

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 28 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Minda Riley
QD4QG9

DN: c=CA, cn=Minda Riley
 QD4QG9, o=BC Land
 Surveyor, ou=Verify ID at
 www.juricert.com/
 LKUP.cfm?id=QD4QG9

1. BC LAND SURVEYOR: (Name, address, phone number)

Minda C. Riley, BCLS
#113-2244 Sooke Road

Tel: 250-474-5538
Email: minda@mrls.ca

Victoria

BC V9B 1X1

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **161-351-2185**

Plan Number: **EPS6912**

This original plan number assignment was done under Commission #: **925**

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: **2020 October 28** (YYYY/Month/DD) The checklist was filed under ECR#: **243536**
 The plan was completed and checked on: **2020 October 30** (YYYY/Month/DD)

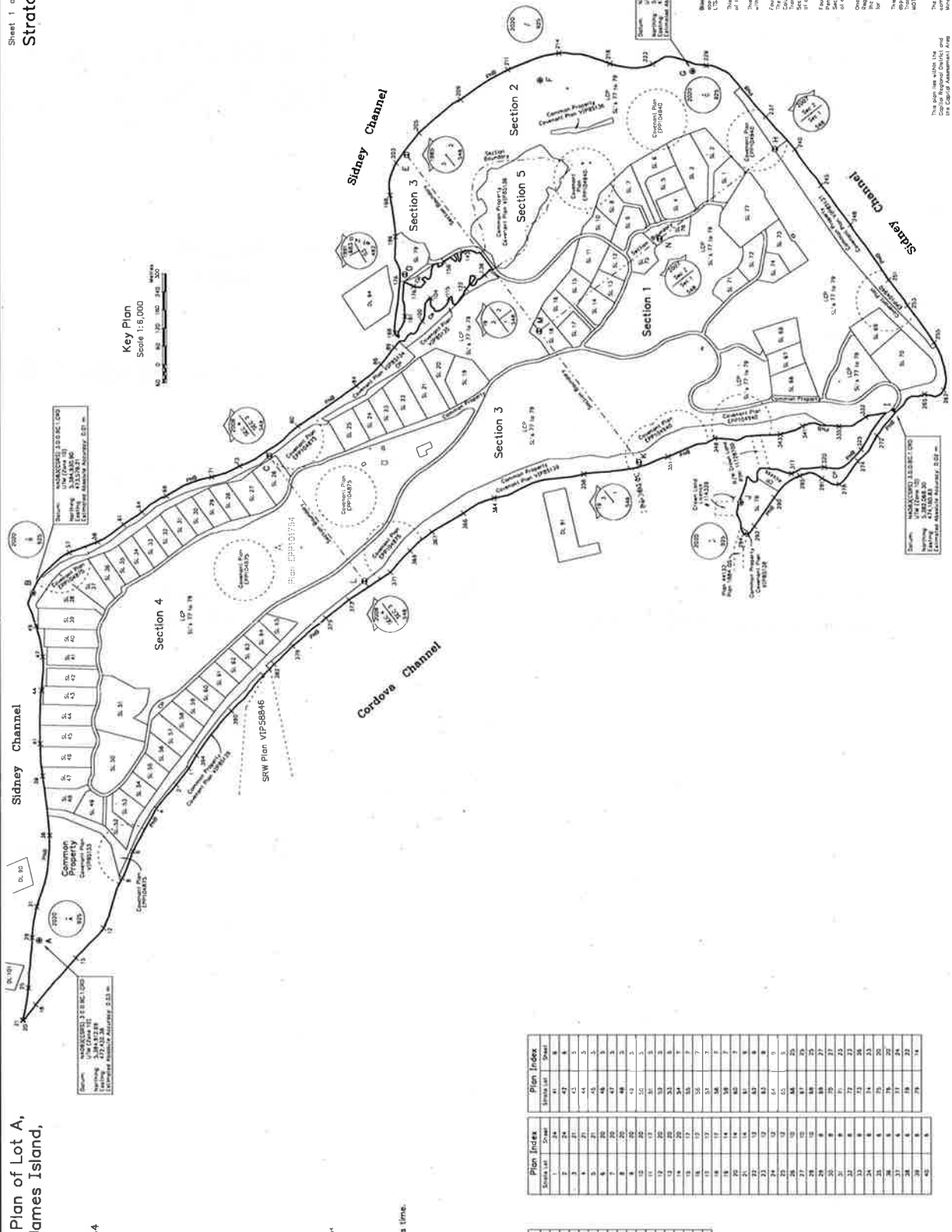
☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

[illegible]

Station	%	Spacing	Distances
A	89° 52' 21"	1,144.428	
B	50° 13' 42"	908.583	
C	124° 18' 39"	700.443	
D	91° 02' 55"	582.775	
E	151° 04' 49"	526.549	
F	114° 50' 29"	505.111	
G	272° 34' 25"	616.438	
H	253° 29' 43"	643.463	
I	326° 52' 46"	582.683	
J	295° 28' 29"	523.812	
K	337° 30' 33"	599.542	
L	342° 41' 44"	547.271	
M	273° 28' 26"	1,025.818	
N	318° 41' 54"	778.774	
O	324° 41' 44"	726.774	
P	142° 41' 44"	486.231	
Q	142° 41' 44"	486.231	

McIlwain Riley Land Surveying Inc
#113 - 2244 Sooke Road
Victoria B.C. V8B 1X1
(250) 474-5539
www.mrls.ca
for sales and rentals

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.

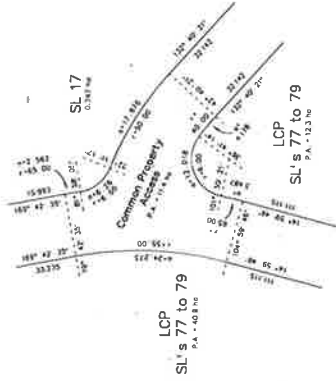
BCGS 92B.054 and 92B.064

Scale
0 10 20 30 40
The intended use of this plan is for
information only. It is not to be used
for any other purpose without the
written consent of the Surveyor General.

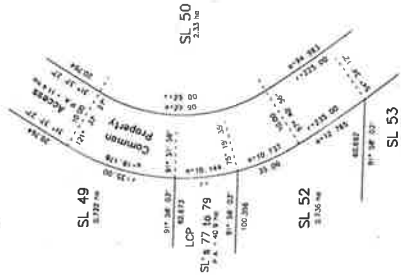
See Sheet 1 for Legend



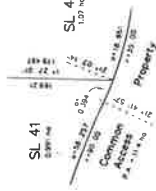
Detail 6
Not to Scale
(See Sheets 16 and 17)



Detail 9
Not to Scale
(See Sheet 5)



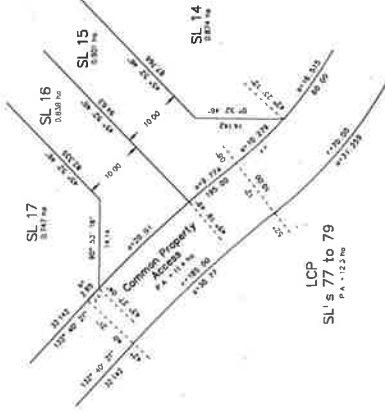
Detail 13
Not to Scale
Exaggerated for Clarity
(See Sheet 6)



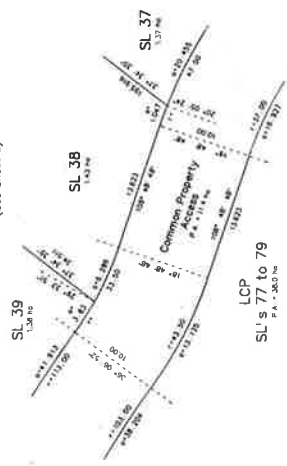
Detail 7
Not to Scale
(See Sheet 23)



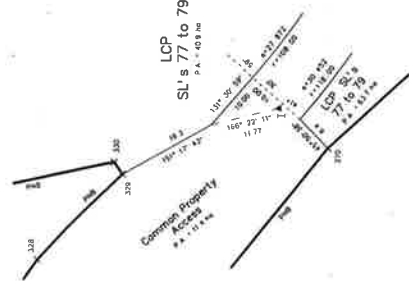
Detail 5
Not to Scale
(See Sheets 17 and 20)



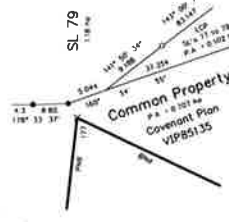
Detail 8
Not to Scale
Exaggerated for Clarity
(See Sheet 5)



Detail 10
Not to Scale
(See Sheet 27)

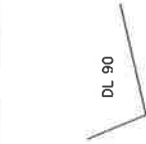


Detail 12
Not to Scale
Exaggerated for Clarity
(See Sheet 14)



This field survey represented by this plan was
completed and approved by the Surveyor General
of British Columbia on October 2020
under C.R. 86.25 (Part 2)

McIntyre Riley Land Surveying Inc.
#13-2244 Glen Road
Victoria, BC V8N 1T1
Phone: 250-471-5438
Fax: 250-471-5438



Sidney Channel

Source: ONTARIO GOVT 1:50,000 LQSD
Reprojection: 1:250,000 LQSD
Projection: UTM
Datum: NAD 83
Units: Meters
Datum Shift: 1983.0000
Datum Shift: 1983.0000



Common Property
(Total Area = 50.3 ha)
Covenant Plan
VPS5133

From EPP101754:

Cordova Channel

Section 4

See Sheet 5

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District,
Plan EPP101754.

