



STAFF REPORT TO COMMITTEE

MEETING TYPE & DATE: Electoral Area Services Committee of March 18, 2026

FROM: LAND USE SERVICES - Development Services

SUBJECT: Application No. RZ24C01 (980 Nightingale Road/PID: 006-326-501)

FILE: RZ24C01

REPORT SUMMARY

In accordance with the CVRD Development Application Referrals Policy, the purpose of this preliminary report is to introduce an application to rezone the subject property at 980 Nightingale Road (PID: 006-326-501) currently in the RR-3A (Rural Residential 3A) zone to permit an automobile workshop/automobile service shop, auto parts sales, and a dwelling unit within a proposed light industrial building.

The applicant is requesting the change in use to carry out an existing automobile service shop business operating on an adjacent property (3330 Trans-Canada Highway) to the subject property. A dwelling unit is proposed to be located on the second storey of a proposed industrial building.

RECOMMENDED RESOLUTION

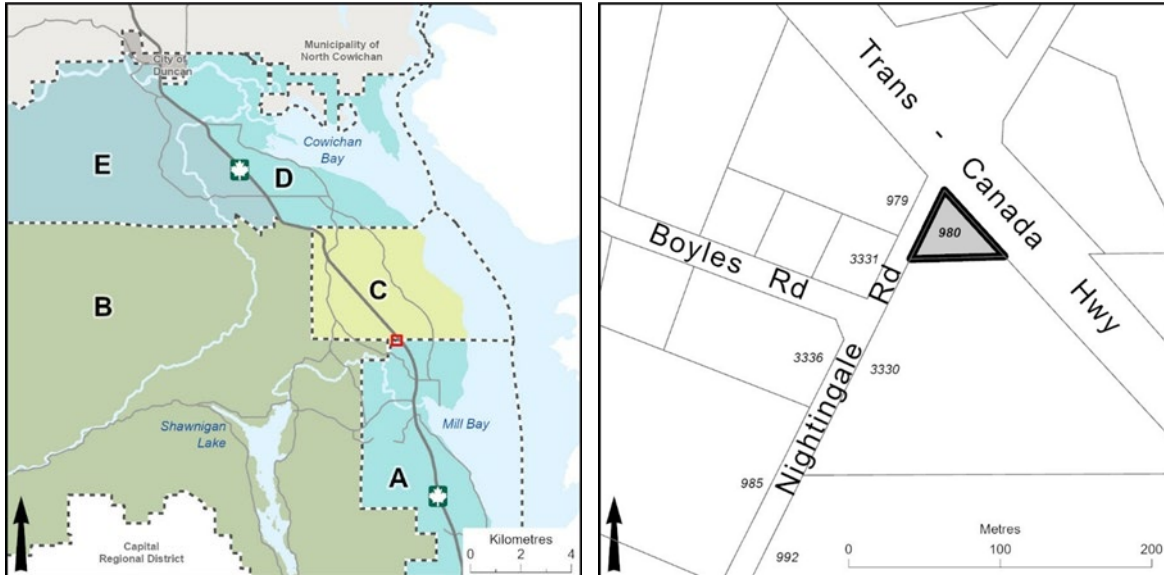
That it be recommended to the Board:

That Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501), be referred to the following external agencies and First Nations (alphabetical order):

1. Agricultural Land Commission;
2. BC Transit;
3. Cowichan Tribes;
4. Cowichan Valley School District (SD 79);
5. Electoral Area C – Cobble Hill Advisory Planning Commission;
6. Halalt First Nation;
7. Island Health;
8. Lyackson First Nation;
9. Malahat Nation;
10. Mill Bay Fire Protection Improvement District;
11. Ministry of Environment and Climate Change Strategy;
12. Ministry of Transportation and Transit;
13. Ministry of Water, Land and Resource Stewardship;
14. Pauquachin First Nation;
15. Penelakut Tribe;
16. Royal Canadian Mounted Police (RCMP);
17. Stz'uminus First Nation;
18. Te'mexw Treaty Association;
19. Tsartlip First Nation;

20. Tsawout First Nation;
21. Tseycum First Nation; and
22. Tsu'uubaa-asatx First Nation.

LOCATION MAP



BACKGROUND

In accordance with the [CVRD Development Application Referrals Policy](#), this is a “preliminary report” intended to introduce the application to the Electoral Area Services Committee.

