This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any manner which would assume same.

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Subject to charges, legal notations, and interests shown on: Title No. EN24702 (P.I.D. 005-984-670)

Proposed Subdivision

JASMINE CONSTRUCTION

Lot 9, Section 24,
Lake District, Plan 5597,
Except Part in Plan 8151

ADDRESS : 4660 Cordova Bay Road	
PROJECT SURVEYOR : RPH	
DRAWN BY : RPH	DATE : Mar 30/26
OUR FILE : 29671	REV: Oct 1/26

J.E.ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA – NANAIMO – PARKSVILLE

V: _Surveying\29671\29671.dwg

0 3 6 12 18 24 30
The intended plot size of this plan is 560mm in width by 864mm in height, (D size), when plotted at a scale of 1:300.

Cordova Bay Road

Exisitng Driveway

M2 60cm Maple

M1 46cm Arb to be removed

NT1 30/15cm Willow

Variance Required to allow a panhandle on lot 3 (RS-18) and to reduce panhandle width to 4.0m

Existing Accessory Building to be Removed

Lot 1
930 Sq. M.
RS 12

1079 53cm Fir

1080 29cm Fir

86 62cm Fir

93 80cm Willow

79 51cm Fir

NT3 23/20/20cm Hawthorn

Existing Accessory Building to be Removed

Provide easement over panhandle portions of Lots 2 and 3 in favor of Lot 1 for Access

Provide easement over Lot 2 in favor of Lot 3 for Drainage

Provide easement over Lot 3 in favor of Lot 2, for Underground Utilities

Provide reciprocal easements over Lot 2 and Lot 3 for Access and Drainage Works

81 70cm Willow

83 58cm Fir

1078 23/20/12cmCherry

5.5 to accomodate access easements

Proposed Easement over Lots 1 and 2 in Favour of Lot 3 for Existing Underground Utilities

90cm Fir

30cm Fruit

Inclusion application has been submitted to expand the Sewer Service Area to match the Urban Containment Boundary

Lot 2
1813 Sq. M. Total
1681 Sq. M. Excluding Panhandle
1465 Sq. M. Excluding Panhandle & SRW
RS 12

1077 33cm Apple

1076 30cm Apple

1075 30cm Apple

1074 39cm Apple

1073 21cm Apple

1072 25cm Apple

Urban Containment Boundary

B
Plan 8151

Rem. 9
Plan

Rem. 8

SW'ly 60' of 8

5597

Existing Driveway

Existing Disposal Field to remain in use

1071 30cm Fir to be removed

1070 33cm Fir to be removed

135 35cm Fir to be removed

136 111cm Poplar

1069 39cm Fir

1068 27cm Fir

1067 37cm Fir

1066 44cm Fir

Lot 3
4419 Sq. M.
RS 18

Existing House to be Retained

Existing Accessory Building to be Retained

NT2 2x20cm Hawthorn

RECEIVED
Oct 9, 2026
PLANNING DEPT.
DISTRICT OF SAANICH