

Project Directory

Client:
Tyaughton Creek Estates
1808 Gun Creek Road
Goldbridge, BC V0K 1P0

(T) (250) 238-0178
(e) 1daledoug@gmail.com
Contact: Dale Douglas

Architect & Landscape Architect

Murdoch + Co.
PO Box 1394, #106- 4319 Main Street
Whistler, BC V0N 1B0

(T) (604) 905-6992
(e) murdoch@telus.net
Contact: Brent Murdoch

Surveyor:

Bunbury & Associates
#207-38026 Second Ave. PO Box 1512
Squamish, BC V8B 0B1

(T) 604-892-3090
(e) mjones@bunbury-surveys.com
Contact: Martin Jones

Environmental:

Cascade Environmental Resource Group Ltd.
Unit 3 - 1005 Alpha Lake Road
Whistler, BC V0N 1B1

(T) 604 938-1949
(e) dwilliamson@cerg.ca
Contact: Dave Williamson

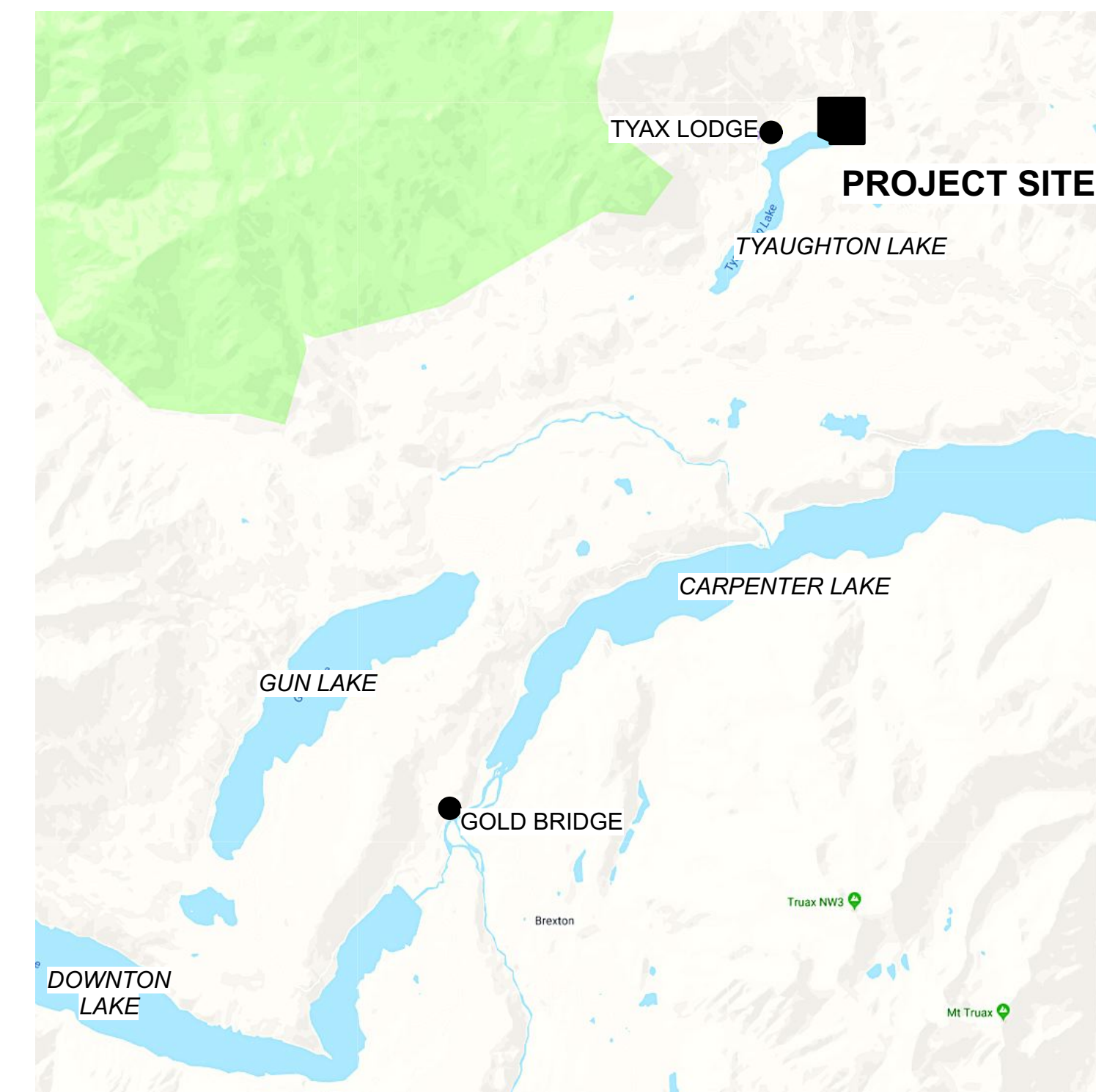
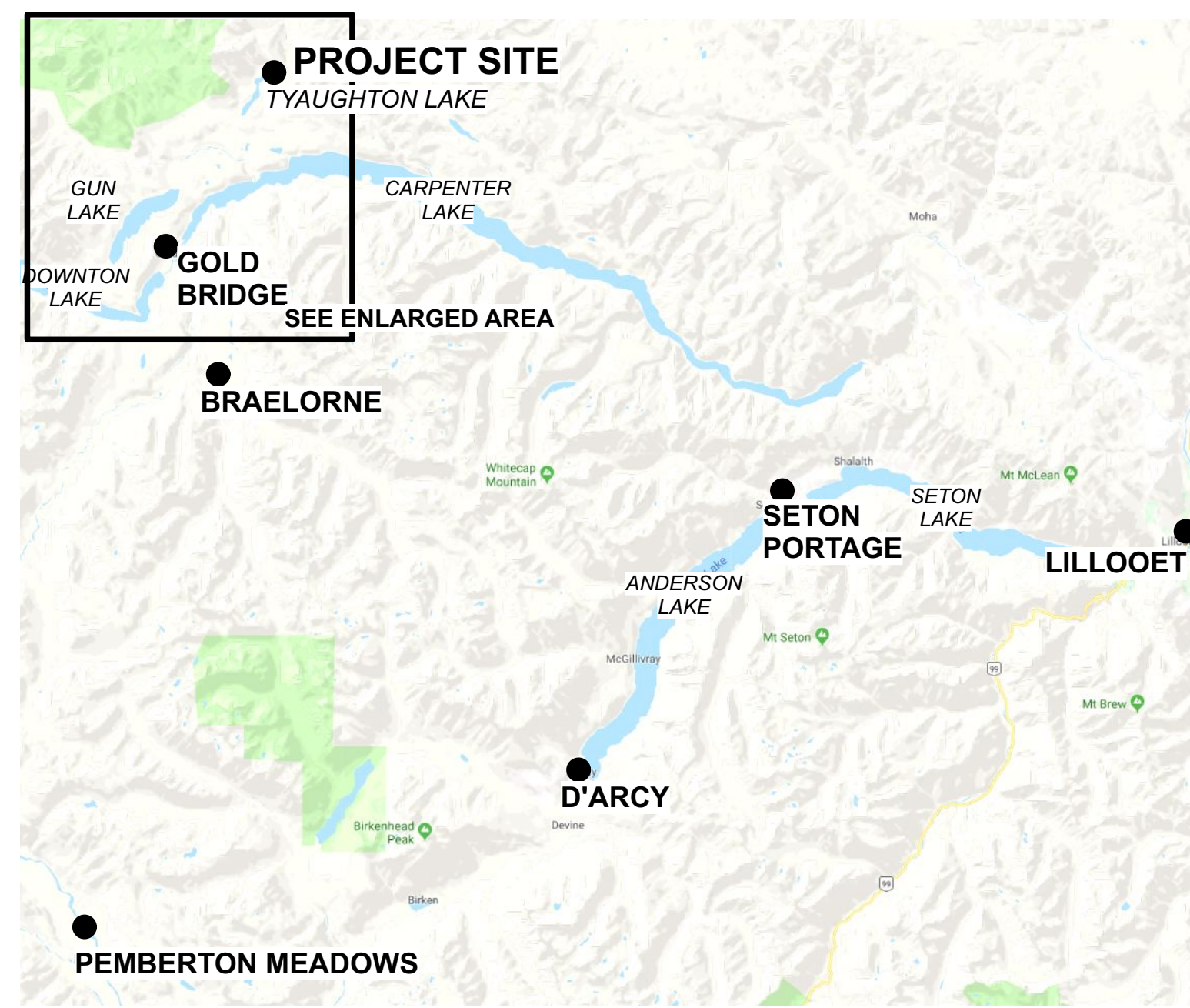
Geotechnical Engineer:

KONTUR Geotechnical Consultants
Unit 65, 1833 Coast Meridian Road
Port Coquitlam, BC V3C 6G5

(T) 778-730-1822
(e) esykes@kontur.ca
Contact: Evan Sykes

Drawing List

- A-0.0 Cover Page & Site Location
- A-0.1 Existing Site - Zoning
- A-0.2 Natural Hazards
- A-1.0 Existing Site Plan
- A-1.1 Proposed Site Plan
- A-1.4 Site Sections
- F-1.0 Firesmart Site Plan



SITE LOCATION

TYAUGHTON CREEK ESTATES LTD.

MAY 26, 2023

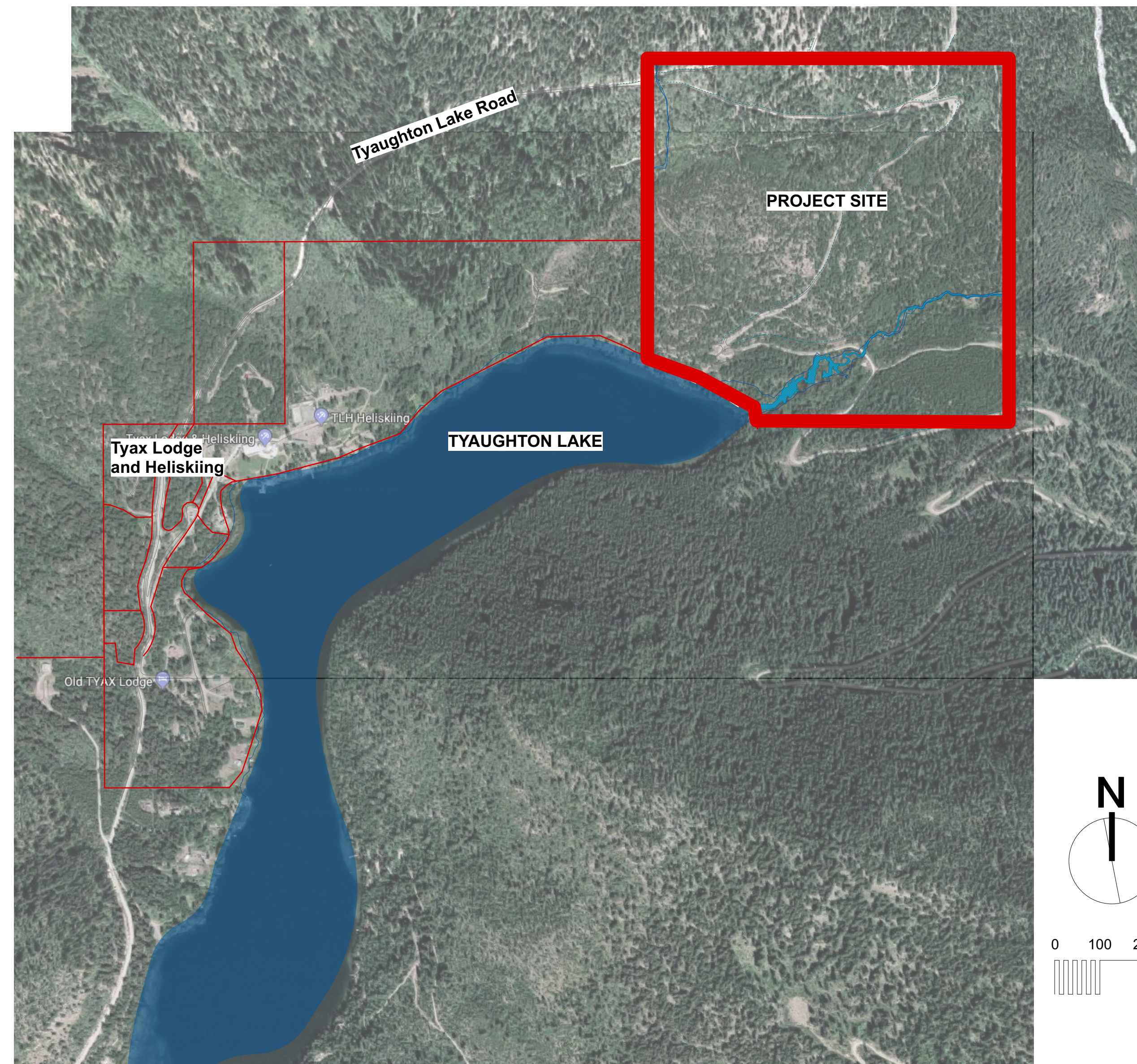
ZONING & DEVELOPMENT STATISTICS

LEGAL DESCRIPTION:	D.L. 4932, LILLOOET LAND DISTRICT
CIVIC:	8400 TYAUGHTON LAKE ROAD, GOLD BRIDGE, BC, V0K 1P0
P.I.D.:	013-392-093
SITE AREA:	62.7 ha / 155 ac
ZONE:	EXISTING ZONE: RR2 RURAL RESOURCE
Permitted Uses:	Agriculture, forestry practices, open land recreation (incl. golf & motocross), Single family dwelling Garden nursery, kennel, campground, secondary suite, B&B, home business home industry, retail sale of farm products, accessory buildings and accessory uses

PERMITTED	RR2 Zone
MIN. PARCEL SIZE:	8 ha
MIN. LOT WIDTH	50m (Waterfront)
SETBACKS:	7.5m front / 4.5m all other parcel lines
(front/side int./side ext./rear)	

PROPOSED:	RR2 Zone
MIN. PARCEL SIZE (approx.):	8 ha
SITE COVERAGE:	N/A
PROPOSED FSR	N/A
PROPOSED GFA	N/A

DEVELOPMENT AREAS BY USE:		
RR2 - Single Family	579000.0 m2	57.9 ha
Road/ROW	48400.0 m2	4.8 ha
	627400.0 m2	62.7 ha total



SITE CONTEXT - AERIAL OVERLAY

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 Revised: REVISED- DEV. STATS Date: MAY 26, 2023

No: Revision: Date:

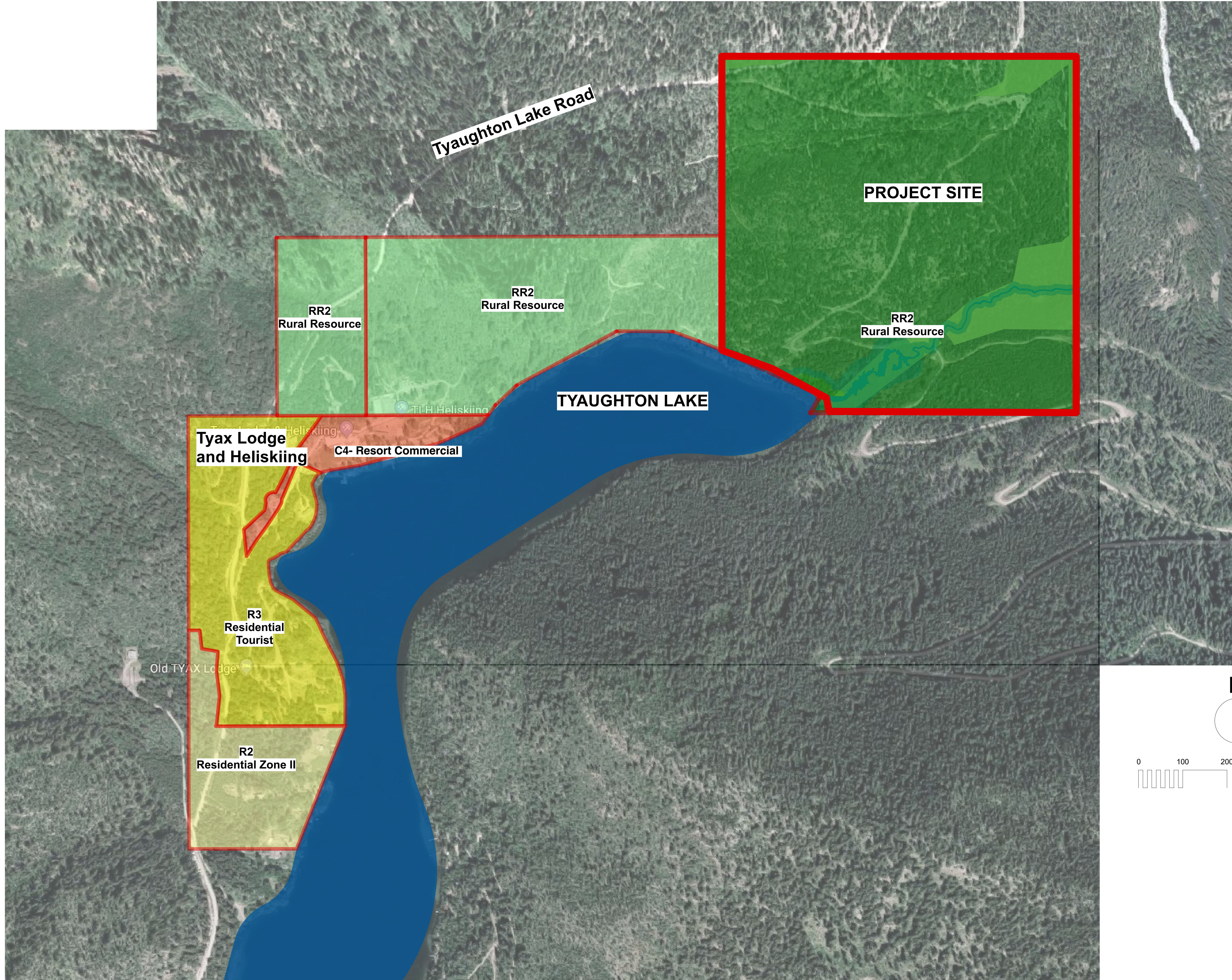
Title
SITE LOCATION AND CONTEXT

Project
TYAUGHTON CREEK ESTATES LTD.
8400 Tyaughton Lake Road, Gold Bridge, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992 Fax 905-6993
 e-mail murdoch@telus.net