The subject property has an area of 1483m² (0.15 ha), is in Electoral Area C – Cobble Hill and borders Electoral Area A – Mill Bay to the south. The property has frontage along both the Trans-Canada Highway (TCH) and Nightingale Road; however, the intersection between the two fronting roads is closed with no public through-road access. The property previously housed a single detached dwelling which has been demolished. The property is currently vacant aside from the remaining concrete foundation. Surrounding land uses include the following:

- North: the TCH, an outdoor shopping mall (Cobble Hill Plaza, zoned C-2 – Rural Highway Commercial), mini-warehousing (zoned I-5 – Mini Warehousing Industrial), and rural residential properties (zoned RR-2 and RR-3A).
- East: the TCH and agricultural land (ALR).
- South: Industrial uses on the abutting property, including auto-wrecking and salvage and auto-parts sales (zoned I-8 – Auto Wrecking / Salvage Industrial), and agricultural land (ALR).
- West: rural residential properties (zoned RR-3A).

The property is serviced by an existing well initially constructed around 1988 according to groundwater wells data from iMap BC, which is anticipated to have serviced the (now demolished) single detached dwelling. A water licence must be issued by the Province’s Ministry of Water, Land, and Resource Stewardship (WLRS) for the proposed change from domestic groundwater use to non-domestic use. The subject property is proposed to be serviced by a new septic system to accommodate light industrial and accessory uses. The subject property falls outside of existing community water and sewer service areas.

A background table containing information on the subject property and maps showing the existing zoning and land use designations in the area are provided as Attachments A and B, respectively. The applicants have provided a rationale for the application and a survey plan (see Attachments C and D).

POLICY AND REGULATORY CONSIDERATIONS

Official Community Plan for the Electoral Areas Bylaw No. 4373 (OCP):

While this application was received when the previous OCP Bylaw No. 4270, 2021 was in effect, Bylaw 4270 was repealed and replaced by Bylaw No. 4373 in November 2025 and only the current OCP will be considered.

The subject property is designated Mixed Employment regionally and locally, as shown in 'Schedule L – Land Use Designation Maps' of the OCP, and is located within the Cobble Hill Growth Containment Boundary (GCB). The application is consistent with the land use designation.

The Mixed Employment designation is intended to allow for the greatest flexibility and diversity of employment uses, which includes light industrial, institutional, commercial, office, and accessory residential uses. Parcels in the Mixed Employment designation are typically located along major highway corridors.

OCP policies are generally supportive of a diversity of light industrial development that generates employment opportunities and contributes to the local economy. In the OCP, Mixed Employment land use designations (alongside other designations) should apply low-impact development practices. The OCP describes the desired trend to increase or maintain a stable area of employment lands, which includes industrial uses within the mixed employment designation. The Mixed Employment designation is supportive of light industrial uses and diverse employment opportunities within the designation area, and the proposed uses that are the subject of this application align with the intent of the Mixed Employment land use designation.

Relevant OCP land use policies include the following:

MI.22 Employ low-impact development practices for all residential, commercial, industrial and mixed employment land use designations. These practices include

- *Protecting natural features that catch and retain water, such as wetlands, streams and forest corridors.*
- *Reducing the size of building footprints.*
- *Minimizing stormwater generation and runoff, for example, by reducing contiguous paved areas or by using pervious materials for surfacing.*

DC.29 Support accessory retail and office uses in mixed employment and industrial lands.

RP.7 Support a diversity of commercial and light industrial uses that generate employment opportunities, provide living wages and contribute to the local economy.

The Local Area Plans, including the LAP for Cobble Hill, are currently under development and are anticipated to be added to the OCP as Schedule B through a future OCP amendment.

The subject property is within Development Permit Area (DPA) 1 Riparian Protection, DPA 4 – Aquifer Protection, DPA 8 Protection of Farming, DPA 9 Form and Character - Commercial and

Mixed-Use Development, and DPA 10 Energy and Water Conservation; Greenhouse Gas Emissions Reduction.

Any future development on the subject property would be subject to the DPAs, unless exempted by CVRD Bylaw No. 4485 – Zoning Bylaw for the Electoral Areas (Development Permit Exemptions and Guidelines), and a Development Permit (DP) would be required prior to development. A detailed site plan showing the final site layout would be required at the time a DP application is made.

