PLAN TO ACCOMPANY REZONING APPLICATION ON LOT 1, SECTION 8, RANGE 6, SOMENOS DISTRICT, PLAN 4540, EXCEPT PART IN PLAN 46695 AND EPP132921; AND LOT A, SECTION 7, RANGE 6, SOMENOS DISTRICT, PLAN 2759, EXCEPT PART IN PLAN 46695 AND EPP132920

TABLE OF CHARGES				
CHARGE	PLAN	PURPOSE	GRANTOR	GRANTEE
SRW CB2039239		Electric Utility	Rem. 1, Plan 4540	BC Hydro
SRW FB217953		Electric Utility	Rem. A, Plan 2759	BC Hydro
SRW FB217954		Comms Utility	Rem. A, Plan 2759	Telus Communications
Covenant CB1153994			Rem. A, Plan 2759	District of North Cowichan
SRW CB1153996	Plan EPP134240	Highway and Utilities	Rem. A, Plan 2759	District of North Cowichan

LEGEND

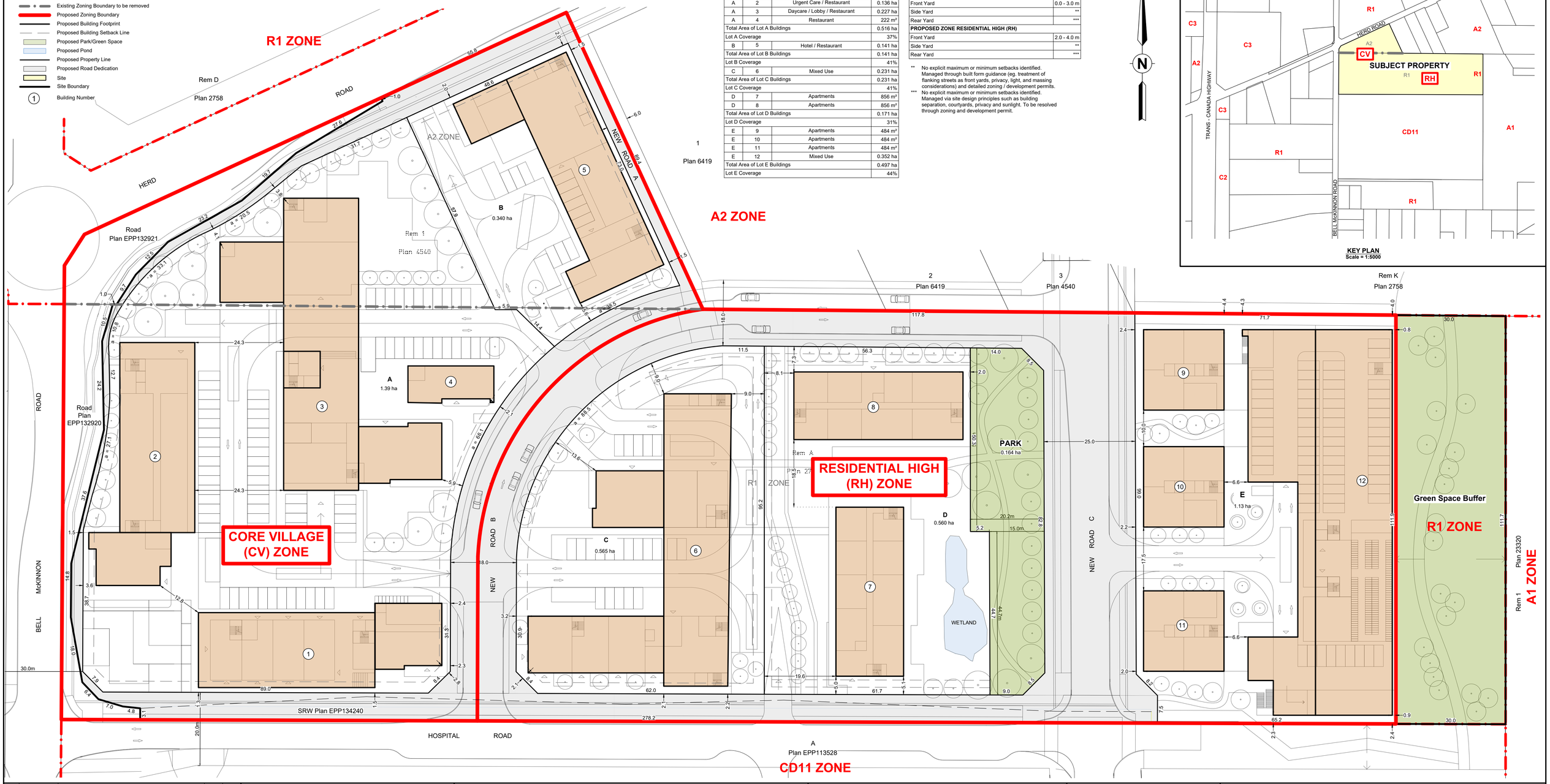
- Existing Zoning Boundary
- Existing Zoning Boundary to be removed
- Proposed Zoning Boundary
- Proposed Building Footprint
- Proposed Building Setback Line
- Proposed Park/Green Space
- Proposed Pond
- Proposed Property Line
- Proposed Road Dedication
- Site
- Site Boundary
- (1) Building Number

