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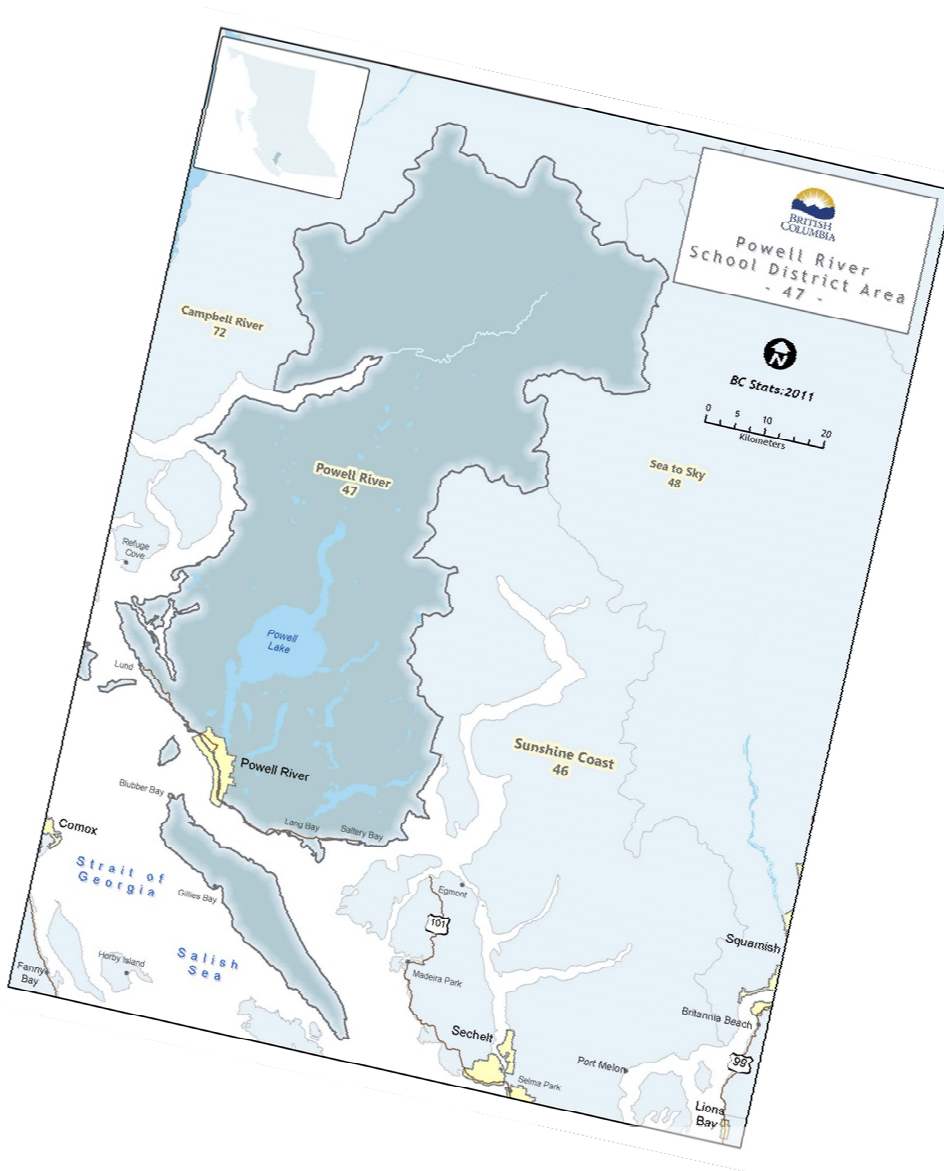
# School District No. 47 (Powell River)

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## School District Long Range Facilities Plan

Updated January 2021

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# LONG RANGE FACILITIES PLAN

## EXECUTIVE SUMMARY

The School District has effectively managed their capital assets since the 2012 Long Range Facility Plan was produced. The enrolment has stabilized and is projected to be relatively constant over the next 10 years. The current schools are well situated to meet the educational requirements. The focus for the next 10 years will be on building renewal to maintain the schools and increase the efficiency of school district operations to enhance student success.

