



FW: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

From Email - planning@srd.ca <planning@srd.ca>

Date Tue 8/26/2025 10:16 AM

To Meredith Starkey <mstarkey@srd.ca>

Hi Meredith,

Please advise on this one?

Annie Girdler
Land Use Planner II

From: Alex Baildham [REDACTED]

Sent: August 25, 2025 11:04 AM

To: Email - planning@srd.ca <planning@srd.ca>

Cc: Email - preparedness@strathconard.ca <preparedness@srd.ca>

Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

**** NOTICE:** This email is from an external source. **

Good morning,

I sent the below email on August 17 regarding urgent access and public safety concerns in Owen Bay. I haven't received a reply yet and wanted to confirm it reached the right staff. Could you please advise on next steps, or connect me with the appropriate person/department

Alex Baildham

On Sun, Aug 17, 2025 at 4:08 PM Alex Baildham [REDACTED] wrote:

Dear SRD Planning & Community Services Department,

I am a waterfront property owner and a member of the Strata plan VIS5756 (Lot A) located in Owen Bay, Sonora Island. I am writing to raise an urgent concern regarding access to both the government dock/emergency roadway water access.

Currently, our strata has no road access because the strata properties to our south (VIP26577) and a freehold to the north are blocking passage along the roadway to get to the water (both government dock to the south and barge landings to north and south). This has created a situation where we have no legal or physical means to move equipment, vehicles, or property off our lot. More critically, in the event of a fire or emergency, fire services or other emergency responders would have no way to bring services or equipment to our property or the other 3 properties in our strata. This poses a significant risk to residents, neighbouring properties, and community safety.

In addition, access to the government dock at Owen bay is also being restricted between our strata and the dock. Despite a useable roadway and the dock being intended for community

use. We believe this may conflict with the public purpose of the dock and further exacerbates the problem of being effectively landlocked.

I would respectfully request SRD's clarification and assistance on the following:

1. Roadway and emergency access – What requirements exist under subdivision approvals and the Strata Property Act to ensure legal roadway and emergency access for our strata? Is it lawful for neighbouring stratas to block essential access in this manner?
2. Dock access – Does SRD hold jurisdiction over this government dock, and if so, what public access rights are recognized?
3. Public safety measures – Given the fire and emergency access concerns, what immediate steps can SRD take to address this issue? For example, enforcing existing statutory rights-of-way, or initiating planning remedies to restore safe access.
4. Next steps – If no formal access currently exists, what options are available for SRD to secure or designate roadway and dock access, either through negotiation with the strata owners or statutory means?

This situation goes beyond a private dispute, as it presents a serious public safety hazard and undermines the intended community use of government infrastructure & legal strata requirements from my knowledge.

We would be happy to set up a teams meeting to go over maps, details of the situation, property documents, and a record of the access issues to better explain the situation.

I am available this week Monday, Tuesday and Friday.

Thank you very much for your attention to this urgent matter, and I look forward to your guidance on how SRD can assist in resolving this.

Sincerely,

Alex Baildham

From: [Shaun Koopman](#)
To: [Alex Baidham](#)
Cc: [Meredith Starkey](#)
Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.
Date: September 5, 2025 6:34:26 PM
Attachments: [image001.png](#)

Hi Alex

Meredith's recommended path on raising these community concerns with the Ministry is your path forward. From an emergency services perspective I can provide the following additional details while acknowledging that neither offer the immediate solution you are hoping for.

If an evacuation order is issued the SRD gains the following temporary powers
<https://agenda.strathconard.ca/SRDAttachments/SRDBoard/Open/BRD/21-Aug-24/20240816-Declaring-a-State-of-Local-Emergency.PDF>

If there was a SRD administered fire service in the area the Local Government Act permits powers to be bestowed to a Fire Chief such as from CVRD

https://www.comoxvalleyrd.ca/sites/default/files/2022-08/bylaw_280_cvrdfireservicesadministration_consolidated.pdf

Get [Outlook for iOS](#)

From: Alex Baidham [REDACTED]
Sent: Friday, September 5, 2025 11:15:05 AM
To: Shaun Koopman <SKoopman@srd.ca>
Cc: Meredith Starkey <mstarkey@srd.ca>
Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

NOTICE: This email is from an external source.

Hi Shaun,

I'm following up regarding an urgent **public safety issue** affecting both our strata (4 lots) and the neighbouring strata between us and the community dock/barge landing in Owen Bay.

That neighbouring strata has a **shared roadway(undefined)** which provides access from our lots to the dock. A couple of owners in that strata have recently used machinery to **illegally block the road**, despite the fact that not all owners consented to this action.

This blockage not only denies our strata safe and reliable access, but also poses a **serious safety risk for the neighbouring strata's own lots**. If emergency services were required for fire, medical, or evacuation, access to multiple properties would be prevented.

Could SRD Emergency Services provide guidance on:

- What immediate steps can be taken to ensure the roadway is kept clear for emergency response;
- Whether SRD or emergency services can intervene directly in situations where essential access is obstructed;
- How best to document and escalate this matter so it receives urgent attention.

We believe this issue goes beyond a civil dispute and requires **public safety intervention**.

Thank you for your support on this matter.

Best regards,

Alex Baildham

On Fri, Sep 5, 2025 at 9:34 AM Meredith Starkey <mstarkey@srd.ca> wrote:

Hi Alex,

Happy to provide some answers to your questions...

1. Roadway and emergency access – What requirements exist under subdivision approvals and the Strata Property Act to ensure legal roadway and emergency access for our strata? Is it lawful for neighbouring stratas to block essential access in this manner.
 - a. In regional districts, subdivisions are under the authority of the Ministry of Transportation and Transit (MoTT). The Ministry is better suited to articulate their requirements for approval. Generally, legal access to roadways is part of that; however, this is not always the case, as the Ministry has and will sometimes approve boat access only subdivisions. The Strata Property Act does not regulate subdivision approval requirements, rather this falls under the Land Title Act, see [Section 75](#).
 - b. Road Right-of-Ways (RRWs) are public access. MoTT has the authority to enforce that public access.
2. Dock access – Does SRD hold jurisdiction over this government dock, and if so, what public access rights are recognized?
 - a. The SRD holds a tenure over the dock itself, but not over the road RRW leading to it. The dock is public access, as is the RRW leading to it.

3. Public safety measures – Given the fire and emergency access concerns, what immediate steps can SRD take to address this issue? For example, enforcing existing statutory rights-of-way, or initiating planning remedies to restore safe access.
 - a. As roadways are MoTT jurisdiction, the SRD is limited to an advocacy position. As I mentioned, I have relayed your concerns to the Ministry, though neither of us have received a response to date. As such, I am unable to provide a direct contact or file number related to this concern. To follow-up with them directly, please contact their Development Services division through their Courtenay office at 250-334-6951 or DevelopmentServices.Courtenay@gov.bc.ca.
4. Next steps – If no formal access currently exists, what options are available for SRD to secure or designate roadway and dock access, either through negotiation with the strata owners or statutory means?
 - a. This question is best directed to the Ministry. If no legal access currently exists (connecting your strata to the existing RRW), your strata would likely need to dedicate a portion of your lots to serve this need, and may be responsible for the cost of developing and maintaining a “strata road”. Again, this is not something the SRD has a role in, so I am not sure what recommendations or requirements the Ministry may have.

As your concern relates to emergency response, I’ve cc’d our Manager of Emergency Services (Shaun Koopman) who may be able to support from that angle.

Hope that helps!

Meredith

From: Alex Baildham [REDACTED]
Sent: September 4, 2025 2:12 PM
To: Meredith Starkey <mstarkey@srd.ca>
Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

NOTICE: This email is from an external source.

Hi Meredith,

Thank you for your message on August 27. You noted you'd provide a fulsome response on Tuesday, September 2, and that you forwarded the matter to the Ministry of Transportation and Transit (MoTT). As of Thursday, September 4, I haven't received an update from SRD or MoTT.

Given the public safety implications (emergency response access and government dock access), could you please:

1. Share SRD's initial position on the four questions in my August 17 email.
2. Provide MoTT's file/reference number and a contact name/email so I can follow up in parallel.
3. Confirm the status of the RRW/access review and any interim measures SRD recommends to mitigate risk.
4. Propose times for a brief Teams meeting early next week.. I'm available Mon, Sept 8 and Tue, Sept 9 between 09:00-12:00 or 14:00-16:00 PT.

