SITE PLAN OF THE EAST 61 ACRES OF SECTION 13, RANGE 1, QUAMICHAN DISTRICT, EXCEPT PLANS 23 BL, 28324, AND 40709

PID: 000-249-173

0 4 8 12 16 20 24

The intended plot size of this plan is 560mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Civic address: 5295 Winchester Road, Duncan, BC

Current Zoning: Rural Restricted Zone (A3)

This plan is based on a field survey completed on April 4, 2025

Elevations are assumed and are based on traverse hub 4256 with an elevation of 50.0 metres.

Contours are shown at 0.5m intervals.

Parcel dimensions shown hereon are derived from Posting Plans 40709 and 28324 .

The following non-financial charges are listed on the current Certificate of Title and may impact the property:

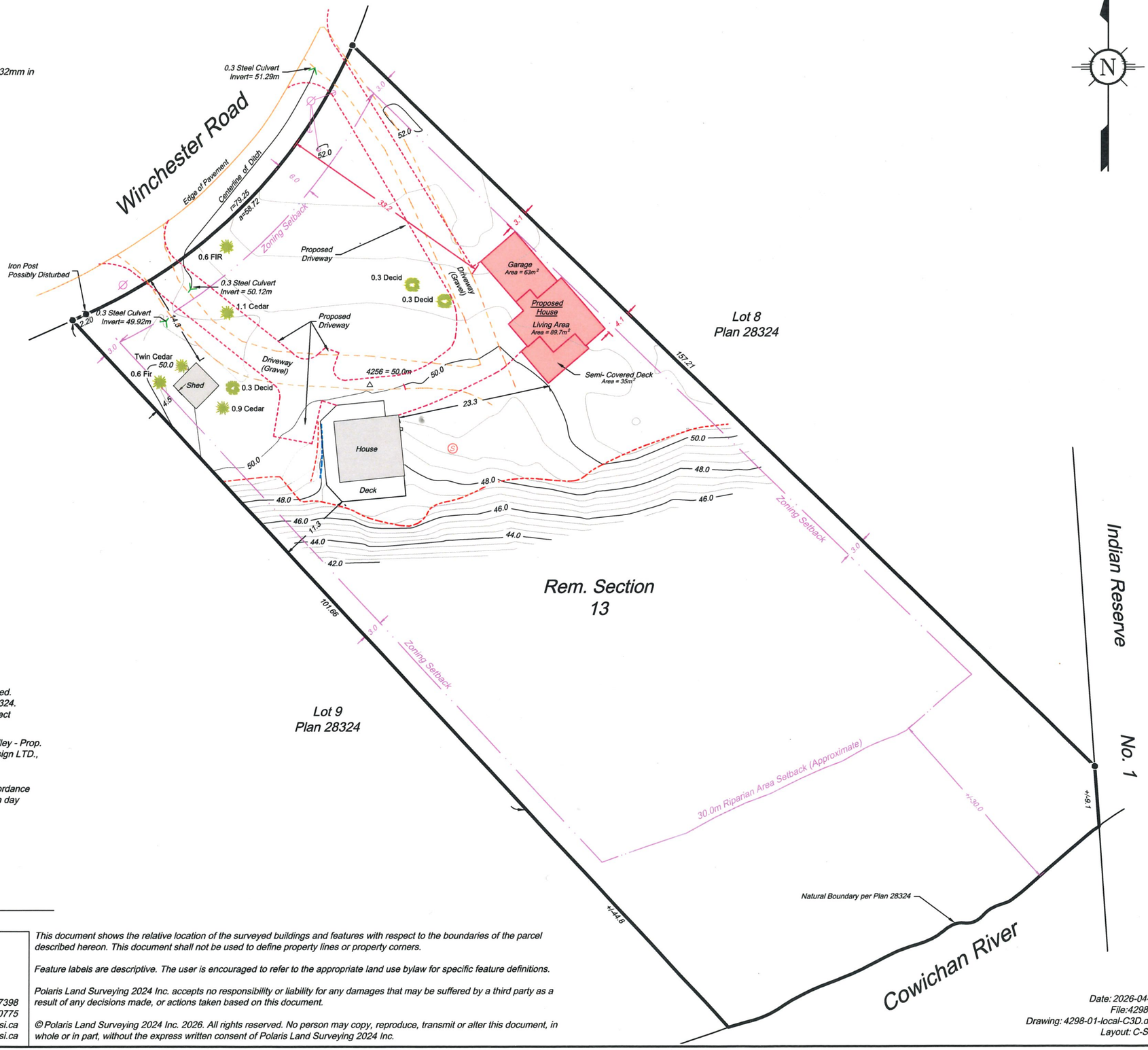
M76300 - Exceptions and Reservations
N6817 - Covenant

Current Zoning: Rural Restricted Zone (A3)

Zoning setbacks to be confirmed with the Municipality of North Cowichan.

LEGEND

- denotes Traverse Hub placed
- denotes Standard Iron Post found
- denotes Utility Pole
- denotes Anchor
- denotes Septic Lid
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Culvert
- denotes Top of Bank
- denotes Bottom of Bank
- denotes Existing Gravel Driveway
- denotes Proposed Building
- denotes Proposed Driveway



Tree species and diameter are estimated and should be confirmed by a Certified Arborist.

Note: Current Riparian Area boundary has not been surveyed. This plan shows the natural boundary according to Plan 28324. The natural boundary according to plan 28324 may not reflect the current extent of title.

Proposed building designs are based on design plan "0'Malley - Prop. Design for New ADU 2026" provided by David Coulson Design LTD., on April 7th, 2026.

Certified Correct as to the practice of land surveying in accordance with Part 11-5(2) of the Survey and Plan Rules as of the 4th day of April, 2025.

BRITISH COLUMBIA DOUGLAS JAMES PEARSON No. 1092 LAND SURVEYOR

Douglas James Pearson, BCLS 1092

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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.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying 2024 Inc. 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.

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Date: 2026-04-15
File:4298-01
Drawing: 4298-01-local-C3D.dwg
Layout: C-Size