Edgehill Elementary is a school where the enrolment is over the capacity of the school facility. The school has five portable classrooms. The enrolment is projected to be over the school capacity for the foreseeable future. An expansion project should be pursued through the Capital Plan to eliminate the requirement for the 5 portable classrooms.

The School District offers the French Immersion program at James Thomson Elementary School. The growth in the French Immersion enrolment since 2010 has led to an over capacity enrolment at James Thomson Elementary School. The renovation of the Annex and the addition of two portable classrooms has addressed the capacity requirements.

Brooks Secondary School has an operating capacity of 800 students and is projected to be able to accommodate the students in grades 8 to 12 for the planning timeframe. However it is the only secondary school in the school district so a plan for future expansion has been identified and should be protected from other uses.

The Oceanview Education Centre offers a combination of school district, VIU and community programs and remains an asset to respond to future enrolment growth.

## SUMMARY OF RECOMMENDATIONS

The following is a summary of recommendations in the Long Range Facilities Plan.

- 1. continue to apply to Ministry of Education, for School Enhancement Program funding for building renewal projects and projects that enhance energy performance;*
- 2. review the findings from the 2020 seismic risk assessments and implement strategies to address identified structural deficiencies through building renewal projects or stand-alone seismic upgrade projects;*
- 3. proceed with the strategies to address the requirement for a permanent solution for the Bus Garage;*
- 4. pursue a strategy to address the long-term plan for the surplus former Max Cameron School gymnasium currently leased to the Gymnastics Society;*

- 5. continue to manage cross-boundary attendance in relation to available capacity at the elementary schools;*
- 6. Submit a capital plan project request for an addition to Edgehill Elementary;*
- 7. continue to manage the French Immersion program enrolment at James Thomson Elementary School and assess the requirement for modifications to program offerings based on community interest and available resources;*
- 8. retain the Oceanview Education Centre for district, community and VIU programs which include a business case that support public education;*
- 9. consider upgrades to extend the life of the artificial turf field for community and school use based on local capital funding contributions;*
- 10. continue to operate the student transportation system and renew the fleet through the Capital Plan funding and consider augmenting the transportation inventory, as local resources permit, in support of unique educational program transportation requirements;*
- 11. pursue Provincial childcare funding to enhance support to families and help prepare children to be successful once they enter kindergarten;*
- 12. develop the business case for future use of surplus properties in support of enhanced school district operations, and*
- 13. continue to pursue Provincial funding to support energy conservation projects such as solar energy, high efficiency boilers and appliances, improved building envelop and reduction of portables.*

# Introduction

The School District completed its last School District Long Range Facilities Plan in 2012. This update to the Facilities Plan has been undertaken to incorporate the latest Ministry of Education directions, Board initiatives, actions completed since 2012 and new information related to enrolment and utilization rates, building condition, seismic assessments, educational program requirements, student transportation requirements and community program requirements.

In April 2019 the Minister of Education advised boards of education that a Long-Range Facilities Plan (LRFP) should present a wide-ranging vision for the use of a board's current and potential future inventory of capital assets, providing broad strategies for the most-effective delivery of education programs. Another critical consideration for the LRFP should be the alternative community use of space in open schools and closed schools, as well as the use of school property.

As a comprehensive planning tool, a LRFP is expected to cover a 10-year timeframe, at a minimum, and outline how a board of education intends to manage an inventory of existing facilities and planned new facilities during that time. A LRFP should be realistic in terms of expectations for the Ministry's allocation of capital funding for the replacement of existing schools and the creation of new space through the construction of new schools and additions to existing schools.

Focusing on schools, a board of education has the flexibility to develop a LRFP that compares the current situation in a school district to a number of possible future scenarios. Close consideration should be given to a variety of known variables along with possible future influences. For the current situation in a school district, the LRFP should examine how best to utilize immediately available space to accommodate existing student enrolment, while ensuring a prudent application of available operating funds and maintenance funds for those open schools with students in attendance.

The revised Long Range Facilities Plan (LRFP) Guidelines were presented by the Ministry in the Five-Year Capital Plan Instructions for the 2020/21 Capital Plan. A LRFP must identify and rationalize current and future capital requirements for new schools, school expansion and consolidation; school replacement or upgrades based on enrolment projections, school capacity, building condition, seismic vulnerability and ongoing maintenance/life cycle costs; as well as new government initiatives. The LRFP will provide the critical context for discussions with the Ministry regarding high priority project requests. It will also confirm to the Ministry that the school district is properly managing its capital assets and has considered scenarios beyond the status quo.