South Cowichan Zoning Bylaw No. 3520:

The subject property is currently zoned RR-3A – Rural Residential 3A, which permits single detached dwellings and horticulture as principal uses as well as structures accessory to the principal permitted uses.

The application is to rezone the subject property to accommodate the following principal uses:

- a. Automobile workshop, automobile service shop;
- b. Auto parts sales, warehousing and storage, excluding automobile wrecking;
- c. Boat and or watercraft manufacturing, repair and storage, marine services;
- d. Office;
- e. Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area; and

The rezoning also includes proposal to allow one dwelling unit within an industrial building per parcel as an accessory use.

The proposed zoning bylaw amendments may be accommodated through site-specific uses and regulations for the subject property. A draft zoning amendment bylaw would be prepared at a later time for Board consideration should the application proceed.

Possible proposed zoning bylaw regulations for the subject parcel include the following:

- A maximum impervious surface coverage of 60%, a maximum parcel coverage of 50%;
- A maximum principal building height of 10 m and a maximum accessory building height of 7.5 m;
- Minimum parcel line setbacks:
 - Front parcel line: 7.5 m;
 - Interior side or rear parcel line: 1 m for all uses where the adjacent parcel is zoned Industrial; and
 - Exterior side parcel line: 4.5 m.

Other general zoning regulations apply to the proposed development, including the following:

- A maximum fence height of 2.5 m for commercial and industrial zones (section 5.2.3)
- Minimum off-street parking requirements (section 7.1):
 - Automobile service stations and repair facilities – 1 space, plus 1 space per 2 employees on duty;

- o Automobile, marine, machinery, or equipment sales and rentals – 1 space per 75 m² of gross floor area, plus 1 space per employee;
- o Retail sales – 1 space per 20 m² of gross floor area
- o Attached (residential) suites – 1 space
- Minimum off-street loading spaces (section 7.16 and 7.17):
 - o Automobile and related industrial uses – 1 space for automobile and related industrial uses with less than 700 m² of gross floor area, plus 1 space for each additional 700 m² to a maximum of 4 spaces
 - o 1 space for retail store uses occupying less than 700 m² of gross floor area, plus one space for each additional 500 m² of gross floor area.
 - o Section 7.17 of the zoning bylaw requires that, in addition to the requirements set out in section 7.16, a minimum of one off-street loading space shall be provided on each parcel in an industrial zone. The minimum parking requirements are equal to the sum of the requirements for each use on a parcel.

The applicant's rationale letter references a request to remove the sight triangle regulation (section 5.1) in the zoning bylaw for the subject property. The sight triangle restricts the height of plants, fences, or other structures to a maximum of 1 m within a 6m-by-6m triangle area located at two intersection parcel lines at the intersection of any two streets. The subject property is at the intersection of Nightingale Road and Trans-Canada Highway; however, the sight triangle regulation does not apply to the subject property as the definition for "highway" in the zoning bylaw states a highway, or street, is a way open to public use. The intersection at Nightingale Road and the Trans-Canada Highway is closed to public use via barriers.

A detailed review for compliance with zoning regulations will be undertaken at the time a DP application is made, should the proposed rezoning be successful.

Environmental Management Act (Contaminated Sites Regulation):

Under section 557 of the *Local Government Act (LGA)*, a rezoning application for a specific industrial or commercial use listed in Schedule 2 of the *Contaminated Sites Regulation* may not be approved unless the regional district has received a site disclosure statement (SDS), or it is indicated to be an exempted use.

The applicant has noted in the development application form that, to their knowledge, the property has not been used previously for commercial or industrial activities. However, this rezoning proposal would permit activities listed under Schedule 2 of the *Contaminated Sites Regulation* and it is possible the property may become a contaminated site under the *Contaminated Sites Regulation* if the proposed rezoning is approved.

Requirements under the *Contaminated Sites Regulation* may apply. The Ministry of Environment and Climate Change Strategy has been included as a recommended referral agency.

Public Health Act and Sewerage System Regulation

The proposed septic area is shown in Attachment D – Survey Plan intends to demonstrate a setback distance of at least 30.5 m from the existing private well location, as required under the *Sewerage System Regulation (the Public Health Act)*. The exact septic system location will be identified at the time of a Development Permit application.