Thanks very much,

Alex Baildham
Lot A, Strata VIS5756 (Owen Bay)

On Wed, Aug 27, 2025 at 4:43 PM Meredith Starkey <mstarkey@srd.ca> wrote:

Hi Alex,

Thank you for raising this concern, and my apologies for the delayed response. You have some great questions in your email and I will provide a more fulsome response when I am back in the office on Tuesday, but wanted to let you know that I've forwarded this to the Ministry of Transportation and Transit (MoTT) who has authority over the road right-of-ways (RRW) and is the party responsible for ensuring clear access to them. They may reach out to you directly, but I will follow-up with them if I don't hear back.

Thank you,

Meredith

Meredith Starkey (she /her)

Manager, Planning and Parks



Strathcona Regional District

990 Cedar St. Campbell River, BC V9W 7Z8

T: [778-346-9143](tel:778-346-9143) | C: [250-203-1828](tel:250-203-1828)

E: mstarkey@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwíldaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](https://www.facebook.com/strathconard) | [Instagram](https://www.instagram.com/strathconard) | [YouTube](https://www.youtube.com/strathconard)

From: Alex Baildham [REDACTED]

Sent: August 25, 2025 11:04 AM

To: Email - planning@srd.ca <planning@srd.ca>

Cc: Email - preparedness@strathconard.ca <preparedness@srd.ca>

Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

NOTICE: This email is from an external source.

Good morning,

I sent the below email on August 17 regarding urgent access and public safety concerns in Owen Bay. I haven't received a reply yet and wanted to confirm it reached the right staff. Could you please advise on next steps, or connect me with the appropriate person/department

Alex Baildham

On Sun, Aug 17, 2025 at 4:08 PM Alex Baildham [REDACTED] wrote:

Dear SRD Planning & Community Services Department,

I am a waterfront property owner and a member of the Strata plan VIS5756 (Lot A) located in Owen Bay, Sonora Island. I am writing to raise an urgent concern regarding access to both the government dock/emergency roadway water access.

Currently, our strata has no road access because the strata properties to our south (VIP26577) and a freehold to the north are blocking passage along the roadway to get to the water (both government dock to the south and barge landings to north and south). This has created a situation where we have no legal or physical means to move equipment, vehicles, or property off our lot. More critically, in the event of a fire or emergency, fire services or other emergency responders would have no way to bring services or equipment to our property or the other 3 properties in our strata. This poses a significant risk to residents, neighbouring properties, and community safety.

In addition, access to the government dock at Owen bay is also being restricted between our strata and the dock. Despite a useable roadway and the dock being intended for community use. We believe this may conflict with the public purpose of the dock and further exacerbates the problem of being effectively landlocked.

I would respectfully request SRD's clarification and assistance on the following:

1. Roadway and emergency access – What requirements exist under subdivision approvals and the Strata Property Act to ensure legal roadway and emergency access for our strata? Is it lawful for neighbouring stratas to block essential access in this manner?

2. Dock access – Does SRD hold jurisdiction over this government dock, and if so, what public access rights are recognized?

3. Public safety measures – Given the fire and emergency access concerns, what immediate steps can SRD take to address this issue? For example, enforcing existing statutory rights-of-way, or initiating planning remedies to restore safe access.

4. Next steps – If no formal access currently exists, what options are available for SRD to secure or designate roadway and dock access, either through negotiation with the strata owners or statutory means?

This situation goes beyond a private dispute, as it presents a serious public safety hazard and undermines the intended community use of government infrastructure & legal strata requirements from my knowledge.

We would be happy to set up a teams meeting to go over maps, details of the situation, property documents, and a record of the access issues to better explain the situation.

I am available this week Monday, Tuesday and Friday.

Thank you very much for your attention to this urgent matter, and I look forward to your guidance on how SRD can assist in resolving this.

Sincerely,

Alex Baildham

From: [Meredith Starkey](#)
To: [Cousens, Ashley TT:EX](#)
Subject: FW: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.
Date: August 27, 2025 4:39:00 PM

Hi Ashley,

Thanks so much for meeting with us this afternoon! Super helpful.

As I noted, we received this concern about encroachment on the RRW access to the SRD managed wharf at Owen Bay. There's a bunch of questions for the SRD in there, and I'll follow-up to answer those, but wanted to quickly share before I'm off 'til Tuesday! For reference, the SRD tenure is only over water area of our wharf and not the road access. Happy to answer any questions you may have when I'm back in the office.

Thanks!
Meredith

From: Alex Baildham [REDACTED]
Sent: August 25, 2025 11:04 AM
To: Email - planning@srd.ca <planning@srd.ca>
Cc: Email - preparedness@strathconard.ca <preparedness@srd.ca>
Subject: Re: Urgent Concern – Blocked Access to Government Dock, Barge Landing and Strata Roadway.

NOTICE: This email is from an external source.

Good morning,

I sent the below email on August 17 regarding urgent access and public safety concerns in Owen Bay. I haven't received a reply yet and wanted to confirm it reached the right staff. Could you please advise on next steps, or connect me with the appropriate person/department

Alex Baildham

On Sun, Aug 17, 2025 at 4:08 PM Alex Baildham [REDACTED] wrote:

Dear SRD Planning & Community Services Department,

I am a waterfront property owner and a member of the Strata plan VIS5756 (Lot A) located in Owen Bay, Sonora Island. I am writing to raise an urgent concern regarding access to both the government dock/emergency roadway water access.

Currently, our strata has no road access because the strata properties to our south (VIP26577) and a freehold to the north are blocking passage along the roadway to get to the water (both government dock to the south and barge landings to north and south). This has created a situation where we have no legal or physical means to move equipment, vehicles, or property off our lot. More critically, in the event of a fire or emergency, fire services or other emergency responders would have no way to bring services or equipment to our property or the other 3 properties in our strata. This poses a significant risk to residents, neighbouring properties, and community safety.

In addition, access to the government dock at Owen bay is also being restricted between our strata and the dock. Despite a useable roadway and the dock being intended for community use. We believe this may conflict with the public purpose of the dock and further exacerbates the problem of being effectively landlocked.

I would respectfully request SRD's clarification and assistance on the following:

1. Roadway and emergency access – What requirements exist under subdivision approvals and the Strata Property Act to ensure legal roadway and emergency access for our strata? Is it lawful for neighbouring stratas to block essential access in this manner?
2. Dock access – Does SRD hold jurisdiction over this government dock, and if so, what public access rights are recognized?
3. Public safety measures – Given the fire and emergency access concerns, what immediate steps can SRD take to address this issue? For example, enforcing existing statutory rights-of-way, or initiating planning remedies to restore safe access.
4. Next steps – If no formal access currently exists, what options are available for SRD to secure or designate roadway and dock access, either through negotiation with the strata owners or statutory means?

This situation goes beyond a private dispute, as it presents a serious public safety hazard and undermines the intended community use of government infrastructure & legal strata requirements from my knowledge.

We would be happy to set up a teams meeting to go over maps, details of the situation, property documents, and a record of the access issues to better explain the situation.

I am available this week Monday, Tuesday and Friday.

Thank you very much for your attention to this urgent matter, and I look forward to your guidance on how SRD can assist in resolving this.

Sincerely,

Alex Baildham

From: [Email - planning@srd.ca](mailto:Email-planning@srd.ca)
To: [Meredith Starkey](#)
Subject: Fw: Owen Bay
Date: May 14, 2026 1:52:50 PM

Regarding lot [REDACTED]

Annie Girdler
Land Use Planner II

From: frank converse [REDACTED]
Sent: Wednesday, May 6, 2026 7:27 PM
To: Email - planning@srd.ca <planning@srd.ca>
Subject: Owen Bay

**** NOTICE:** This email is from an external source.**

Hello,

It has come to my attention - very late in the process - that the unauthorized road building through my property and adjoining properties has continued after I explicitly said I would not allow it.

If I understand correctly there is a proposition before your committee to extend this road building toward the Gov't dock and towards Hyacinth lake.

First of all this work has been done without various landowners permission and it would seem to me illegally. I can't see what grounds there would be to permit any further degradation of our land and feel this whole process was started to further one persons goal of allowing him access to entertain clients of his business.

Also, there has been talk of a proposed change of zoning from recreational to mixed use. I strongly oppose any consideration of that change.

Thank you for your consideration of these points even at this late date.