In summary, the District Long Range Facilities Plan (LRFP):

1. communicates the Board of Education's intentions to students, teachers, support staff, parents and other stakeholders;
2. provides the Ministry of Education with a rationale for specific projects proposed for inclusion in the annual Five Year Capital Plan submissions,
3. demonstrates that the school district is managing their facilities in an effective, economical and efficient way to support the educational goals in a district-wide context, and
4. demonstrates to the community that the board of education is supportive of community programs that are based on a sound business case which supports community and educational requirements.

Since the 2012 LRFP was created the following recommended actions have been completed:

- the seismic upgrade of Henderson Elementary School;
- mechanical upgrades at Edgehill, Henderson and James Thomson Elementary Schools;
- the new Westview Elementary School has been occupied and the former Grief Point Elementary School site has been sold;
- grade 8 students have been transferred to Brooks Secondary School, and
- Oceanview Middle School has been converted to Oceanview Education Centre accommodating District, University and Community programs.

The development of this LRFP has also been influenced by Ministry of Education capital funding programs as follow:

- Seismic Mitigation Program (SMP)
- School Expansion Program (EXP)
- School Replacement Program (REP)
- Building Envelope Program (BEP)
- School Enhancement Program (SEP)
- Carbon Neutral Capital Program (CNCP)
- Bus Replacement Program (BUS)

The new Five Year Capital Plan Guidelines require capital project submissions to be based on the LRFP. It also includes the indication that capital projects be co-funded where possible. The school district financial situation and surplus resources will be a consideration in the Ministry capital project funding.

## School District Organization

The Powell River School District is located on the Sunshine Coast and includes the qathet Regional District which consists of electoral areas A to E, the City of Powell River, and the Tla'amin Nation. The School District operates on the traditional territory of the Tla'amin Nation.

Like most school districts in British Columbia, the Powell River School District has experienced a significant decline in enrolment. The actual enrolment has declined from 2,400 students in 2006 to a low of 1,740 in 2015 a decline of 660 students. The enrolment in 2019 was 1,860 and the projections indicate that the enrolment has now stabilized.

As a result of the enrolment decline the school district has taken steps to reduce the over-capacity throughout the City of Powell River as proposed in the 2012 LRFP. The outlying schools, Kelly Creek Elementary which is 20km from the town centre and Texada Elementary Secondary on Texada Island have been retained to provide community based schools. The location of the schools is shown on the google image. The schools are well situated to serve the communities.



