

PROPOSED SUBDIVISION PLAN OF LOT A, DISTRICT LOT 87, COMOX DISTRICT, PLAN 25593

BALMORAL AVENUE, COMOX, BC
PID: 002-935-279

10 0 10 20 30 40 50 metres

The intended plot size of this plan is 560 mm in width by 432 mm in height
(C size) when plotted at a scale of 1:500.

NOTES:

Field Survey dates: February 20th and April 20th, 2026

Dimensions are in metres and decimals therof and subject to change pending final survey.

This plan and the parcel dimensions shown have been prepared based on field survey and Land Title and Survey Authority Records (Plans 25593, 46702 and EPP134962).

Contour Interval = 1 metre

Contours have been generated from LiDAR BC dataset, processed with Global Mapper.

LEGAL NOTATIONS:

Lot A, Plan 25593 is subject to the following non-financial legal charges:

Zoning Regulation Exemptions and Plan under the Aeronautics Act filed 2025-05-22 see CB2056706
(for original filing see DF J128558 filed 1980-12-15)

Exceptions and Reservations: Document M76300

Statutory Right of Way: Document: EE28967 (see Plan 46702)

Unregistered interests have not been included or considered.

Setbacks for proposed new lots from Town of Comox Zoning Bylaw 2056

Zone Small-Scale Multi-Unit Residential (R-SSMU) (shown in green)

Front Yard: 3.0m (garage or carports = 6.0m)

Rear Yard: 5.0m

Side Yard: 1.5m (interior) 3.0m (exterior)

Maximum Lot Coverage: 50%

Maximum number of Dwelling Units: 4 per lot

Maximum building height: 11.0 m

Maximum number of storeys: 3

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