BCGS 928.054 and 928.064

The original site plan of this plan is
dated 1983 and is in the public domain.
This plan is a reproduction of the original
plan and is not a survey.

See Sheet 1 for Legend

Covenant Plan
EPP104875

LCP
SL's 77 to 79
P.A. - 40.8 ha

SL 52
0.3 ha

Common Property
Covenant Plan VPS5133

This plan was prepared by the City of
Victoria on the 28th day of October, 2023
under the authority of the City of Victoria
Act, R.S.B.C. 1996, c. 240.

McDermott Riley Land Surveying Inc.
#113 - 2244 Smead Road
Victoria, B.C. V8N 1A1
www.mrls.ca
Tel: (250) 363-5300
Fax: (250) 363-5301

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCOS 928.054 and 928.064

Sidney Channel

7.5 0 7.5 15 22.5 30 37.5
Metres

The enclosed plan is a true and correct copy of the original plan as filed in the office of the Registrar of Titles.

when printed at a scale of 1:250 (approx.) (1:250)

See Sheet 1 for Legend

See Sheet 6

Common Property
(Total Area: 50.3 ha)
Covenant Plan
VIPBS133

See Sheet 4

Section 4

Plan EPP101754

LCP
SL's 77 to 79
P.A. 283.3 ha

See Sheet 7

The field survey represented by this plan was conducted by the Surveyor General of British Columbia on or about 15 May 2013.

McIntyre Riley Land Surveying Inc.
P13-2254 (Scale: 1:1000)
(200) 774-5348
www.mrls.ca
The 2013-2014 BCOS 928.054 and 928.064

Cordova Channel

Common Property
P.A. 1.1 ha

Covenant Plan
EPP104675

LCP
SL's 77 to 79
P.A. 140.9 ha

SL 52
0.728 ha

SL 53
2.763 ha

SL 54
0.784 ha

SL 55
0.844 ha

SL 56
2.867 ha

SL 57
28.874 ha

SL 51
2.74 ha

SL 42
1.24 ha

SL 43
1.24 ha

SL 44
1.24 ha

SL 45
1.24 ha

SL 46
1.13 ha

SL 47
1.23 ha

SL 48
2.897 ha

SL 49
0.772 ha

See Detail 9
(Sheet 3)

LCP SL 77 to 79
P.A. 140.9 ha

SL 50
2.73 ha

SL 51
2.74 ha

SL 52
0.728 ha

SL 53
2.763 ha

SL 54
0.784 ha

SL 55
0.844 ha

SL 56
2.867 ha

SL 57
28.874 ha

Bare Land Strata Plan of Lot A, Sections 1 to 5,
James Island, Cowichan District, Plan EPP101754.

BCGS 928.054 and 928.064

The strata plan size of this plan is
864 mm in width by 568 mm in height (2 size)
when printed at a scale of 1:250

See Sheet 1 for Legend

Sidney Channel

See Sheet 5

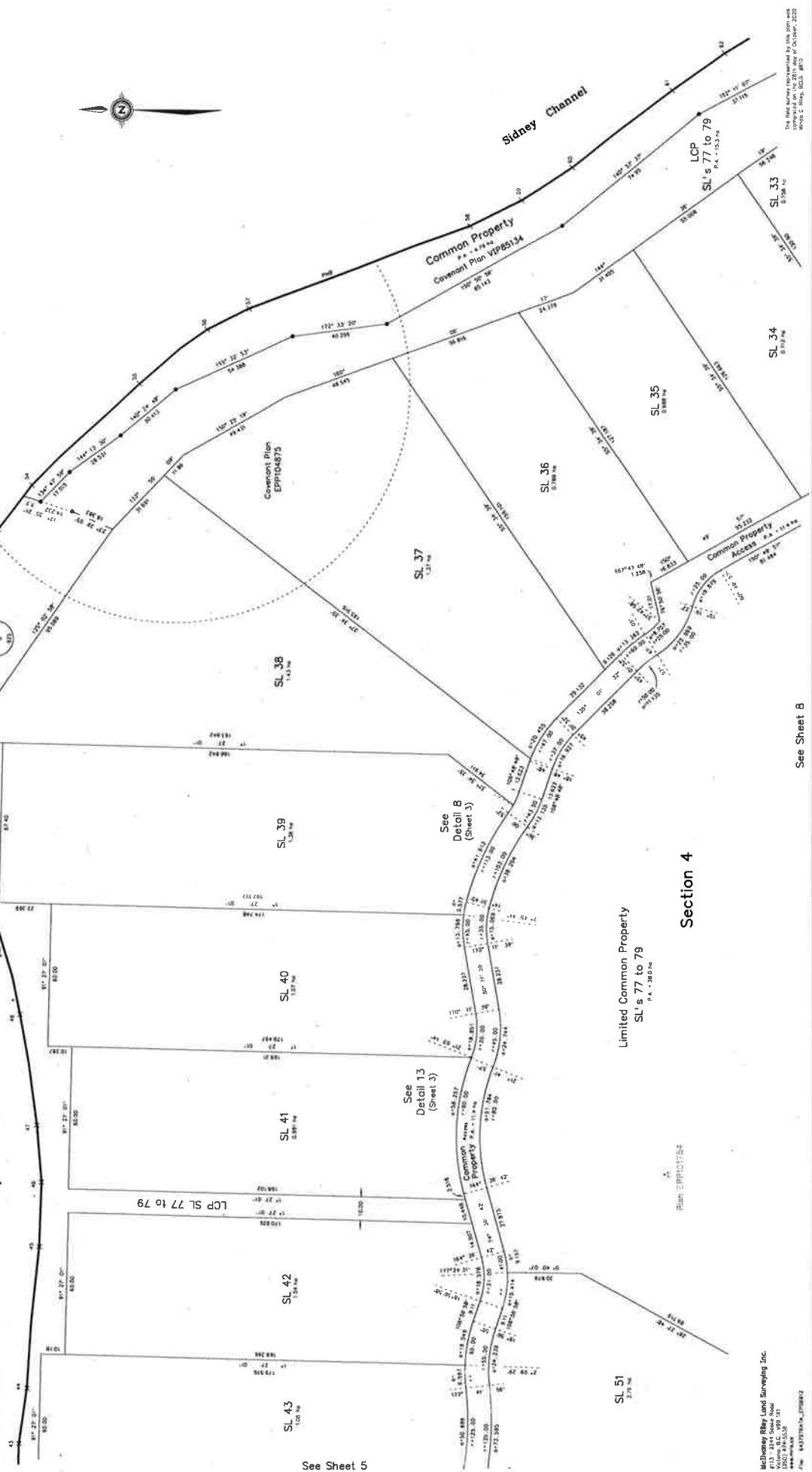
See Sheet 8

See Sheet 13 (Sheet 3)

See Detail 8 (Sheet 3)

See Detail 13 (Sheet 3)