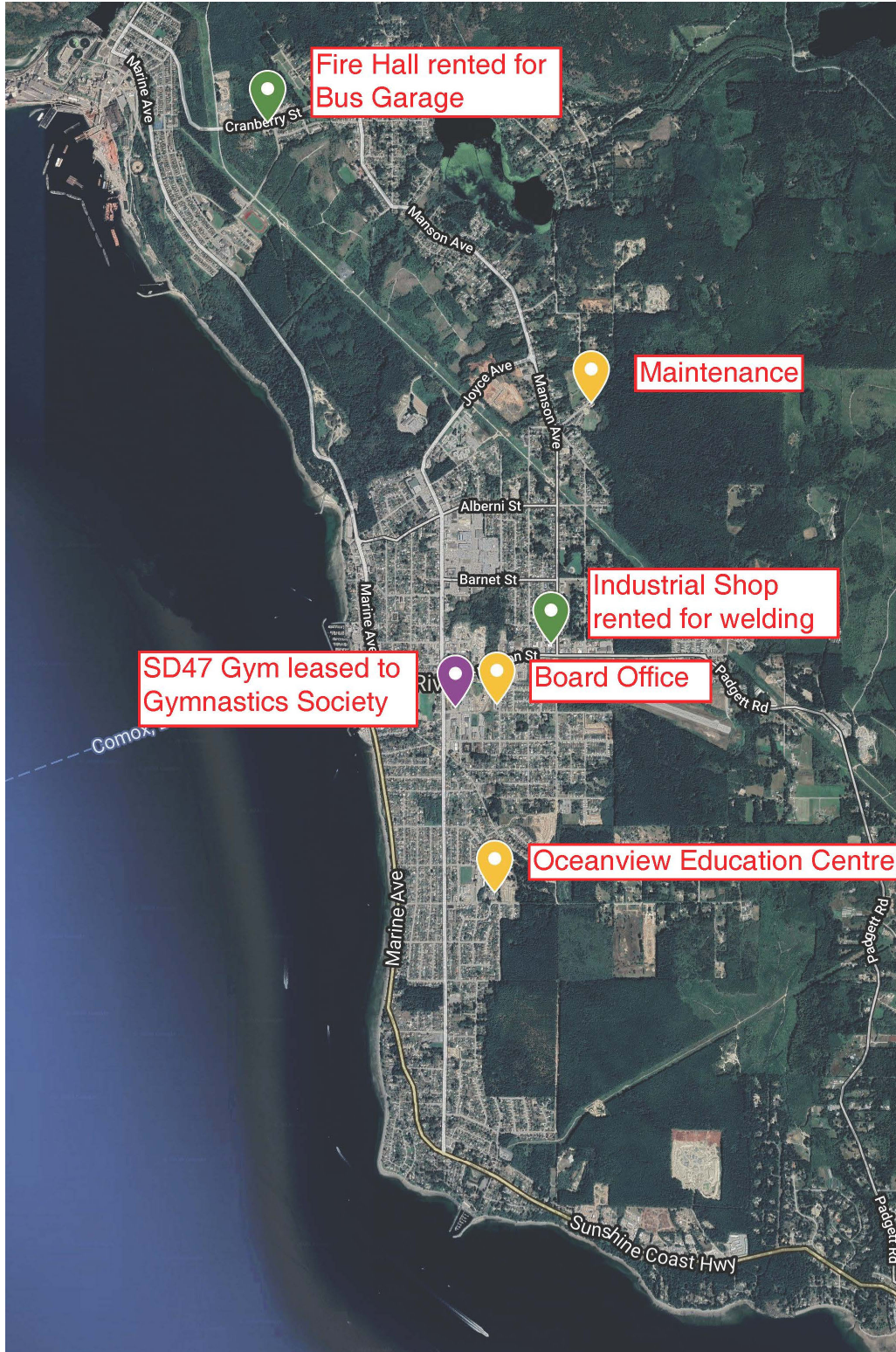
The school district has converted Oceanview Middle School into Oceanview Education Centre which serves a variety of school district, university and community programs and is available for future use as a school should the enrollment increase significantly. The District also leases a portion of an industrial building for the delivery of the dual credit welding program in partnership with the VIU.

The school district also has a Board Office centrally located and a Maintenance Facility beside Edgehill Elementary School. The school district leases a portion of the Fire Rescue Building from the municipality for their Transportation Facility including bus maintenance and parking area.

The School District has the former Max Cameron gymnasium which is a stand-alone facility leased to the Gymnastic Society for their exclusive use.

The following google image shows the location of these school district support facilities.





## Educational Programs

School District No. 47 (Powell River) offers a broad spectrum of robust programs to support the varied educational needs of students across the District as follows:

- a) Regular program for kindergarten to grade 7 at 5 elementary schools and grades 8 to 12 at 1 secondary school plus a kindergarten to grade 7 school on Texada Island as well as a distance learning program on Bowen Island.
- b) Partners In Education (PIE) distributed learning from the Oceanview Education Centre;
- c) French Immersion at James Thomson and Brooks Secondary;
- d) Aboriginal Education at James Thomson Elementary and Brooks Secondary;
- e) Special education at each school with District level support;
- f) StrongStart at Kelly Creek, Westview, Edgehill and Henderson Elementary Schools plus a mobile program offered using a bus sponsored by United Way;
- g) Alternate Education Program for grades 8 to 12 at Oceanview Education Centre;
- h) Secondary Distance Education Alternate program at Tla'amin Nation in their building;
- i) Outdoor / Eco-Adventure Program at Brooks Secondary and Outdoor Learning Centre on Powell Lake, and
- j) Dual Credit Trades and Technical Programs from the Oceanview Education Centre, Brooks Secondary and a leased welding shop.

