

**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

**PROJECT DATA PROPOSED LOT B:**

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

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

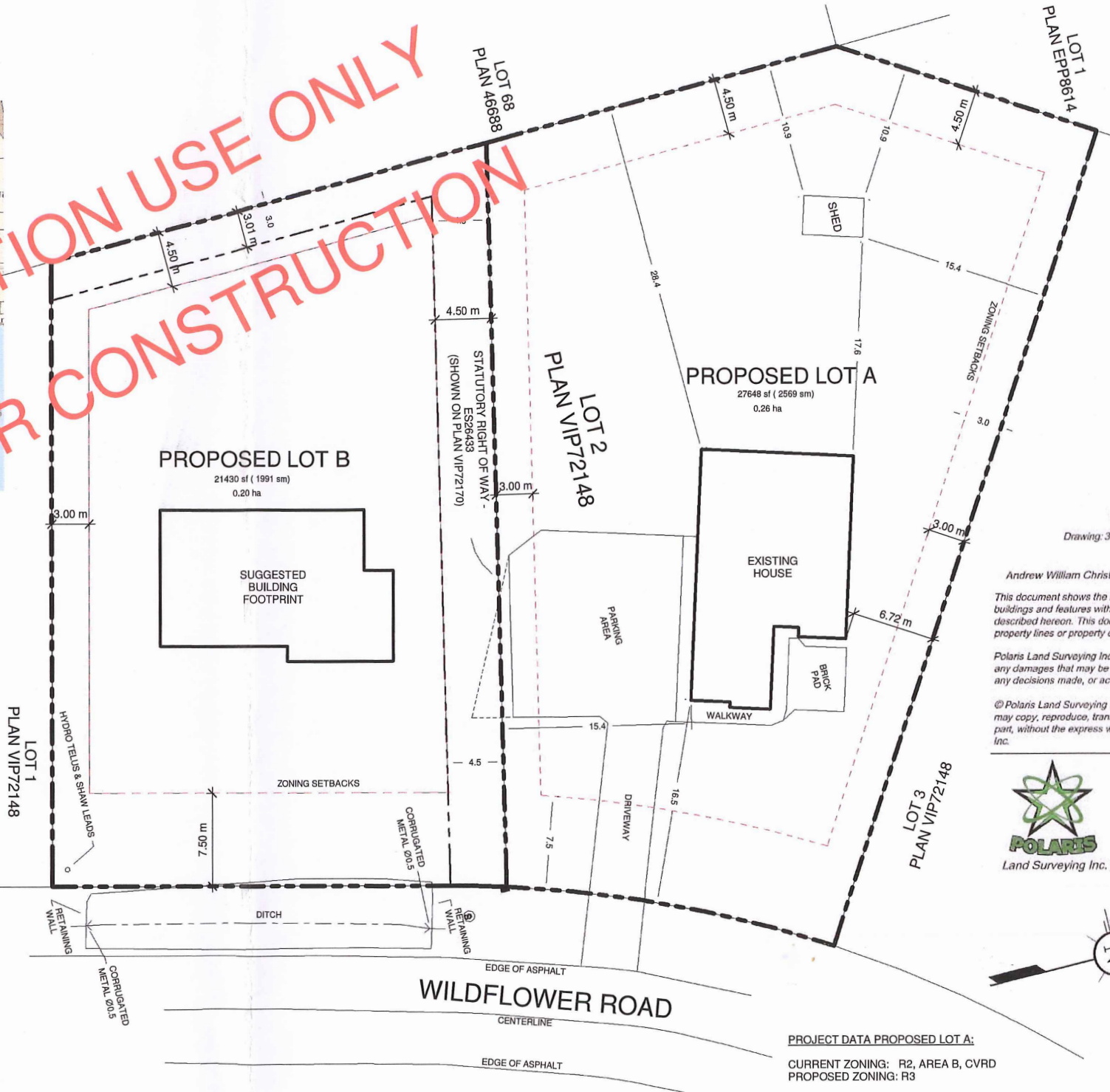
SITE COVERAGE: (max 30%)  
0000 sf = 00.0%

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



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.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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**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')

**P1**