

NOTE:
All Buildings and Covered Surfaces are Situated on Concrete Foundation

AREA CALCULATIONS

Concrete Surface:	8692 m ²
Asphalt Surface:	656 m ²
Buildings and Covered Areas:	1675 m ²
Total:	11023 m²
Lot Area:	27292 m ²

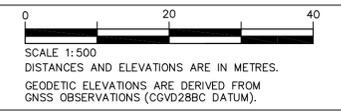
- Legend**
- Denotes Standard Iron Post Found
 - △ Denotes Stake Set On Property Line
 - ⊕ UP Denotes Utility Pole
 - ⊗ Denotes Tree Stump
 - ∅ Denotes Diameter
 - - - Denotes Fenceline

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
94941G, 94942G, 156777G, 157587G, 158486G, C93474, FE12117, CA1928950.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING:
THAT PART OF LOT 9 OYSTER DISTRICT LYING TO THE WEST OF THE WESTERLY BOUNDARY OF LOT 1 PLAN 2169 AND TO THE SOUTH OF THE SOUTHERLY BOUNDARY OF LOT 3 OF SAID PLAN EXCEPT THE SOUTH 10 CHAINS THEREOF AND EXCEPT PLAN 50801 AND VIP76340.

Client: SCHNITZER STEEL CANADA LTD.	Civic Address: 13271 SIMPSON ROAD
File: 23-026	Scale: 1:500
Drawn by: DRW	Property Zoning: I-1



Certified correct this 20th day of March, 2023.

Digitally signed by Matthew Schnurch FXMA33
Date: 2023.04.05 10:58:47 -0700

(This document is not valid unless originally signed and sealed.)

Turner & Associates
land surveying
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurvey.ca