



SKETCH PLAN OF PROPOSED SUBDIVISION FOR LOT 4, DISTRICT LOT 12, OYSTER DISTRICT, PLAN 41665.

CIVIC ADDRESS: 10741 CHEMAINUS ROAD
PID: 000-798-291



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

DATE: MAR 15, 2022 BY: SJS

REVISION:

PARCELS TABLE			
LOT	PERIMETER	FRONTAGE	DEPTH
LOT 1	334 m	31.06 m	41.8 m
LOT 2	281 m	31.06 m	46.1 m
LOT 3	256 m	36.94 m	53.1 m
LOT 4	313 m	28.87 m	57.9 m
LOT 5	334 m	40.25 m	51.9 m

DATUM:

ELEVATIONS ARE DERIVED FROM CVRD LIDAR DATA.
CONTOUR LINES DERIVED FROM CVRD OPEN DATA WEBSITE.
CONTOUR INTERVAL: +1.00 METRES.

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 41665.
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.

NOTE:

PROPOSED LOTS 1 AND 4 REQUIRE MINIMUM LOT FRONTAGE EXEMPTION.

THIS PLAN HAS BEEN PREPARED FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING A FIELD SURVEY.

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CERTIFIED CORRECT

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

10741 Chemainus Rd Saltair BC

\$1,775,000

Rare offering for developers! This R-3 zoned single family with secondary suite 7.16-acre property is a versatile masterpiece, SUB-DIVIDABLE for various options. Explore five secluded 1-acre lots or consider the potential for more with the potential of Clifcoe Road access, retaining the existing home and accessory building (buyer to verify). Bring your ideas, community septic for better use? Relocate current 3 bedroom, 2 bathroom home? Saltair is a highly desirable location nestled between Chemainus and Ladysmith. Ideal for locals and commuters alike with proximity to key hubs all accessed in 25 minutes or less, including Nanaimo airport, ferry terminals, Nanaimo, Duncan, and just an hour to Victoria. Don't Miss Out! Whether for development or retreat, this 7.16-acre gem invites you to craft something extraordinary. Seize the moment and transform this property into your dream estate or build a legacy development of spectacular homes.

Listing Presented By:



Originally Listed by:
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Royal

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