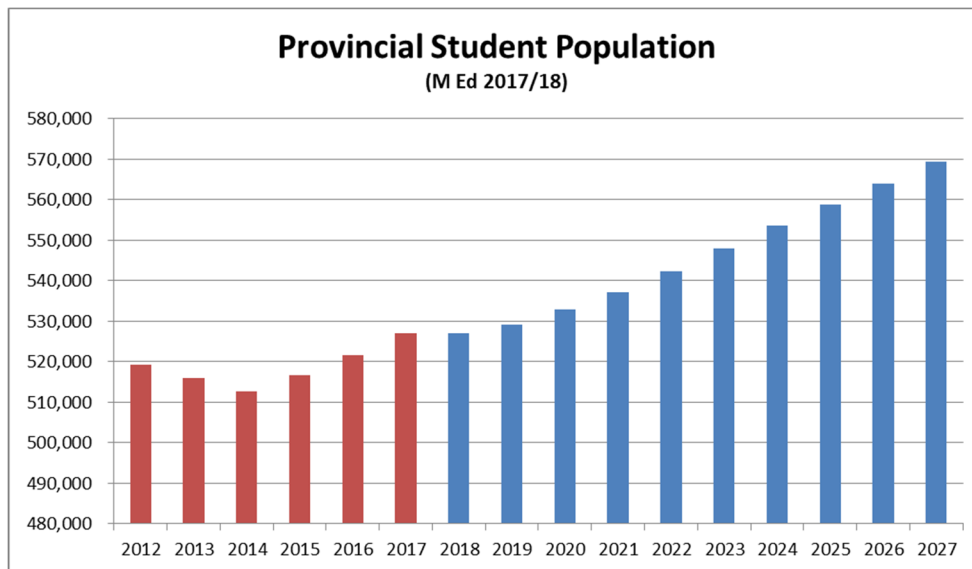
The School District has created numerous programs to enhance the social and emotional wellbeing of students including:

- Compassion in action
- Erase bullying
- Student counselling services
- Student support services
- Youth support services

In addition the School District is supportive of community programs and Neighbourhood Learning Centres have been established at Westview Elementary School, and Oceanview Education Centre. In addition there is a privately operated child care program in a stand-alone facility at Brooks Secondary School. There is also an available stand-alone before and after school care facility at Kelly Creek Elementary School which is anticipating a private operator.

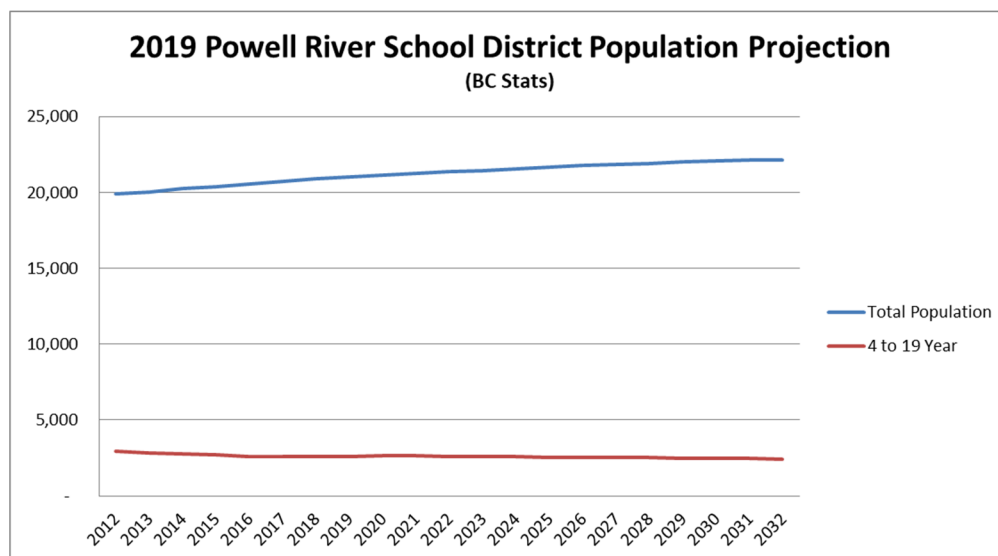
## Demographics and Enrolment Projections

The following graph presents the provincial public school student population headcount actual in red and projected in blue as presented in 2017/18 Ministry of Education Capital Planning materials.

