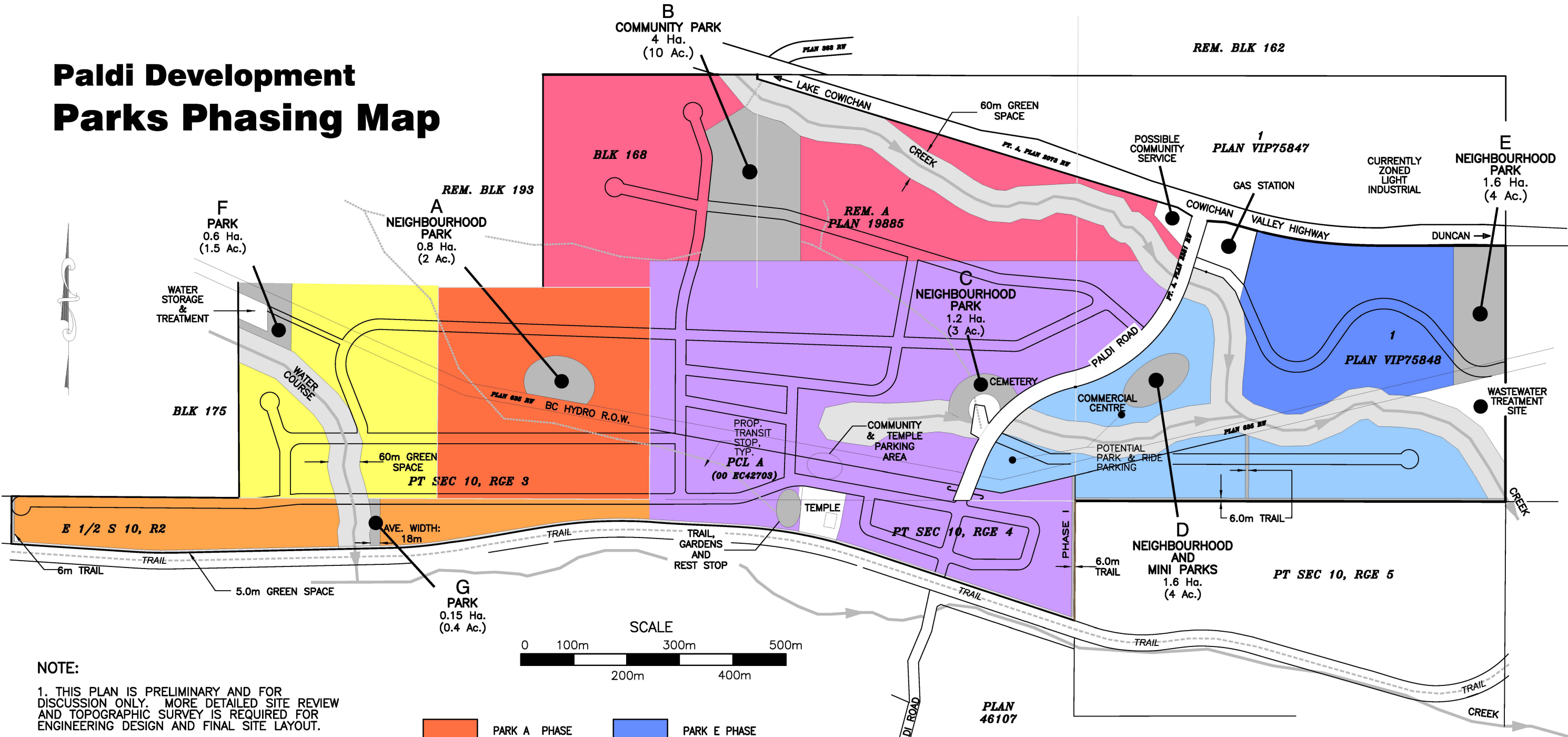
LAND USE LEGEND

	HIGHER DENSITY RESIDENTIAL		INSTITUTIONAL		BUS STOP
	LOWER DENSITY RESIDENTIAL		COMMUNITY AMENITY SITE		BUS ROUTE
	PARK LAND DEDICATION		RIPARIAN PROTECTION ZONE		POSSIBLE TRAIL ROUTE
	COMMERCIAL				