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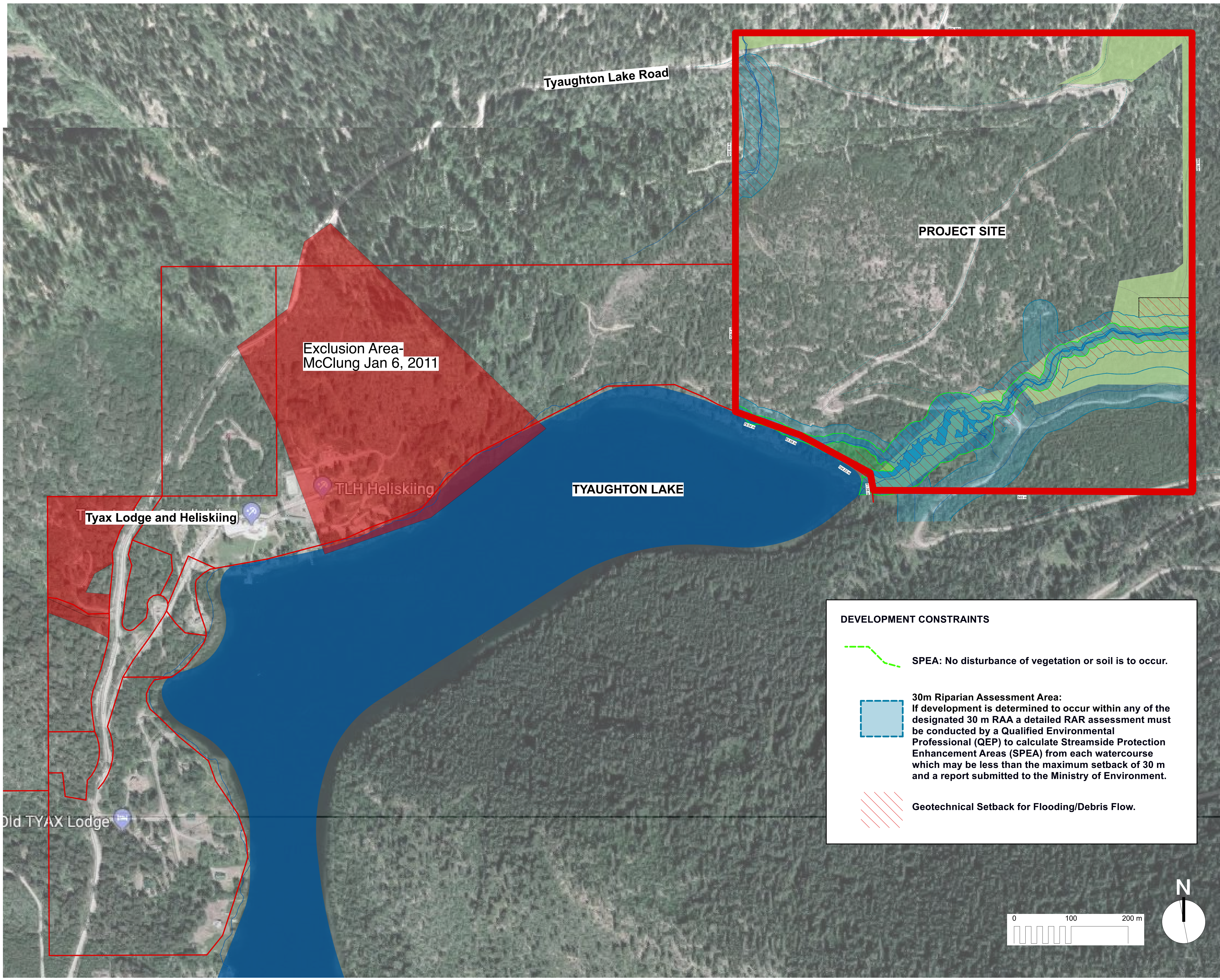
Title
EXISTING ZONING

Project
TYAUGHTON CREEK ESTATES LTD.
8400 Tyughton Lake Road, Gold Bridge, BC

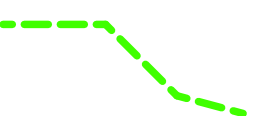
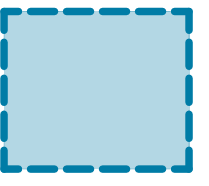

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Architecture + Planning Ltd.
#106-4319 Main Street
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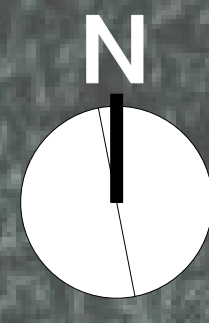
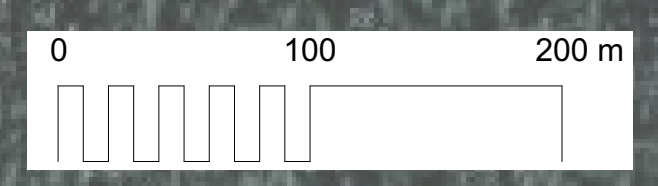
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DEVELOPMENT CONSTRAINTS

-  **SPEA: No disturbance of vegetation or soil is to occur.**
-  **30m Riparian Assessment Area:**
If development is determined to occur within any of the designated 30 m RAA a detailed RAR assessment must be conducted by a Qualified Environmental Professional (QEP) to calculate Streamside Protection Enhancement Areas (SPEA) from each watercourse which may be less than the maximum setback of 30 m and a report submitted to the Ministry of Environment.
-  **Geotechnical Setback for Flooding/Debris Flow.**



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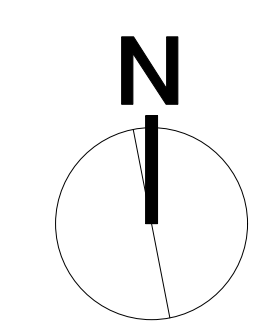
Title **NATURAL HAZARDS**

Project **TYAUGHTON CREEK ESTATES LTD.**
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MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992 Fax 905-6993
 e-mail murdoch@telus.net

