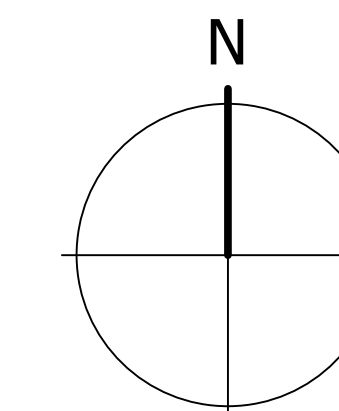


# SCHEDULE A - PLA PLAN



SCALE 1:1500  
0 20 40 60 80 100 120 140 160 METERS

**CITY OF NANAIMO**  
**PRELIMINARY LAYOUT ASSESSMENT**

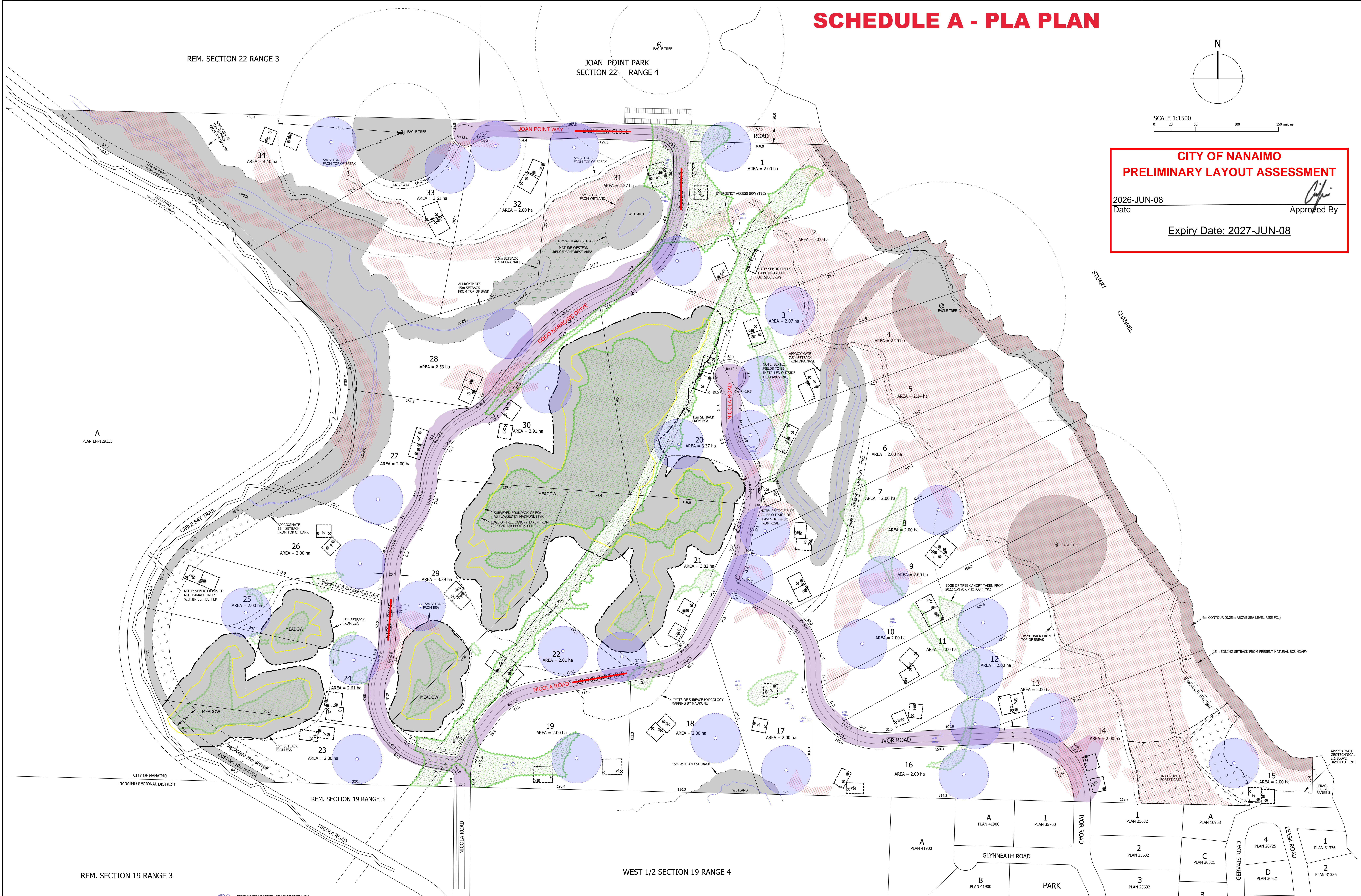
2026-JUN-08  
Date

*[Signature]*  
Approved By

Expiry Date: 2027-JUN-08

REM. SECTION 22 RANGE 3

JOAN POINT PARK  
SECTION 22 RANGE 4



A  
PLAN EPP129133

REM. SECTION 19 RANGE 3

REM. SECTION 19 RANGE 3

WEST 1/2 SECTION 19 RANGE 4

**SITE STATISTICS**

**LEGAL DESCRIPTION OF PARENT PARCELS:**

- SECTION 20, RANGE 3, CEDAR DISTRICT, EXCEPT THAT PART IN PLAN VIP59192 AND PLAN EPP129133
- SECTION 21, RANGE 3, CEDAR DISTRICT EXCEPT THE WESTERLY 10 CHAINS AND EXCEPT THOSE PARTS IN PLANS VIP59192 AND VIP65621
- SECTION 20, RANGE 4, CEDAR DISTRICT
- SECTION 21, RANGE 4, CEDAR DISTRICT

**NOTES:**

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

CONTOURS ARE DERIVED FROM 2009 CITY OF NANAIMO LIDAR DATA. CONTOURS SHOWN ARE 1m INTERVAL.

AIR PHOTOS USED ARE CITY OF NANAIMO 2024 ORTHOPHOTOS.

EXISTING LAND USE ZONE: A1

**AREA NOTES:**

TOTAL AREA OF SUBJECT LANDS = 84.49 ha. (208.8 acres)

APPROXIMATE AREA OF EXISTING CLEARINGS = 9.7 ha. (24.0 acres)

EXISTING TREE CANOPY AREA = 74.8 ha. (184.8 acres)

20% OF EXISTING TREE CANOPY AREA REQUIRED FOR RETENTION BY BYLAW = 14.96 ha. (37.0 acres)

PROPOSED TREE RETENTION AREAS (ESA AREAS, TREE RETENTION AREAS, SETBACKS AND PERIMETER BUFFERS) = 25.6 ha. (63.3 acres)

AREA OF EXISTING CLEARINGS AND WETLANDS WITHIN NO-DISTURBANCE AREAS = 4.4 ha. (10.9 acres)