Frank Converse
Strata Lot D Owen Bay
[REDACTED]



Reply Attention: Laura Ogden
Email: ogden@crlawyers.ca

Legal Assistant: Lisa Masters
Email: masters@crlawyers.ca

Our File No. 66,479
May 6, 2026

Strathcona Regional District – Planning Services
Area C OCP Project Team
990 Cedar Street
Campbell River, BC
V9W 7Z8

Via email: planning@srd.ca

AND TO:

Strathcona Regional District Board of Directors
c/o Corporate Officer
990 Cedar Street
Campbell River, BC
V9W 7Z8

Via email: corporate@srd.ca

Dear Chair and Members of the Board, and Planning Staff:

RE: Area C Official Community Plan – Opposition to Any Road Access or Public Use of Lot 63, PLAN VIP26577, DISTRICT LOT 1094, SAYWARD LAND DISTRICT (“Lot 63”)

We act for two of the four registered owners of five lots in Owen Bay on Sonora Island, each of which carries a 1/5 undivided interest in Lot 63. Our clients collectively hold a 3/5 undivided interest. We write in response to the Official Community Plan (“OCP”) process and, in particular, the discussion reflected in the March 3 meeting minutes concerning historic subdivision challenges in the Outer Discovery Islands and perceived road access issues in Owen Bay.

Our clients are aware of suggestions that Lot 63 could serve as a corridor to connect neighbouring properties to the government wharf. They are firmly opposed to any such proposal and request that the Strathcona Regional District (“SRD”) reject and discontinue any policy direction that would enable or encourage this outcome.

■ **Campbell River**

906 Island Hwy.
Campbell River, BC V9W 2C3
reception@crlawyers.ca
250-287-8355
250-287-8375 (fax)

■ **Comox**

1779 Comox Avenue,
Comox, BC V9M 3L9
receptioncomox@crlawyers.ca
250-339-7977
250-339-3318 (fax)

■ **Courtenay**

Unit 4 - 350 17th Street,
Courtenay BC V9N 1Y4
receptioncv@crlawyers.ca
250-871-4001
778-225-0622 (fax)

■ **Parksville**

PO Box 454 - 191 Jensen Ave. E #101
Parksville, BC V9P 2G6
receptionparksville@crlawyers.ca
250-954-1445
250-954-1430 (fax)

■ **Ucluelet**

PO Box 9 - 1566 Peninsula Rd.,
Ucluelet, BC V0R 3A0
receptionucluelet@crlawyers.ca
866-577-8114
778-942-0660 (fax)

Lot 63 is private property comprised of five lots held by four individual owners. It has never been dedicated, licensed, or encumbered for public or shared roadway use. Past unauthorized access by neighbouring landowners was formally addressed through legal correspondence, including a cease-and-desist demand, and physical measures were implemented to prevent further trespass. Any renewed effort, whether direct or indirect, to establish access over Lot 63 would constitute an unjustified interference with established property rights.

The subdivision to the north of Lot 63 was developed and sold in between 2004 and 2005 as a **water-access-only community**. The developer did not obtain, or attempt to obtain, any access rights over Lot 63 to connect to the government wharf. This was a fundamental characteristic of the subdivision and formed part of the basis upon which properties were marketed and purchased. It would be inequitable and legally improper to retroactively impose access obligations on unrelated landowners to remedy a design decision made by the original developer.

In the summer of 2023, a neighbouring landowner unilaterally undertook excavation work, including the use of heavy equipment to break rock and attempt to establish a roadway connection between Lot 63 and the subdivision. These actions were carried out without the knowledge or consent of our clients and in disregard of their property rights. Since 2024, our clients understand that a commercial business has been operating from Strata Lot A within the neighbouring subdivision. Neither these unauthorized works nor subsequent commercial activity can form a legitimate basis for planning consideration or policy direction, nor should they be relied upon to justify or advance any proposal for formalized road access.

There is no lawful basis to compel our clients to provide access. Any attempt to do so, whether through OCP policy, zoning measures, or otherwise, would raise serious concerns, including de facto expropriation without compensation and unlawful interference with private property. The OCP process should not be used as a mechanism to indirectly achieve outcomes that cannot be lawfully imposed.

In addition, Lot 63 is not physically suitable for road use. The terrain is steep and environmentally sensitive. Unauthorized historical use has already resulted in erosion and land degradation. Any further use for roadway purposes would exacerbate these impacts. Such use would also improperly shift ongoing maintenance obligations and expose our clients to liability associated with increased and potentially commercial traffic, which they are not prepared to assume under any circumstances.

Recent or ongoing use of neighbouring properties for rental or commercial purposes does not create a planning justification to burden adjacent private lands. Purchasers and operators are presumed to have been aware of the water-access limitations at the time of acquisition.

In light of the above, we respectfully request that the SRD:

- Confirm, as a matter of planning policy, that privately owned lands such as Lot 63 are not identified or designated for public access, road dedication, or transportation corridor purposes absent the consent of the affected landowners;
- Ensure that the OCP does not include policies that support or facilitate the creation of new road access across private lands to address historical subdivision design limitations, particularly where no such access rights were secured at the time of subdivision approval, absent the consent of affected landowners; and
- Affirm within the OCP that existing water-access-only subdivisions in the Owen Bay area will remain as such, and that no new road access requirements or expectations will be imposed in the absence of established lawful access rights.

Our clients remain firmly opposed to any use of their property for access purposes and will take all necessary steps to protect their interests should this matter advance.

We trust that the SRD will give due consideration to these submissions and ensure that the OCP process respects established property rights and avoids unintended encroachments on private lands.

Yours truly,

CR LAWYERS LLP

Per:



LAURA OGDEN

Articled Student

LO:lam

From: Email - planning@srd.ca
To: [Meredith Starkey](#)
Subject: Fw: Need more detailed info about Lot Lines and the foreshore leases associated with the small bay located in front of our property.
Date: May 19, 2026 10:45:42 AM

Hi Meredith,

Please see the email below from another Owen Bay resident.

Annie Girdler
Land Use Planner II

From: Karen MacKinnon [REDACTED]
Sent: Monday, May 11, 2026 11:39 AM
To: Email - planning@srd.ca <planning@srd.ca>
Subject: Need more detailed info about Lot Lines and the foreshore leases associated with the small bay located in front of our property.

NOTICE: This email is from an external source.

I spoke to Shayla this morning and she suggested I reach out by email to you.

Our property listed as: **PROPERTY**

ROLL: 18645.030

PID: 026-092-239

LEGAL: Lot 6, Plan VIP77876, District Lot 1173, Sayward Land District

We have owned this property since 2004 and have never had trouble with a neighbour before.

We now find that we need more detailed information than we currently have on lot lines for our property.

We also need more information about the dimensions of our foreshore lease.

We have a private doc built on the foreshore but there are two leases in the small bay in front of our property that is shared with our neighbour [REDACTED] (Lot 7A).

Our neighbour has greatly increased the size of his dock so we are concerned we will be unable to access our dock.

We need find out where our boundaries end and his begin. We may also need to extend our foreshore lease to ensure access to our property.

Thank you for any assistance you can provide in this matter.

Karen and John MacKinnon, [REDACTED] Brentwood Bay. Home phone [REDACTED]. Cell number (Karen) [REDACTED].

From: [Meredith Starkey](#)
To: [REDACTED]
Cc: Email - planning@srd.ca
Subject: RE: Need more detailed info about Lot Lines and the foreshore leases associated with the small bay located in front of our property.
Date: May 19, 2026 11:37:00 AM
Attachments: [image001.png](#)

Hi Karen,

Thank you for reaching out with your questions. The SRD doesn't have jurisdiction over property boundary disputes between neighbours and cannot give legal advice; however, I've provided a few links below that may be helpful to you. Ultimately, you may need to have your property formally surveyed to stake the bounds on the ground (if the original survey pins can no longer be found).

- Land Title and Survey Authority (LTSA): <https://ltsa.ca/>
 - The LTSA is the source authority for land titles, documents detailing charges on title (eg. easements or covenants), and original survey plans.
 - The LTSA also hosts an interactive mapping feature, ParcelMap BC, which may help you identify which documents to request from the LTSA: <https://parcelmapbc.ltsa.ca/>
- Province of BC – Crown Land Tenures: <https://www2.gov.bc.ca/gov/content/industry/crown-land-water/crown-land/crown-land-uses/residential-uses>
 - Foreshore leases are issued by the Province, so you must contact Front Counter BC to obtain records related to your current lease or to inquire about amending it.

Hope this helps!

Meredith

Meredith Starkey (she /her)

Manager, Planning and Parks



Strathcona Regional District

990 Cedar St. Campbell River, BC V9W 7Z8

T: [778-346-9143](tel:778-346-9143) | C: [250-203-1828](tel:250-203-1828)

E: mstarkey@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwítłaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

[SRD.ca](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

From: Karen MacKinnon [REDACTED]

Sent: Monday, May 11, 2026 11:39 AM

To: Email - planning@srd.ca <planning@srd.ca>

Subject: Need more detailed info about Lot Lines and the foreshore leases associated with the small bay located in front of our property.

NOTICE: This email is from an external source.

I spoke to Shayla this morning and she suggested I reach out by email to you.

