

**PLAN OF PROPOSED SUBDIVISION OF  
LOT A, SECTION 20, RANGE 4,  
CHEMAINUS DISTRICT,  
PLAN VIP87136.**

Scale 1 : 500



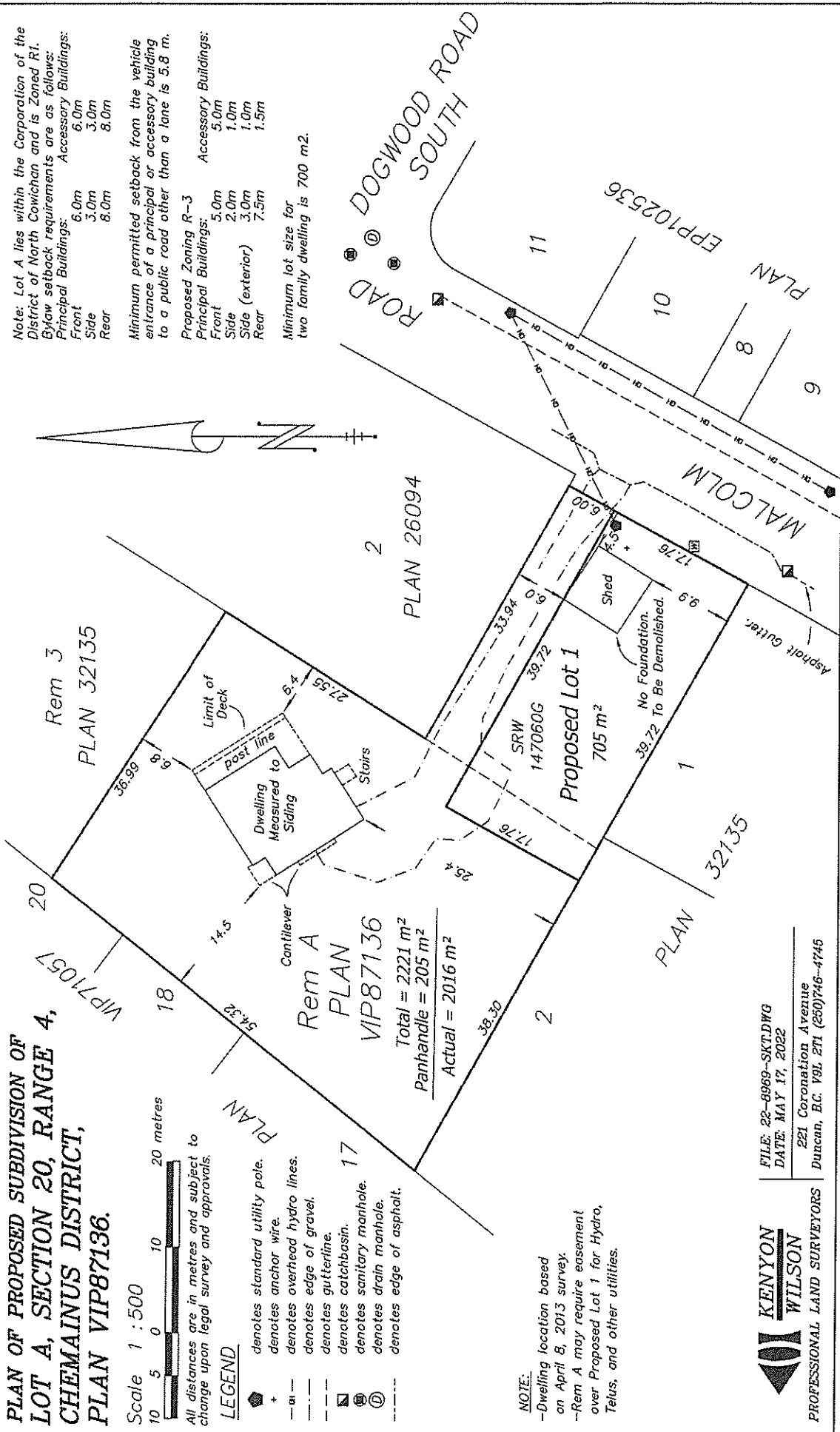
All distances are in metres and subject to change upon legal survey and approvals.

**LEGEND**

- denotes standard utility pole.
- + denotes anchor wire.
- denotes overhead hydro lines.
- - - denotes edge of gravel.
- denotes gutterline.
- denotes catchbasin.
- ⊕ denotes sanitary manhole.
- ⊙ denotes drain manhole.
- denotes edge of asphalt.

**NOTE:**

- Dwelling location based on April 8, 2013 survey.
- Rem A may require easement over Proposed Lot 1 for Hydro, Telus, and other utilities.



Note: Lot A lies within the Corporation of the District of North Cowichan and is Zoned R1. Bylaw setback requirements are as follows:

Principal Buildings:	6.0m	Accessory Buildings:	6.0m
Front	3.0m	Side	3.0m
Side	8.0m	Rear	8.0m

Minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m.

Proposed Zoning R-3

Principal Buildings:	5.0m	Accessory Buildings:	5.0m
Front	2.0m	Side	1.0m
Side (exterior)	3.0m	Side	1.0m
Rear	7.5m	Rear	1.5m

Minimum lot size for two family dwelling is 700 m<sup>2</sup>.

FILE: 22-8969-SKT.DWG  
DATE: MAY 17, 2022  
221 Coronation Avenue  
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**KENYON WILSON**  
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