

TRAILHEAD
HOMESITE 3

0.49 hectares · 4,907 m²

1.21 acres

BUILDING ENVELOPE 0.47 acres | 1,921 m²

HOMESITE FRONTAGE 76.9 m | 252.3 ft

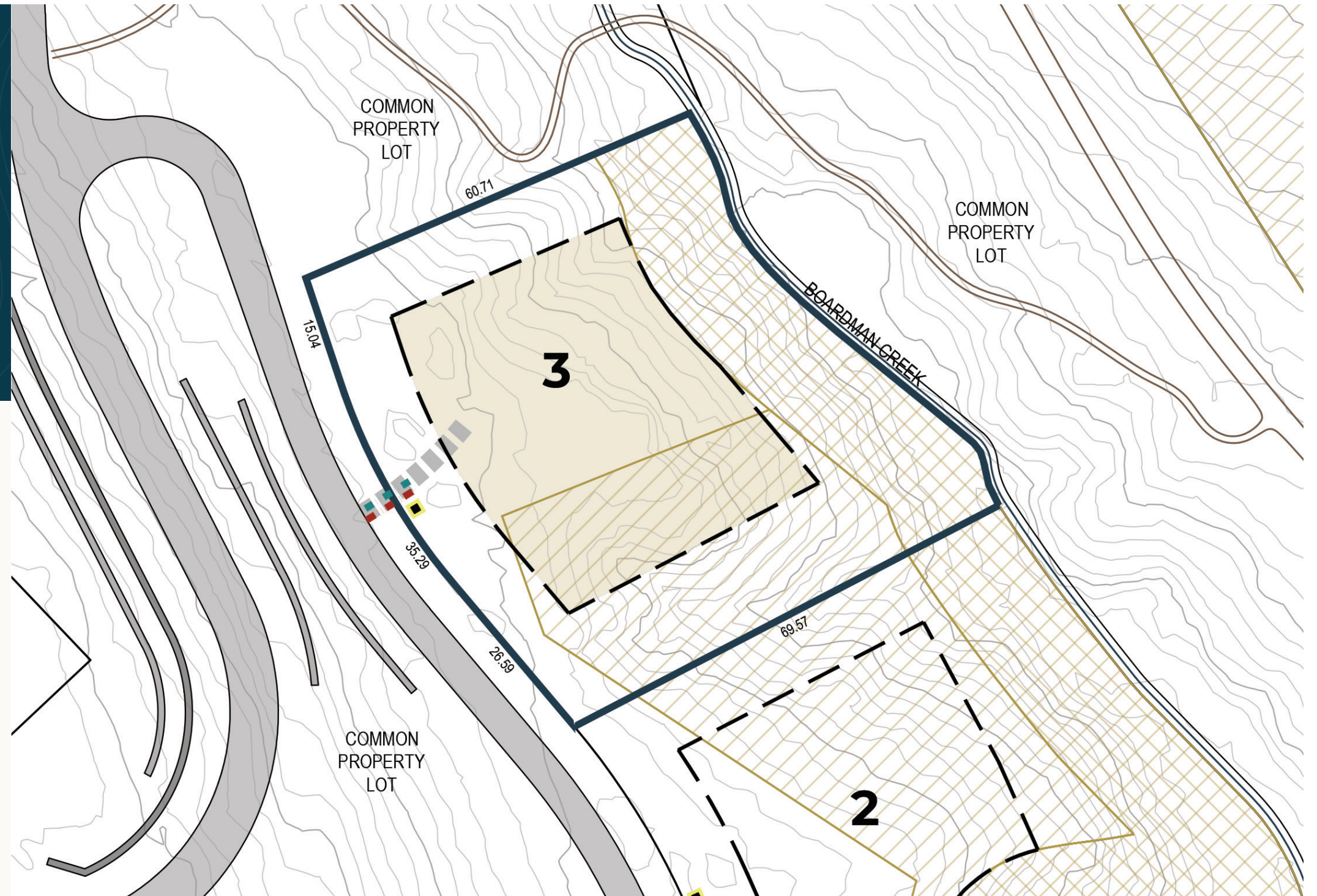
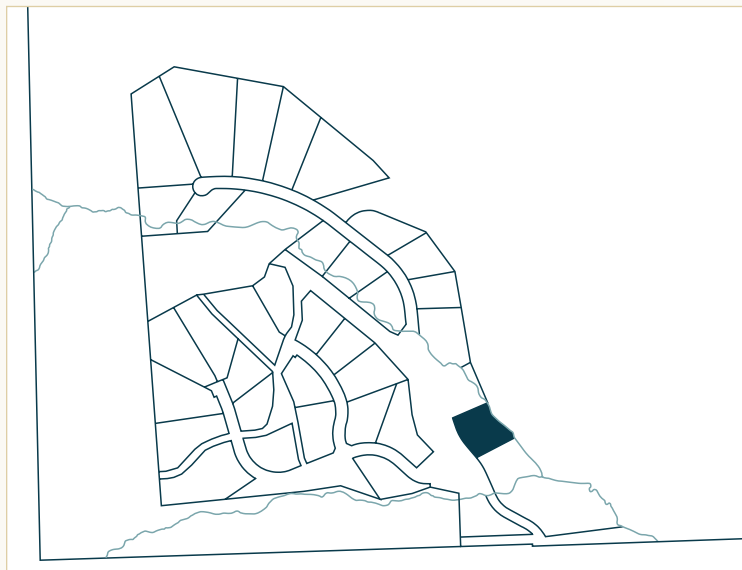
SETBACKS

