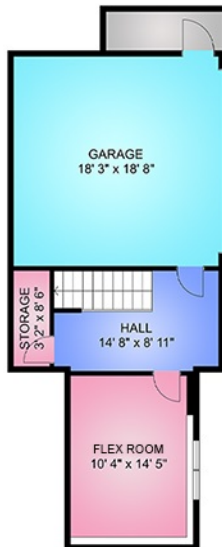


## Lower Floor

374 SQ FT

Ceiling Height 8' 11"



## Main Floor

1867 SQ FT

Ceiling Height 8' 0" to 8' 11"



## Upper Floor

1771 SQ FT

Ceiling Height 8' 0"



6261 ALGONKIN PL							
FLOOR	FINISHED	UNFINISHED	PORCH	DECK	PATIO	GARAGE	TOTAL
LOWER	374	0	0	0	515	349	1238
MAIN	1867	0	22	130	0	0	2019
UPPER	1771	0	0	234	0	0	2005
TOTAL	4012	0	22	364	515	349	5262

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

**Nathan Clement**

**Sutton**

**WestCoast Realty**



B. C. Land Surveyor's Location Certificate covering:-

Lot 19, Section 2, Range 3,

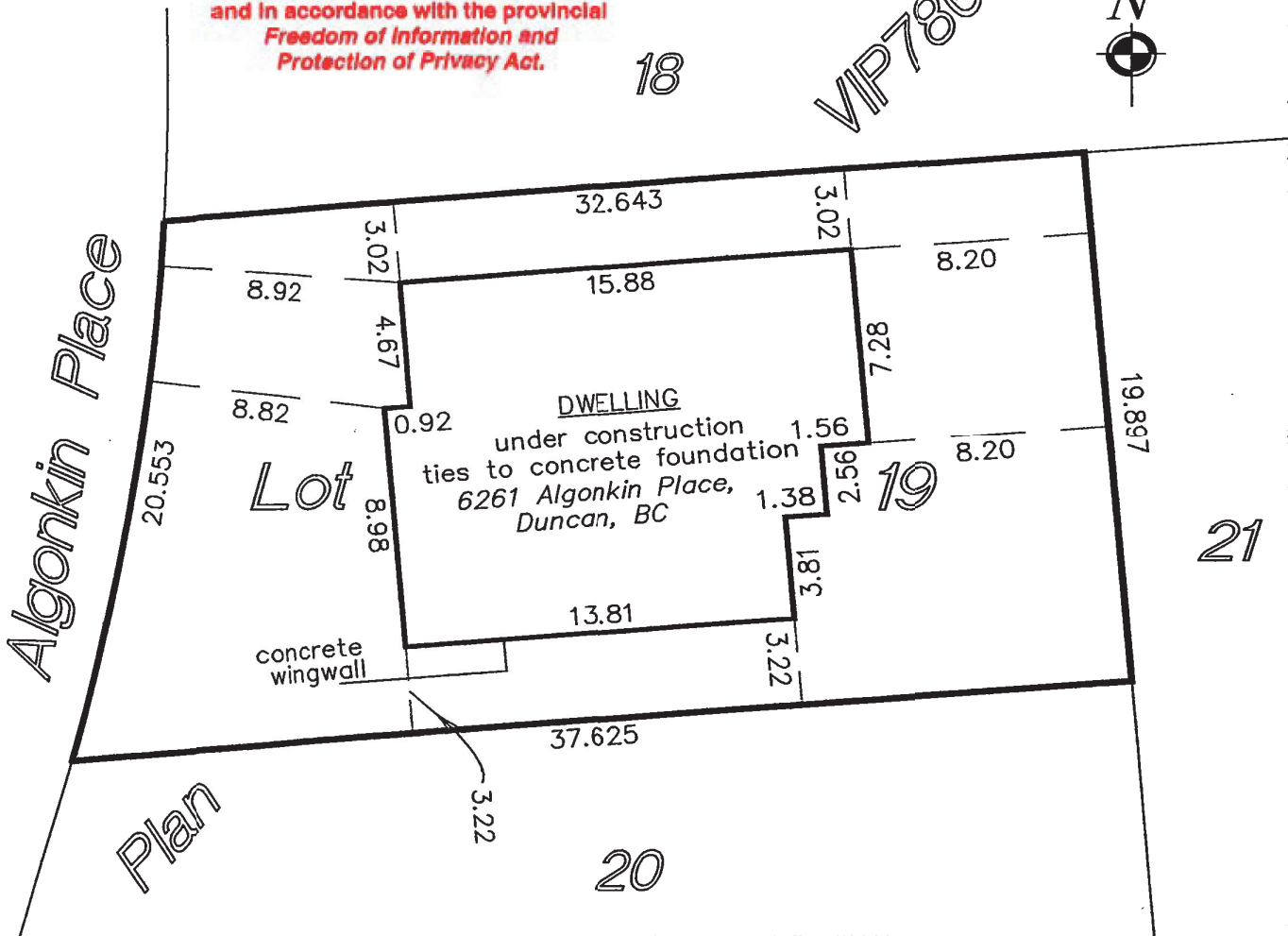
Comiaken District, Plan VIP78024.

