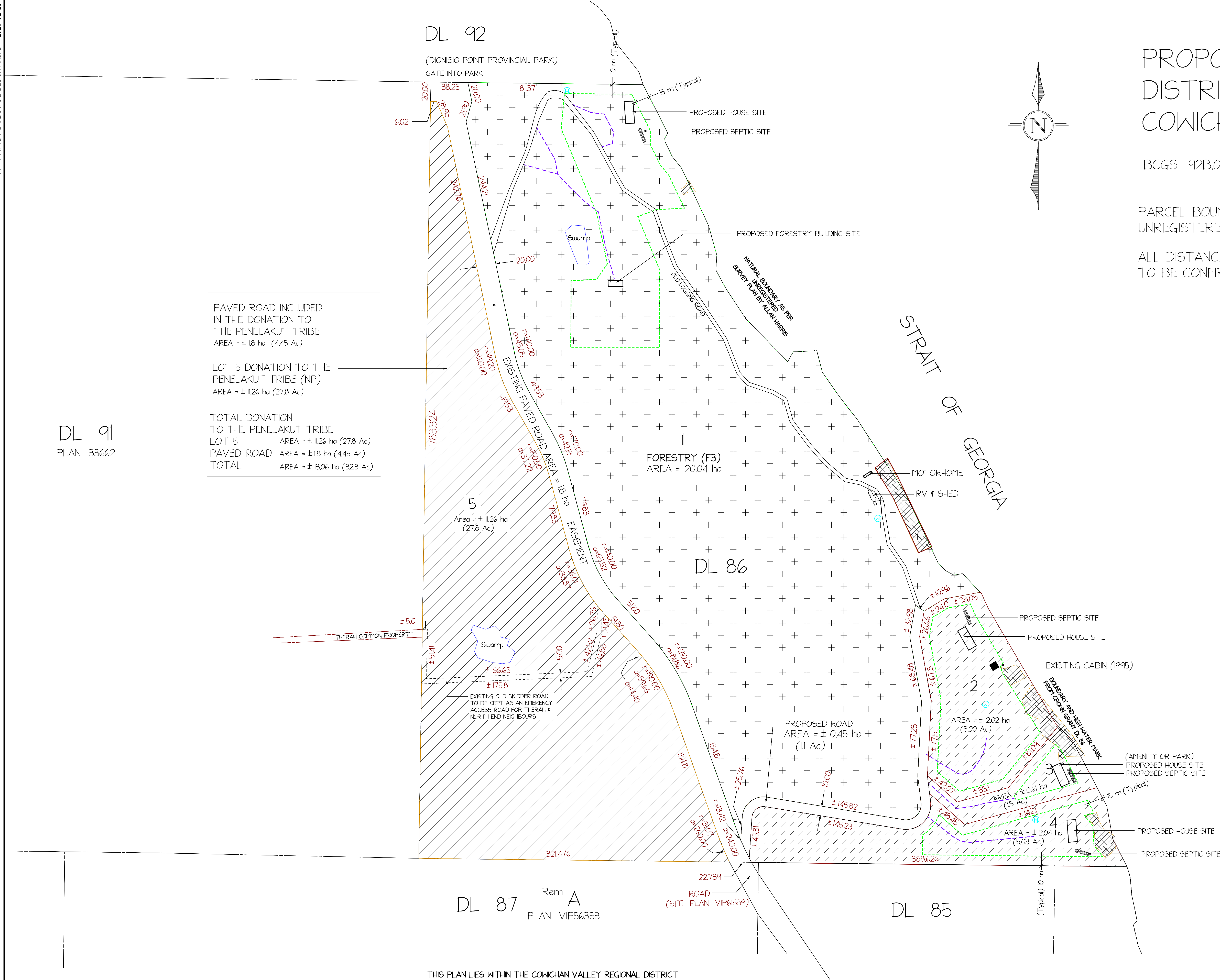


MYSTIC WOODS LANDSCAPE DESIGN ANS/D - 2025-02-26



# PROPOSED SUBDIVISION PLAN OF DISTRICT LOT 86, GALIANO ISLAND, COWICHAN DISTRICT

BCGS 92B.093 AND 92G.003

PARCEL BOUNDARIES HAVE BEEN DERIVED FROM UNREGISTERED SURVEY PLAN BY ALLAN HARRIS, BCLS (JANUARY 23, 1995)

ALL DISTANCES AND AREAS SHOWN ARE PRELIMINARY TO BE CONFIRMED BY FIELD SURVEY

- denotes well location (1995 data)
- denotes Rural Residential
- denotes Forestry 3
- denotes developable area
- denotes driveway access
- denotes steep slope
- denotes Land donation to Penalakut Tribe

LOT 1	LOT AREA	20.04 ha	DEVELOPABLE AREA	2.0 ha	F3
LOT 2	LOT AREA	2.02 ha	DEVELOPABLE AREA	1.36 ha	RR
LOT 3	LOT AREA	0.61 ha	DEVELOPABLE AREA	0.17 ha	RR or PARK (LTC to Decide)
LOT 4	LOT AREA	2.02 ha	DEVELOPABLE AREA	0.67 ha	RR
LOT 5	LOT AREA	11.26 ha	DEVELOPABLE AREA	0.0 ha	PENELAKUT
PAVED ROAD AREA	18 ha		DEVELOPABLE AREA	0.0 ha	PENELAKUT

EASEMENTS ON PAVED ROAD  
D23415 HER MAJESTY THE QUEEN (ASSIGNMENT OF 155756G)  
EE21562 APPURTENANT TO DISTRICT LOT 92  
EE21563 APPURTENANT TO DISTRICT LOT 93  
EE21564 APPURTENANT TO DISTRICT LOT 94  
EE21565 APPURTENANT TO DISTRICT LOT 95  
EE21603 RENT CHARGE: COLUMN I, DD EE21523  
EE21638 RENT CHARGE: COLUMN II, DD EE21523

DL 91  
PLAN 33662

PAVED ROAD INCLUDED IN THE DONATION TO THE PENELAKUT TRIBE  
AREA = ± 18 ha (4.45 Ac)  
  
LOT 5 DONATION TO THE PENELAKUT TRIBE (NP)  
AREA = ± 11.26 ha (27.8 Ac)  
  
TOTAL DONATION TO THE PENELAKUT TRIBE  
LOT 5 AREA = ± 11.26 ha (27.8 Ac)  
PAVED ROAD AREA = ± 18 ha (4.45 Ac)  
TOTAL AREA = ± 13.06 ha (32.3 Ac)

2021 Nov. 15

DRAFT FOR LTC REVIEW

2022 Sept. 29

REVISED DRAFT FOR LTC REVIEW

2023 Aug. 26

REVISED DRAFT FOR LTC REVIEW

2024 Sept. 10

REVISED DRAFT FOR LTC REVIEW

2025 June 9

REVISED DRAFT FOR MOTI REVIEW

2025 June 17

REVISED PLAN FOR DRAFT BYLAWS

SCALE 1:2000

0

50

100

150

200m

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF

MYSTIC WOODS LANDSCAPE DESIGN

PO BOX 19  
GALIANO ISLAND, BC  
V0N 1P0  
Tel 250-286-1327

PROPOSED SUBDIVISION PLAN  
LOT SIZES & DIMENSIONS

DISTRICT LOT 86 GALIANO ISLAND  
COWICHAN DISTRICT  
PID : 008-015-961

Drawing No.

SD-1