Revision	-	-		
Paldi Development Park & Riparian Dedication Plan ("PRA Plan")			Drawn GKC Checked Approved Designed GKC	Date OCT 23/08 Project # 0251 Scale AS NOTED
GARY CARROTHERS CONSULTING 			508--2750 GUADARA ST. VICTORIA, B.C. V8N 4B8 PHONE: (250) 388-8918 FAX: (250) 388-8919 gary@carrothers.net	
			Dwg. No.	Rev. -

Paldi Development Parks Phasing Map



NOTE:
1. THIS PLAN IS PRELIMINARY AND FOR DISCUSSION ONLY. MORE DETAILED SITE REVIEW AND TOPOGRAPHIC SURVEY IS REQUIRED FOR ENGINEERING DESIGN AND FINAL SITE LAYOUT.
2. ROAD NETWORK SHOWN IS CONCEPTUAL ONLY AND MAY CHANGE IN THE FUTURE.

- | | | | |
|--|--------------|---|--------------|
|  | PARK A PHASE |  | PARK E PHASE |
|  | PARK B PHASE |  | PARK F PHASE |
|  | PARK C PHASE |  | PARK G PHASE |
|  | PARK D PHASE | | |

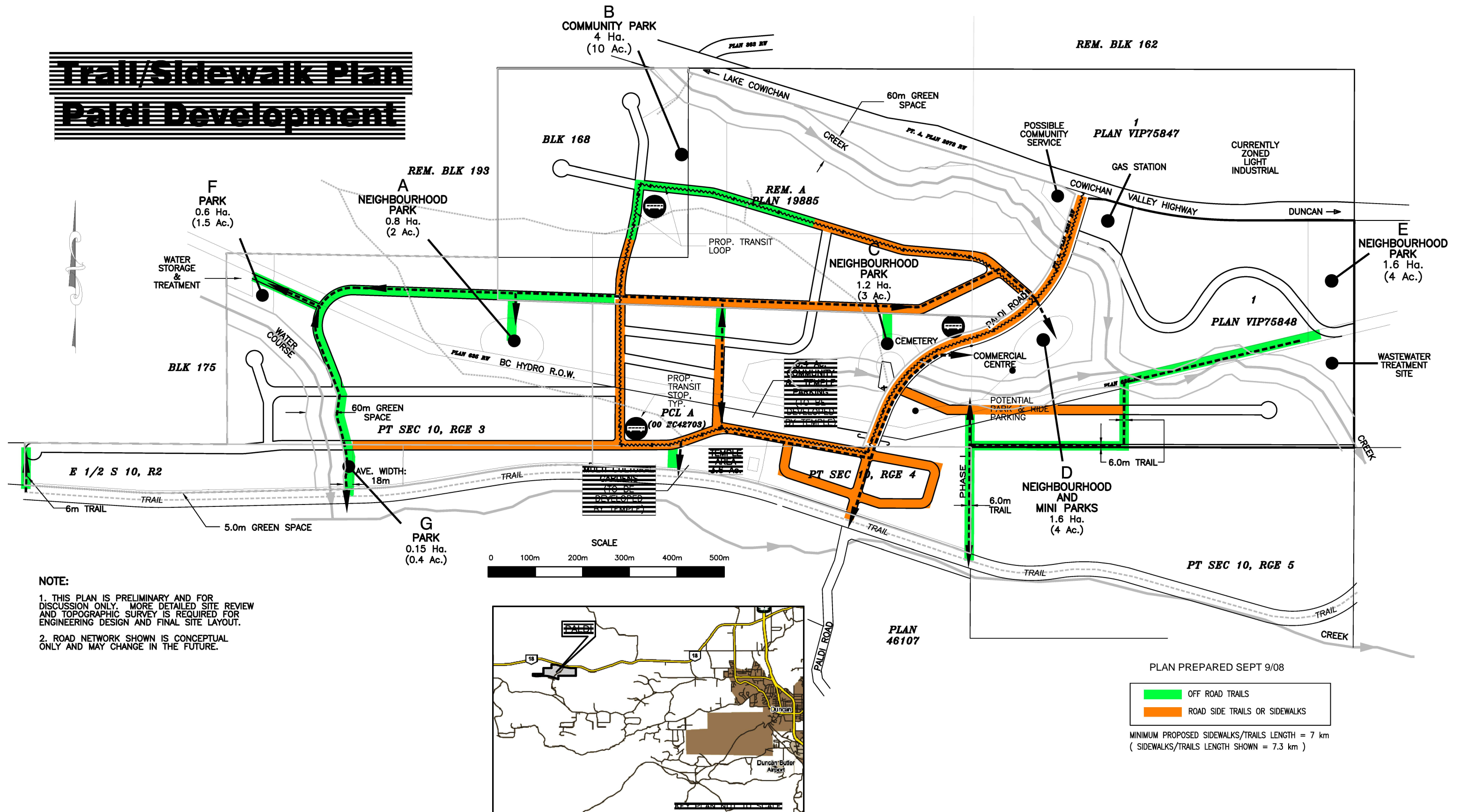
