

**SITE PLAN SHOWING PROPOSED SUBDIVISION OF:
LOT 1, SECTION 2, RANGE 4, SOMENOS DISTRICT, PLAN 21219.**

PID 001-893-661



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:125.

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

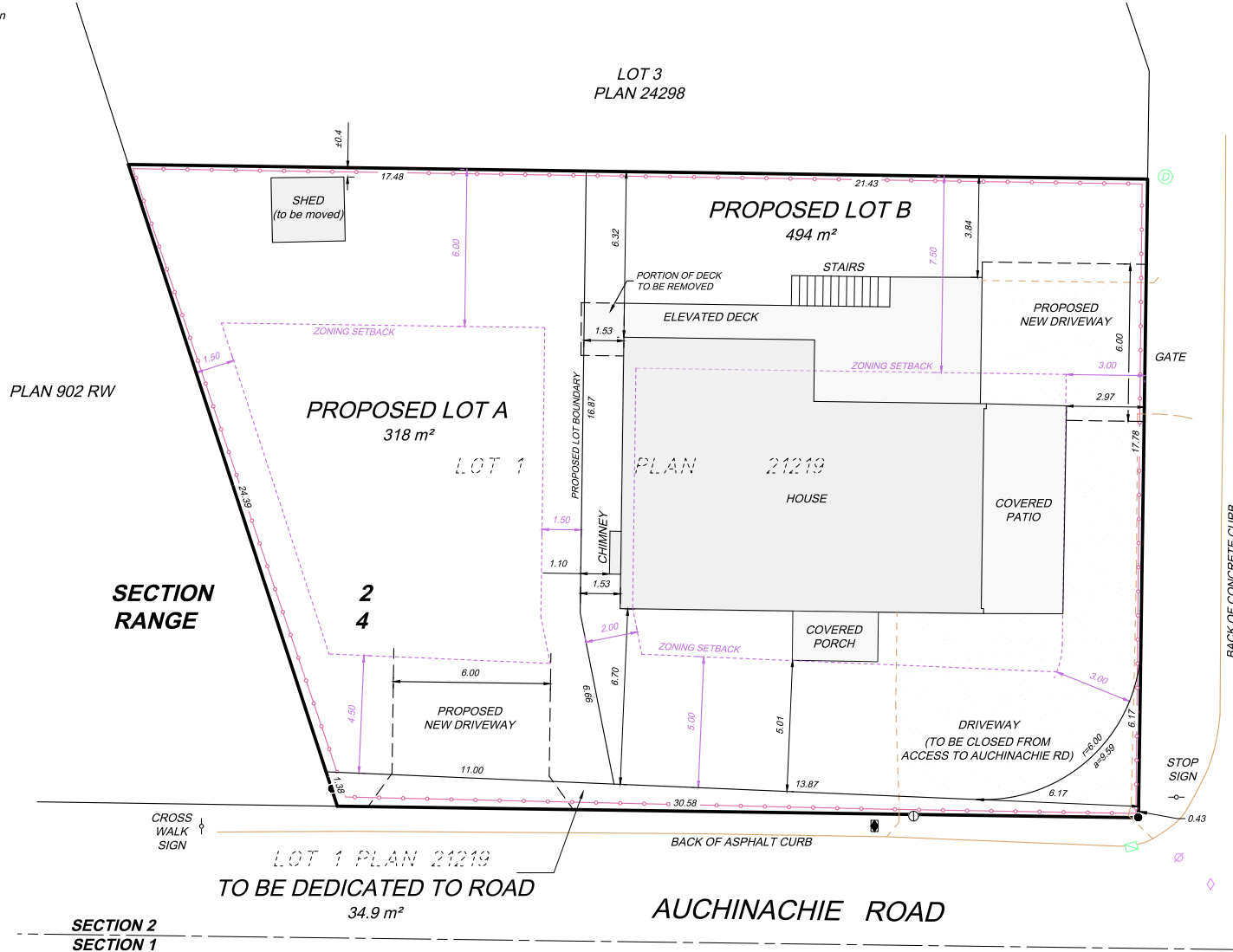
Parcel dimensions shown hereon are derived from Plan 21219 and field survey.

Civic address: 3351 Auchinachie Road, Duncan, British Columbia.

Current Zoning: R3
Proposed Zoning: Lot A - R3-S
Lot B - R3

R3-S Principal building Setbacks shown for Lot A.
R3 Principal building Setbacks shown for Lot B.

Variances required:
Lot A - area from 325 m² to 318 m²
Lot A - frontage from 11.50 to 11.00
Lot B side yard from 2.00 to 1.50
Lot B rear yard from 7.50 to 6.00 (Deck and stairs may require further variance)



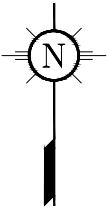
LEGEND

- denotes Standard Iron Post found
- ☒ denotes Catch Basin
- ⊙ denotes Manhole - Storm
- ⊙ denotes Sign Post
- ⊙ denotes Utility Pole
- ⊙ denotes Valve
- ⊙ denotes Water Meter
- ⊙ denotes Clean Out / Inspection Port
- denotes Fenceline
- - - denotes Edge of Driveway

Notes: this plan is based on a field survey completed March 16, 2021.

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

*NONE



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