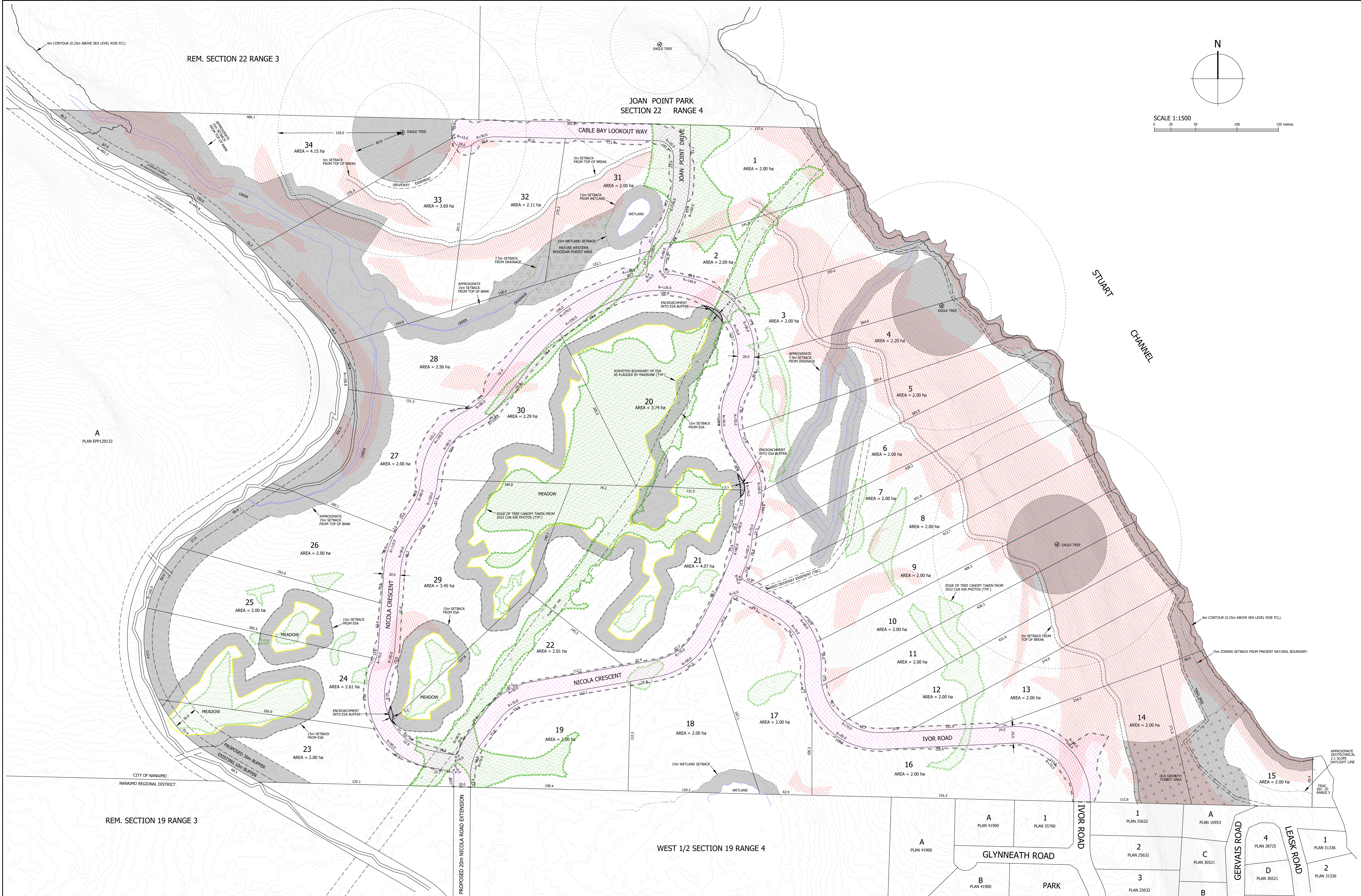


SCALE 1:1500  
0 20 50 100 150 metres

REM. SECTION 22 RANGE 3

JOAN POINT PARK  
SECTION 22 RANGE 4



A  
PLAN EPP129133

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 VPS9192 AND PLAN EPP129133 (NOT REGISTERED YET)
- SECTION 21, RANGE 3, CEDAR DISTRICT EXCEPT THE WESTERLY 10 CHAINS AND EXCEPT THOSE PARTS IN PLANS VPS9192 AND VPS6621
- 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 2022 ORTHOPHOTOS.