See Sheet 5

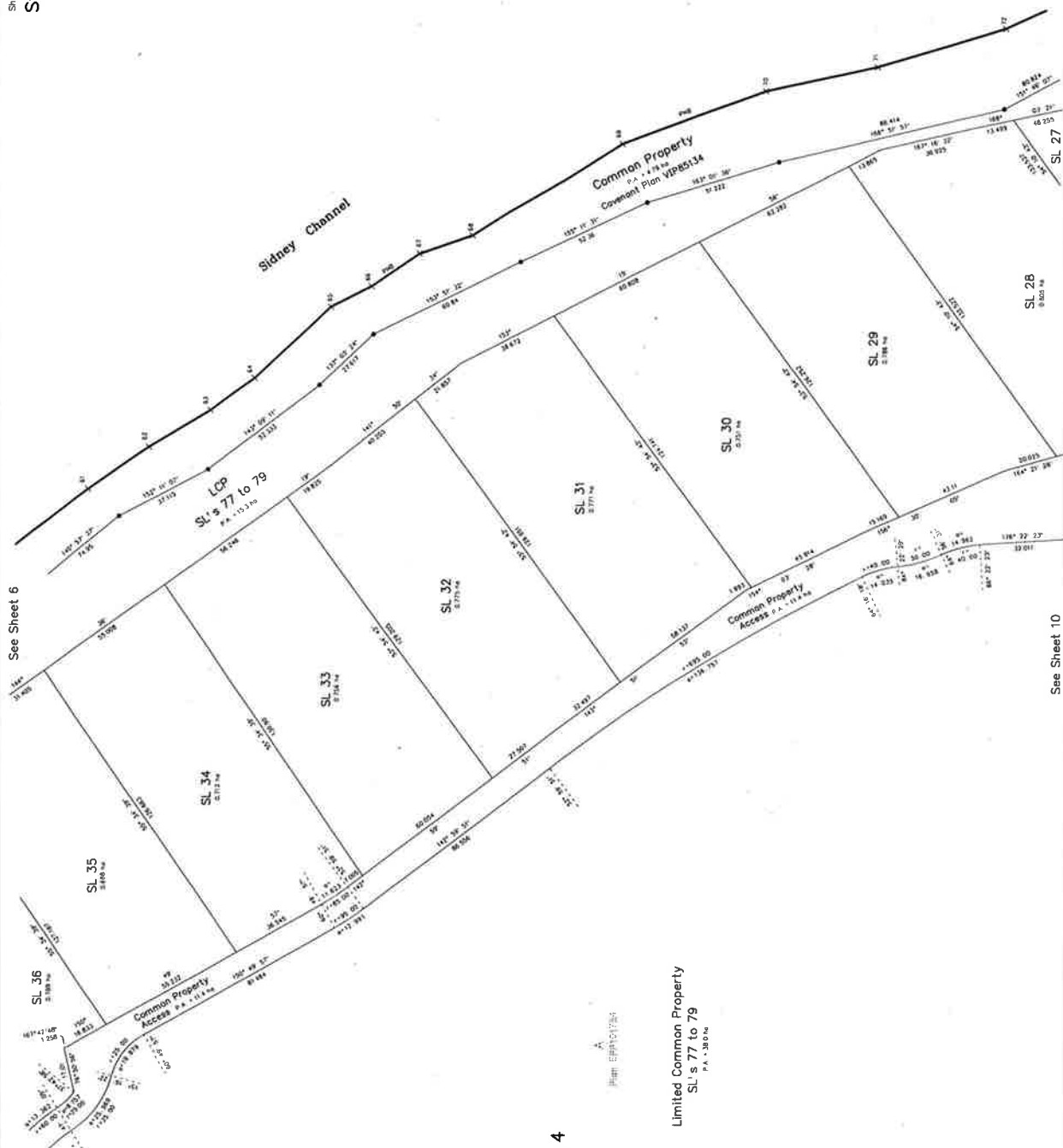




Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 92B.054 and 92B.064

The proposed lot area of this plan as
shown on the plan is 10.0000 ha.
when plotted at a scale of 1:250.

See Sheet 1 for Legend



This plan was prepared by the City of
Cowichan on the 28th day of October, 2025.
Mayor C. Riley, B.C.S. #10

See Sheet 10

Section 4

See Sheet 7

See Sheet 7

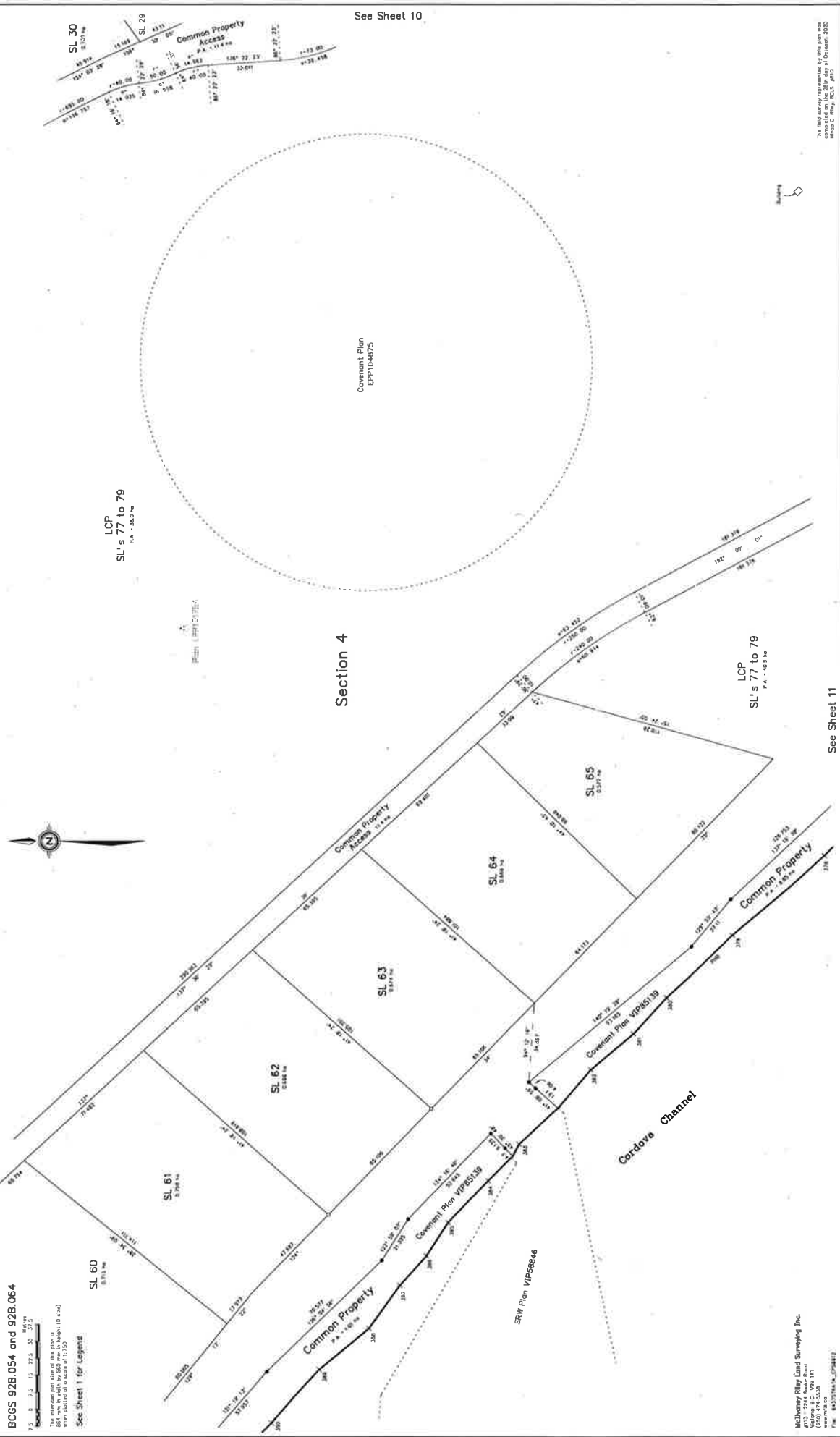
Bare Land Strata Plan of Lot A, Sections 1 to 5,
James Island, Cowichan District,
Plan EPP101754.

BCGS 928.054 and 928.064

Scale
1:500
1" = 50' 0"

This plan was prepared by the author and
was printed at a scale of 1:500

See Sheet 1 for Legend



See Sheet 10

This field survey represented by this plan and
was prepared by the author and was printed at a scale of 1:500
on 10 October 2020
Signed C. Remy, B.C.S. #872

See Sheet 11

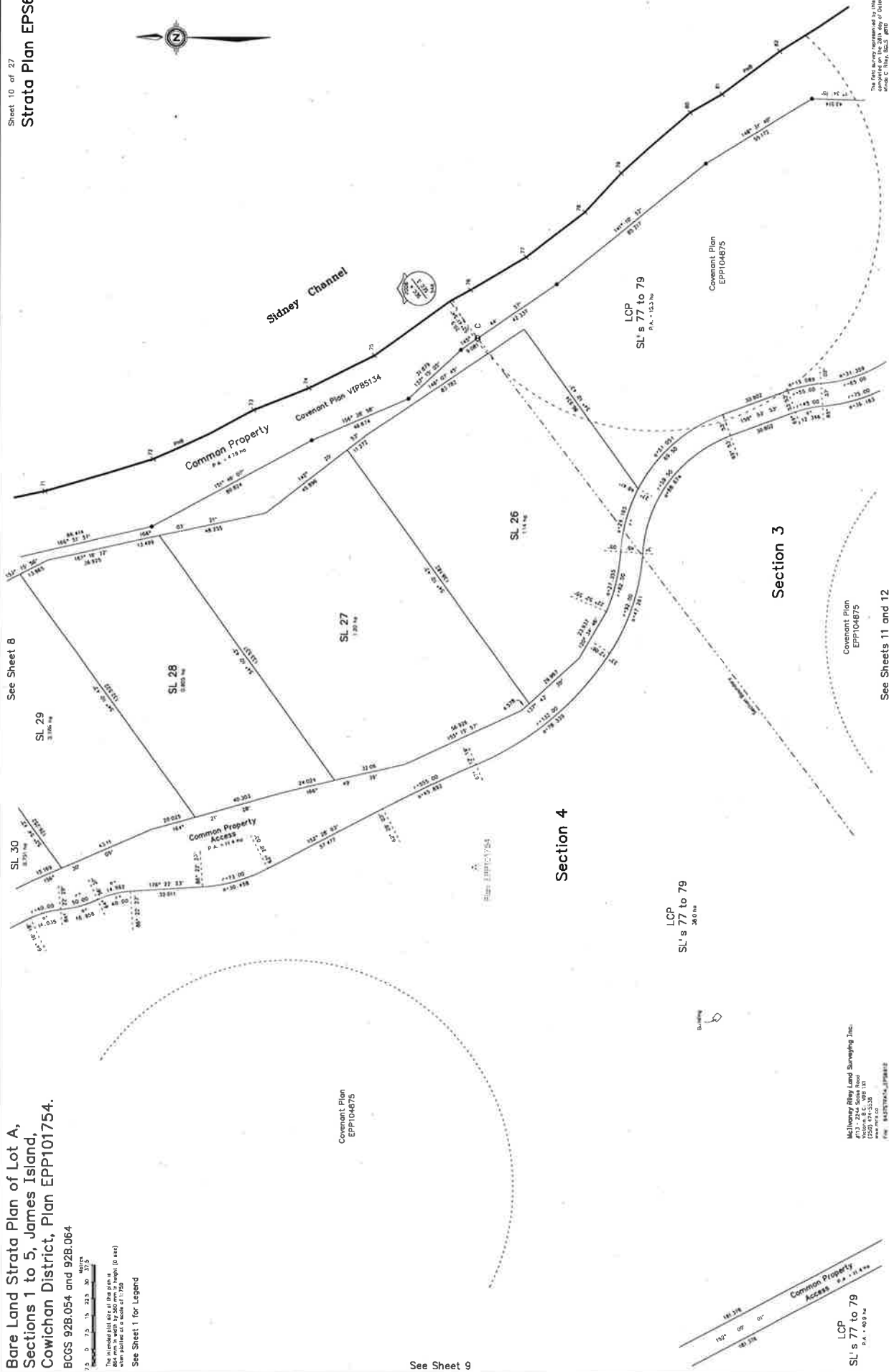
McDermott Remy Land Surveying Inc.
#13 - 2544 Sand Road
Victoria, BC V8N 4G1
(250) 744-5538
Fax (250) 744-5538
File #4375164_VL_EPS6912