Revision 1	Sept 9/08	Change "Trigger" reference to "Phasing"
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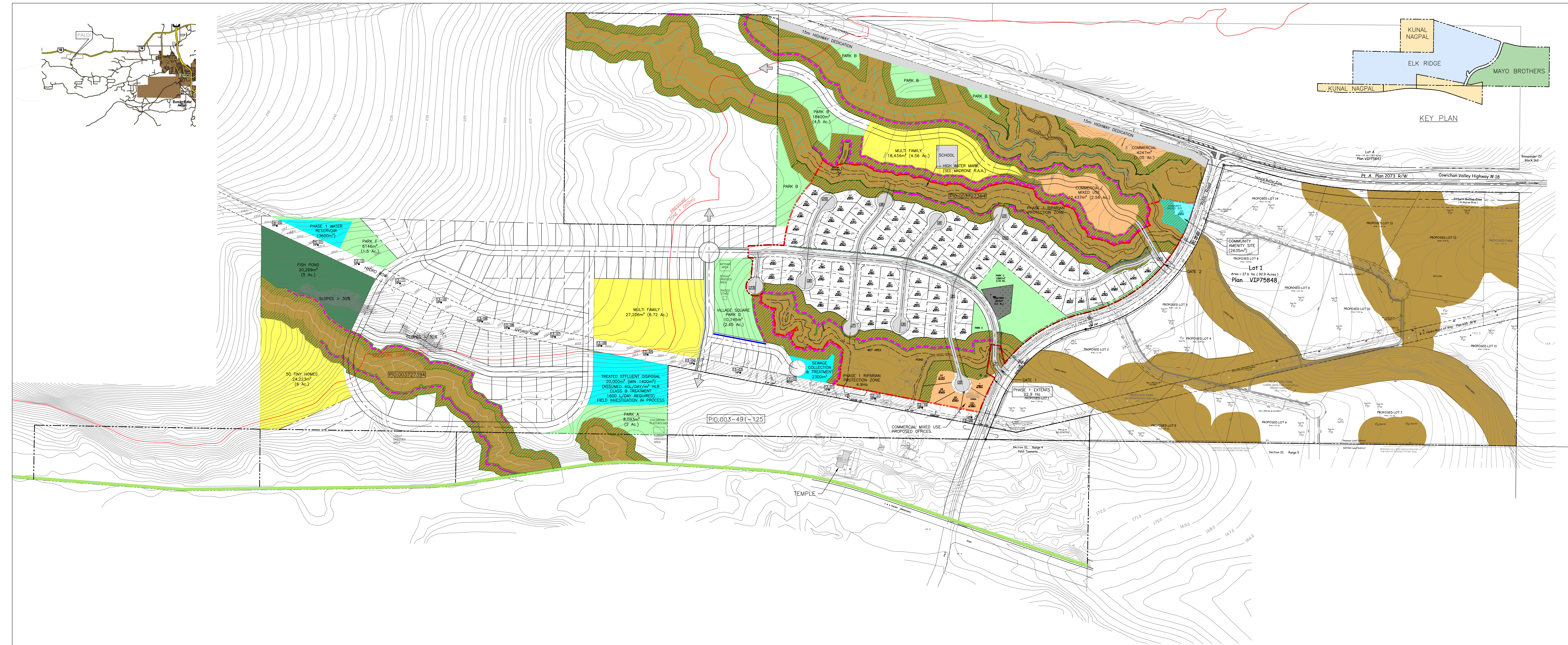
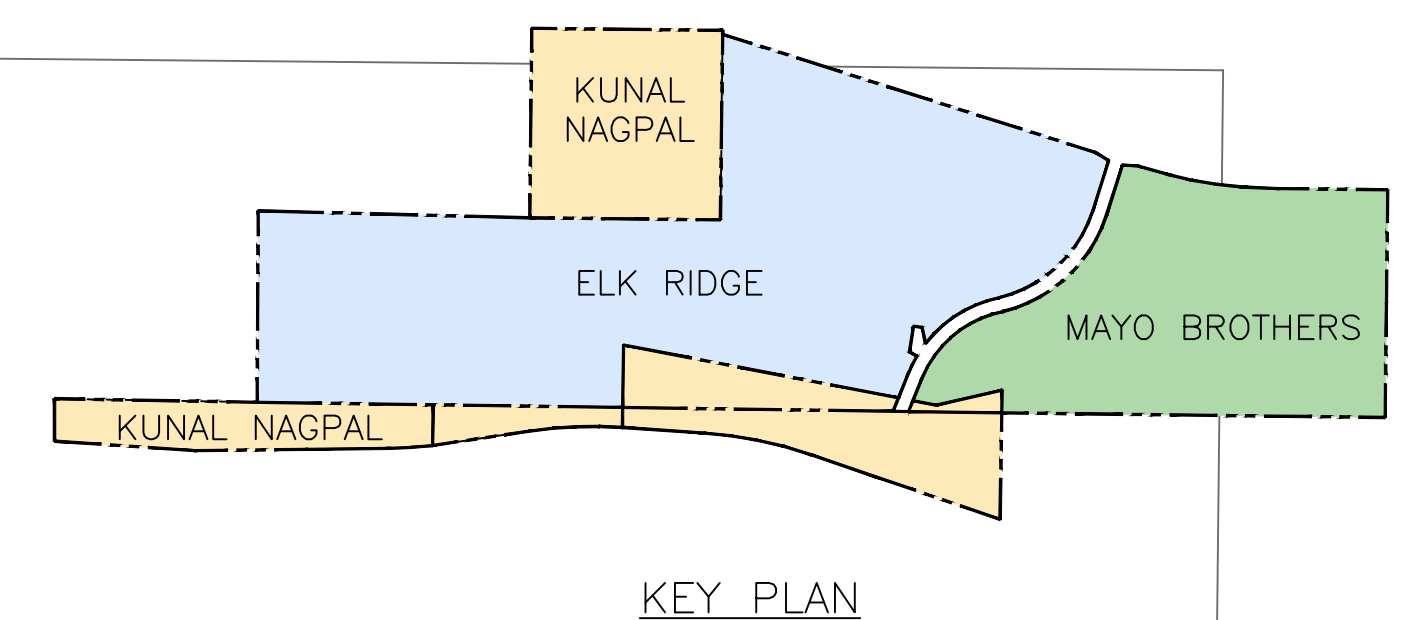
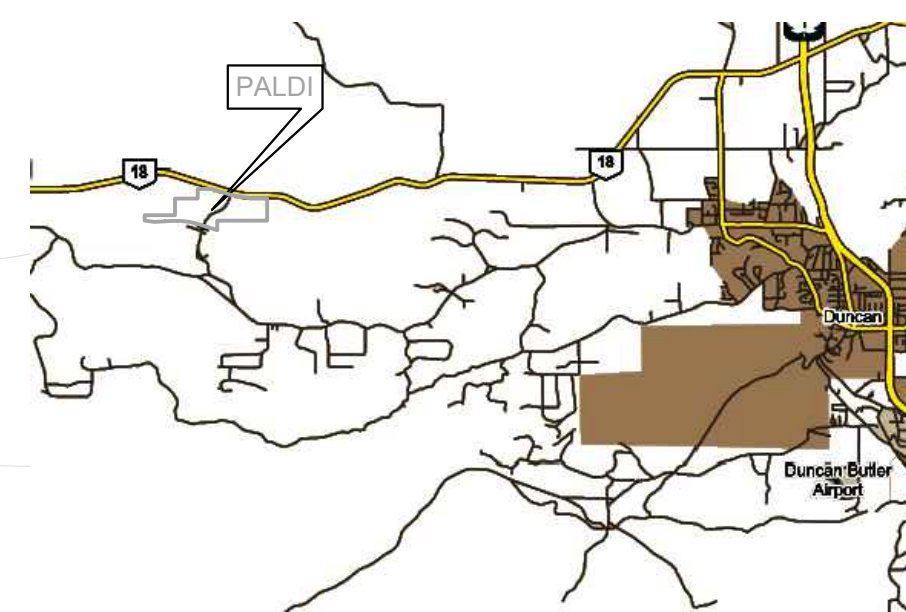
Figure # 1 Parks Phasing Map Paldi Development		Drawn bl/gkc	Date Apr 28/08
		Checked	Project # 0251
		Approved	Scale AS NOTED
		Designed gkc	
GARY CARROTHERS CONSULTING		Dwg. No. 0251-02	Rev. 1

