

SITE PLAN SHOWING PROPOSED SUBDIVISION OF LOT 2 SECTION 4 RANGE 2 SHAWNIGAN DISTRICT PLAN VIP72148
PID 025-002-392



The intended plot size of this plan is 432mm in width by 559mm in height (C-Size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed March 07, 2023, and are measured from siding.

The civic address of the building is: 2171 Wildflower Road, Shawnigan Lake, BC

The following non-financial charges are shown on current Certificate of Title and may affect the property:

- M76300 - EXCEPTIONS AND RESERVATIONS
- EP70120 - STATUTORY RIGHT OF WAY
- ES26426 - STATUTORY BUILDING SCHEME
- ES26433 - STATUTORY RIGHT OF WAY

The current zoning is R2 - Suburban Residential

LEGEND

- denotes Standard Iron Post found
- denotes Pipe found
- denotes Top of Bank
- denotes Culvert
- denotes Water Meter
- denotes Manhole - Sanitary
- denotes Gravel
- denotes Concrete
- denotes Brick

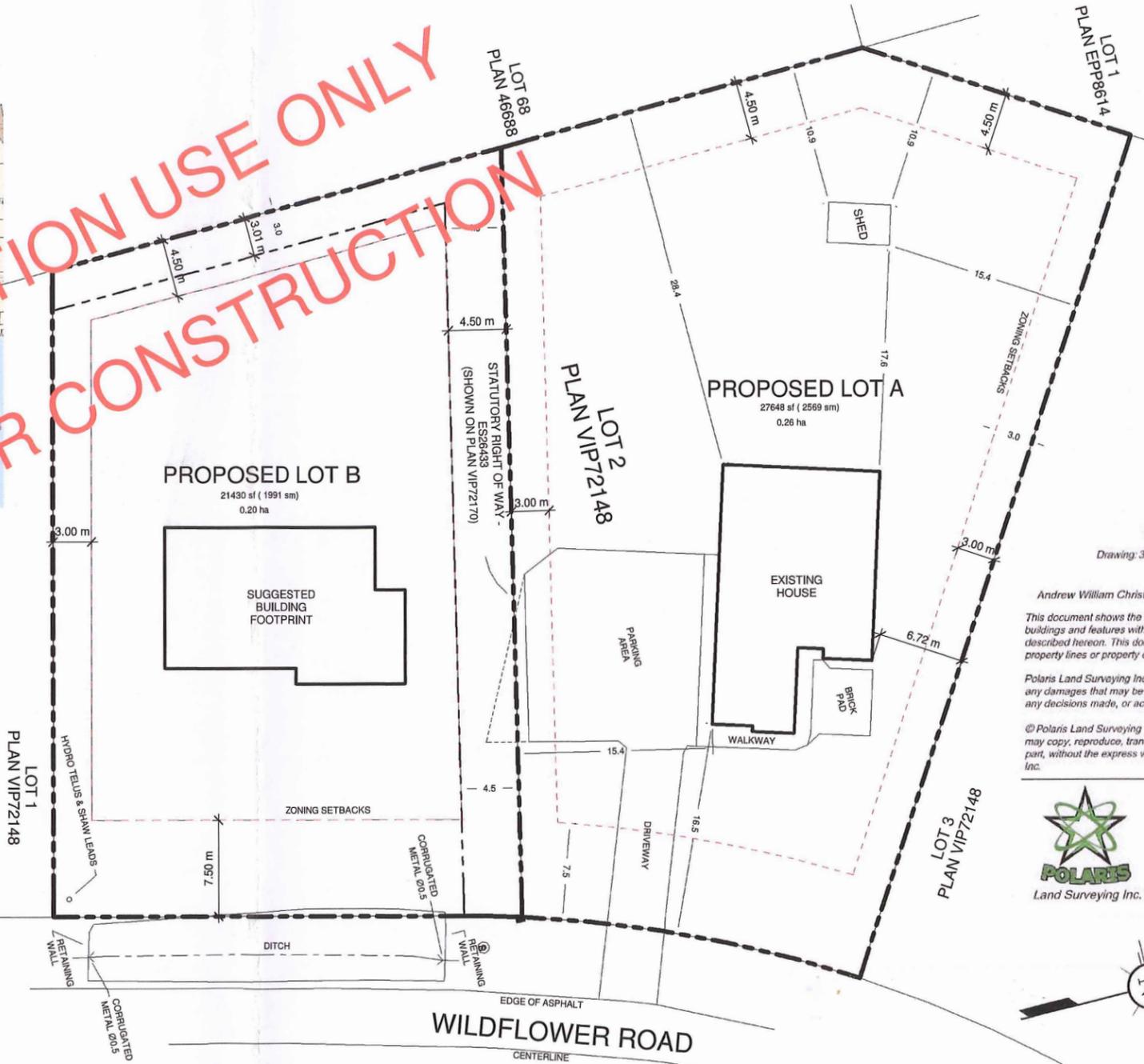


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Proposed 2 Lot Subdivision for :

Neal & Barb NICHOLSON
at: 2171 Wildflower Road, Shawnigan Lake, CVRD , BC

APPLICATION USE ONLY
NOT FOR CONSTRUCTION



PROJECT DATA PROPOSED LOT B:

CURRENT ZONING: R2, AREA B, CVRD
PROPOSED ZONING: R3

SITE AREA: 21430 sf (1991 sm) (0.2 ha)

SITE COVERAGE: (max 30%)
0000 sf = 00.0%

FLOOR AREAS:
MAIN 0000 sf (000 sm)
SCND 0000 sf (000 sm)
TOTAL: 0000 sf (000 sm)

GARAGE 000 sf (000 sm)

BUILDING HEIGHT: max permitted for dwelling : 10.0 m (29.5')
max permitted for auxiliary bldg: 7.5 m (24.6')

① Site Plan
1 : 200

PROJECT DATA PROPOSED LOT A:

CURRENT ZONING: R2, AREA B, CVRD
PROPOSED ZONING: R3

SITE AREA: 27648 sf (2569 sm)(0.26 ha)

SITE COVERAGE: (max 30%)
2338 sf (existing house)
168 sf (existing shed)
2506 sf = 9.0%

FLOOR AREAS:
MAIN 2338 sf (217.2 sm)
TOTAL: 2338 sf (217.2 sm)

BUILDING HEIGHT: max permitted 10.0 m (29.5')
max permitted for auxiliary bldg 7.5 m (24.6')

Date: 2023-03-28
File: 3484-02
Drawing: 3484-02-SITE.dwg
Layout: C-Size
Reviewed By:
Andrew William Christian, BCLS, CLS

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described herein. This document shall not be used to define property lines or property corners.

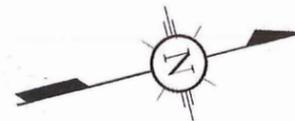
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