Water Sustainability Act (WSA):

A provincial groundwater licence is required in accordance with the *WSA* for commercial and industrial water use. The applicant has been informed of this requirement and is to submit a water licence application to the Province. The Ministry of Water, Land and Resource Stewardship is included as a recommended referral agency.

COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS

CVRD division referral comments are summarized below:

Building Inspection Division – Under the *Professional Governance Act* and the *Architects Regulation*, an architect is to be involved in the plan preparations for a rezoning application if the proposed mixed-use building exceeds 470m² in gross area and contains one or more dwelling units. If the proposed building is under 470m² in gross area, it would be consistent with Part 9 of the B.C. Building Code, and an architect would not be required for rezoning purposes. Some professional engagement will be required, but the spatial separation setback requirements and separations between uses can be administered through the Code.

In accordance with the [CVRD Development Application Referrals Policy](#), recommended external referrals are listed in the staff recommendation on Page 1 of this report

PLANNING ANALYSIS

This application proposes to rezone the subject property from RR-3A Rural Residential 3 to facilitate the development of a multi-bay automobile repair and service shop with auto parts sales. The business would provide mechanical services and the sale of auto parts for a variety of automobiles, heavy-duty vehicles, recreational vehicles, and marine vessels. The proposed building would be two-storeys with a dwelling unit contained on the second storey. The proposed building would be under 470 m² in gross floor area.

Although there may be some impact to existing residential parcels in the neighbourhood due to increases in traffic, the disturbance may be mitigated through thoughtful site layout and design, which would be assessed at the DP application stage, including through landscape buffering and screening. The property, as well as adjacent residential properties to the west along the TCH have been designated Mixed Employment under the OCP, and the proposed use is supported within this land use designation.

The proposed use is intended to be clustered close to the existing I-8 Auto Wrecking and Salvage zoned property to the south through a reduced parcel line setback via site-specific zoning regulations. As other similar and more intensive industrial uses are permitted on the adjacent property (i.e., auto wrecking and salvage), the addition of light industrial uses, including an automobile workshop/service shop, on the subject property is not expected to cause a substantial increase in nuisances within the neighbourhood. The proposed use is anticipated to have a net benefit for the local economy and skill development as it would employ apprentices within the automotive repair and servicing profession.

Due to the proposed change in use from residential to light industrial type uses, there may be possible impacts on water resources and the local watershed. No riparian watercourse systems (i.e., ponds, creeks, or streams) were observed upon visiting the site, and the applicant provided a letter from Corvidae Environmental Consulting Inc. confirming that a *Riparian Areas Protection Regulation* (RAPR) assessment is not required for the subject property as no watercourses are present on or adjacent to the subject property (within 30 m).

Technical reports have not been received at this time in support of this application. Additional information may be requested under the Development Approval Information Bylaw No. 4545 and the Board may direct these items be resolved prior to proceeding (either prior to referrals – see Options 2– or prior to bylaw readings). These items include:

1. Written confirmation from a Qualified Professional with experience in watershed hydrology that the private septic and well systems can adequately support the intended uses and that the proposed light industrial uses will not adversely impact well water quality and the watershed.
2. A stormwater management plan including an assessment of existing drainage infrastructure and details, and recommendations for an on-site drainage design.

A restrictive covenant may be registered on title prior to adoption of the amendment bylaw to deal with matters that cannot otherwise be dealt with through zoning, such as installation and maintenance of on-site drainage infrastructure and erosion and sediment control measures.

Upon completion of the rezoning, the property owner would need to satisfy CVRD Building Regulation Bylaw requirements for future buildings and structures, which may include wastewater, stormwater and engineering requirements.

Local Government Act:

The Board may decide to proceed with the application without seeking referral comments from external agencies and First Nations (Options 3 and 4). Should the application proceed, the Board may choose to advance the application by directing staff to prepare and forward a draft zoning amendment bylaw to the Board for consideration of 1st and 2nd readings.

Section 464 of the *Local Government Act* states that a local government is not required to hold a public hearing on a proposed zoning bylaw if (a) an OCP is in effect for the area that is the subject of the zoning bylaw, and (b) the proposed zoning bylaw is consistent with the OCP.

In this case, the proposed rezoning is consistent with the OCP, and the Board may elect not to hold a public hearing.