CANCEL PRINTS BEARING EARLIER LETTER

Trail/Sidewalk Plan

Paldi Development
















NOTES:

ROAD LAYOUT & TRAIL ROUTES SUBJECT TO PHASE BY PHASE DEVELOPMENT PERMIT.
----- PROPERTY BOUNDARIES - SEE KENYON WILSON
TEMPLE AREA - LEGAL SURVEY, SEE KENYON WILSON
30m SHOWN EACH SIDE OF WATER COURSE WHERE NO DETAILED ASSESSMENT

[illegible]

LAND USE LEGEND

	RESIDENTIAL		CVRD MARKET LOT		TEMPLE/CEMETERY DEDICATION
	MULTI FAMILY		COMMUNITY SERVICE		PARK LAND DEDICATION
	COMMERCIAL/ MIXED USE		RIPIARIAN PROTECTION ZONE		STORMWATER CATCHMENT AREA

 POSSIBLE TRAIL ROUTE (6.8km)
 SIDEWALK (3.8km)

Plan Of Proposed Subdivision Of
Lot 1, Plan VIP 75848,
Block 162. Seymour District
Paldi, B.C.

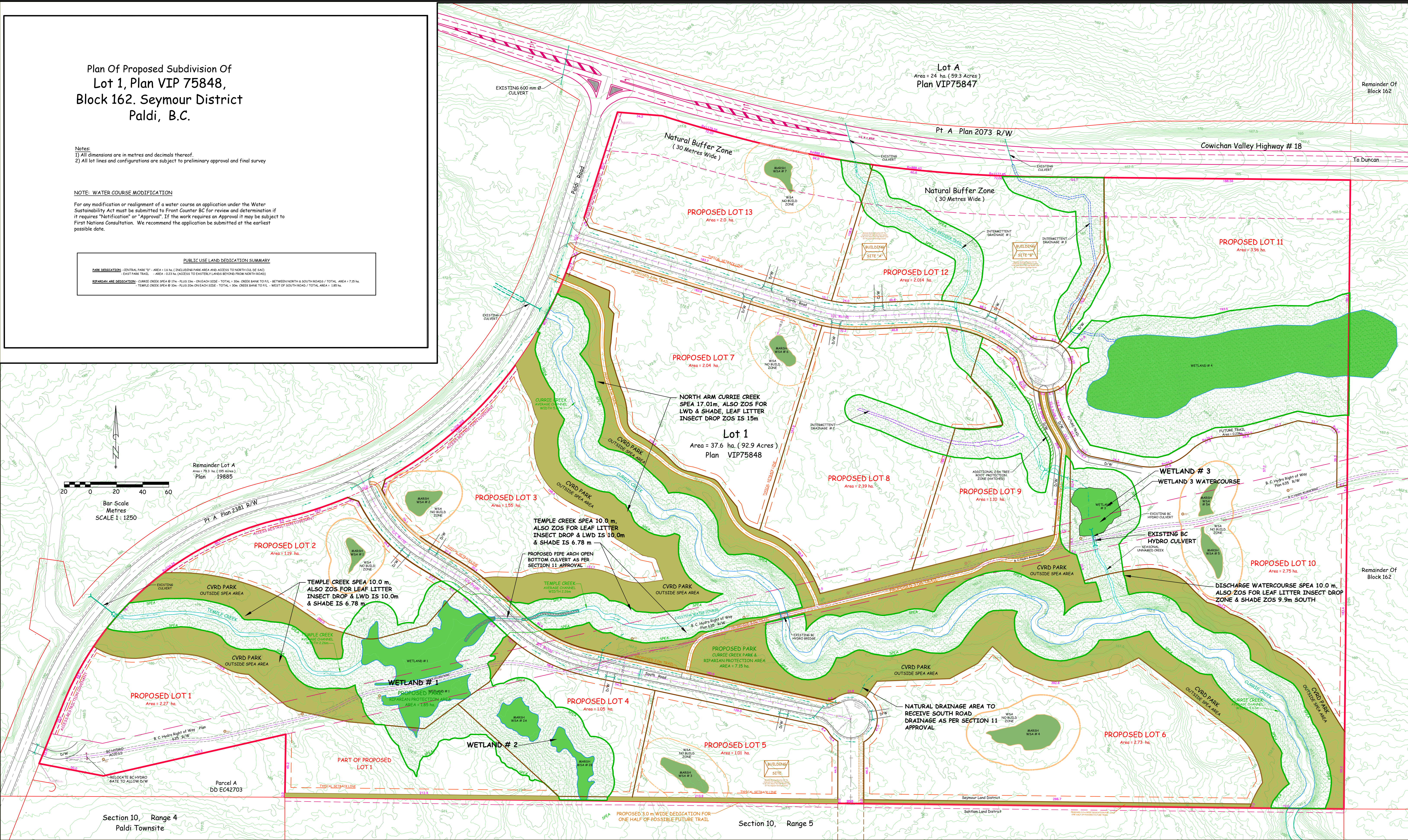
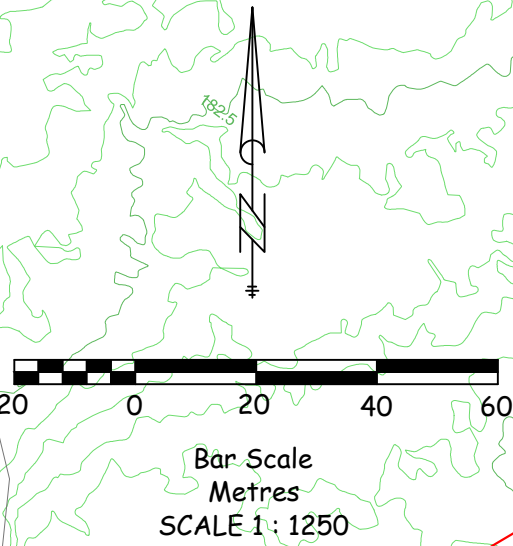
Notes:
1) All dimensions are in metres and decimals thereof.
2) All lot lines and configurations are subject to preliminary approval and final survey

NOTE: WATER COURSE MODIFICATION

For any modification or realignment of a water course an application under the Water Sustainability Act must be submitted to Front Counter BC for review and determination if it requires "Notification" or "Approval". If the work requires an Approval it may be subject to First Nations Consultation. We recommend the application be submitted at the earliest possible date.

