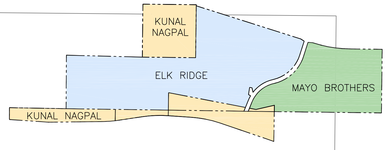

KEY PLAN

PARK – COWICHAN

15m HIGHWAY DEDICATION

PARK B

PARK B 18400m² (4.5 Ac.)

MULTI FAMILY 18,434m² (4.56 Ac.)

SCHOOL

HIGH WATER MARK (SEE MADRONE R.A.A.)

COMMERCIAL 4247m² (1.05 Ac.)

COMMERCIAL / MIXED USE 10,437m² (2.58 Ac.)

PID:003727394

PHASE 1 RIPARIAN PROTECTION ZONE

Lot A Area = 34.14 Ha (84.4 Acres) Plan VIP75847

Remainder Of Block 362

Pt. A Plan 2073 R/W

Cowichan Valley Highway # 18

Natural Buffer Zone 7.5M Wetted Width

PROPOSED LOT 14 Area = 0.2 Ha

PROPOSED LOT 13 Area = 0.2 Ha

PROPOSED LOT 12 Area = 0.4 Ha

PROPOSED PARK

COMMUNITY AMENITY SITE (2635m²)

PROPOSED LOT 8 Area = 0.2 Ha

Lot 1 Area = 37.6 Ha (92.9 Acres) Plan VIP75848

PROPOSED LOT 9 Area = 0.2 Ha

PROPOSED LOT 10 Area = 0.2 Ha

PROPOSED LOT 3 Area = 0.2 Ha

PROPOSED LOT 4 Area = 0.2 Ha

PROPOSED LOT 2 Area = 0.2 Ha

PROPOSED LOT 11 Area = 0.2 Ha

PROPOSED LOT 5 Area = 0.2 Ha

PROPOSED LOT 6 Area = 0.2 Ha

PROPOSED LOT 7 Area = 0.2 Ha

Proposed Land Exchange

Section 10, Range 5

PHASE 1 WATER RESERVOIR (3600m³)

PARK F 6146m² (1.5 Ac.)

FISH POND 20,269m² (5 Ac.)

SLOPES > 30%

HYDRO ROW

50 TINY HOMES 24,223m² (6 Ac.)

PID:003727394

MULTI FAMILY 27,206m² (6.72 Ac.)

VILLAGE SQUARE PARK D 10,745m² (2.65 Ac.)

ARTISAN AREA 3600m² COVERED AREA

RAISED STAGE

TREATED EFFLUENT DISPOSAL 20,000m³ (MIN. 1400m²) (ASSUMED 40L/DAY/m² HLR CLASS B TREATMENT 1600 L/DAY REQUIRED) FIELD INVESTIGATION IN PROCESS

PARK A 8,093m² (2 Ac.)

CHILDREN'S PLAYGROUND

TURNOUT GRAVELED AREA

SEWAGE COLLECTION & TREATMENT 2300m²

WET AREA

POND

PHASE 1 RIPARIAN PROTECTION ZONE 4.9Ha

PID:003-491-125

COMMERCIAL MIXED USE PROPOSED OFFICES.

PHASE 1 EXTENTS 32.9 Ha PROPOSED LOT

GATE 1

GATE 2

TEMPLE

Section 10, Range 4 Plan Townsite

Natural Buffer Zone

Natural Buffer Zone

Proposed Land Exchange

Section 10, Range 5

0 50m 100m 150m 200m 250m

NOTES:

ROAD LAYOUT & TRAIL ROUTES SUBJECT TO PHASE BY PHASE DEVELOPMENT PERMIT.

PROPERTY BOUNDARIES – SEE KENYON WILSON

TEMPLE AREA – LEGAL SURVEY, SEE KENYON WILSON

30m SHOWN EACH SIDE OF WATER COURSE WHERE NO DETAILED ASSESSMENT

LAND USE LEGEND

RESIDENTIAL	CVRD MARKET LOT	TEMPLE/CEMETERY DEDICATION	POSSIBLE TRAIL ROUTE (6.8km)
MULTI FAMILY	COMMUNITY SERVICE	PARK LAND DEDICATION	SIDEWALK (3.8km)
COMMERCIAL/ MIXED USE	RIPARIAN PROTECTION ZONE	STORMWATER CATCHMENT AREA	

NOTES:

Rev	Date	Description	Drawn	Auth'd

EHD ENGINEERING LTD
UNIT 204, 1139 12th STREET
KAMLOOPS, V2B 7Z2
1-250-434-4529
ehdconsulting@shaw.ca

Drawing Title

LAND USE PLAN

CLIENT: WORTHY REAL ESTATE

Project

PALDI CTZ

Scale	Date	Draft	Eng
1:2500	OCT 19, 2021	AS	IGC

Status

PRELIMINARY

Drg. No. 906/17 – LDA

Rev