

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

ATTACHMENT 4

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 3.80
Lot B - Heat pump from a property - 4.50 to 0.40

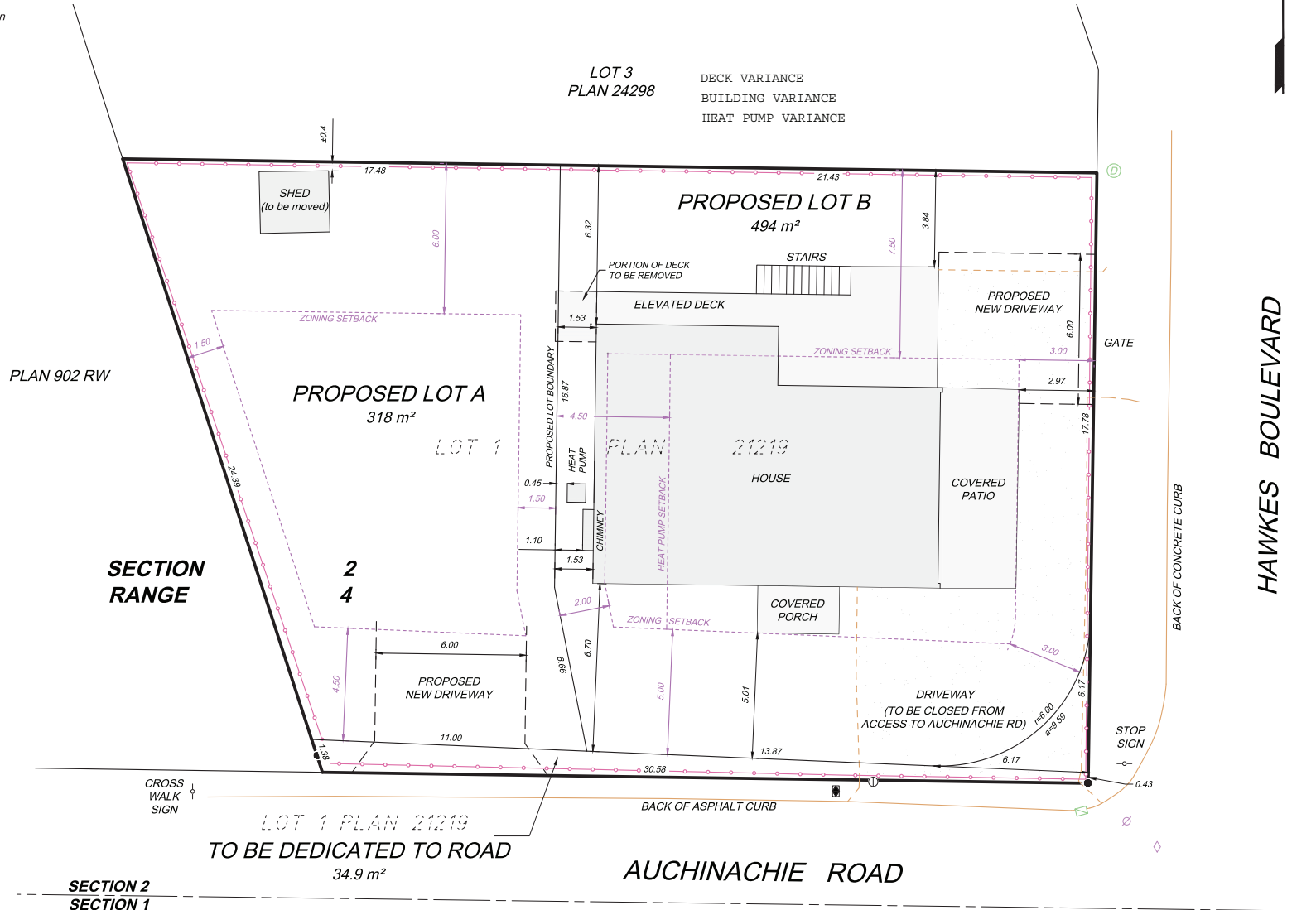
LEGEND

- * 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



Mailing & delivery address:
PO Box 21005
Duncan, BC V9L 0C2

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

© Polaris Land Surveying Inc. 2023. Polaris 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.

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

Date: 2023-07-28
File: 2398-01
Drawing: 2398-01-SITE6.dwg
Layout: C-Size