Front yard: 10.0 m | 32.8 ft

Rear yard: As per homesite plan

Side yard (left): 10.0 m | 32.8 ft

Side yard (right): 15.0 m | 49.2 ft



Property Boundary

Building Envelope

All dimensions in metres.
Contour interval = 1.0 m

Required Driveway Location

Entry monument & light

Water service location

Sewer service location

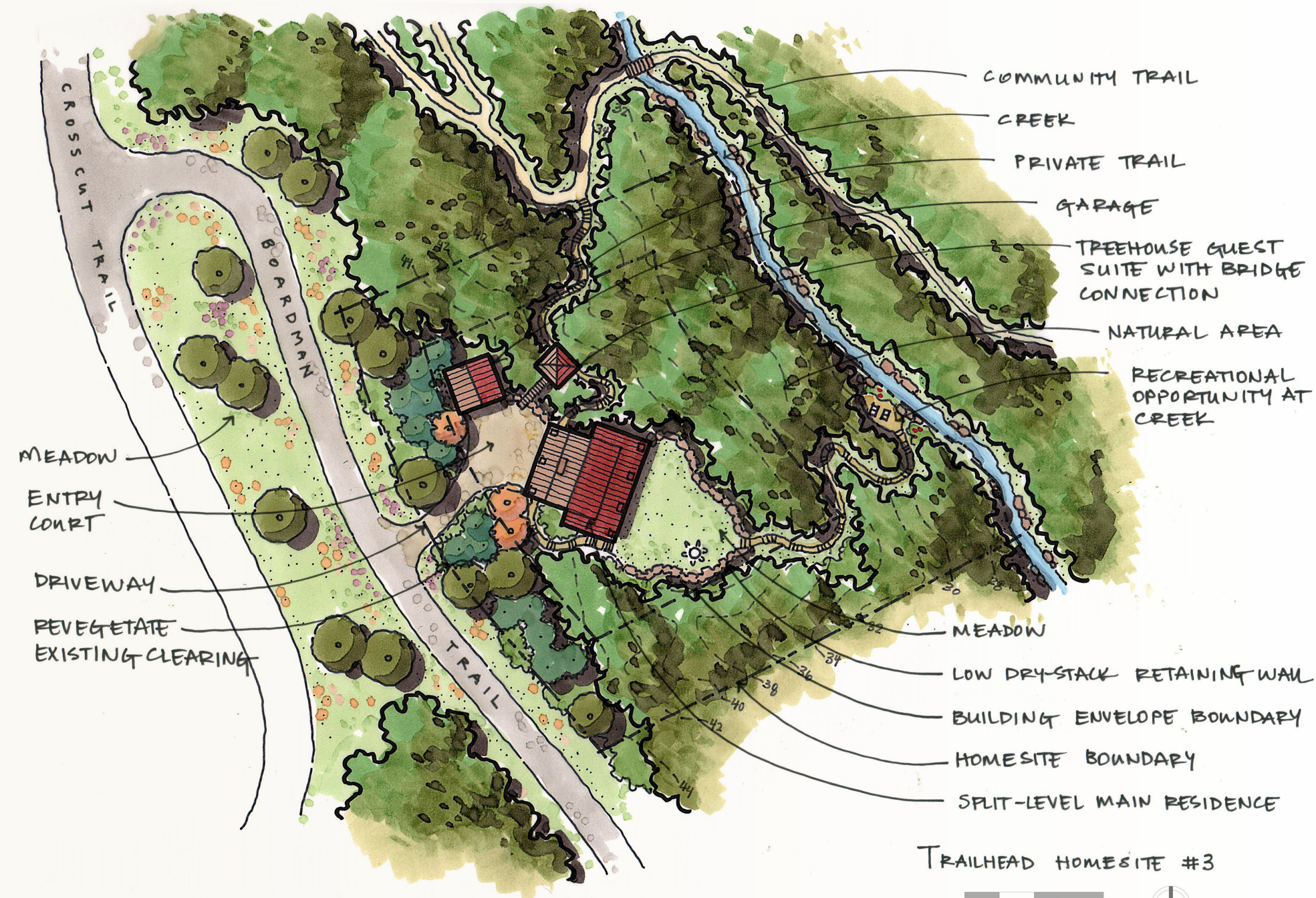
Geohazard Zone II

Conditionally suitable for residential structures; site specific review required

Geohazard Zone IIIB

Unsuitable for residential structures





TRAILHEAD HOMESITE #3



With creek frontage, meadow outlooks and expansive mountain views, Homesite 3 blends openness with intimacy. Its gentle promontory and direct trail connection create a compelling canvas for a mountain retreat that balances privacy, access and panoramic scenery.

HOMESITE VIEWS

- Views of Lizard headwall from Polar Peak to Grizzly Peak
- Tree-filtered views north to Mount Fernie

NOTABLE SITE FEATURES

- Boardman Creek flows along homesite's eastern edge
- Topography creates natural promontory
- Views of sloped meadows to west
- Opportunity for private connection to community trail system

These homesite plan are provided for information purposes only and must not be construed as legal surveys. They have been prepared based on the most recent information available at the time and are believed to be true and accurate; however, no warranty as to accuracy is provided by the Developer. The homesite owner must confirm all dimensions, elevations, and other information provided herein. The Developer and its employees, contractors, consultants and agents are not liable for any losses arising from use of this plan. E&OE. See Trailhead's Residential Design Guidelines for requirements related to use of building envelope. Note that contour lines within road rights-of-way represent pre-development grades.