Conclusion/Recommendation:

Development Services staff consider the proposed zoning amendment to warrant proceeding to referrals to provide external agencies and First Nations with the opportunity to comment on the proposed change in use (Option 1; see below). Once referral comments have been received, staff would report back to the EASC on a recommendation for next steps, which may be to recommend that a zoning bylaw amendment bylaw be prepared and forwarded to the Board for consideration.

OPTIONS

Option 1: (Recommended, refer to external agencies and First Nations)

That it be recommended to the Board:

That Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501), be referred to the following external agencies and First Nations:

1. Agricultural Land Commission;
2. BC Transit;
3. Cowichan Tribes;
4. Cowichan Valley School District (SD 79);
5. Electoral Area C – Cobble Hill Advisory Planning Commission;

6. Halalt First Nation;
7. Island Health;
8. Lyackson First Nation;
9. Malahat Nation;
10. Mill Bay Fire Protection Improvement District;
11. Ministry of Environment and Climate Change Strategy;
12. Ministry of Transportation and Transit;
13. Ministry of Water, Land and Resource Stewardship;
14. Pauquachin First Nation;
15. Penelakut Tribe;
16. Royal Canadian Mounted Police (RCMP);
17. Stz'uminus First Nation;
18. Te'mexw Treaty Association;
19. Tsartlip First Nation;
20. Tsawout First Nation;
21. Tseycum First Nation; and
22. Tsu'uubaa-asatx First Nation.

Option 2: (refer application back to staff for more information, prior to further consideration)

That it be recommended to the Board:

That Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501), be referred back to staff for further information prior to further consideration, including:

1. Written confirmation from a Qualified Professional with experience in watershed hydrology that the private septic and well systems can adequately support the intended uses and that the proposed light industrial uses will not adversely impact well water quality and the watershed.
2. A stormwater management plan including an assessment of existing drainage infrastructure and details, and recommendations for an on-site drainage design.

Option 3: (advance application without seeking referral comments and give direction to schedule a public hearing after first and second readings)

That it be recommended to the Board:

1. That a Zoning Amendment Bylaw for Application No. RZ24C01 (980 Nightingale Road, PID:006-326-501), be prepared and forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing be scheduled for Application No. RZ24C01 (980 Nightingale Road, PID:006-326-501).
3. That a Section 219 covenant be registered on the property prior to adoption of the amendment bylaw to ensure installation and maintenance of on-site drainage infrastructure and erosion and sediment control measures.

Option 4: (advance application without seeking referral comments and give direction to not schedule a public hearing)

That it be recommended to the Board:

1. That a Zoning Amendment Bylaw for Application No. RZ24C01 (980 Nightingale Road, PID:006-326-501), be prepared and forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing not be scheduled for Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501), in accordance with Section 464(2) of the *Local Government Act*.
3. That the Zoning Amendment Bylaw for Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501) be presented to the Board for consideration of 3rd reading.
4. That a Section 219 covenant be registered on the property title prior to adoption of the amendment bylaw to ensure installation and maintenance of on-site drainage infrastructure and erosion and sediment control measures.

Option 5: (deny the application)

That it be recommended to the Board:

That Application No. RZ24C01 (980 Nightingale Road, PID: 006-326-501), be denied [*for reasons to be provided*].

GENERAL MANAGER COMMENTS

Not Applicable.

Submitted by: J. Dewijn, MCP, Planner II
Concurrence: M. Pressman, MPlan, RPP, MCIP, Manager, Development Services Division
Concurrence: A. Kjerulf, MCP, RPP, MCIP, General Manager, Land Use Services
Department

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

Corporate Officer

Chief Financial Officer

ATTACHMENTS:

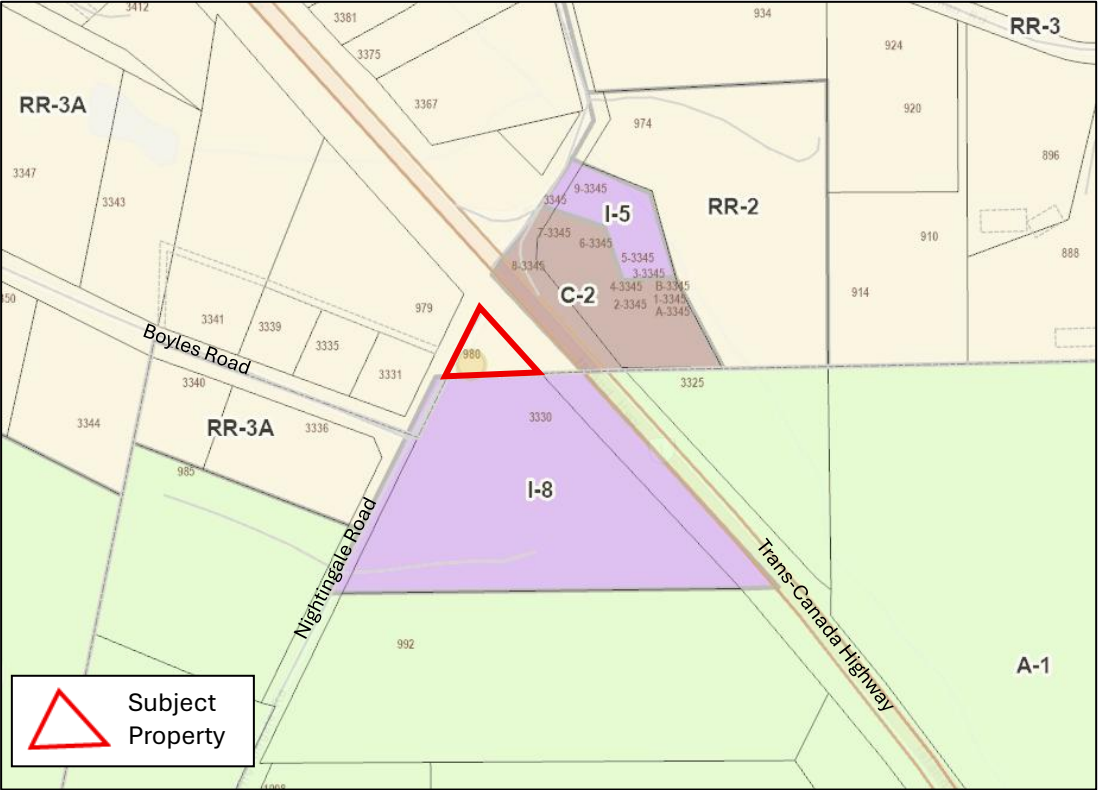
- Attachment A – Background Table
- Attachment B – Maps
- Attachment C – Rationale Letter
- Attachment D – Survey Plan

BACKGROUND TABLE

**File: RZ24C01 (980 Nightingale Road
PID: 006-326-501)**

Applicant:	Robert Duckett
Registered Property Owner:	Robert Duckett
Civic Address/PID:	980 Nightingale Road PID: 006-326-501
Legal Description:	THAT PART OF LOT D, SECTION 10, RANGE 8, SHAWNIGAN DISTRICT, PLAN 2592, LYING TO THE SOUTH WEST OF PLAN 1288 OS, EXCEPT PART IN PLAN VIP67874
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	1483 m ²
Existing Use of Parcel(s):	Vacant
Natural Hazards:	None identified
Archaeological Site:	None identified
Environmentally Sensitive Areas:	None identified
Species at Risk:	Edward's Beach Moth
Agricultural Land Reserve (ALR):	Not within ALR
Land Use Designation:	Mixed Employment
Containment Boundary:	Inside Growth Containment Boundary (Cobble Hill)
Development Permit Areas (DPA's):	<ul style="list-style-type: none"> • DPA 1 – Riparian Protection • DPA 4 – Aquifer Protection • DPA 8 – Protection of Farming • DPA 9 – Commercial and Mixed-use Development (Form and Character) • DPA 10 – Energy and Water Conservation; Greenhouse Gas Emissions Reduction
Zoning:	Rural Residential 3A (RR-3A)
Fire Service Area:	Mill Bay Fire Protection District Service Area (Improvement District)
Existing Water Service:	Private Well System
Existing Sewerage Service:	N/A - Private Septic removed
Existing Drainage Service:	N/A
Proposed Zoning:	Light Industrial uses; site-specific regulations
Proposed Water Service:	Existing Private Well
Proposed Sewerage Service:	New Septic System

Existing Zoning Map



OCP Land Use Designations



File#RZ24C01

Rezoning Application
Rational Letter
Re: PID: 006-326-501

Subject Property Address: 980 Nightingale Road, Cobble Hill B.C. V8H 0C6

Attn: Julia Dewijn, MCP Planner II CVRD Development & Variance Applications

To Whom it may concern;

The subject property is of an unusual size .34 of an acre and triangular in shape. The property is located beside the Trans. Can. Hwy. and Maxwell's Auto Wrecker (commercial property).