AREA TABLE			
			AREA
Proposed Lot A			1.39 ha
Proposed Lot B			0.340 ha
Proposed Lot C			0.565 ha
Proposed Lot D			0.560 ha
Proposed Lot E			1.13 ha
Proposed Park			0.164 ha
Proposed Road Dedication			0.937 ha
LOT	BUILDING	USES	
A	1	Retail / Pharmacy	0.131 ha
A	2	Urgent Care / Restaurant	0.136 ha
A	3	Daycare / Lobby / Restaurant	0.227 ha
A	4	Restaurant	222 m²
Total Area of Lot A Buildings			0.516 ha
Lot A Coverage			37%
B	5	Hotel / Restaurant	0.141 ha
Total Area of Lot B Buildings			0.141 ha
Lot B Coverage			41%
C	6	Mixed Use	0.231 ha
Total Area of Lot C Buildings			0.231 ha
Lot C Coverage			41%
D	7	Apartments	856 m²
D	8	Apartments	856 m²
Total Area of Lot D Buildings			0.171 ha
Lot D Coverage			31%
E	9	Apartments	484 m²
E	10	Apartments	484 m²
E	11	Apartments	484 m²
E	12	Mixed Use	0.352 ha
Total Area of Lot E Buildings			0.497 ha
Lot E Coverage			44%

ZONING INFORMATION	
MINIMUM SETBACKS (Principal Buildings)	
EXISTING ZONE A2	
Front yard	6.0 m
Side yard	3.0 m
Rear Yard	8.0 m
EXISTING ZONE R1-BM	
Front yard	6.0 m
Side yard	3.0 m
Rear Yard	8.0 m
CORE VILLAGE (CV)	
Front Yard	0.0 - 3.0 m
Side Yard	**
Rear Yard	***
PROPOSED ZONE RESIDENTIAL HIGH (RH)	
Front Yard	2.0 - 4.0 m
Side Yard	**
Rear Yard	***

** No explicit maximum or minimum setbacks identified. Managed through built form guidance (eg. treatment of flanking streets as front yards, privacy, light, and massing considerations) and detailed zoning / development permits.

*** No explicit maximum or minimum setbacks identified. Managed via site design principles such as building separation, courtyards, privacy and sunlight. To be resolved through zoning and development permit.



KEY PLAN
Scale = 1:5000

REV	DATE	DESCRIPTION	DRAF	APRV
1	31/08/2026	Changed Proposed Zoning Boundary	BDW	BDW
0	8/18/2026	Plan Issued	EGD	BDW

REVISIONS

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

This plan is prepared solely for a limited contractual use between McElhanney Associates and our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.
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.
Certified Correct as to the practice of land surveying in accordance with Part 11-5(2) of the Survey and Plan Rules.
This document is not valid unless digitally sealed.

BRITISH COLUMBIA — BRIAN DAVID WARDROP — NO. 812 — LAND SURVEYOR

Digitally Signed
2026-08-31

NOTES:

1. Parcel ID: 006-095-674 and 006-341-616.
2. Conformance with charges affecting the subject titles have not been verified by McElhanney. Unregistered interests have not been considered.
3. Distances are in metres and decimals thereof.
4. Original Base plan shown derived from McElhanney drawing 22330120500-V-SITE-001 Rev 1 dated Feb 21, 2023.
5. Updated site boundary derived from Road Dedication Plans EPP132920 and EPP132921
6. Existing zoning: R1-BM and A2.
7. Underground utilities are not shown.
8. Proposed Lot/Road boundaries shown are derived from drawing provided by Buro 47 Architectureon August 10, 2026.
9. Parcel dimensions shown are subject to change upon final survey.
10. This document shall not be used to define property lines or property corners.
11. Building Setbacks shown are derived from The district of North Cowichans Bylaw 3717 and is to be confirmed with the district prior to construction

10 5 0 m 10 20 30 40

SCALE 1:500
UNLESS OTHERWISE NOTED

Original Drawing Size: (864mm x 559mm)

PLAN ID.: 22330120500-V-SKCH-003 **SHEET 1 OF 1 SHEETS**

McElhanney
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Duncan BC V9L 1T6
Tel. 250-748-3335

13 CDH DEVELOPMENTS

PLAN TO ACCOMPANY REZONING APPLICATION ON 2850 HERD ROAD AND 6823 & 6833 BELL McKINNON ROAD DUNCAN, BC