PROPOSED TREE RETENTION AREAS EXCLUDING EXISTING CLEARINGS = 21.2 ha. (52.4 acres)

PROPOSED TREE RETENTION AREAS = 28% OF TREE CANOPY AREA

**LEGEND:**

- ABO WELL: APPROXIMATE LOCATION OF ABANDONED WELL
- WELL: APPROXIMATE PROPOSED LOCATION OF NEW WELL TO BE DRILLED (RADIUS OF HATCHED CIRCLE = 30m)
- SEPTIC FIELD: SURVEYED LOCATION OF SEPTIC FIELD TEST PIT; SURVEYED LOCATION OF SEPTIC FIELD PERCOLATION TEST HOLE; PRELIMINARY PROPOSED SEPTIC FIELD - TO BE REFINED DURING SUBDIVISION CONSTRUCTION; NOTE: FINAL SEPTIC FIELD WILL BE BASED ON HOUSE CONSTRUCTION
- PROPOSED ROAD CONSTRUCTION LIMITS (45.74 ha.)
- PROPOSED NO TREE REMOVAL AREA TO BE RETAINED (41.8 ha.)
- MATURE WESTERN REDCEDAR FOREST AREA TO BE RETAINED (40.6 ha.)
- PROPOSED NO DISTURBANCE AREAS
- EXISTING CLEARINGS BASED ON EDGE OF TREE CANOPY TAKEN FROM 2022 COGN AIR PHOTOS.
- TERRAIN AT 30% SLOPE OR GREATER

NO.	DATE	REVISION
05	JULY 10, 2024	REVISE EAST ROAD, LOT AREA FOR LOTS 1 TO 6, 20, 26, 30 & 31
06	MARCH 4, 2025	UPDATE ROAD ENGINEERING DETAILS
07	MARCH 27, 2025	ADDED SURVEYED SEPTIC FIELD TEST PIT LOCATIONS & SEPTIC FIELD NOTES
08	AUGUST 22, 2025	ADDED WELLS, ADDED ROAD ACCESS TO WATER, REVISED LOTS
09	MARCH 23, 2026	REVISIONS TO LOT BOUNDARIES, MEADOW WATERSHED, AND WELL LOCATIONS

**PROJECT:** 960, 1170, 1260 & 1270 PHOENIX WAY

**CLIENT:** CABLE BAY ESTATES LTD.

**DRAWING:** PRELIMINARY LAYOUT APPROVAL

**SCALE:** 1:1500

**DRAWN:** CH

**FILE:** 22072-2 PLA

**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS  
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