In order to utilize this small unique parcel I submit my Application to:

- change the current zoning from RR-3A to I1 Light Industrial.
- meet general OCP objectives and policy change to support a diversity of commercial and light industrial uses that generate employment opportunities, provide living wages and contribute to the local community.
- variance; building set back on (south property line) adjacent Maxwell's Auto Wrecker (Commercial) to 1 meter.
- Variance; eliminate the site triangle rule. Nightingale is now a dead end road that no longer allows for open public use.
- Erect a stylish commercial building with multi bay shop, small parts store on ground floor, a second level residence area with green space roof, solar panels, water collection and other environmental friendly concepts.

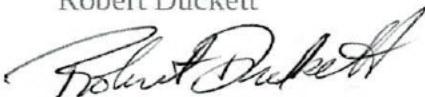
D & D Mobile Mechanical Service has been serving the Cowichan Valley since 1990, worked with various charities, associations and Skilled Trades BC, a Provincial organization, in order to employ, train and certify young apprentice mechanics to Red Seal level. We offer a diverse number of services which includes hard-to-find parts location and repair services for all makes and models of land based and marine vehicles.

We have been a tenant at Maxwell's Auto Wrecker's since 2019 and in order to plan for a more permanent future and ongoing training of young apprentices to Red Seal level, we are hoping that our application to relocate our business to 980 Nightingale Road is approved.

Thank you for your consideration.