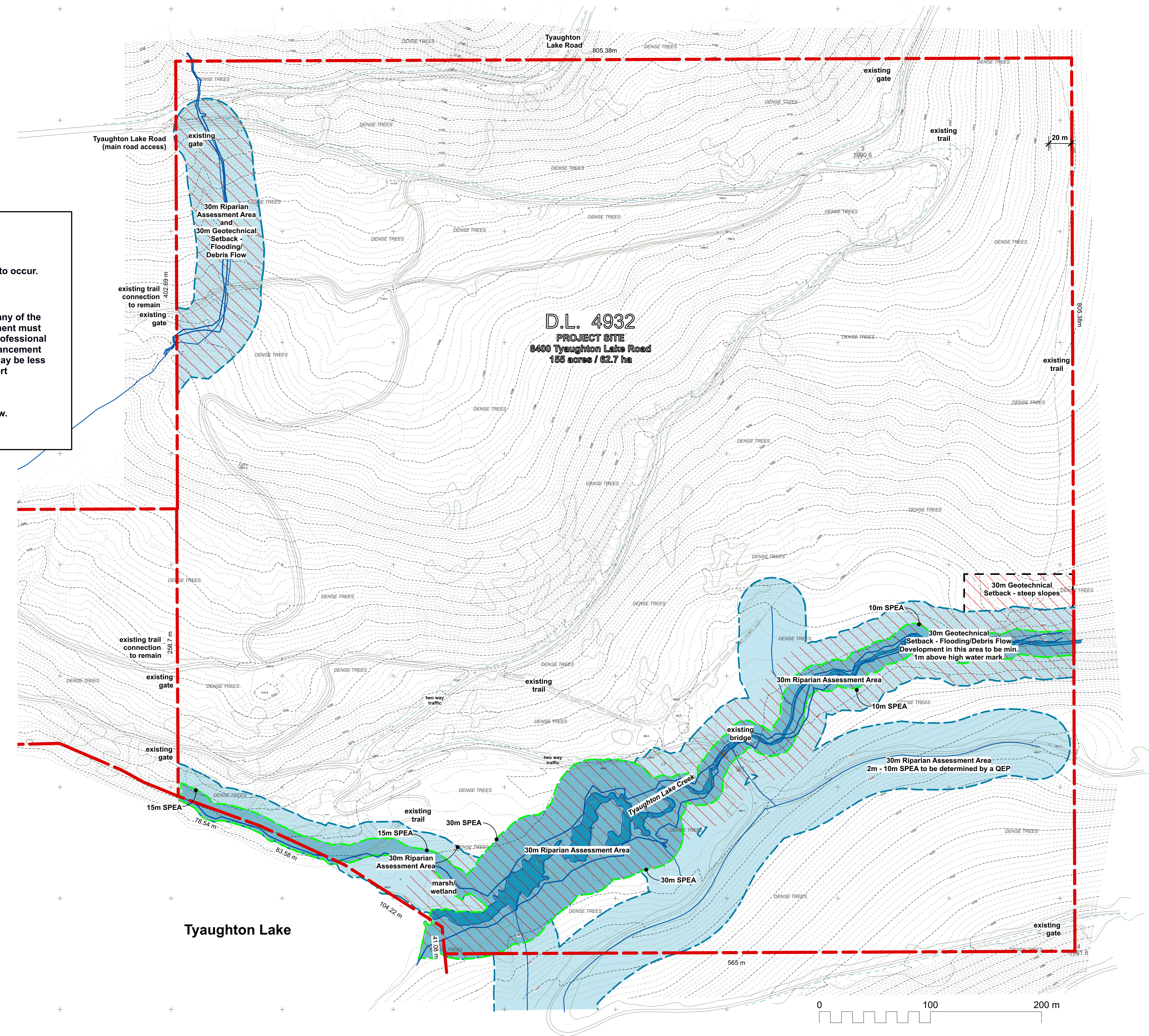
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DEVELOPMENT CONSTRAINTS

- SPEA: No disturbance of vegetation or soil is to occur.
- 30m Riparian Assessment Area: If development is determined to occur within any of the designated 30 m RAA a detailed RAR assessment must be conducted by a Qualified Environmental Professional (QEP) to calculate Streamside Protection Enhancement Areas (SPEA) from each watercourse which may be less than the maximum setback of 30 m and a report submitted to the Ministry of Environment.
- Geotechnical Setback for Flooding/Debris Flow.



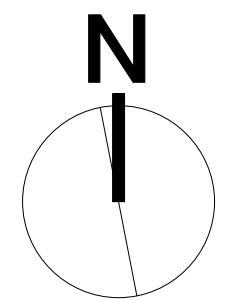
Title
EXISTING SITE

Project
TYAUGHTON CREEK ESTATES LTD.
 8400 Tyauhton Lake Road, Gold Bridge, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992 Fax 905-6993
 e-mail murdoch@telus.net