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 928.054 and 928.064

The included full date of this plan is
the date of registration of the plan (0.000)
when published in a date of 17/00

See Sheet 1 for Legend

See Sheet 9



This plan survey represented by this plan was
completed on the 28th day of October 2020
at the City of Victoria, B.C.

McKenney River Land Surveying Inc.
#112 - 2144 Sooke Road
Sooke, B.C. V9C 1S1
www.mrls.ca
Tel: 250.734.4141

File: 10271754_A_Plan10

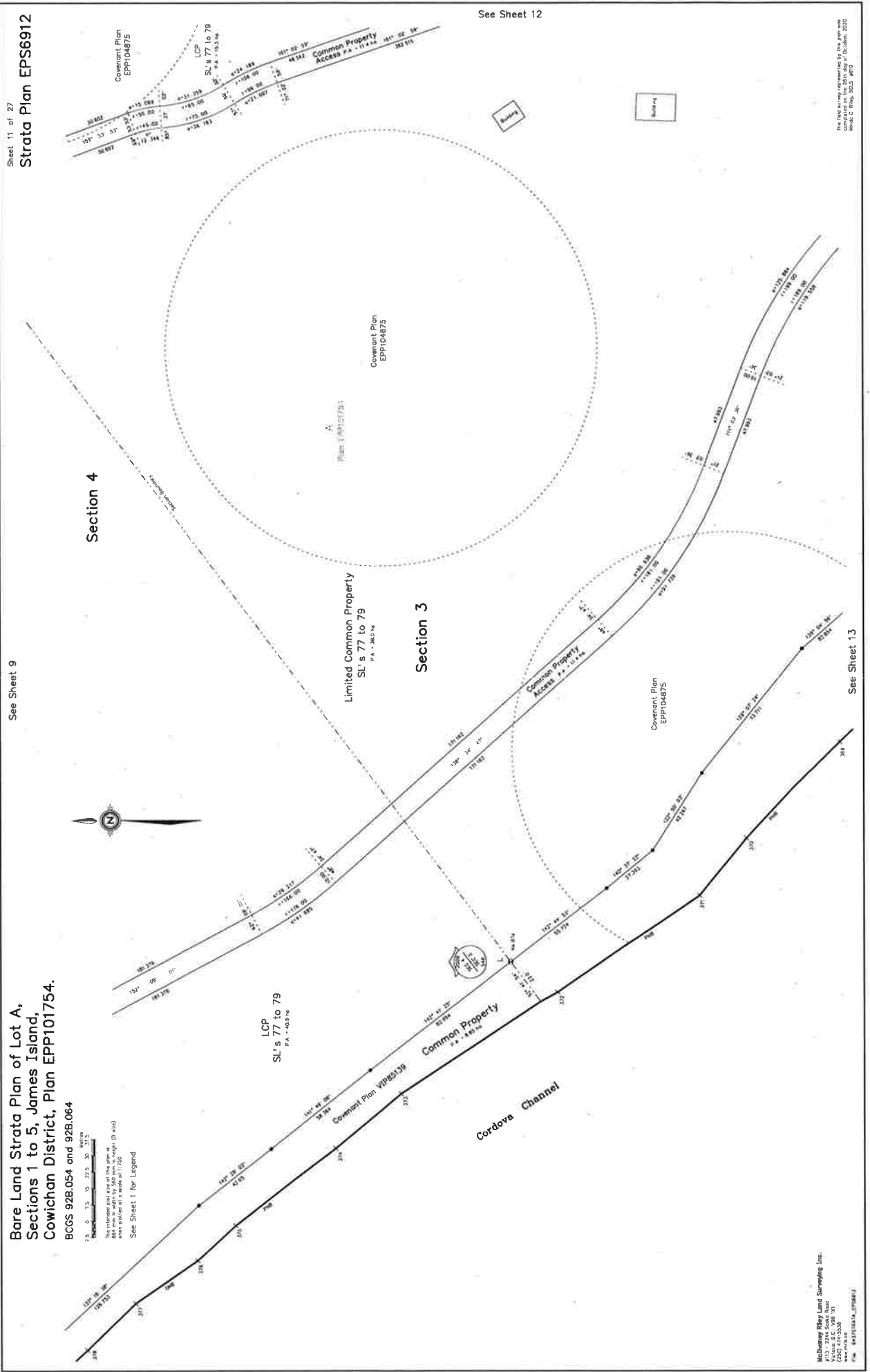
Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 92B.054 and 92B.064

The information on this plan was
prepared at a scale of 1:1250
See Sheet 1 for Legend

See Sheet 9

See Sheet 12

See Sheet 13



This field survey represented by this plan was
prepared by the Surveyor General of British Columbia
under the authority of the Survey Act, R.S.B.C. 1996
Chapter 483, Section 10.

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.

BCGS 928.054 and 928.064

The included part map of this plan is
an enlargement of the plan of the
entire plan of a scale of 1:500

See Sheet 1 for Legend

See Sheet 10

LCP
SL's 77 to 79
P.A. - 15.3 m

See
Detail 14
(Sheet 2)

Common Property
Covenant Plan VP85134

Sidney Channel

DL 94

Covenant Plan
EPP104875

Section 3

See Sheet 11

LCP
SL's 77 to 79
P.A. - 28.1 m

LCP
SL's 77 to 79
P.A. - 45.8 m

Common Property
Access
P.A. - 11.4 m

SL 23
0.608 ha

SL 22
1.30 ha

SL 21
1.30 ha

SL 20
1.08 ha

LCP
SL's 77 to 79
P.A. - 15.3 m

Common Property
Covenant Plan VP85135

See Sheets 13 and 14

McKenney & Sons Land Surveying Inc.
P.O. Box 204, V8B 1N1
Victoria, B.C.
www.mks.ca

File: 843538A1_EPS6912

This field survey is represented by this plan was
completed on the 28th day of October, 2020
at 10:00 A.M., S.L.S. #10

**Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District,
Plan EPP101754.**

BCGS 92B.054 and 92B.064

7.5 0 7.5 15 22.5 30 37.5

Metres

Not measured and not shown (7.5m)

who posted at a date of 17/5/20

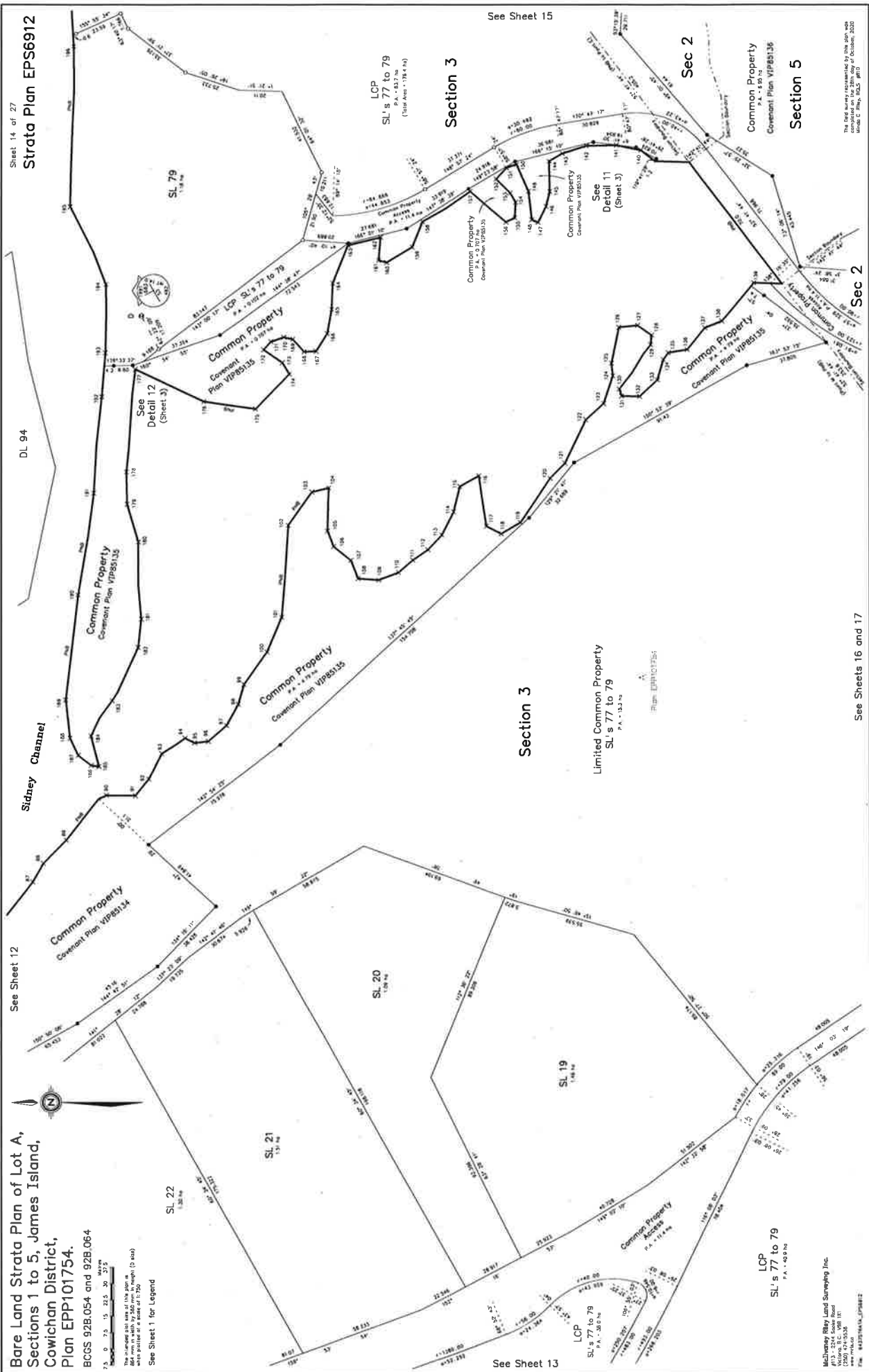
See Sheet 1 for Legend

See Sheet 12

Sidney Channel

DL 94

Sheet 14 of 27
Strata Plan EPS6912



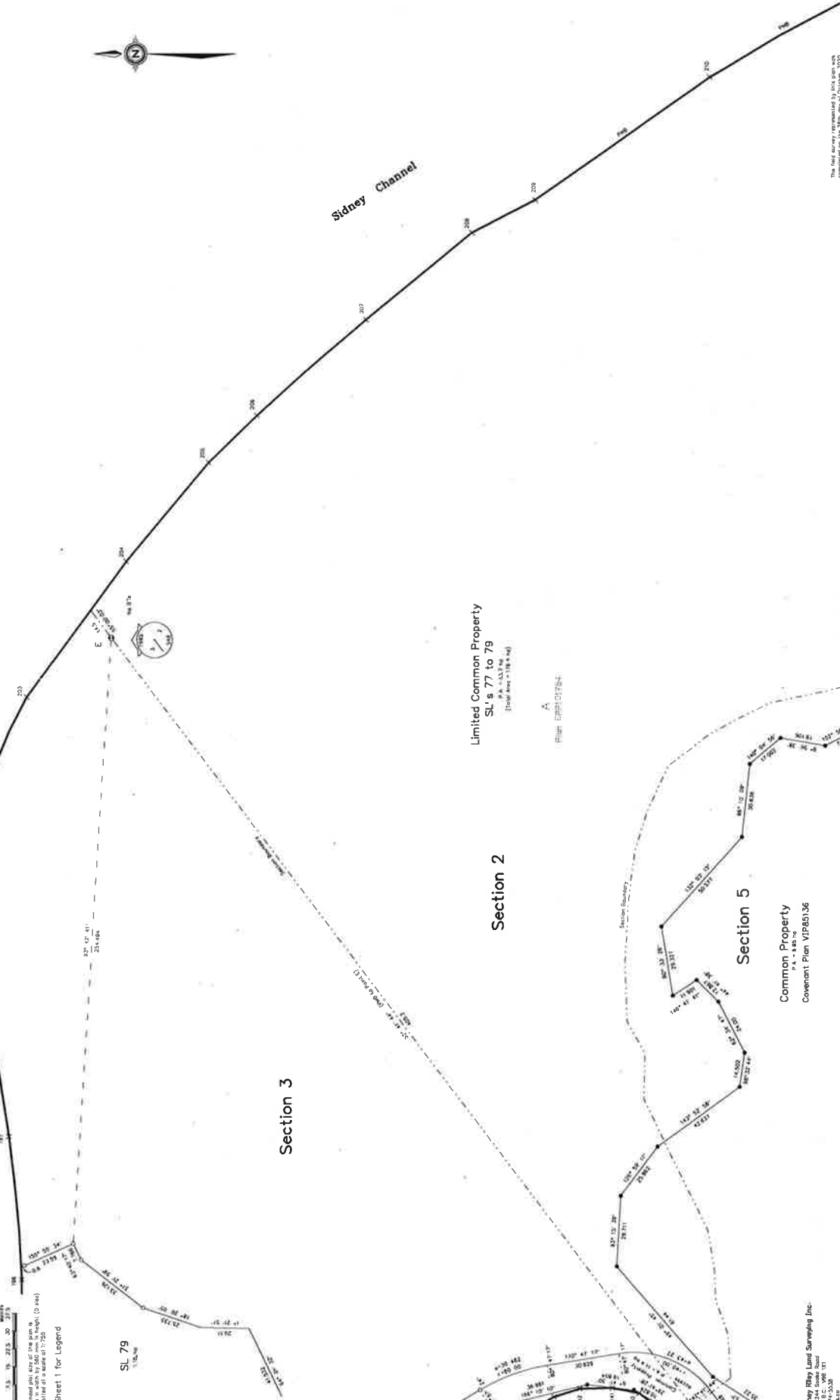
See Sheets 16 and 17

McIntyre Riley Land Surveying Inc.
100-1000 10th Ave. S.E.
Victoria, B.C. V8T 1X1
Tel: 250-363-1000
Fax: 250-363-1001
www.mrls.ca

This plan was prepared by this office
and is not to be used for any other purpose
without the written consent of the office.
Made in B.C. 10/05/2011

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 92B.054 and 92B.064

The recorded plan (this plan) is
shown at a scale of 1:1250
when plotted at a scale of 1:1250
See Sheet 1 for Legend



Limited Common Property
SL's 77 to 79
Total Area = 18.4 ha

Section 2

Section 3

Section 5

Common Property
P.A. - 18.4 ha
Covenant Plan VIP65136

See Sheet 18

See Sheet 14

McDonnell Riley Land Surveying Inc.
613-234-0000
1250-474-5328
P.O. Box 442514, Victoria, BC V8N 4K2

This field survey represented by this plan was
conducted by the Surveyor General of British Columbia,
on or about the 15th day of October, 2005
Surveyor General, B.C.S. 1002

