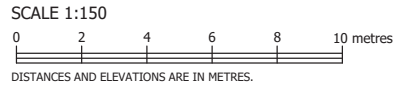


ATTACHMENT D SITE SURVEY

B.C. LAND SURVEYOR'S SITE PLAN OF CONCEPTUAL BUILDING LOCATION FOR DEVELOPMENT VARIANCE PERMIT ON:
**PROPOSED LOT C (BEING A CONSOLIDATION OF
 LOT 5, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222 AND
 LOT 1, BLOCK 7, SECTION 5, WELLINGTON DISTRICT, PLAN 318).**



NOTES:

CURRENT ZONING: R1

CONTOURS ARE DERIVED FROM 2009 CITY OF NANAIMO LIDAR SURVEY.

LOT ALIGNMENT IS DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- EASEMENT CA7181605;
- STATUTORY RIGHT OF WAYS CA7181609 AND CA7181610;
- COVENANT CA7181615;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THE SIGNATORY 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.

ZONING SETBACKS SHOWN ARE BASED ON INTERPRETATION OF CITY ZONING BYLAW AND SHOULD BE CONFIRMED.

PROPOSED LOT C AREA: 323.3m²
 PROPOSED LOT C AREA EXCLUDING WATERCOURSE LEAVESTRIP: 214.3m²
 CONCEPTUAL DWELLING LOT COVERAGE: ±82m² (±25%)
 PROPOSED VARIANCE (FRONT SETBACK): 2.00m

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT
 THIS DATE OF: JUNE 24, 2021

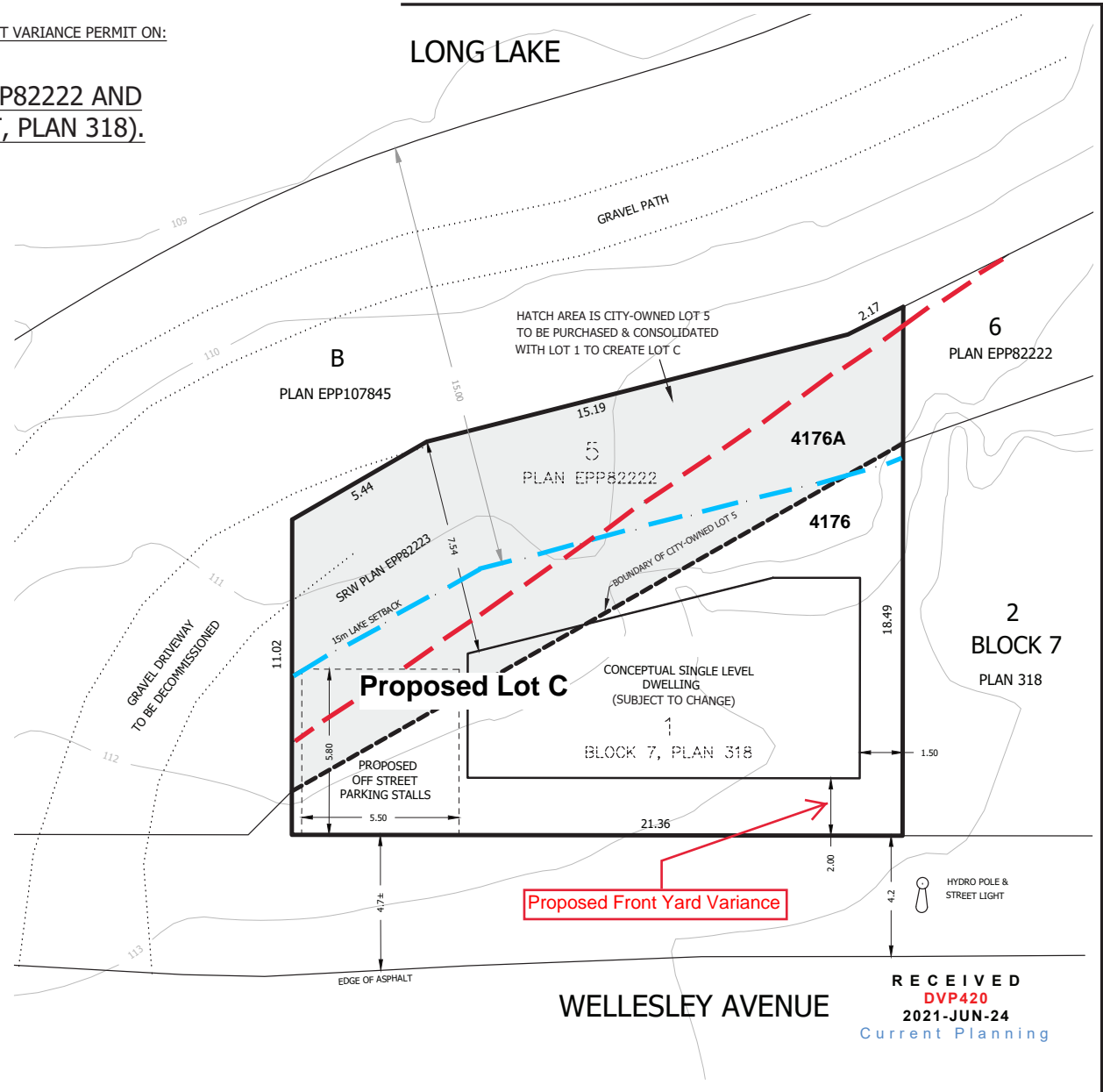
Tyler Hansen
VFRTQ3

Digitally signed by Tyler Hansen VFRTQ3
 DN: c=CA, cn=Tyler Hansen VFRTQ3,
 o=BC Land Surveyor, ou=Verify ID at
 www.juricert.com/LKUP.cfm?id=VFRTQ3
 Date: 2021.06.24 08:46:12 -0700

Tyler J. Hansen B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2021

3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@VIBCLS.CA
 FILE: 21011-1 SITE REV 2 (BASE PLAN 17078)



— 15m Riparian Leave Strip

— Statutory Right of Way

Proposed Front Yard Variance

RECEIVED
DVP420
 2021-JUN-24
 Current Planning