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Title
PROPOSED SITE PLAN

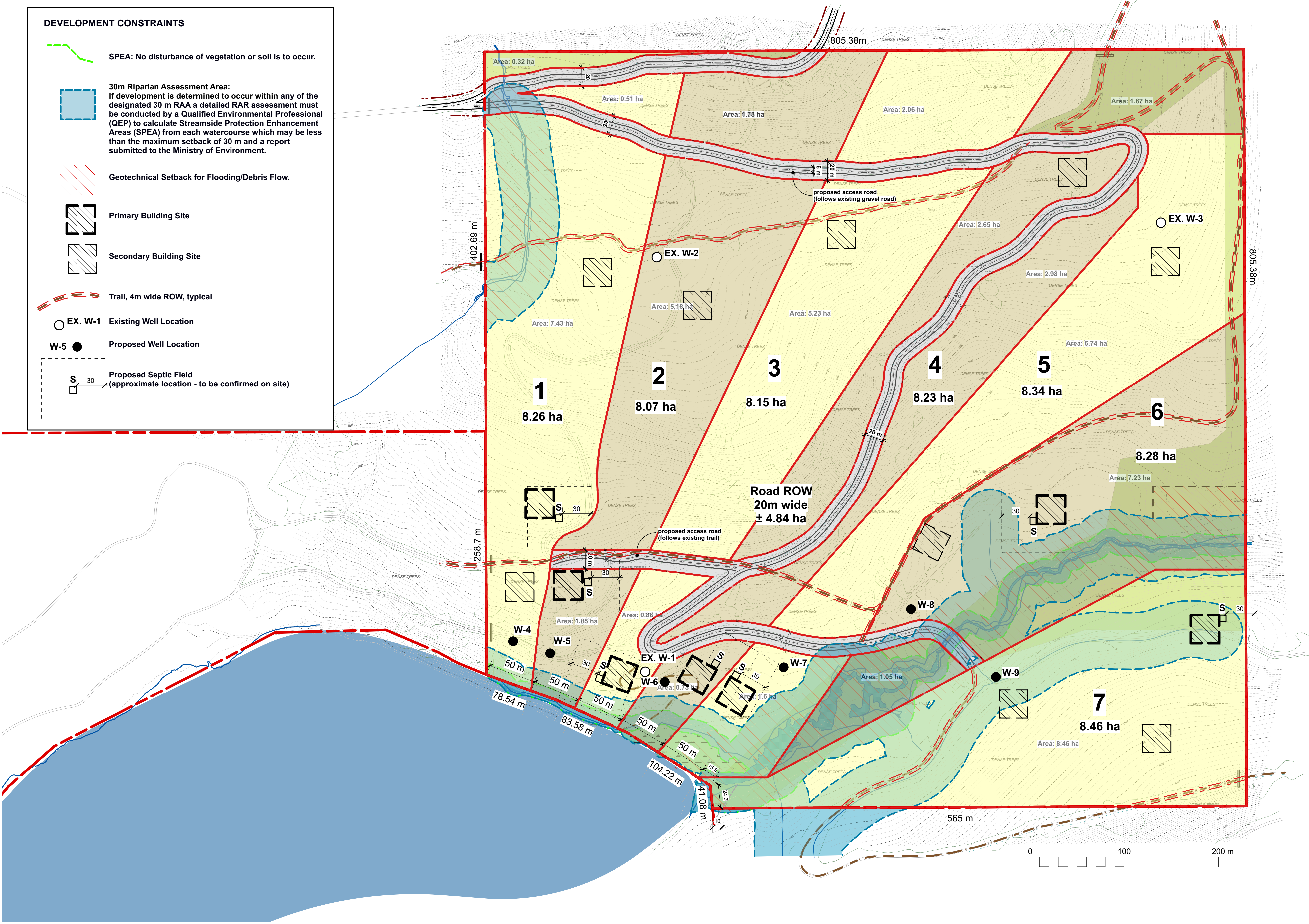
Project
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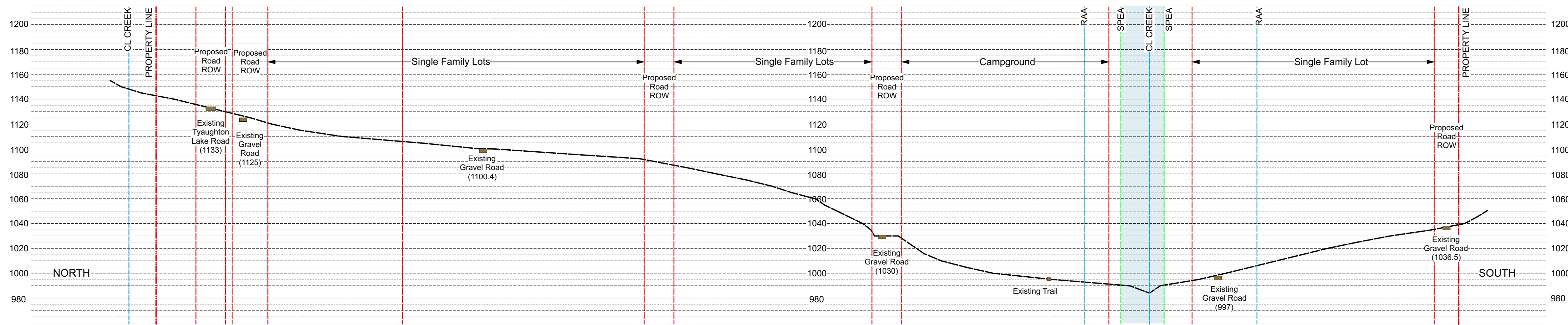
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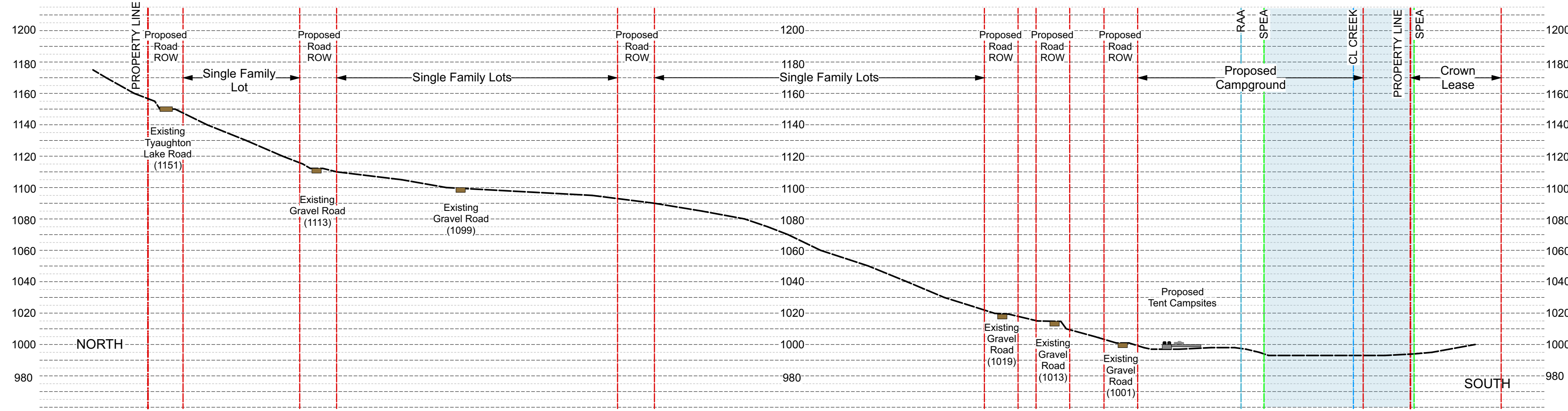


