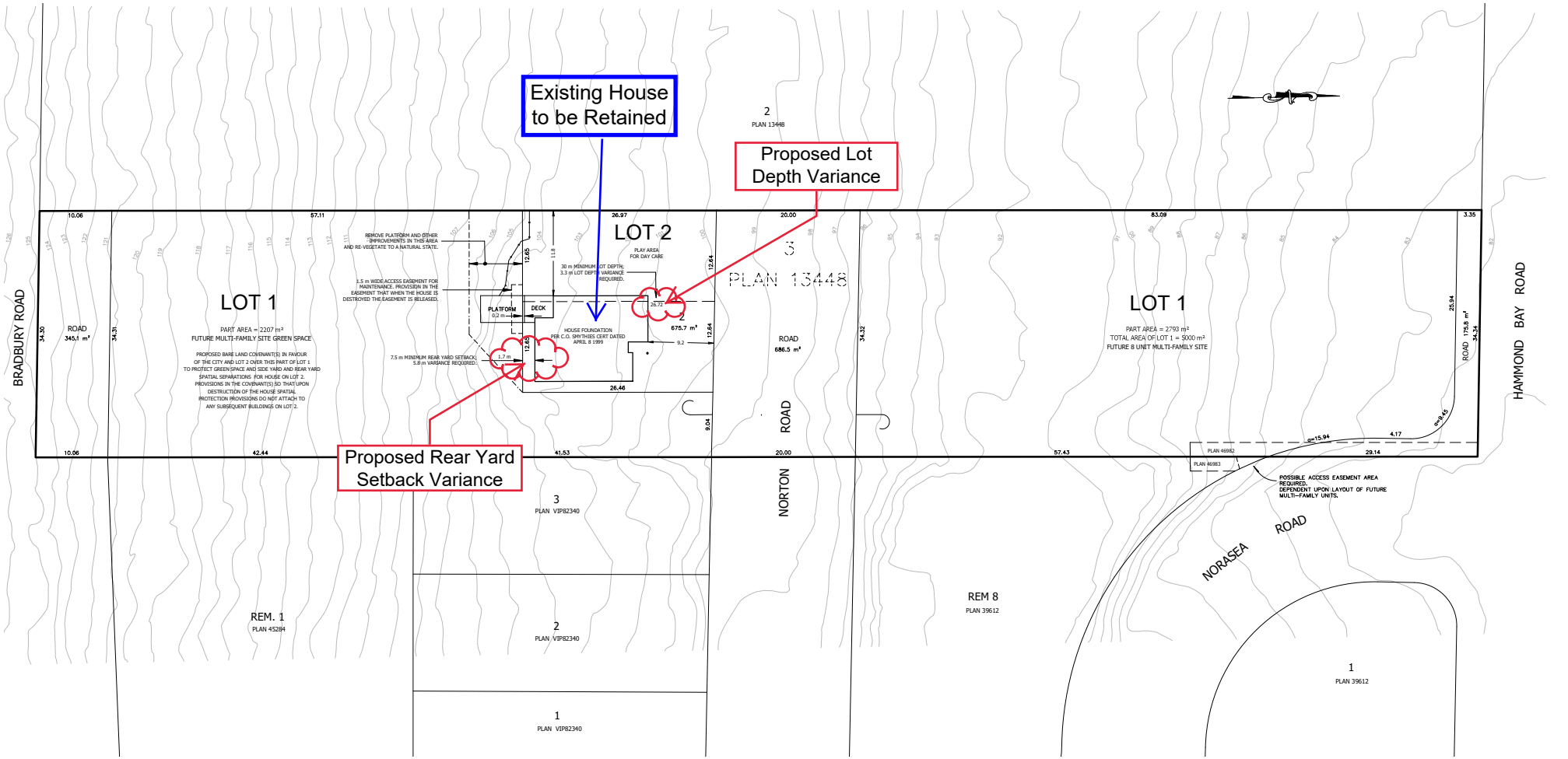
ATTACHMENT D
PROPOSED SUBDIVISION PLAN



SCALE 1:250

0 2 4 6 8 10 25 metres

REVISIONS

NO.	DATE	REVISION
00	JULY 30, 2020	FIRST ISSUE.
01	MARCH 1, 2021	REVISED PER CON COMMENTS.
02	JAN. 25 2022	PLA AMENDMENT TO 2 LOT SUBDIVISION AND DVP APPLICATION FOR LOT 2 VARIANCES REQUIRED.

CERTIFIED CORRECT:
BROCK E.J. WILLIAMSON B.C.L.S. 622

Brock Williamson IXFVP6

Digitally signed by Brock Williamson IXFVP6
DN: c=CA, o=Brock Williamson IXFVP6, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=IXFVP6
Date: 2022.01.25 09:23:09 -08'00'

JANUARY 25, 2022

NOTES

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

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 THE SUBJECT PARCEL(S).

AERIAL IMAGE IS CITY OF NANAIMO 2018 ORTHOPHOTOGRAPHY. CONTOURS ARE DERIVED FROM 2009 CITY OF NANAIMO LIDAR SURVEY.

LOT ALIGNMENTS AND AREAS ARE DERIVED FROM FIELD SURVEY.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- STATUTORY RIGHT OF WAY EB20696, EN39584, EN39585 AND EN103210;
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

SITE STATISTICS

FEE SIMPLE R-10 2 LOT RESIDENTIAL SUBDIVISION.

LEGAL DESCRIPTION: LOT 3, DISTRICT LOT 38, WELLINGTON DISTRICT, PLAN 13448.

CIVIC ADDRESS: 5601 HAMMOND BAY ROAD AND 5581 NORTON ROAD

EXISTING ZONING : R10

PROPOSED ZONING: R10

PROPOSED DENSITY CALCULATIONS

TOTAL SITE AREA: 0.688 ha

PROPOSED ROAD DEDICATION: 0.121 ha

SITE AREA EXCLUSIVE OF PROPOSED ROAD DEDICATION: 0.567 ha

DENSITY AVAILABLE: 0.567 ha X 16 DWELLING UNITS / ha = 9 DWELLING UNITS

DENSITY PROPOSED: 9 DWELLING UNITS COMPRISED OF 1 EXISTING SINGLE FAMILY HOME ON PROPOSED LOT 2 AND 8 FUTURE MULTI-FAMILY DWELLING UNITS ON PROPOSED LOT 1.

PROJECT: 5601 HAMMOND BAY ROAD - R10 STEEP SLOPE SUBDIVISION.

CLIENT: SALLY CHRISTIANSSON-TANNAR

DRAWING: PROPOSED SUBDIVISION PLAN

DATE: JULY 30/20
SCALE: 1:250
DRAWN: BW
FILE: 15081-1
SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
EMAIL: wapi@vibcls.ca

RECEIVED
DVP433
2022-FEB-02
Current Planning