Our property listed as: **PROPERTY**

ROLL: 18645.030

PID: 026-092-239

LEGAL: Lot 6, Plan VIP77876, District Lot 1173, Sayward Land District

We have owned this property since 2004 and have never had trouble with a neighbour before.

We now find that we need more detailed information than we currently have on lot lines for our property.

We also need more information about the dimensions of our foreshore lease.

We have a private doc built on the foreshore but there are two leases in the small bay in front of our property that is shared with our neighbour [REDACTED] (Lot 7A).

Our neighbour has greatly increased the size of his dock so we are concerned we will be unable to access our dock.

We need find out where our boundaries end and his begin. We may also need to extend our foreshore lease to ensure access to our property.

Thank you for any assistance you can provide in this matter.

Karen and John MacKinnon, [REDACTED] Brentwood Bay. Home phone [REDACTED]. Cell

number (Karen) [REDACTED]

From: [Meredith Starkey](#)
To: [REDACTED]
Cc: [Email - planning@srd.ca](mailto:planning@srd.ca)
Subject: RE: Owen Bay
Date: May 19, 2026 12:46:00 PM
Attachments: [image001.png](#)

Hi Frank,

Thank you for reaching out with your question. The SRD does not have jurisdiction over roadways in regional districts, nor are we engaged in any road building activities in Owen Bay. Furthermore, I am not aware of a zoning amendment application under consideration in this area.

The SRD is currently consulting with residents of Area C (of which Sonora Island forms part) on an updated Official Community Plan (OCP) for this area. An OCP is not a regulatory document, rather it defines a long-term community vision to guide future development. An OCP may contain policy and objective language related to transportation, trail development, and neighbourhood connectivity; however, it cannot compel or otherwise demand that a private property owner provide public access across their parcel. For more information about this project and opportunities for engagement, please see the project page on the SRD's website: <https://www.srd.ca/projects/official-community-plan-ocp-area-c>

As the owner of property in the outer discovery islands, you can expect to receive a 'workbook' in late summer/early fall seeking your input on draft policy language that may be included within the new OCP. We look forward to hearing your feedback!

I hope this provides some clarification, but please be in touch if you have further questions.

Thank you,
Meredith

Meredith Starkey (she /her)
Manager, Planning and Parks



Strathcona Regional District
990 Cedar St. Campbell River, BC V9W 7Z8
T: [778-346-9143](tel:778-346-9143) | C: [250-203-1828](tel:250-203-1828)
E: mstarkey@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwítłaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

[SRD.ca](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

From: frank converse [REDACTED]
Sent: Wednesday, May 6, 2026 7:27 PM
To: Email - planning@srd.ca <planning@srd.ca>
Subject: Owen Bay

**** NOTICE: This email is from an external source. ****

Hello,

It has come to my attention - very late in the process - that the unauthorized road building through my property and adjoining properties has continued after I explicitly said I would not allow it.

If I understand correctly there is a proposition before your committee to extend this road building toward the Gov't dock and towards Hyacinth lake.

First of all this work has been done without various landowners permission and it would seem to me illegally. I can't see what grounds there would be to permit any further degradation of our land and feel this whole process was started to further one persons goal of allowing him access to entertain clients of his business.

Also, there has been talk of a proposed change of zoning from recreational to mixed use. I strongly oppose any consideration of that change.

Thank you for your consideration of these points even at this late date.

Frank Converse
Strata Lot D Owen Bay
[REDACTED]

From: [Meredith Starkey](#)
To: [Laura Ogden](#); masters@crlawyers.ca
Cc: [Email - planning@srd.ca](mailto:planning@srd.ca); [Tom Yates](#)
Subject: RE: Site Visit to Owen Bay, Sonora Island
Date: May 19, 2026 5:03:00 PM
Attachments: [image002.png](#)

Hi Laura,

Thank you for your question, and for your letter dated May 6, 2026 (your file reference # 66,479). Hopefully I can provide some clarification for you and your clients.

The SRD is currently undertaking a process to update the Official Community Plan (OCP) for Electoral Area C, which includes Sonora Island. As part of this process, Planning staff have held a number of public engagement events on Quadra and Read Islands, and have met directly with First Nations, other levels of government and agencies, community associations, non-profit societies, business groups, and other interested parties by request. As a continuation of this practice, Planning staff are meeting directly with a group of Owen Bay residents tomorrow. This is not a public meeting (or a “site visit”), but is a direct meeting requested and hosted by a group of residents. For more information about this project, please see the project webpage here: <https://www.srd.ca/projects/official-community-plan-ocp-area-c>

Regarding the concerns raised in your letter, dated May 6, 2026, please note that the *Local Government Act* (LGA) does not grant OCPs authority to compel or otherwise require a private property owner to provide public access across their property. OCPs are not regulatory documents, rather they are a collection of policies and objectives to express a community’s long-term vision to guide decision making on future development. At a public OCP engagement event held on Read Island on March 3rd, members of the Owen Bay community expressed a desire for improved public access to the government wharf in Owen Bay, and this was captured in the minutes from that meeting. This comment does not translate to a requirement that the owners of Lot 63 (or any other property owners on Sonora Island) provide this access, as the LGA does not enable that. Instead, this comment is likely to appear as a general objective in support of improved neighbourhood connectivity and public access to wharf infrastructure, which would then be achieved through lawfully acquired statutory rights-of-way, park dedication required at the time of future subdivision, and/or crown tenure applications.

As the owners of property on Sonora Island, your clients will each be mailed a ‘workbook’ in the late summer/early fall seeking their input on draft policy language that may be included within the new OCP. We look forward to hearing their comments!

I trust this addresses your client’s concerns, but please be in touch if you have any further questions.

Thank you,
Meredith

Meredith Starkey (she /her)
Manager, Planning and Parks



Strathcona Regional District

990 Cedar St. Campbell River, BC V9W 7Z8

T: [778-346-9143](tel:778-346-9143) | C: [250-203-1828](tel:250-203-1828)

E: mstarkey@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwítłaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che:k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](https://www.facebook.com/strathconasrd) | [Instagram](https://www.instagram.com/strathconasrd) | [YouTube](https://www.youtube.com/strathconasrd)

From: Laura Ogden <ogden@crlawyers.ca>

Sent: Tuesday, May 19, 2026 3:29 PM

To: Email - planning@srd.ca <planning@srd.ca>

Cc: Lisa Masters <masters@crlawyers.ca>

Subject: Site Visit to Owen Bay, Sonora Island

NOTICE: This email is from an external source.

Good afternoon,

I was wondering if you could confirm whether SRD planners will be visiting the Owen Bay/Sonora Island area tomorrow, May 20th, to conduct a site visit and meet with residents regarding the Official Community Plan? I cannot see information on this on the OCP page for Area C/Surge Narrows. If this is taking place, could you kindly provide the details of when/where they will be?

Kind regards,

LAURA OGDEN
ARTICLING STUDENT

906 Island Hwy,
Campbell River, BC
V9W 2C3



P: 250-287-8355
F: 250-287-8112
E: ogden@crlawyers.ca

crlawyers.ca

The contents of this message may be subject to privilege. If you are not the intended recipient, please notify the writer by return e-mail and delete the original and all copies of this message.



Re: Subdivision Files - Owen Bay

From Peter Dick [REDACTED]
Date Tue 6/2/2026 3:10 PM
To Annie Girdler <agirdler@srd.ca>

**** NOTICE:** This email is from an external source. ******

I left a message with Brendan but have not heard back yet. Not sure you are ever in contact with them and could put in a word for us?

Thanks :)

Peter

On Tue, Jun 2, 2026 at 2:30 PM Annie Girdler <agirdler@srd.ca> wrote:

Hi Peter,

We checked everywhere that we have historic files, and unfortunately were not able to find anything related to your subdivision or lot 63.

Have you had any luck calling the Ministry office? I believe Brendan's team usually responds quickly.

Kind regards,

Annie Girdler
Land Use Planner II

From: Annie Girdler <agirdler@srd.ca>
Sent: Thursday, May 28, 2026 3:52 PM
To: Peter [REDACTED]
Subject: Subdivision Files - Owen Bay

Hi Peter,

You are welcome to stop into the SRD office on Friday, however I think it may be more worth your time to call the Ministry directly as they are the agency that would've approved the subdivision.

Brendan Kelly is the manager there:
[550 Comox Road Courtenay, BC V9N 3P6](https://www2.gov.bc.ca/gov2/development/courtenay/)
DevelopmentServices.Courtenay@gov.bc.ca
250-334-6951

I recall you have to make an appointment ahead of time to meet with the staff so I would recommend calling them to set one up. I've attached the survey plan (VIS5756) that we have on file (for your strata subdivision), and the zone under the Rural Land Use Bylaw (RU-1). I've also attached the survey plan we have for lot 63 as well (VIP26577). Lastly, I have attached the photo I took of your "waterfront access".

