SKETCH PLAN SHOWING POTENTIAL BUILDING ENVELOPE ON

LOT A, SECTION 6, RANGE 4, SOMENOS DISTRICT, PLAN EPP22048.

Note: Lot A lies within the Municipality of North Cowichan and is Zoned C2.
Bylaw setback requirements are as follows:
No minimum setback, except
where lot abuts residentially zoned land 3.0 m
where lot abuts arterial highway Front 4.5 m

And Zoned R1.
Bylaw setback requirements are as follows:

Principal Buildings:		Accessory Buildings:	
Front	6.0 m	Front	6.0 m
Side	3.0 m	Side	3.0 m
Rear	8.0 m	Rear	3.0 m

Scale 1 : 500

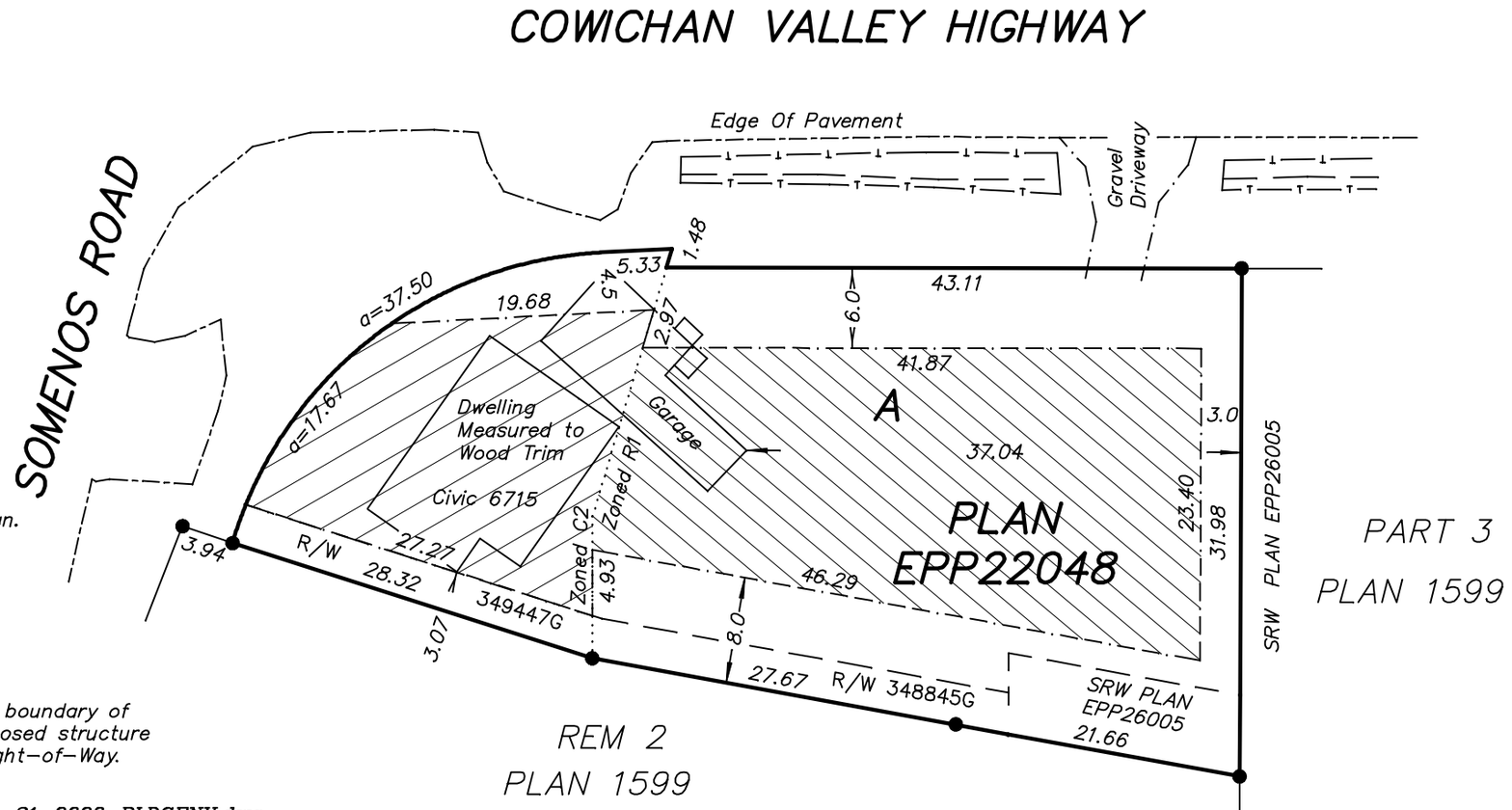
10 5 0 10 20 metres

All distances are in metres.

All clearance distances are shown to an accuracy of plus or minus 0.05 metres.

LEGEND

- ● denotes iron survey post found.
- —ᵀ— denotes top of bank.
- — — denotes center of ditch.



Note: Building Envelope setbacks and shape to be confirmed by North Cowichan.

POTENTIAL BUILDABLE AREAS

(shown hatched)

C2 ZONE	442.6 m²
R1 ZONE	855.5 m²

Note: Right-of-Way 349447G forms the boundary of the buildable area. No part of any proposed structure shall encroach on, over or under this Right-of-Way.

KENYON WILSON
PROFESSIONAL LAND SURVEYORS

FILE: 21-8888_BLDGENV.dwg
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