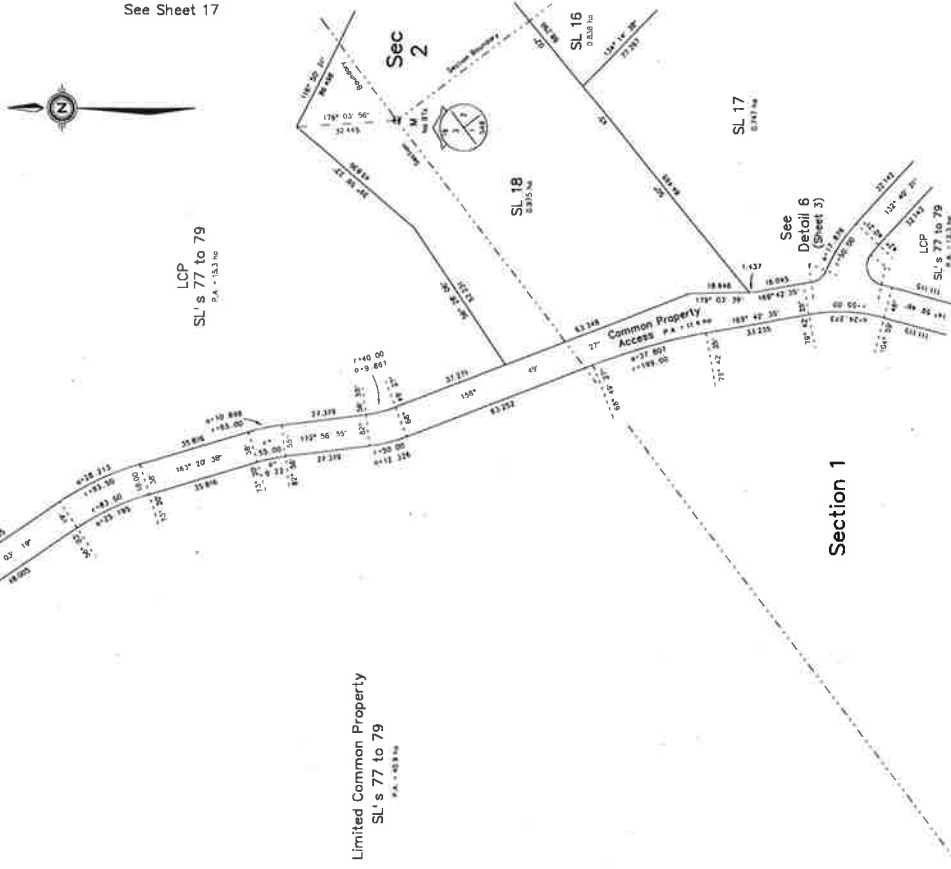
See Sheets 13 and 14

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.

BCGS 928.054 and 928.064

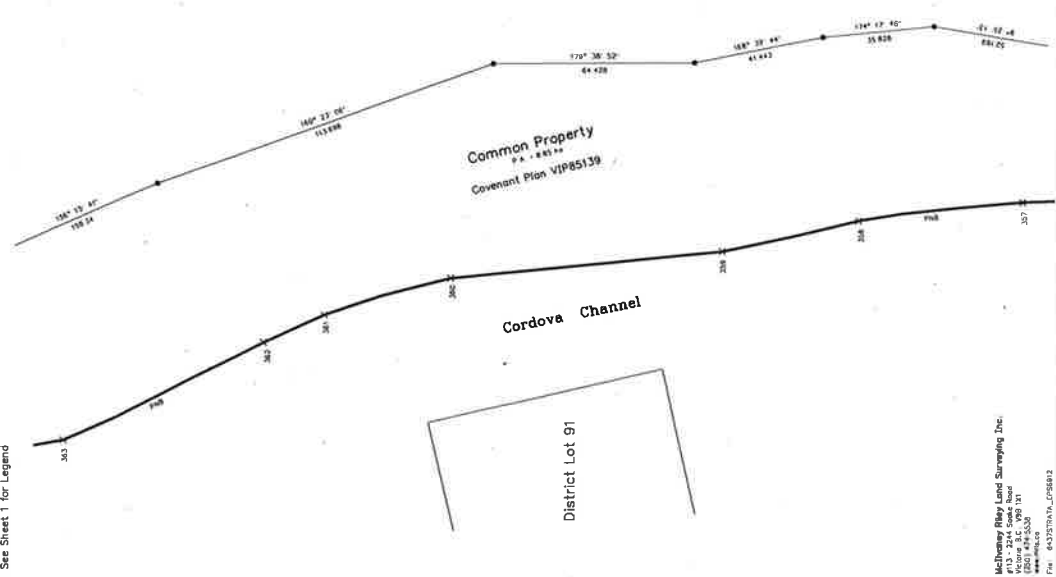
The horizontal and vertical dimensions shown on this plan are in metres (to one decimal place) unless otherwise indicated.

See Sheet 1 for Legend



The field survey represented by this plan was conducted by the surveyor on 14 October 2007.
Surveyor: C. Reg. BCLS 8817

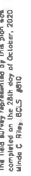
See Sheet 19



Matheson River Land Surveying Inc.
#13-2244 Cordova Road
Victoria, B.C. V8V 1K1
Tel: 250-383-1111
Fax: 250-383-1112
www.matheson.ca

BCGS 92B.054 and 92B.064

See Sheet 1 for Legend



See Sheet 15

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 928.054 and 928.064

The intended use of this plan is
for the purpose of recording the
information shown on the plan at the
date of registration.

See Sheet 1 for Legend

Common Property
P.A. - 928.054
Covenant Plan VIP85136

Section 5

Section 2

Limited Common Property
SL's 77 to 79
(Total Area - 1.18 ha)

Limited Common Property
SL's 77 to 79
(Total Area - 1.18 ha)

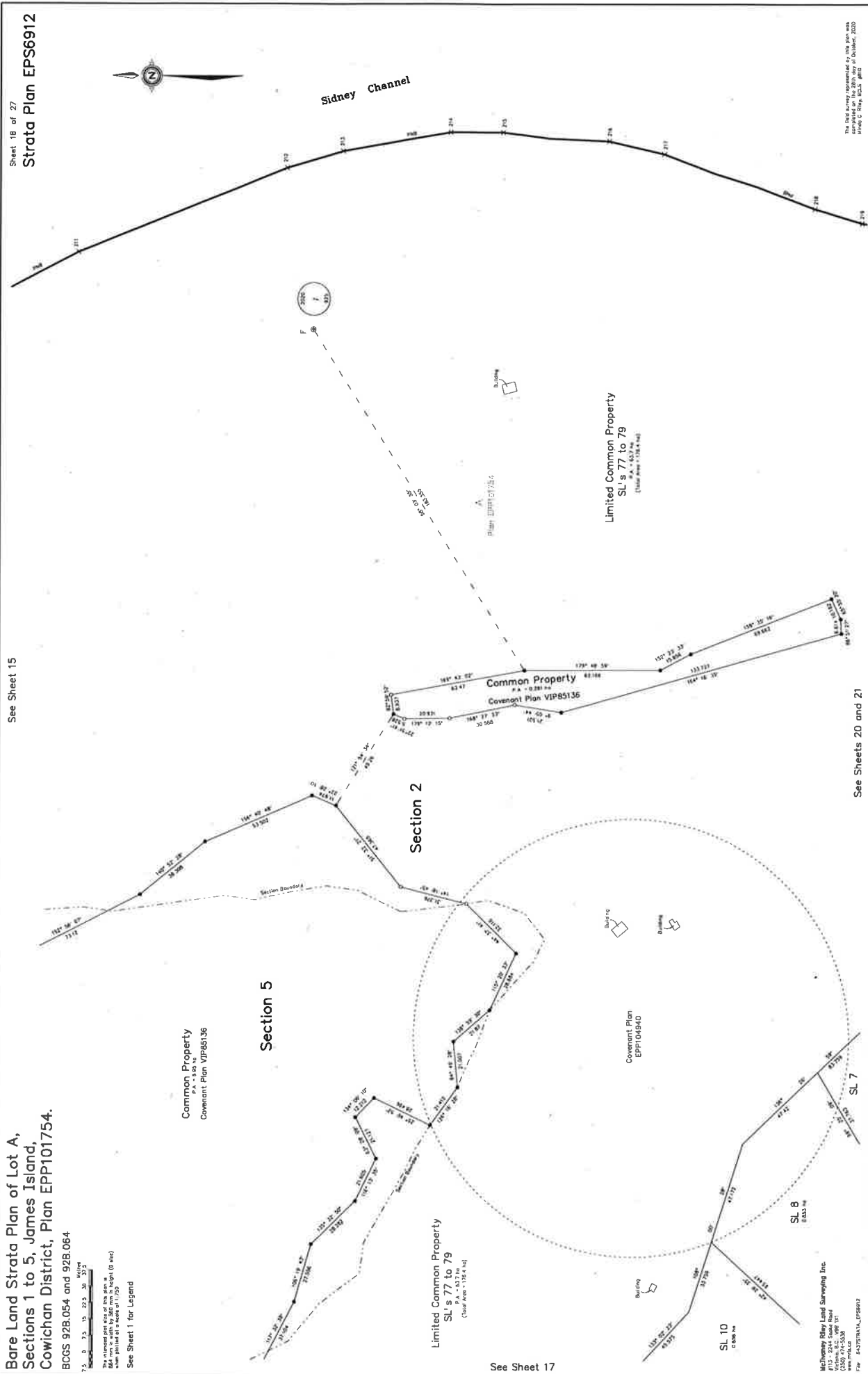
Covenant Plan
EPP104940

McKenzie Bay Land Surveying Inc.
113 - 2844 Oak Road
Victoria, B.C. V8N 3K1
Phone: 251-1234
Fax: 251-1235
www.mbsi.ca

See Sheet 17

See Sheets 20 and 21

The map is a representation of the plan as
shown on the map of the plan as
shown on the map of the plan as
shown on the map of the plan as



Section 2

Covenant Plan
EPP104940

See Sheet 17

Section 1

LCP
SL's 77 to 79
P.A. = 12.3 mg

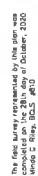
See Sheets 23 and 24

See Sheet 17

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.
BCGS 92B.054 and 92B.064

The intended plot size of this plan is 854 mm in width by 563 mm in height (D size) when plotted at a scale of 1:750

