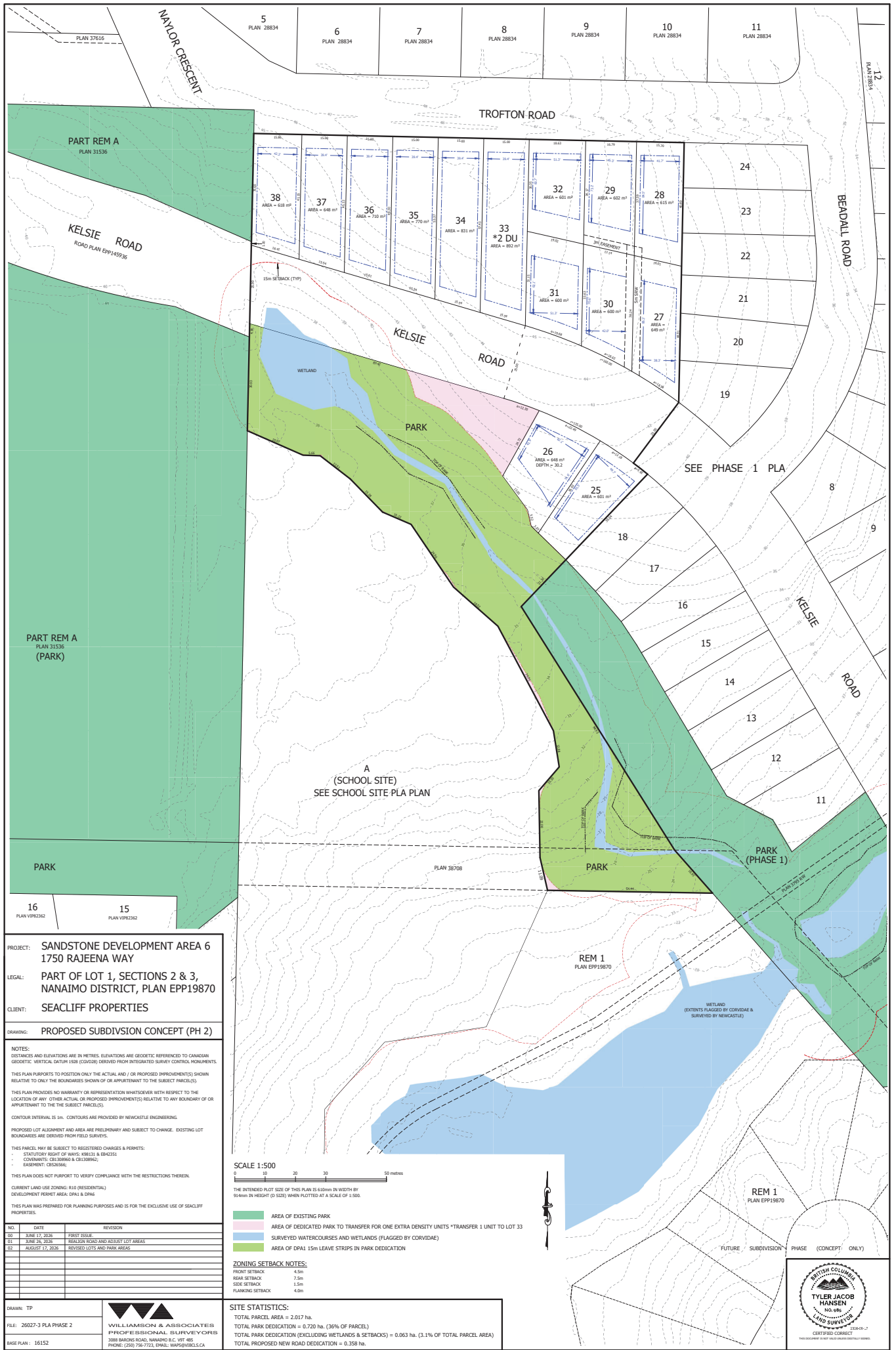




PROJECT: SANDSTONE DEVELOPMENT AREA 6
1750 RAJEENA WAY

LEGAL: PART OF LOT 1, SECTIONS 2 & 3,
NANAIMO DISTRICT, PLAN EPP19870

CLIENT: SEACLIFF PROPERTIES

DRAWING: PROPOSED SUBDIVISION CONCEPT (PH 2)

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 1m. CONTOURS ARE PROVIDED BY NEWCASTLE ENGINEERING.

PROPOSED LOT ALIGNMENT AND AREA ARE PRELIMINARY AND SUBJECT TO CHANGE. EXISTING LOT BOUNDARIES ARE DERIVED FROM FIELD SURVEYS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- STATUTORY RIGHT OF WAYS: K08121 & E04251
- COVENANTS: C0138981 & C0138982
- EASEMENTS: C0135566

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREON.

CURRENT LAND USE ZONING: R10 (RESIDENTIAL)

DEVELOPMENT PERMIT AREA: DP1 & DP6

THIS PLAN WAS PREPARED FOR PLANNING PURPOSES AND IS FOR THE EXCLUSIVE USE OF SEACLIFF PROPERTIES.

NO.	DATE	REVISION
01	JUNE 17, 2026	FIRST ISSUE
02	JUNE 26, 2026	REVISIONS AND ADJUST LOT AREAS
03	AUGUST 17, 2026	REVISED LOTS AND PARK AREAS

DRAWN: TP

FILE: 26027-3 PLA PHASE 2

BASE PLAN: 16152

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3888 BARKING ROAD, NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723, EMAIL: WANSURVEYS@CSA

SCALE 1:500

0 10 20 30 40 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 616mm IN WIDTH BY 900mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

AREA OF EXISTING PARK
AREA OF DEDICATED PARK TO TRANSFER FOR ONE EXTRA DENSITY UNITS *TRANSFER 1 UNIT TO LOT 33
SURVEYED WATERCOURSES AND WETLANDS (FLAGGED BY CORVIDAE)
AREA OF DP1 15m LEAVE STRIPS IN PARK DEDICATION

ZONING SETBACK NOTES:

FRONT SETBACK: 4.5m
REAR SETBACK: 7.5m
SIDE SETBACK: 1.5m
FLANKING SETBACK: 4.0m

SITE STATISTICS:

TOTAL PARCEL AREA = 2.017 ha
TOTAL PARK DEDICATION = 0.720 ha. (36% OF PARCEL)
TOTAL PARK DEDICATION (EXCLUDING WETLANDS & SETBACKS) = 0.063 ha. (3.1% OF TOTAL PARCEL AREA)
TOTAL PROPOSED NEW ROAD DEDICATION = 0.358 ha.