Hope this helps! Let me know if you need anything from me.

Cheers,

Annie Girdler RPP, MCIP
Land Use Planner II



Strathcona Regional District

[990 Cedar St. Campbell River, BC V9W 7Z8](#)

T: [250-830-6707](tel:250-830-6707)

E: agirdler@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwidaḥw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

[SRD.ca](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

The contents of this email are PRIVILEGED and CONFIDENTIAL and for the sole use of the designated recipient. If this message has been misdirected, please delete it and advise me directly.

From: [Shayla Burnham](#)
To: [Annie Girdler](#); [Meredith Starkey](#)
Cc: [Keltie Chamberlain](#); [Email - building@srd.ca](mailto:Email-building@srd.ca)
Subject: Re: Property enquiry
Date: June 4, 2026 11:29:41 AM
Attachments: [Outlook-cu0lat25.png](#)

Perfect!

Thanks, Annie!

Shay

From: Annie Girdler <agirdler@srd.ca>
Sent: Thursday, June 4, 2026 11:28 AM
To: Meredith Starkey <mstarkey@srd.ca>; Shayla Burnham <sburnham@srd.ca>
Cc: Keltie Chamberlain <kchamberlain@srd.ca>; Email - building@srd.ca <building@srd.ca>
Subject: Re: Property enquiry

Hi all,

I've also told Peter to call MoTT directly and supposedly he has requested a meeting with Brendan.

Annie Girdler
Land Use Planner II

From: Meredith Starkey <mstarkey@srd.ca>
Sent: Thursday, June 4, 2026 11:16 AM
To: Shayla Burnham <sburnham@srd.ca>; Annie Girdler <agirdler@srd.ca>
Cc: Keltie Chamberlain <kchamberlain@srd.ca>; Email - building@srd.ca <building@srd.ca>
Subject: RE: Property enquiry

Hi Shayla,

Yes, Peter will need to submit an FOI request to the province:

<https://www2.gov.bc.ca/gov/content/governments/about-the-bc-government/open-government/open-information/freedom-of-information>

The information he's requesting would most likely come from MoTT. They are digging pretty far back in history and it's unlikely that the SRD has any relevant records. Please note that the SRD's Archive Research Request is to view permits issued on a property. Anything beyond that is probably an FOI request.

Thanks!
Meredith

From: Shayla Burnham <sburnham@srd.ca>
Sent: June 3, 2026 12:57 PM
To: Meredith Starkey <mstarkey@srd.ca>
Cc: Keltie Chamberlain <kcchamberlain@srd.ca>; Email - building@srd.ca <building@srd.ca>
Subject: Fw: Property enquiry

Hi Meredith,

Please advise how you would like us to proceed with Peter's request.

Jennifer advised that you have previously put together information on this property so I confirmed I would email you for your direction. Will Peter be required to submit a FOI request?

Thank you,

Shayla Burnham

Property Services Representative



Strathcona Regional District

990 Cedar St. Campbell River, BC V9W 7Z8

T: [250-830-6718](tel:250-830-6718)

E: sburnham@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwíldaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](https://www.facebook.com/srd.ca) | [Instagram](https://www.instagram.com/srd.ca) | [YouTube](https://www.youtube.com/srd.ca)

From: Peter Dick [REDACTED]
Sent: Tuesday, June 2, 2026 3:13 PM

To: Shayla Burnham <sburnham@srd.ca>

Cc: Email - building@srd.ca <building@srd.ca>; Keltie Chamberlain <kchamberlain@srd.ca>

Subject: Re: Property enquiry

NOTICE: This email is from an external source.

Hey Shayla,

We are looking for documents on the following two subdivisions, particularly supporting documents that lead to the decision to make ours “water access only” and any documents with the intention of lot 63 and it connecting to our subdivision. I have attached the two subdivision plans for your reference.

Thanks in advance :)

Peter

On Tue, Jun 2, 2026 at 10:24 AM Shayla Burnham <sburnham@srd.ca> wrote:

Hi Peter,

Yes, please provide the parcel information for the properties in question.

Additionally, please complete the attached Archives Research Request Form and return it via email. Once we forward you the property information, I will also include the \$50.00 invoice, payable with reception via 250-830-6718.

Thank you,

Shayla Burnham

Property Services Representative

Strathcona Regional District

990 Cedar St. Campbell River, BC V9W 7Z8

T: [250-830-6718](tel:250-830-6718)

E: sburnham@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwíldaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinéhkint, Homalco, Ka:'yu:'k't'h' / Che:k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](#) | [Instagram](#) | [YouTube](#)

From: Keltie Chamberlain <kchamberlain@srd.ca>

Sent: Tuesday, June 2, 2026 10:11 AM

To: Peter Dick [REDACTED]

Cc: Shayla Burnham <sburnham@srd.ca>

Subject: Property enquiry

Hi Peter.

I'm going to have Shayla, cc'd here, to help you with a request of this nature. You will have to provide her with information on the parcel to have the documents pulled.

Best regards,

Keltie Chamberlain, MCP, RPP, MCIP

Land Use Planner II, Community Services

990 Cedar St. Campbell River, BC V9W 7Z8

T: 250-830-6705

E: kchamberlain@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwildax^w people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che:k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

SRD.ca | [Facebook](https://www.facebook.com/srd.ca) | [Instagram](https://www.instagram.com/srd.ca) | [YouTube](https://www.youtube.com/srd.ca)

From: Peter Dick [REDACTED]
Sent: June 2, 2026 9:43 AM
To: Keltie Chamberlain <kchamberlain@srd.ca>
Subject: Re: Owen bay road access

NOTICE: This email is from an external source.

Hi Keltie,

We are looking for any supporting documents from when our subdivision was approved back in 2002-2003 ish. Especially the reasoning behind “water access only”

Secondly we are interested in the supporting documents from the subdivision next to us (with the gate) and any supporting documents on the “lot 63” common property and the intentions of that road when it was approved in 1971 ish.

Thanks :)

Peter

On Mon, Jun 1, 2026 at 10:41 AM Keltie Chamberlain <kchamberlain@srd.ca> wrote:

Good morning, Peter.

Do you need anything further from us?

Best regards,

Keltie Chamberlain, MCP, RPP, MCIP

Land Use Planner II, Community Services

Strathcona Regional District

[990 Cedar St. Campbell River, BC V9W 7Z8](#)

T: 250-830-6705

E: kchamberlain@srd.ca

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwildaxw people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

[SRD.ca](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

From: Peter Dick [REDACTED]
Sent: May 26, 2026 3:09 PM
To: Keltie Chamberlain <kchamberlain@srd.ca>
Subject: Owen bay road access

NOTICE: This email is from an external source.

Hi Keltie,

I was wondering if you had time on Friday if I came into the office to go over so maps and if you could help get me some subdivision documents etc.?

Thanks in advance :)

Peter and Alex



LEGEND

Bearings are Astronomic - derived from Stellar observations
IP stands for 1/2" x 30" Iron Post, H for Hub,
P Rock for Rock Post, CIP for capped Iron Post,
Fd for Found, O for Old.

PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 1094, SAYWARD DISTRICT AND PART OF THE BED OF OWEN BAY ADJOINING

SCALE: 1 inch = 100 feet

LOT 1173 SONORA ISLAND

PLAN No. **26577**

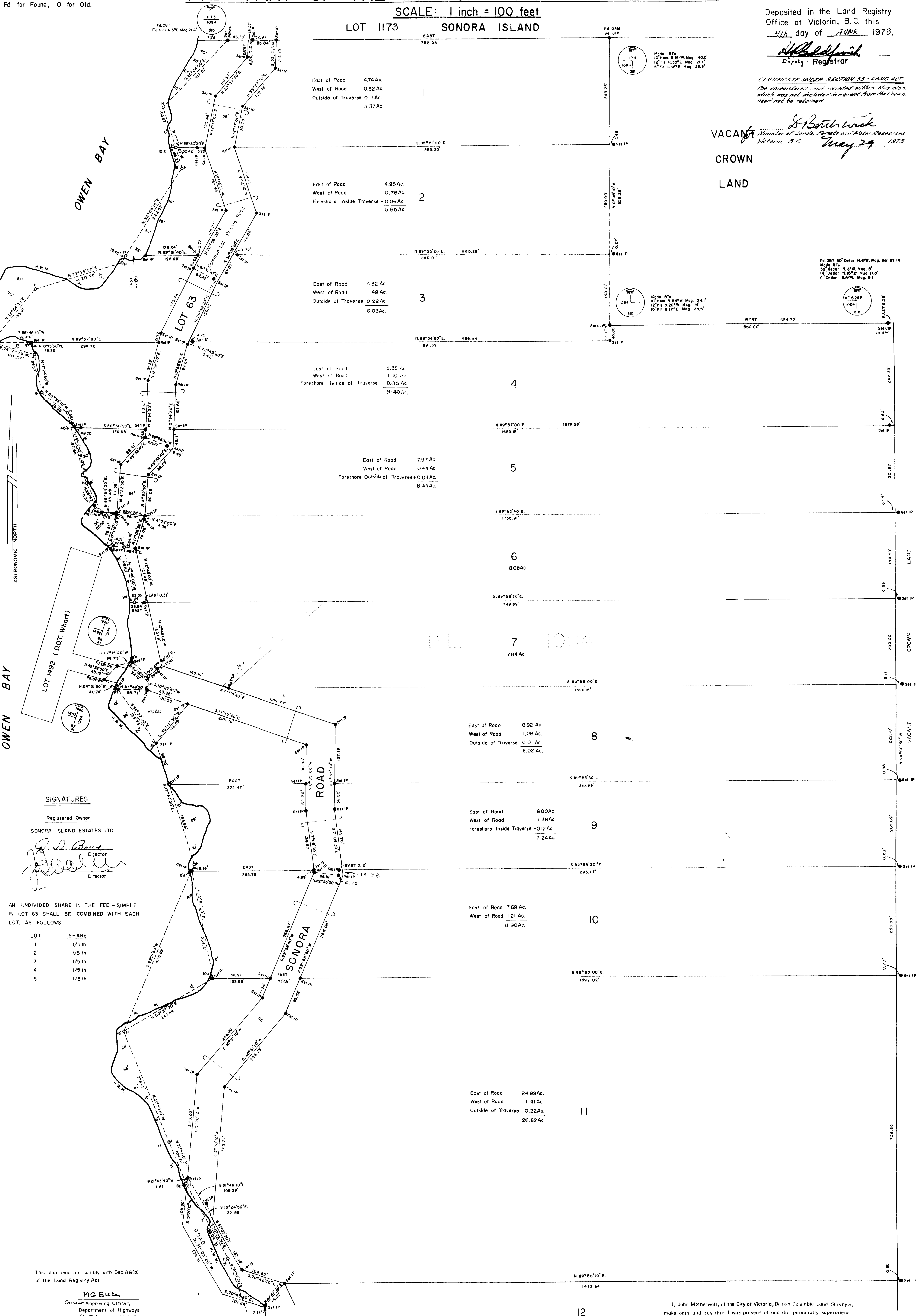
Deposited in the Land Registry
Office at Victoria, B.C. this
4th day of JUNE 1973.

[Signature]
Deputy Registrar

CERTIFICATE UNDER SECTION 33 - LAND ACT
The undersigned Land Registrar has examined this plan
which was not included in a grant from the Crown
and has retained it.

VACANT
CROWN
LAND

[Signature]
Minister of Lands, Forests and Water Resources
Victoria B.C. May 29 1973



SIGNATURES

Registered Owner
SONORA ISLAND ESTATES LTD.
[Signature] Director
[Signature] Director

AN UNDIVIDED SHARE IN THE FEE - SIMPLE
IN LOT 63 SHALL BE COMBINED WITH EACH
LOT AS FOLLOWS

LOT	SHARE
1	1/5 th
2	1/5 th
3	1/5 th
4	1/5 th
5	1/5 th

This plan need not comply with Sec 86(b)
of the Land Registry Act

[Signature]
Senior Approving Officer,
Department of Highways
9 February 1973

Approved under the Land Registry Act / See B.C. Reg 159/10
this 4th day of February 1973

[Signature]
Approving Officer,
Department of Highways

The Public Road through Crown Land shown hereon
is authorised under Section 72, Land Act.

[Signature]
Surveyor General

Victoria, B.C. March 5, 1973.

This Plan lies in the Comox-Strathcona Regional District

12
PLAN

I, John Motherwell, of the City of Victoria, British Columbia Land Surveyor,
make oath and say that I was present at and did personally superintend
the survey represented by this plan, and that the survey and plan are correct.

The said survey was completed on the
20th day of September 1971.

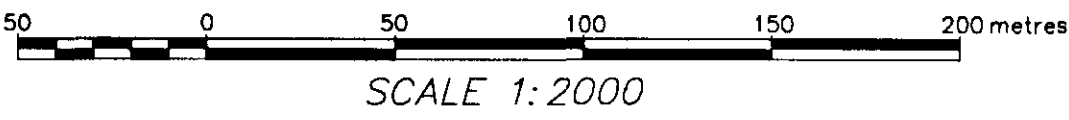
Sworn before me this
10th day of February 1973

[Signature]
A Commissioner for taking Affidavits for British Columbia

JOHN MOTHERWELL
Surveyor & Engineer
Victoria, B.C. P.E. No. 11

PLAN OF SUBDIVISION OF DISTRICT LOT 1173,
SAYWARD DISTRICT, SONORA ISLAND.

B.C.G.S. 92K.034



LEGEND:

Grid bearings are derived from differential carrier phase GPS observations and are referred to the central meridian of Zone 10 (123° West). To obtain local astronomic bearings referred to the meridian through the standard rock post at the southwest corner of District Lot 1173, subtract 1° 42' 36".

- standard iron post found.
- standard iron post placed.
- ⊙ standard capped post found.
- ⊗ standard capped post placed.
- ⦿ standard rock post found.

This plan shows horizontal ground level distances based on a mean project ellipsoidal elevation of 30 metres. To compute grid distances, multiply ground level distances by the mean combined factor of 0.99990490.

The UTM coordinates and estimated network horizontal accuracy are derived from GPS dual frequency static baseline ties to Nootka ACP, Nanoose ACP, and Beaver Cove ACP.

Bearings to BT's are magnetic - declination 21° E.

All distances are in metres and decimals thereof.