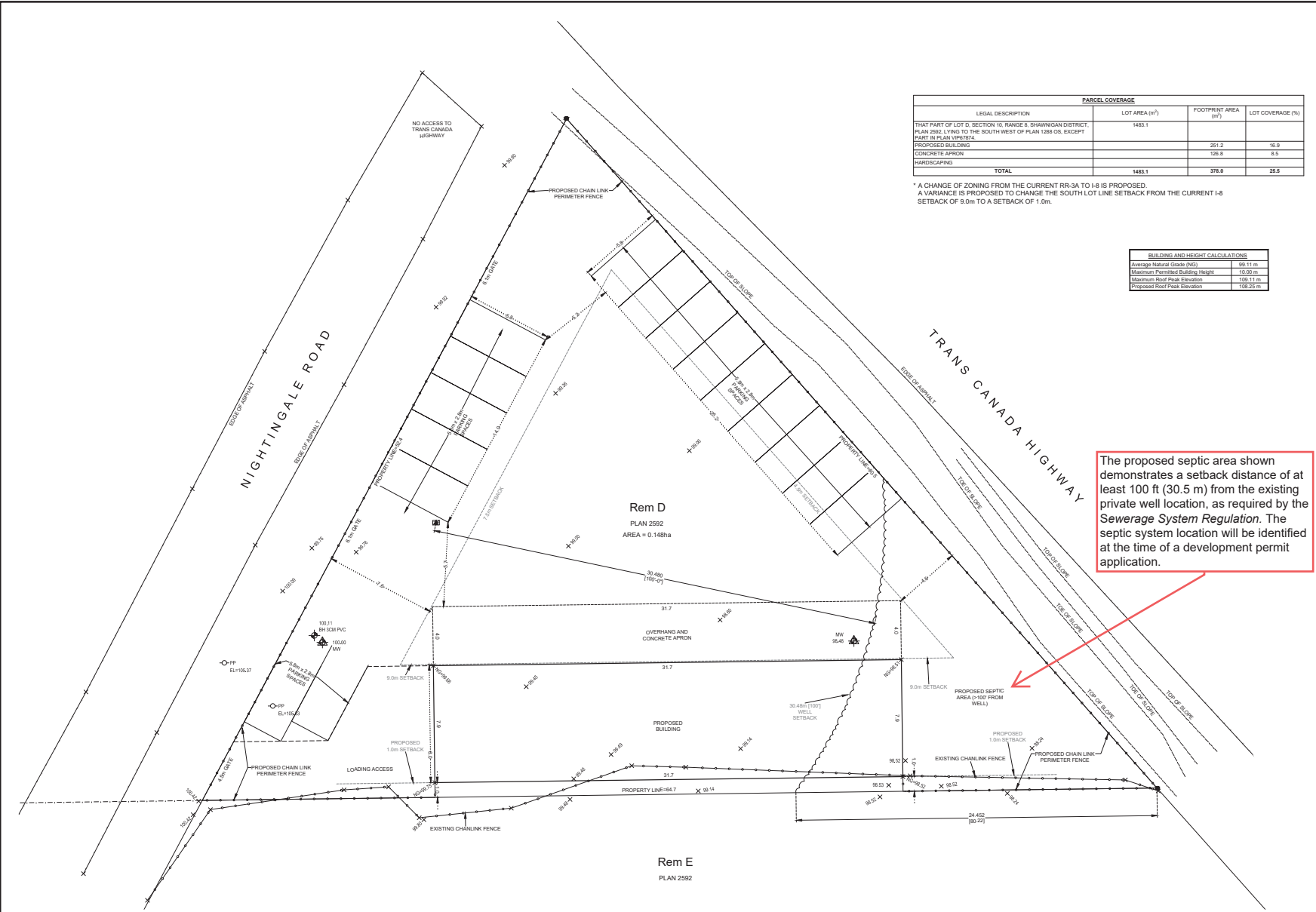
Sincerely,

Robert Duckett



DBA D&D Mobile Mechanical Service

[Redacted]



PARCEL COVERAGE			
LEGAL DESCRIPTION	LOT AREA (m ²)	FOOTPRINT AREA (m ²)	LOT COVERAGE (%)
THAT PART OF LOT D, SECTION 10, RANGE 8, SHAWNIGAN DISTRICT, PLAN 2592 LYING TO THE SOUTH WEST OF PLAN 1288 OS, EXCEPT PART IN PLAN VIP67874.	1483.1		
PROPOSED BUILDING		281.2	18.9
CONCRETE APRON		126.9	8.5
HARDSCAPING			
TOTAL	1483.1	378.0	25.5

* A CHANGE OF ZONING FROM THE CURRENT RR-3A TO I-8 IS PROPOSED.
A VARIANCE IS PROPOSED TO CHANGE THE SOUTH LOT LINE SETBACK FROM THE CURRENT I-8 SETBACK OF 9.0m TO A SETBACK OF 1.0m.

BUILDING AND HEIGHT CALCULATIONS	
Maximum Natural Grade (MNS)	99.11 m
Maximum Permitted Building Height	15.00 m
Maximum Roof Peak Elevation	109.11 m
Proposed Roof Peak Elevation	109.25 m

The proposed septic area shown demonstrates a setback distance of at least 100 ft (30.5 m) from the existing private well location, as required by the *Sewerage System Regulation*. The septic system location will be identified at the time of a development permit application.

***Note:** The site layout and parking configuration are conceptual only and the final parking/loading spaces and site layout shall be finalized at the time of a development permit application.

SITE PLAN OF THAT PART OF LOT D, SECTION 10, RANGE 8, SHAWNIGAN DISTRICT, PLAN 2592, LYING TO THE SOUTH WEST OF PLAN 1288 OS, EXCEPT PART IN PLAN VIP67874.

COWICHAN VALLEY REGIONAL DISTRICT
FILE #: RZ24C01
CIVIC ADDRESS: 980 NIGHTINGALE ROAD
PID: 000-325-501
ZONE: RR-3A
PARCEL AREA: 0.148ha
CLIENT: DUCKETT, ROBERT



SCALE 1:125
2 1 0 1 2 5
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

- LEGEND:**
- W/S - DENOTES WATER SERVICE
 - BH 1 - DENOTES BOREHOLE
 - MW 2 - DENOTES MONITORING WELL

VERTICAL DATUM:
ELEVATIONS ARE ASSUMED.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES. REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE. FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD. BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

NOTE:
PROPOSED BUILDING SHOWN IS BASED ON DETAILS OR INFORMATION RECEIVED FROM OUR CLIENT, RECEIVED: 2025-02-20



DATE:	BY:
2025-02-16	TJM
2025-12-08	BKV

REVISION:

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD. BENNETT LAND SURVEYING LTD. 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.

CERTIFIED CORRECT

Digitally signed by
Todd Jordan
Mackenzie -- BCLS -
ABCLS

FIELD SURVEY COMPLETED ON THE 06 DAY OF DECEMBER, 2025.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.