DEVELOPMENT CONSTRAINTS

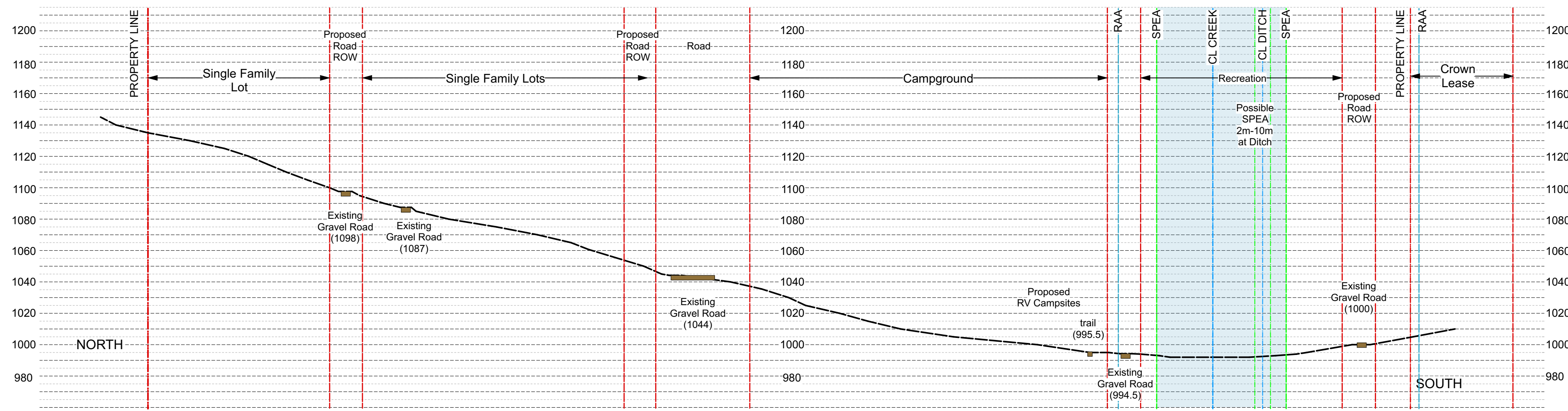
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- Geotechnical Setback for Flooding/Debris Flow.
- Primary Building Site
- Secondary Building Site
- Trail, 4m wide ROW, typical
- EX. W-1 Existing Well Location
- W-5 Proposed Well Location
- Proposed Septic Field (approximate location - to be confirmed on site)