RADIAL TIES TO PRESENT NATURAL BOUNDARY											
From	To	Bearing	Distance	From	To	Bearing	Distance	From	To	Bearing	Distance
IP2016	1	100°46'45"	666.50	IP2016	43	148°21'35"	495.68	IP4411	85	36°16'00"	537.88
IP2016	2	101°51'10"	646.27	IP2016	44	148°39'45"	489.49	IP4411	86	36°24'40"	533.86
IP2016	3	102°43'15"	637.26	IP2016	45	147°46'45"	479.67	IP4411	87	36°58'30"	529.73
IP2016	4	103°01'00"	629.67	IP2016	46	147°37'50"	473.42	IP4411	88	36°59'10"	523.85
IP2016	5	103°21'30"	627.19	IP2016	47	150°04'35"	469.17	IP4411	89	37°21'30"	514.99
IP2016	6	103°36'40"	632.77	IP2016	48	150°22'00"	472.50	IP4411	90	37°26'00"	503.58
IP2016	7	104°14'45"	636.76	IP2016	49	151°43'35"	470.00	IP4411	91	38°02'20"	499.18
IP2016	8	105°02'05"	639.26	IP2016	50	154°15'30"	468.71	IP4411	92	38°39'15"	489.46
IP2016	9	105°57'00"	629.80	IP2016	51	156°32'55"	484.63	IP4411	93	39°26'30"	484.68
IP2016	10	106°55'40"	625.75	IP2016	52	156°48'05"	501.60	IP4411	94	40°37'10"	481.13
IP2016	11	107°17'35"	619.57	IP2016	53	158°06'25"	510.45	IP4411	95	42°16'25"	471.08
IP2016	12	107°26'35"	610.82	IP2016	54	159°08'20"	515.09	IP4411	96	43°45'40"	466.40
IP2016	13	109°04'30"	601.91	IP2016	55	159°46'50"	516.12	IP4411	97	45°06'25"	465.02
IP2016	14	109°47'15"	608.30	IP2016	56	161°08'55"	523.39	IP4411	98	46°03'40"	467.94
IP2016	15	111°10'25"	603.54	IP2016	57	161°21'30"	541.35	IP4411	99	47°13'35"	478.64
IP2016	16	112°32'25"	597.02	IP2016	58	161°39'45"	546.55	IP4411	100	47°22'15"	484.30
IP2016	17	113°34'15"	581.46	IP2016	59	162°46'35"	554.18	IP4411	101	48°06'35"	494.17
IP2016	18	114°47'50"	568.45	IP4411	60	28°00'20"	617.14	IP4411	102	48°46'45"	511.63
IP2016	19	116°51'15"	555.40	IP4411	61	28°38'35"	614.13	IP4411	103	50°24'50"	515.94
IP2016	20	118°05'00"	556.08	IP4411	62	29°18'15"	611.38	IP4411	104	51°11'25"	510.98
IP2016	21	119°59'25"	540.84	IP4411	63	29°44'55"	608.25	IP4411	105	52°03'50"	502.47
IP2016	22	121°06'40"	533.52	IP4411	64	30°48'20"	593.72	IP4411	106	52°01'00"	487.65
IP2016	23	122°59'45"	526.47	IP4411	65	31°35'10"	573.53	IP4411	107	52°27'35"	473.45
IP2016	24	124°11'45"	523.97	IP4411	66	31°28'30"	559.95	IP4411	108	54°05'40"	455.58
IP2016	25	125°36'25"	524.71	IP4411	67	30°57'50"	550.31	IP4411	109	55°27'20"	452.40
IP2016	26	127°05'20"	532.91	IP4411	68	30°56'30"	540.34	IP4411	110	57°02'15"	447.66
IP2016	27	128°00'30"	545.03	IP4411	69	31°21'35"	533.75	IP4411	111	57°33'20"	443.01
IP2016	28	129°15'35"	548.74	IP4411	70	31°19'45"	523.14	IP4411	112	58°21'25"	442.44
IP2016	29	130°29'35"	542.84	IP4411	71	31°38'50"	516.80	IP4411	113	59°57'10"	445.37
IP2016	30	132°42'20"	524.77	IP4411	72	31°28'35"	503.72	IP4411	114	60°21'40"	442.09
IP2016	31	133°43'00"	519.21	IP4411	73	31°59'55"	490.08	IP4411	115	61°08'20"	439.77
IP2016	32	134°05'40"	514.93	IP4411	74	33°09'50"	483.51	IP4411	116	61°37'45"	441.43
IP2016	33	133°39'10"	503.41	IP4411	75	33°46'25"	484.80	IP4411	117	61°55'40"	445.38
IP2016	34	134°01'55"	496.69	IP4411	76	33°36'50"	480.60	IP4411	118	62°08'30"	453.32
IP2016	35	135°30'40"	493.26	IP4411	77	33°56'30"	478.83	IP4411	119	62°58'55"	457.81
IP2016	36	139°23'10"	478.00	IP4411	78	34°27'05"	484.32	IP4411	120	63°39'55"	465.94
IP2016	37	141°37'00"	476.81	IP4411	79	34°37'45"	489.62	IP4411	121	64°07'50"	464.83
IP2016	38	143°47'30"	483.57	IP4411	80	34°26'40"	494.37	IP4411	122	64°55'00"	460.40
IP2016	39	145°08'55"	483.50	IP4411	81	35°01'40"	508.82	IP4411	123	66°34'45"	457.73
IP2016	40	146°31'10"	488.30	IP4411	82	34°39'40"	532.92	IP4411	124	67°51'20"	453.29
IP2016	41	146°59'00"	492.27	IP4411	83	34°56'30"	539.29				
IP2016	42	147°46'00"	495.93	IP4411	84	35°46'05"	539.97				

Registered Owner:

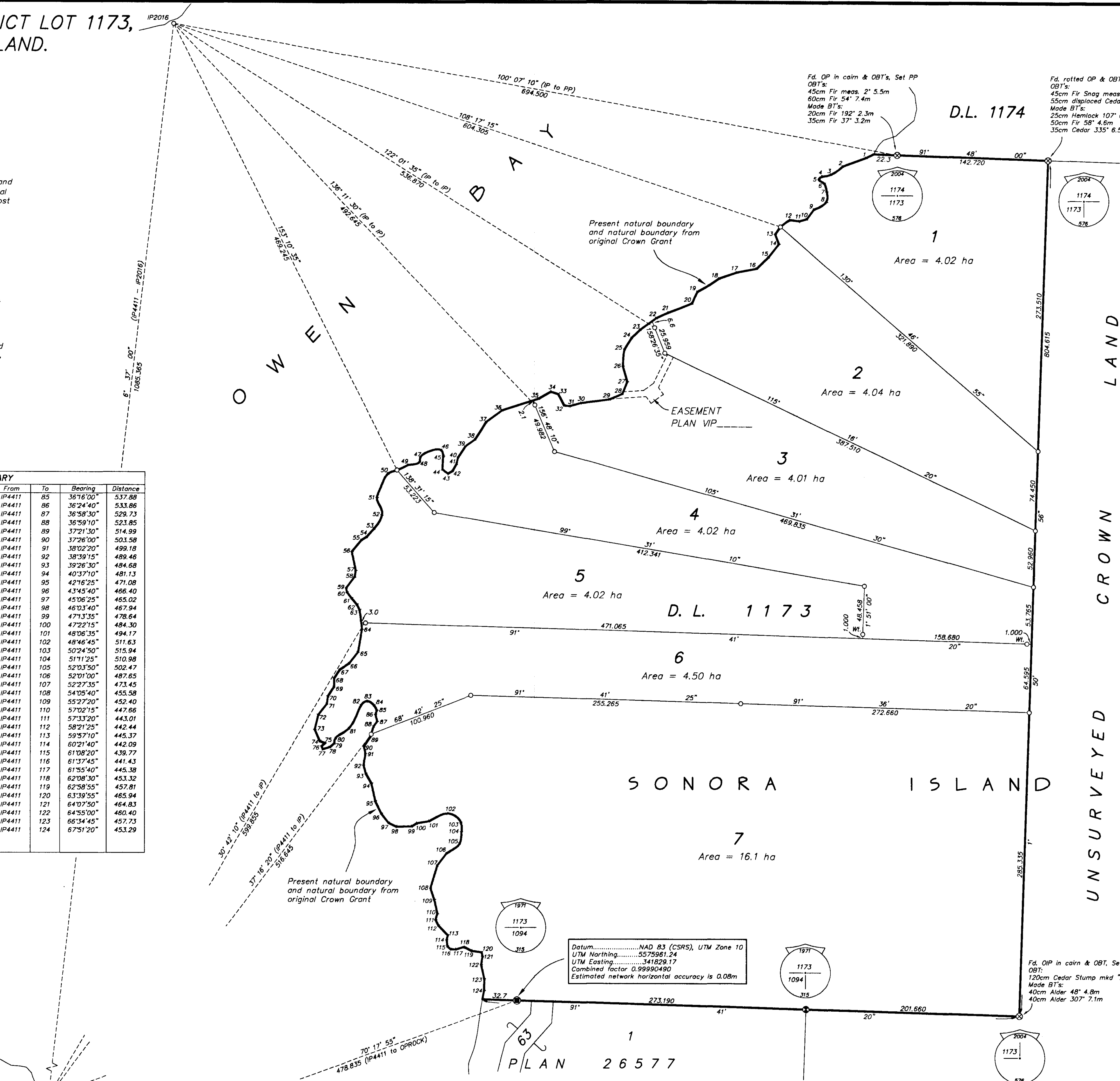
679116 B.C. Ltd.
(Inc. No. 679116)

Alfred Beller
Authorized Signatory

David Johnson
Authorized Signatory

Paul Beller
Witness as to Both Signatures

Secretary
Occupation
3151 Lockwell Road
Courtenay BC V9N 9P2
Address



PLAN VIP 77876

Deposited in the Land Title Office at Victoria B.C.
this 9 day of November, 2004.

Advantage Registrar
ACCESS BY WATER ONLY EW150959

Approved under the Land Title Act
this 3 day of Nov, 2004

Provincial Approving Officer for the Ministry of
Transportation

This plan lies within the Comox-Strathcona
Regional District.

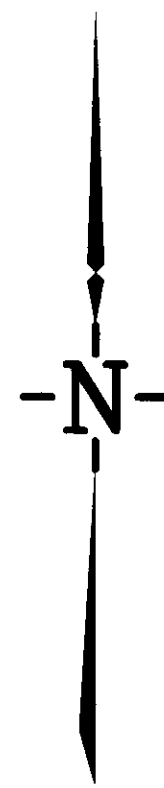
This plan need not comply with Section 75(1)c
of the Land Title Act.

Dated Nov 3 / 04.

for Minister of Transportation.

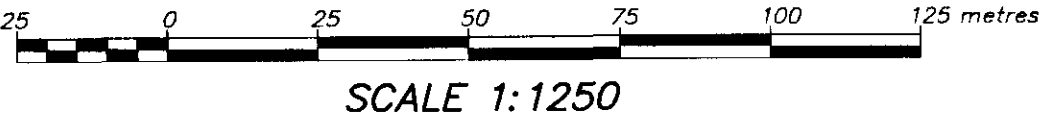
The registered owners designated hereon hereby
acknowledge that the land affected by this plan
of subdivision may be subject to flooding and
declare that they have entered into a covenant
with Her Majesty the Queen in right of the
Province of British Columbia as represented by
the Ministry of Transportation and the
Comox-Strathcona Regional District, under
section 219 of the Land Title Act.