Scale ~ 1 : 250 - distances in metres

This information has been provided  
subject to the federal Copyright Act  
and in accordance with the provincial  
Freedom of Information and  
Protection of Privacy Act.

18

VIP78024



**Mortimer**  
**Surveying**  
—ENGINEERING & LAND SURVEYING—

4386, Riverside Road,  
Duncan, B.C. - V9L 6M8  
Tel: 748-5246 - Fax: 748-5214  
— EMAIL ~ surveyor@telus.net —

I hereby certify that the structures shown as located on the above lot lie wholly within the said lot and do not encroach on adjoining lands, lots or roads.

The purpose of this plan is for the protection of the original client or mortgagee only and it is not intended for the re-establishment of boundaries and/or property lines.

CERTIFIED CORRECT

Dated this 11th day of July, 2005

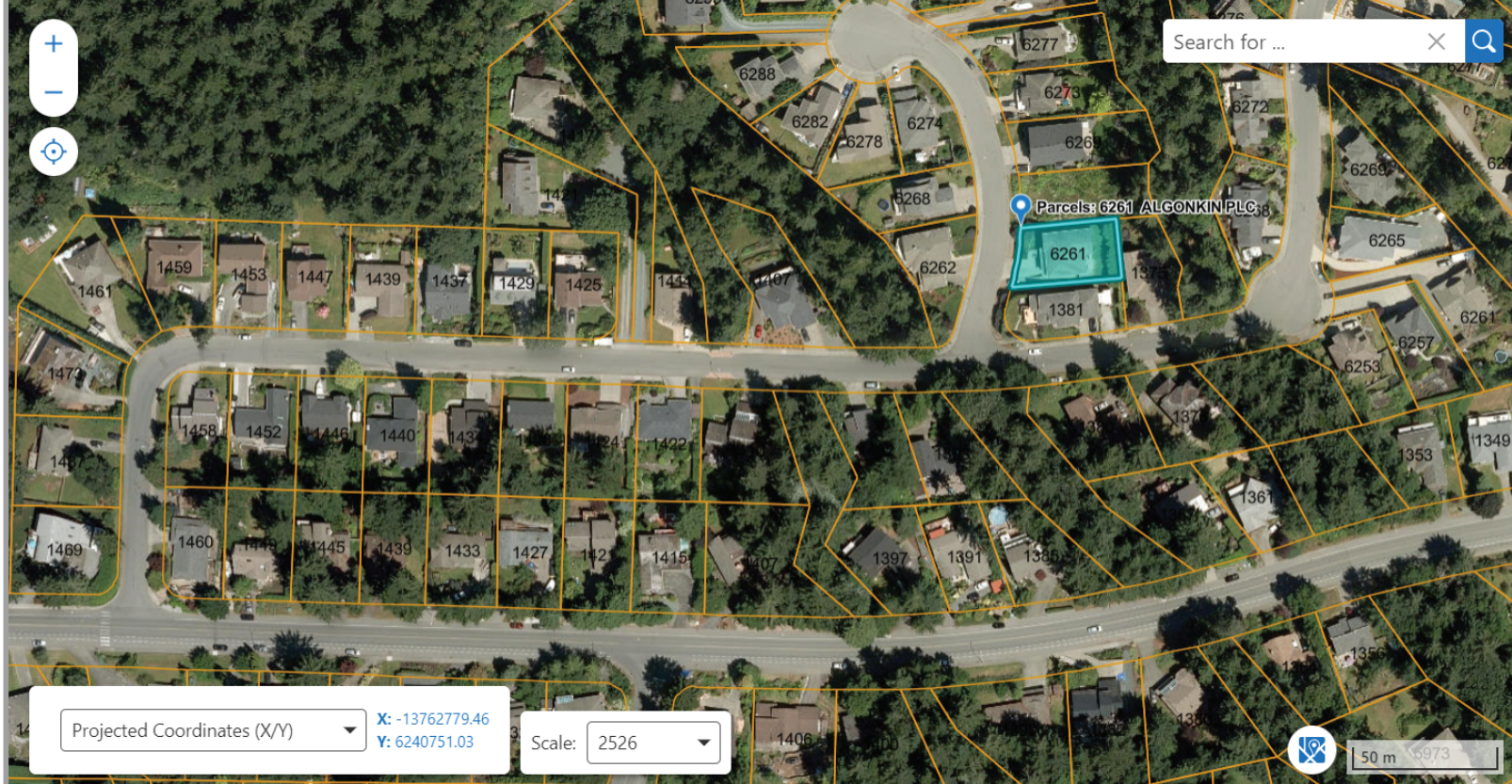
© — RICHARD A. H. MORTIMER, B. C. Land Surveyor

— THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED —

File:2005/Algonkin/LC19.dwg

# Parcels: 6261 ALGONKIN PLC

House 1: 6261  
House 2:  
Street Name: ALGONKIN PLC  
Approx. m2:  
Approx. Acre: 0.170712  
Approx. Hectare: 0.069087  
PID: 026-130-203  
Folio: 08037-088  
Lot: 19  
Plan: VIP78024  
Non-Legal Descript: L 19 PL VIP78024  
Section: 2  
Range: 3  
Land District: Comiakien  
Zoning: R2-A  
Split Zoned: NA  
Accuracy:  
Method:  
GIS Link ID: 10140  
Comments:  
[Zoning Bylaw PDF](#)  
[Property Report](#)



PLAN OF SUBDIVISION OF PART OF SECTION 2, RANGE 3, COMIAKEN DISTRICT, EXCEPT PARTS IN PLANS 30070, 30198, 35735, 35736, 36836, VIP54532, VIP55257 AND VIP59788

B. C. G. S 92B.072

SCALE 1 : 750



- LEGEND**  
All distances are in metres.
- ⊙ denotes standard capped post found
  - denotes standard iron post found
  - ⊙ denotes standard capped post set
  - denotes standard iron post set
  - △ denotes traverse hub placed

Grid bearings are derived from observations between geodetic Control Monuments 6903715 and 7948204, Integrated Survey Area No. 10, the Corporation of the District of North Cowichan. This plan shows horizontal ground level distances. To compute grid distance multiply ground level distance by combined factor 0.99963. (NAD 83)

TRAVERSE TABLE

6903715 to 7948204	208° 58' 53"	414.743
7948204 to 6903715	52° 12' 41"	326.450
6903715 to PK820	138° 17' 18"	182.773
PK820 to 6903715	116° 05' 21"	284.559
6903715 to PK821	304° 55' 25"	202.655
PK821 to PK822	111° 00' 42"	92.896
PK822 to PK823	314° 01' 03"	62.373
PK823 to PK824	344° 49' 20"	47.109
PK824 to 6903715	339° 12' 32"	106.220
6903715 to 6903716	322° 03' 38"	205.151
6903716 to 6903717	338° 52' 52"	303.160
6903717 to 6903718	233° 50' 04"	191.716



Detail 'A' Scale 1:400

Detail 'B' Scale 1:400

PLAN VIP 78024

Deposited in the Land Title Office at Victoria, B.C. this 8 day of December, 2004.

Approved pursuant to the Land Title Act this 6 day of December, 2004.

Approving Officer for the Corporation of the District of North Cowichan

This Plan lies within the Cowichan Valley Regional District.



Part 25 NE of 37 1889.3 m²

0.4 Fir 33m x 3.4

0.25 Arbutus 23m x 4.2 and 'BT & 2'



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Part 25 NE of 37 1889.3 m²

0.4 Fir 33m x 3.4

0.25 Arbutus 23m x 4.2 and 'BT & 2'

The registered owners designated herein declare that they have entered into three (3) Statutory Right-of-Way agreements under section 218 of the Land Title Act and a covenant under Section 210 of the Land Title Act with the District of North Cowichan

MORTGAGEE - CHARGES E#18452 & E#18453 CAREVEST CAPITAL INC. NO. 44259

MORTGAGEE - CHARGES E#147471 & E#147472 LIBERTY HOLDINGS EXCELL CORP. INC. NO. 641951

REGISTERED OWNERS 14892 B.C. LTD. INC. NO. 64892

Authorized Signatory (Print name here) ...

Authorized Signatory (Print name here) ...

Witness to signature (Print name here) ...

Witness to signature (Print name here) ...

Witness to signature (Print name here) ...

Solicitor

Receptionist

Address of witness

321 St. Julian Street

650-1070 Douglas St.

1500 7th Ave. W. Calgary, AB T2P 3T7

Duncan BC, V4L 3S5

Victoria, BC

Address of witness

KENYON WILSON PROFESSIONAL LAND SURVEYORS 221 CORDON AVENUE DUNCAN, B.C. V9L 2T1 (250) 746-4745 FILE 04-5918.010

I, EDWIN J. WILSON, a British Columbia Land Surveyor of the City of Duncan, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 29th day of October, 2004. The plan was completed and checked, and the checklist filed under # 23291, on the 02nd day of November, 2004.

Ed Wilson B.C.L.S.

## Residential Restricted Properties Zone (R2-A)

### Permitted Uses

- 57.1 (1) The permitted uses for the R2-A zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R2-A zone is 670 m<sup>2</sup> (7,212 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R2-A zone is 18 m (59.06').

### Density

- (4) The maximum permitted density for the R2-A zone is as follows:
- (a) The number of residential buildings shall not exceed one;
  - (b) The maximum permitted floor space ratio is 0.5:1.

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R2-A zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R2-A zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (excluding fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')

### Maximum Building Height

- (7) The maximum permitted building heights for the R2-A zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R2-A zone are as follows:
- (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within a single-family dwelling unit only. [BL3302]
  - (d) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
  - (e) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]