PUBLIC USE LAND DEDICATION SUMMARY

PARK DEDICATION: CENTRAL PARK "D" - AREA = 1.6 ha (INCLUDING PARK AREA AND ACCESS TO NORTH OLE DE SAC)
EAST PARK TRAIL - AREA = 0.23 ha (ACCESS TO EASTERLY LANDS BEYOND FROM NORTH ROAD)
RIPARIAN AREA DEDICATION: CURRIE CREEK SPEA @ 17m - PLUS 15m - ON EACH SIDE - TOTAL = 30m CREEK BANK TO FIVE - BETWEEN NORTH & SOUTH ROADS / TOTAL AREA = 7.15 ha
TEMPLE CREEK SPEA @ 10m - PLUS 10m ON EACH SIDE - TOTAL = 30m CREEK BANK TO FIVE - WEST OF SOUTH ROAD / TOTAL AREA = 1.50 ha



LEGEND

- DENOTES - RAA LINE (RIPARIAN ASSESSMENT AREA) 30 METRES
- DENOTES - SPEA LINE (STREAM PROTECTION ENHANCEMENT AREA) AS LABELED.
- DENOTES - S.B. LINE (STREAM BOUNDARIES)
- DENOTES - D.B. LINE (DONATION BOUNDARY LANDS WITH TO BE DONATED TO THE CVRD)
- Z.O.S DENOTES - ZONES OF SENSITIVITY
- L.W.D. DENOTES - LARGE WOODY DEBRIS
- RAPR DENOTES - RIPARIAN AREAS PROTECTION REGULATIONS

WETLANDS RIPARIAN AREAS - NORTH, EAST AND WEST SIDES - 15 m SPEA
WETLANDS RIPARIAN AREAS - SOUTH SIDE - 30 m SPEA

SITE PLAN TO ACCOMPANY RIPARIAN AREA
PROTECTION REGULATION ANALYSIS

PLAN OF PROPOSED SUBDIVISION OF
LOT 1, DISTRICT LOT 162
SEYMOUR DISTRICT, PLAN VIP75848
PALDI ROAD, PALDI, BC

NOTE:
- ALL LOT BOUNDARIES ARE SUBJECT TO MUNICIPAL APPROVAL AND FINAL SURVEY.
- ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF AND ELEVATIONS ARE BASED ON MUNICIPAL GEODETIC DATUM AND DERIVED FROM MUNICIPAL RECORDS.
- SURVEY DATA DERIVED FROM EXISTING LEGAL SURVEY PLANS AND DOCUMENTATION
- TOPOGRAPHICAL DATA DERIVED FROM LIDAR AERIAL MAPPING BY TERRA REMOTE.

QEP: Bob Crandall Environmental ASCT - QEP/EM
Registration # 27767 / Phone 250 715 7074 - rcrandall007@yahoo.com

R.E.B. Development Services
Design & Project Management
1342 Oakwood Place, Duncan B.C. V9L 5R3
Phone 250 246 7640
e-mail: rebds@telus.net

Client: Robin Mayo & Sons

Date: APRIL 9, 2018
REVISED FEBRUARY 3, 2024

ALL THAT PART OF LOT A, BLOCK 162, SEYMOUR DISTRICT, PLAN VIP19885, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SECTION 10, RANGE 4, SAHTLAM DISTRICT; THENCE NORTHERLY AND PERPENDICULAR TO THE NORTH BOUNDARY OF THE SAID SECTION 10, RANGE 4, A DISTANCE OF 48.118 METRES MORE OR LESS TO THE SOUTHEASTERLY BOUNDARY OF PLAN 635 R/W; THENCE SOUTHWESTERLY AND NORTHWESTERLY AND FOLLOWING THE SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARY OF THE SAID PLAN 635 R/W A DISTANCE OF 816.989 METRES; THENCE SOUTHERLY AND PERPENDICULAR TO THE SAID SECTION 10, RANGE 4, A DISTANCE OF 132.249 METRES MORE OR LESS TO THE NORTHWESTERLY CORNER OF THE SAID SECTION 10, RANGE 4, THENCE EASTERLY AND FOLLOWING THE SAID NORTH BOUNDARY TO THE POINT OF COMMENCEMENT, SAVE AND EXCEPT THEREOUT AND THEREFROM THAT PART INCLUDED IN PLAN 2381 R/W TO WHICH THE REGISTRAR HEREBY ASSIGNS THE DISTINGUISHING LETTER "A"; AND

**PART OF SECTION 10, RANGE 3, SAHTLAM DISTRICT,
LYING TO THE NORTH OF THE RIGHT OF WAY OF THE
ESQUIMALT AND NANAIMO RAILWAY COMPANY.**

All distances are in metres and subject to change upon approvals and legal survey.