Alfred Beller



BARE LAND STRATA PLAN OF LOT 7, D.L. 1173,
SAYWARD DISTRICT, PLAN VIP77876.

B.C.G.S. 92K.034



LEGEND:

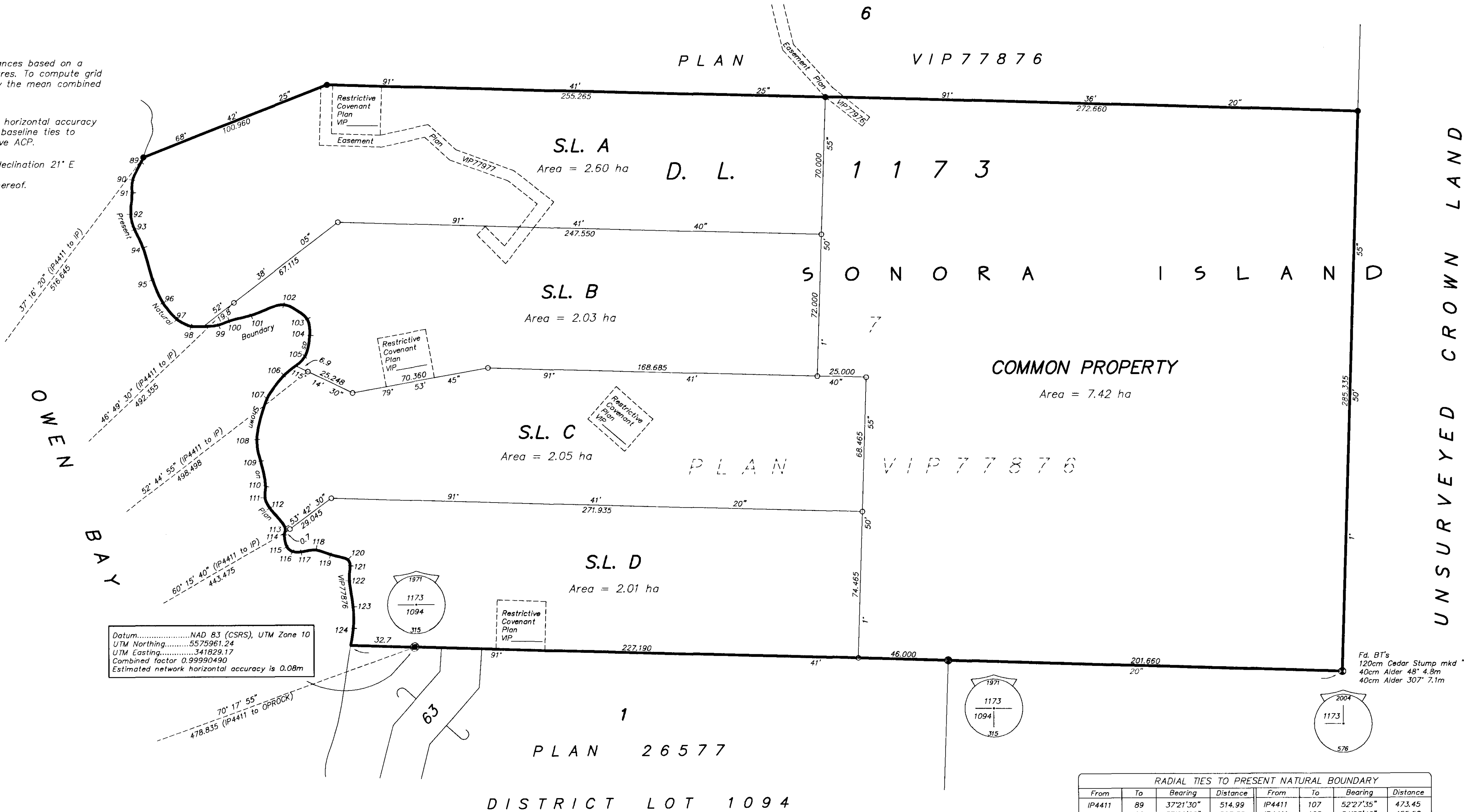
Grid bearings are derived from differential carrier phase GPS observations and are referred to the central meridian of Zone 10 (123° West). To obtain local astronomic bearings referred to the meridian through the standard rock post at the southwest corner of District Lot 1173, subtract 1° 42' 36".

- standard iron post found.
- standard iron post placed.
- ⊗ standard capped post found.
- ⊙ standard rock post found.

This plan shows horizontal ground level distances based on a mean project ellipsoidal elevation of 30 metres. To compute grid distances, multiply ground level distances by the mean combined factor of 0.99990490.

The UTM coordinates and estimated network horizontal accuracy are derived from GPS dual frequency static baseline ties to Nootka ACP, Nanoose ACP, and Beaver Cove ACP.

Bearings to bearing trees are magnetic — declination 21° E
All distances are in metres and decimals thereof.



PLAN VIS 5756

Deposited in the Land Title Office at Victoria B.C.
this 4 day of April, 2005.

Michael J. ...
Registrar
EX35700 K3

Approved as a Bare Land Strata development
under the Strata Property Act,
this 21 day of March, 2005

Provincial Approving Officer for the Ministry of
Transportation.

This plan lies within the Comox-Strathcona
Regional District.

Access is by Water Only.

This plan need not comply with Section 8(1)(a)(i)
of the Bare Land Strata Regulations, BC Reg. 75/78.
Dated March 21 /05

for Minister of Transportation

2 documents.
The registered owners designated hereon declare
that they have entered into covenants in favour
of Her Majesty the Queen in right of the
Province of British Columbia as represented by
the Ministry of Health and the Regional District
of Comox-Strathcona under section 219 of the
Land Title Act.

David C. Bazett

Address for Service of Documents:
#201-467 Cumberland Road
Courtenay, BC
V9N 2C5

I, David C. Bazett, a British Columbia Land Surveyor,
of the city of Courtenay, in British Columbia, certify
that I was present at and personally superintended
the survey represented by this plan, and that the
survey and plan are correct. The field survey was
completed on the 25th day of September, 2004.
The plan was completed and checked, and the
checklist filed under #27255, on the 9th
day of February, 2005.

D. C. Bazett
CLS, BCLS

Registered Owner:
679116 B.C. Ltd.
(Inc. No. 679116)

David C. Bazett
Authorized Signatory

David C. Bazett
Authorized Signatory

David C. Bazett
Witness as to Both Signatures

David C. Bazett
Survey Tech.
Occupation

5960 Aldergrove Dr.
Address Courtenay BC

RADIAL TIES TO PRESENT NATURAL BOUNDARY							
From	To	Bearing	Distance	From	To	Bearing	Distance
IP4411	89	37°21'30"	514.99	IP4411	107	52°27'35"	473.45
IP4411	90	37°26'00"	503.58	IP4411	108	54°05'40"	455.58
IP4411	91	38°02'20"	499.18	IP4411	109	55°27'20"	452.40
IP4411	92	38°39'15"	489.46	IP4411	110	57°02'15"	447.66
IP4411	93	39°26'30"	484.68	IP4411	111	57°33'20"	443.01
IP4411	94	40°37'10"	481.13	IP4411	112	58°21'25"	442.44
IP4411	95	42°16'25"	471.08	IP4411	113	59°57'10"	445.37
IP4411	96	43°45'40"	466.40	IP4411	114	60°21'40"	442.09
IP4411	97	45°06'25"	465.02	IP4411	115	61°08'20"	439.77
IP4411	98	46°03'40"	467.94	IP4411	116	61°37'45"	441.43
IP4411	99	47°13'35"	478.64	IP4411	117	61°55'40"	445.38
IP4411	100	47°22'15"	484.30	IP4411	118	62°08'30"	453.32
IP4411	101	48°06'35"	494.17	IP4411	119	62°58'55"	457.81
IP4411	102	48°46'45"	511.63	IP4411	120	63°39'55"	465.94
IP4411	103	50°24'50"	515.94	IP4411	121	64°07'50"	464.83
IP4411	104	51°11'25"	510.98	IP4411	122	64°55'00"	460.40
IP4411	105	52°03'50"	502.47	IP4411	123	66°34'45"	457.73
IP4411	106	52°01'00"	487.65	IP4411	124	67°51'20"	453.29