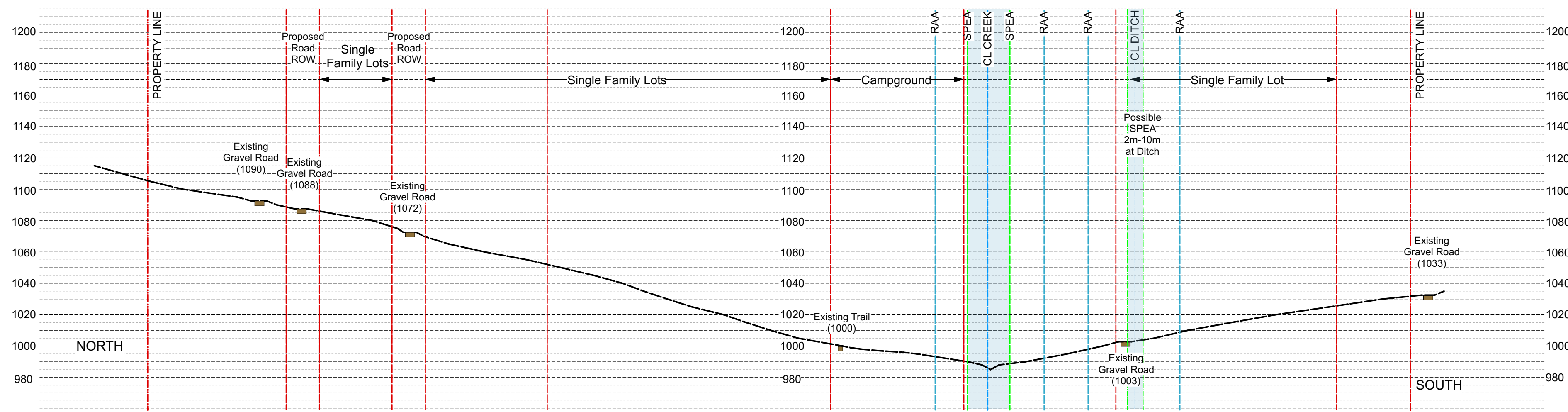
SITE SECTION A



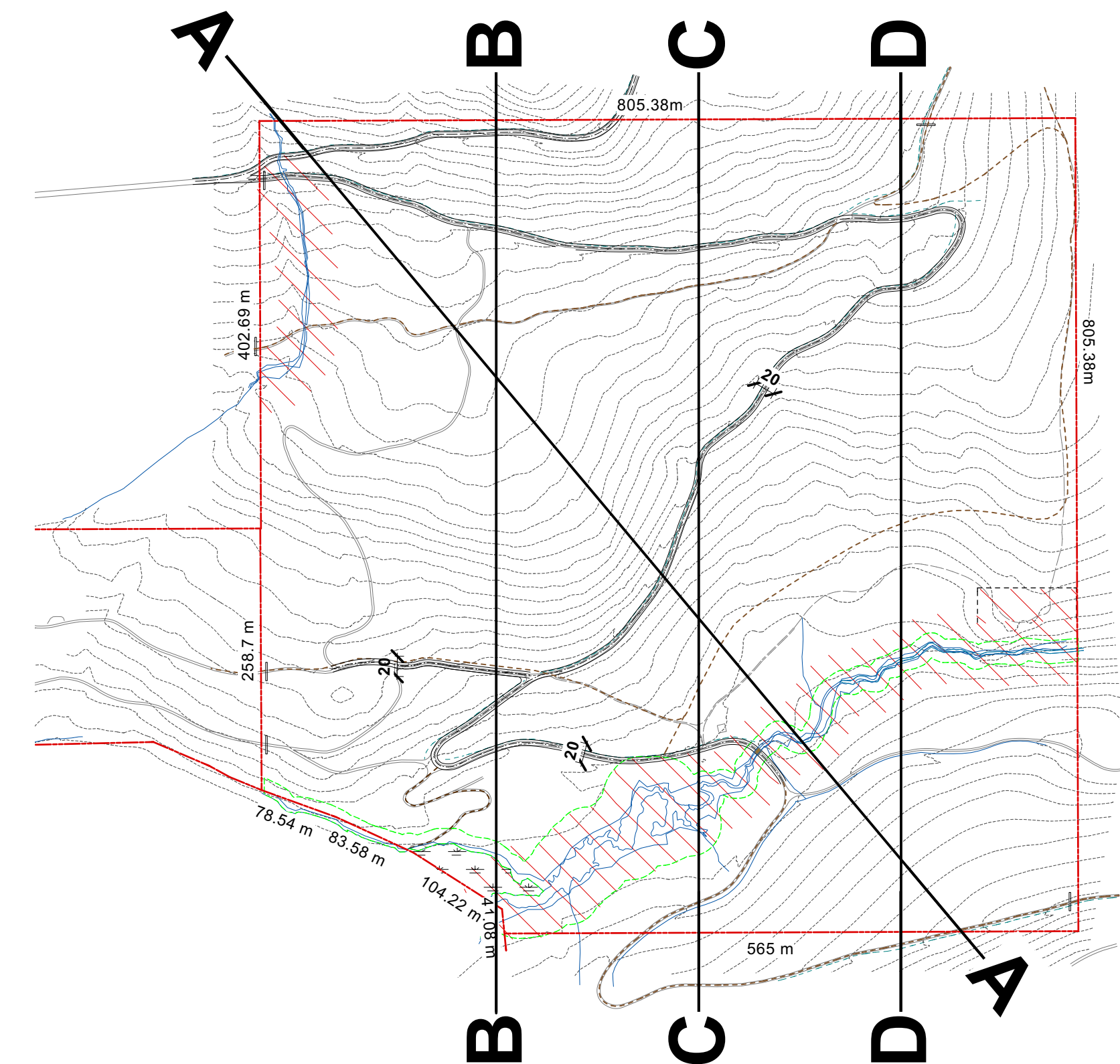
SITE SECTION B



SITE SECTION C



SITE SECTION D



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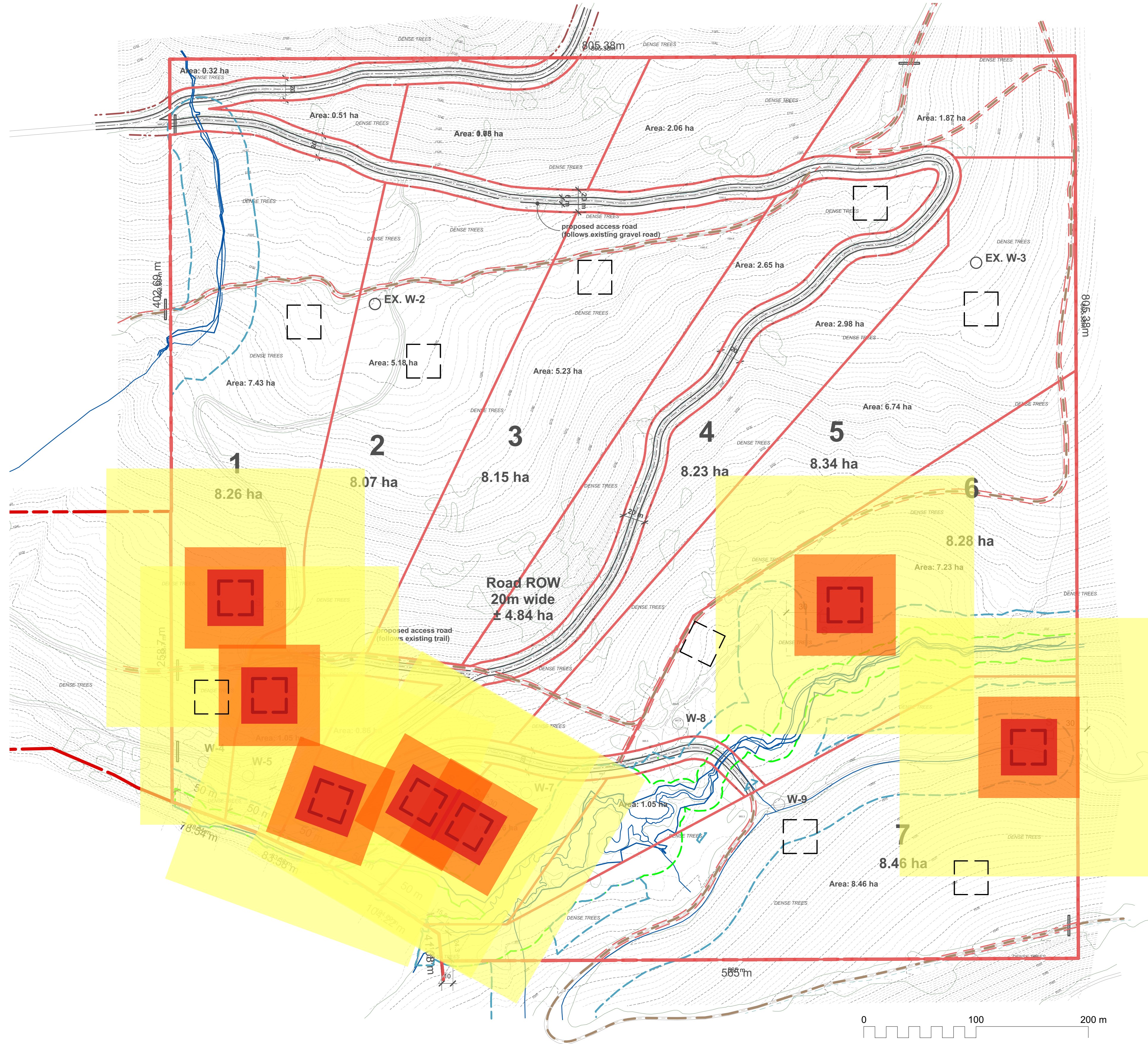
Title
SITE SECTIONS
 Project

TYAUGHTON CREEK ESTATES LTD.
 8400 Tyaughton Lake Road, Gold Bridge, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992 Fax 905-6993
 e-mail murdoch@telus.net

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Note:
 Single Family Building Envelopes are approximate - to be verified at time of Building Permit Application.

Tyughton Creek Estates Wild Fire Protection Strategy

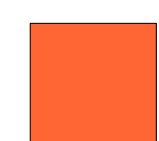
Development Permit Area 3

- Location of proposed buildings identified on site plan
- Existing forest canopy vegetation to be cleared in Priority zone 1 (10m radius) of proposed development area, no landscaping proposed, only clearing
- Buildings are constructed of no combustible cladding (Hardie Ranch board, prefinished metal siding / roofing)
- Vegetation / forest understorey to be cleared and grubbed with Priority Zone 2 (10-30 m radius of development area

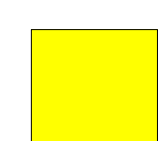
Fire Smart Priority Zone 1
 (0 - 10m radius)



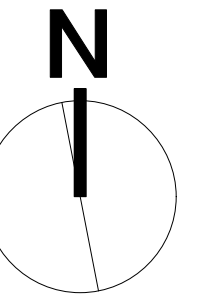
Fire Smart Priority Zone 2
 (10 - 30m radius)



Fire Smart Priority Zone 3
 (30 - 100m radius)



Title: **SITE PLAN - WILD FIRE PROTECTION STRATEGY**



Project: **TYAUGHTON CREEK ESTATES LTD.**

DL 4932 Tyughton Lake Road, Gold Bridge, BC

MURDOCH + COMPANY
 Architecture + Planning Ltd.
 #106-4319 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 905-6992 Fax 905-6993
 e-mail murdoch@telus.net

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