McIlwain Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V8B 1X1
(250) 474-5538
www.mri.ca



See Sheet 24

**Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.**

BCOS 928.054 and 928.064

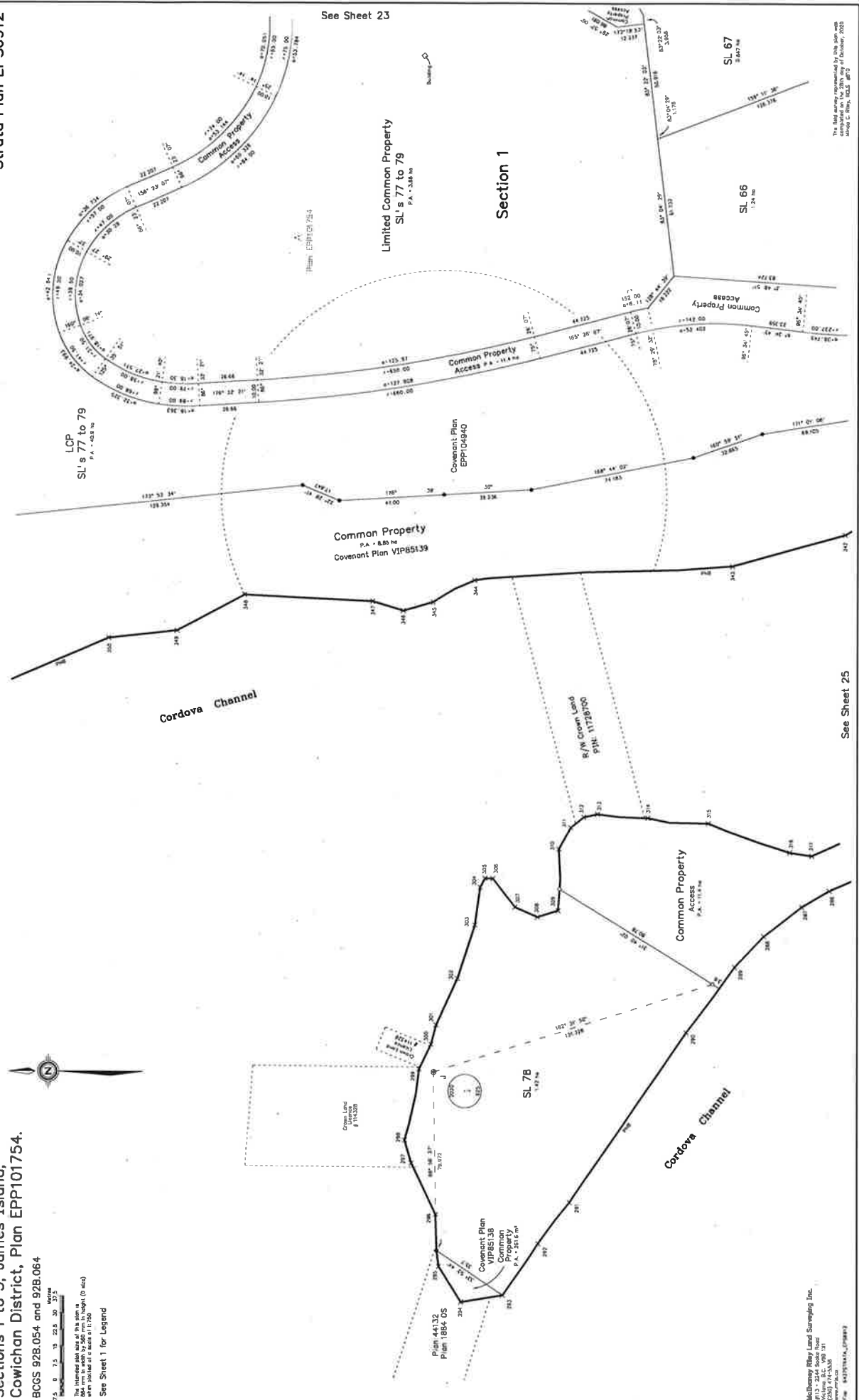
The intended plan area of this plan is shown in red. The plan area shown in red is the area of the plan when printed at a scale of 1:1000.

See Sheet 1 for Legend

See Sheet 19

Sheet 22 of 27

Strata Plan EPS6912



The boundaries shown on this plan are based on the survey data provided by the owner of the land and are not to be used for any other purpose without the written consent of the owner.

McIntyre Bay Land Surveying Inc.
#113 - 2444 Sooke Road
Sooke BC V9C 2S9
250.635.5300
www.mbsi.ca
File: EPS6912_19_0000.dwg

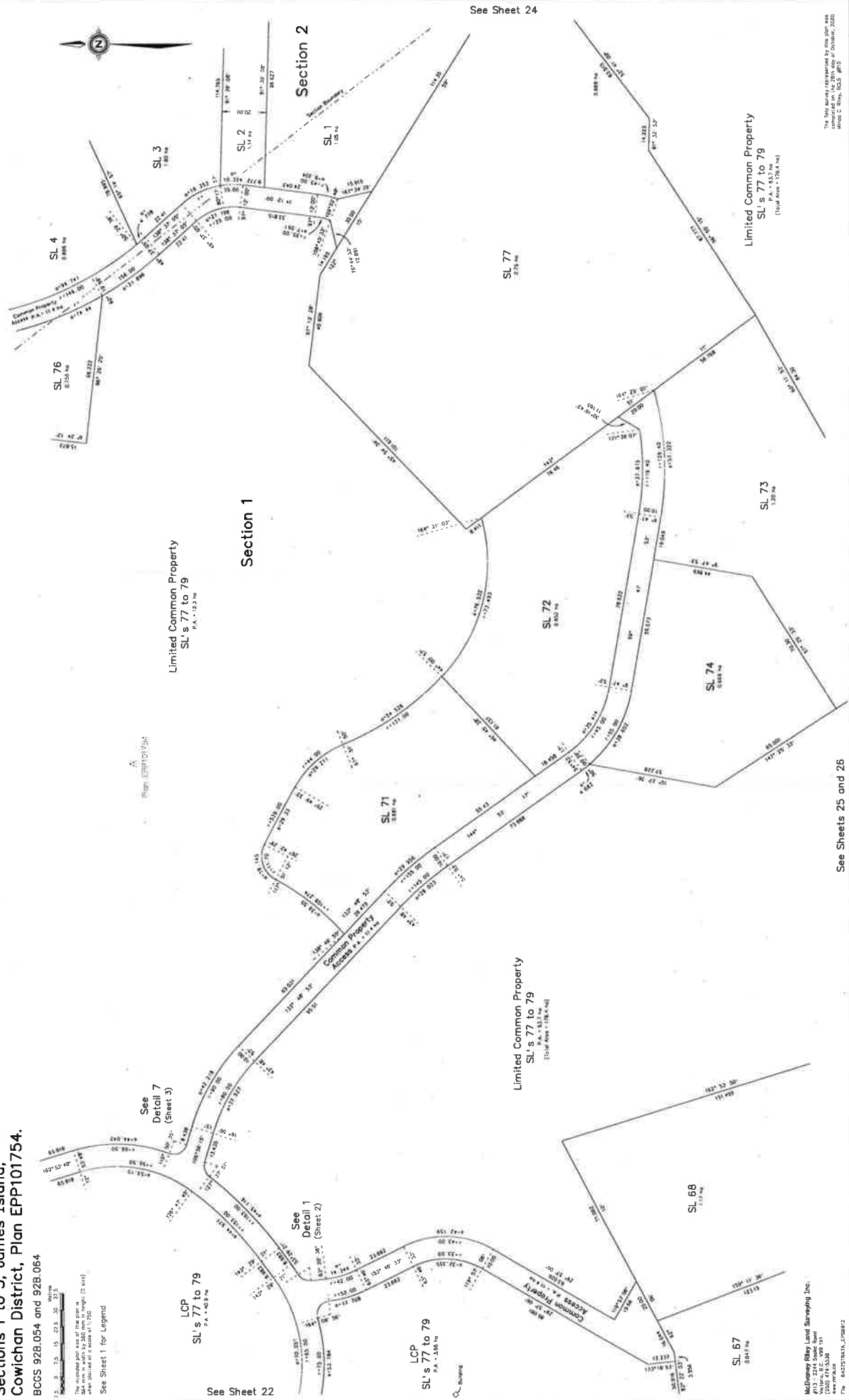
Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.