EXISTING LAND USE ZONE: AR1

**AREA NOTES:**

TOTAL AREA OF SUBJECT LANDS = 94.49 ha. (236.8 acres)

APPROXIMATE AREA OF EXISTING CLEARINGS = 9.65 ha. (23.8 acres)

EXISTING TREE CANOPY AREA = 74.84 ha. (185.0 acres)

20% OF EXISTING TREE CANOPY AREA REQUIRED FOR RETENTION BY BYLAW = 14.97 ha. (37.0 acres)

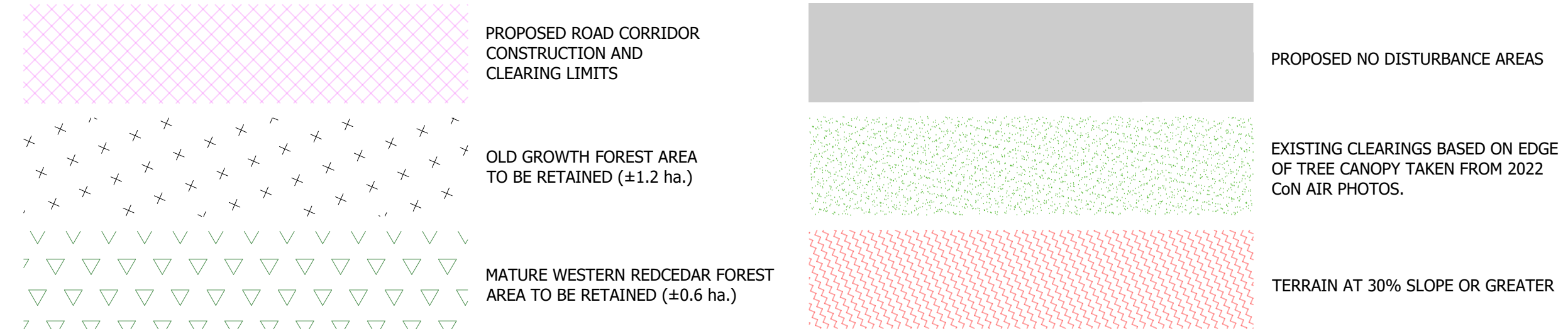
PROPOSED NO-DISTURBANCE AREAS (ESA AREAS AND SETBACKS AND PERIMETER BUFFERS) = 27.04 ha. (66.8 acres)

AREA OF EXISTING CLEARINGS WITH NO-DISTURBANCE AREAS = 4.82 ha. (11.9 acres)

PROPOSED TREE RETENTION AREAS (NO-DISTURBANCE AREAS EXCLUSIVE OF EXISTING CLEARINGS) = 22.22 ha. (54.9 acres)

PROPOSED TREE CLEARING AREAS = 30% OF TREE CANOPY AREA

PROPOSED AREA OF TREE CLEARING = 6.93 ha. (17.1 acres) (9.25% OF EXISTING TREE CANOPY)



NO.	DATE	REVISION
00	JULY 14, 2023	FIRST ISSUE
01	OCTOBER 20, 2023	ADDED ADDITIONAL INFORMATION (ARCH SITES, 30% SLOPE AREAS, GEOTECH INFORMATION)
02	NOVEMBER 17, 2023	UPDATE MEADOW ESA AREAS & BUFFERS, REVISE LOT BOUNDARIES AND AREAS
03	DECEMBER 6, 2023	ADD ESA AREA, REVISE LOT AND ROAD BOUNDARIES & AREAS, ADD CLEARING LIMITS

**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

**RECEIVED**  
2023-DEC-20  
SUBDIVISION SECTION

**WILLIAMSON & ASSOCIATES**  
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