



PROJECT: SANDSTONE DEVELOPMENT AREA 4
1605 FIELDING ROAD
LEGAL: LOT 3, SECTIONS 2 & 3, NANAIMO DISTRICT, PLAN EPP19870
CLIENT: SEACLIFF PROPERTIES
DRAWING: PROPOSED SUBDIVISION CONCEPT

NOTES:
DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE GEODETIC REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM 1988 (CGVD88) DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENTS (SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCELS).
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENTS RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCELS.
CONTOUR INTERVAL IS 5m. CONTOURS ARE PROVIDED BY NEWCASTLE ENGINEERING.
PROPOSED LOT ALIGNMENT IS PRELIMINARY. EXISTING LOT BOUNDARIES ARE DERIVED FROM FIELD SURVEYS.
THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- RIGHT OF WAY: BR43251
- COVENANTS: CBR6611, CBR6156, CBR25246, CBR25254, CBR188959 & CBR188960;
- EASEMENTS: CBR25256.
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.
CURRENT LAND USE ZONING: I1 & I2 (INDUSTRIAL)
DEVELOPMENT PERMIT AREAS: DPAL, DPAL & DPAL

NO.	DATE	REVISION
00	SEPTEMBER 17, 2025	FIRST ISSUE

- AREA OF PARCELS WITH MINIMUM ZONING SETBACKS AND SRWS
- AREA OF PARCELS WITH CONDITIONAL ZONING SETBACKS
- SURVEYED WATERCOURSES AND WATER BODIES
- AREA OF DPAL 15m LEAVE STRIPS
- AREA OF PROPOSED ROAD CLOSURE

ZONING SETBACK NOTES:
FRONT SETBACK (MINIMUM) 4.5m
FRONT SETBACK (CONDITIONAL) 7.5m
SIDE SETBACK #1 (CONDITIONAL) 3.0m (I1) & 6.0m (I2)
SIDE SETBACK #2 (MINIMUM) 0.0m (I1 & I2)
REAR SETBACK 4.5m

SITE STATISTICS:
TOTAL PARCEL AREA = 36.348 ha.
TOTAL PARK DEDICATION = 7.519 ha. (20.7% OF PARCEL)
TOTAL PARK DEDICATION (EXCLUDING WETLANDS & SETBACKS) = 2.877 ha. (7.9% OF TOTAL PARCEL AREA)
TOTAL PROPOSED NEW ROAD DEDICATION = 3.234 ha.
NOTE: PROPOSED ROAD CLOSURE AREA NOT INCLUDED IN THESE CALCULATIONS.

SCALE: 1:1250

DRAWN: CH

FILE: 25061-1-PLA (BASE PLAN 16152)

WILLIAMSON & ASSOCIATES
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