BCGS 928.054 and 928.064

The strata plan rate of this plan is

and is subject to the provisions of the

See Sheet 1 for Legend



The strata plan rate of this plan is

and is subject to the provisions of the

See Sheet 1 for Legend

See Sheet 24

See Sheet 25 and 26

See Sheet 27

See Sheet 28

See Sheet 29

See Sheet 30

See Sheet 31

See Sheet 32

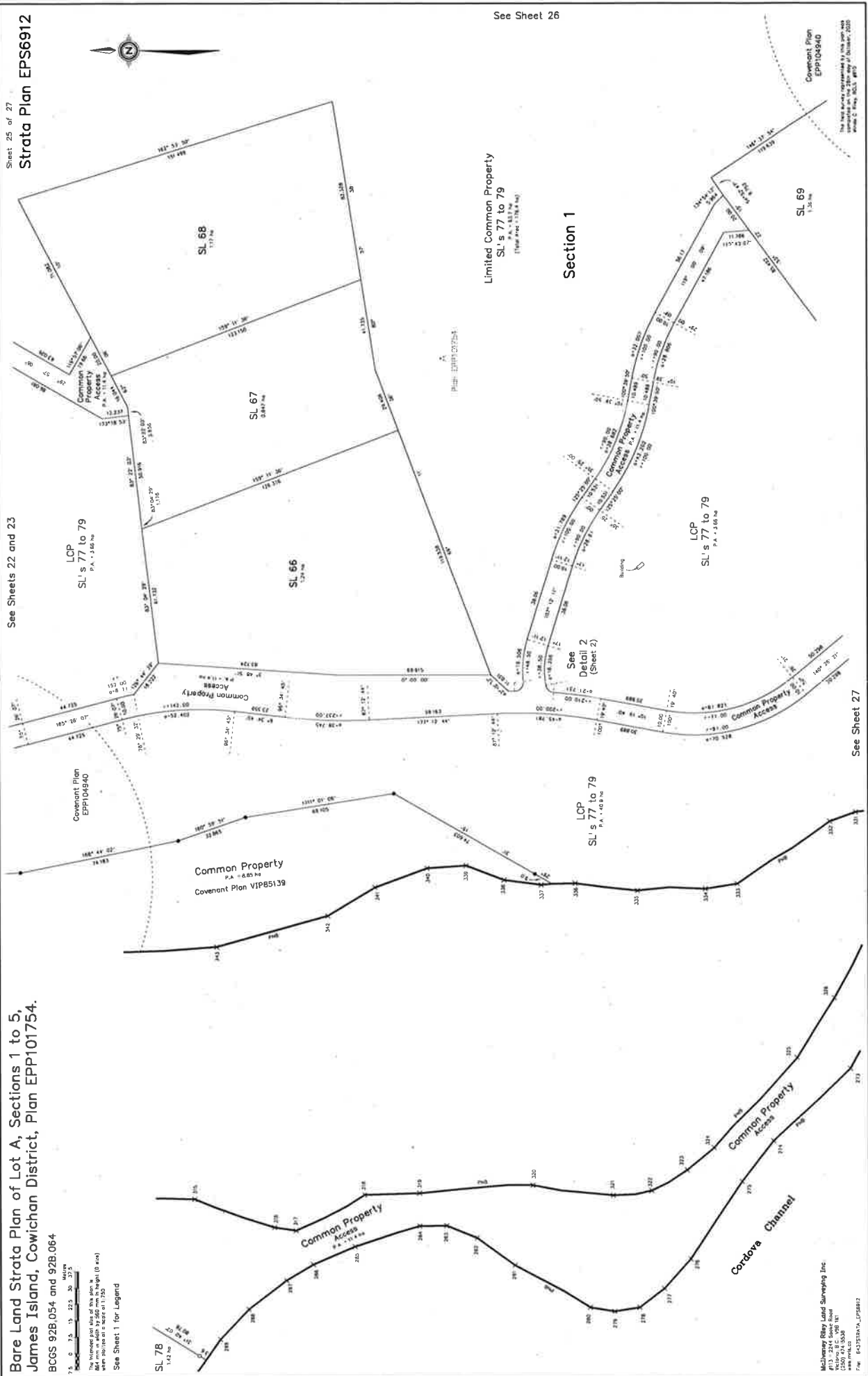
See Sheet 33

See Sheet 34

See Sheets 22 and 23

Bare Land Strata Plan of Lot A, Sections 1 to 5,
James Island, Cowichan District, Plan EPP101754.
BCGS 928.054 and 928.064

7.5 0 7.5 15 22.5 30 37.5
Metres
The horizontal distance of this plan
shall not be more than 500 mm in length (0 m/s)
when printed at a scale of 1:750
See Sheet 1 for Legend



**Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.**

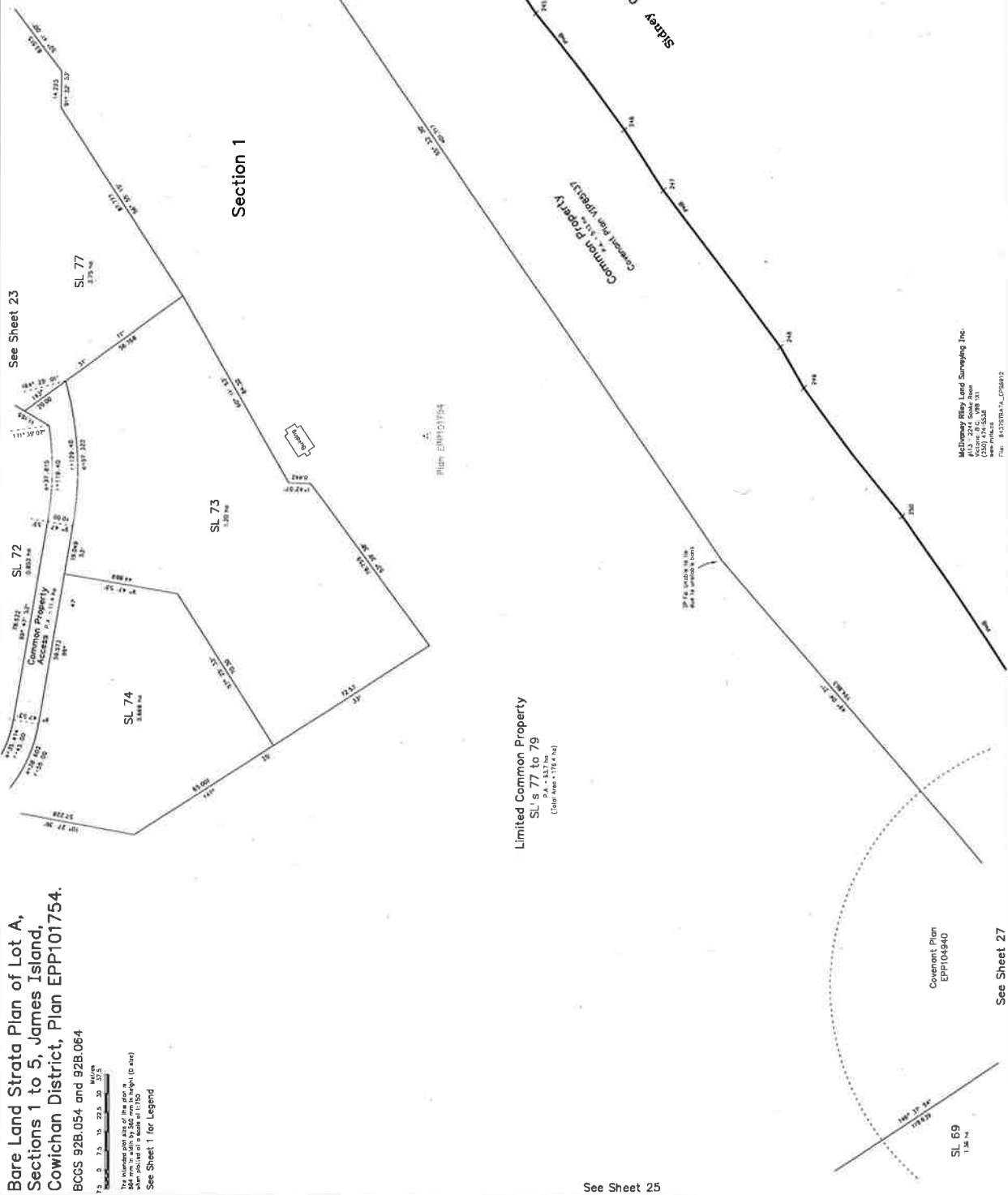
BCCS 92B.054 and 92B.064

The intended plan area of the plan is shown in the legend. The plan area is shown in the legend. The plan area is shown in the legend.

See Sheet 1 for Legend

See Sheet 23

Sheet 26 of 27
Strata Plan EPS6912



The field survey was conducted in the year 2020
by the surveyor, registered in the year 2020
under the name of the surveyor, registered in the year 2020

McKenney Riley Land Surveying Inc.
Professional Land Surveyor
Vancouver, B.C. V6B 1K1
www.mrsls.com

File: S:\2025\1754_LPS6912

See Sheet 27

See Sheet 25

Bare Land Strata Plan of Lot A,
Sections 1 to 5, James Island,
Cowichan District, Plan EPP101754.

BCGS 928.054 and 928.064

The intended plan size of this plan is
A4 (297 mm x 210 mm) (D 414)
and may be reduced to A5 (210 mm x 148 mm) (D 415)

See Sheet 1 for Legend