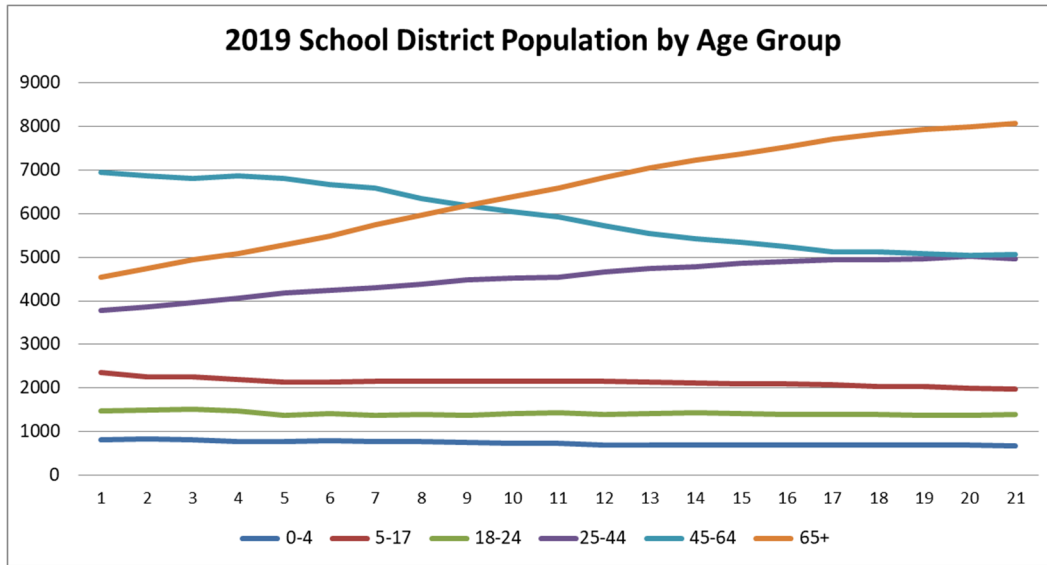


It can be seen that 2014 was the low point with 512,000 students. The provincial enrolment increased to 528,000 by 2017 and is projected to continue to grow by about 5,000 students a year and approach 570,000 by 2027. A similar population trend was presented in the 2012 LRFP.

The Following graph shows the 2019 BC Stats total actual and projected population for the City of Powell River and District. It can be seen that the total population is expected to increase gradually to about 22,000 and the school age population is projected to decrease slightly over the same period.

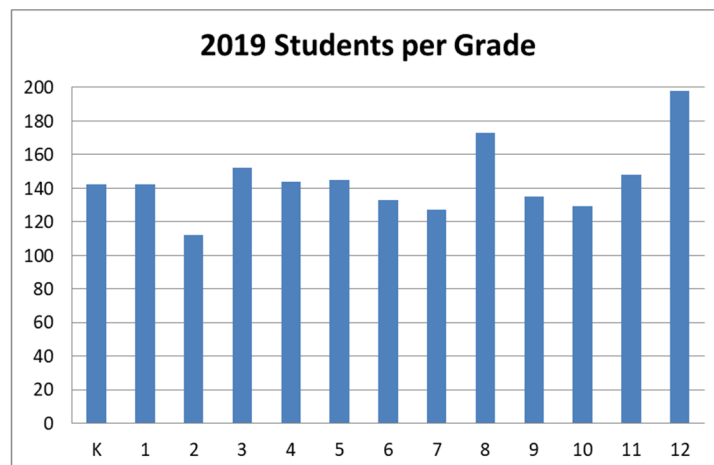


The BC Stats 2019 total population for the School District is presented again with a breakdown by age groups. It can be seen that the three younger age groups are relatively flat. However, the 25 to 44 age group is projected to increase from approximately 3,800 to over 5,000 and the over 65 group is projected to increase from approximately 4,500 to 8,000 while the 45 to 64 age group is projected to decrease from 7,000 to 5,000.

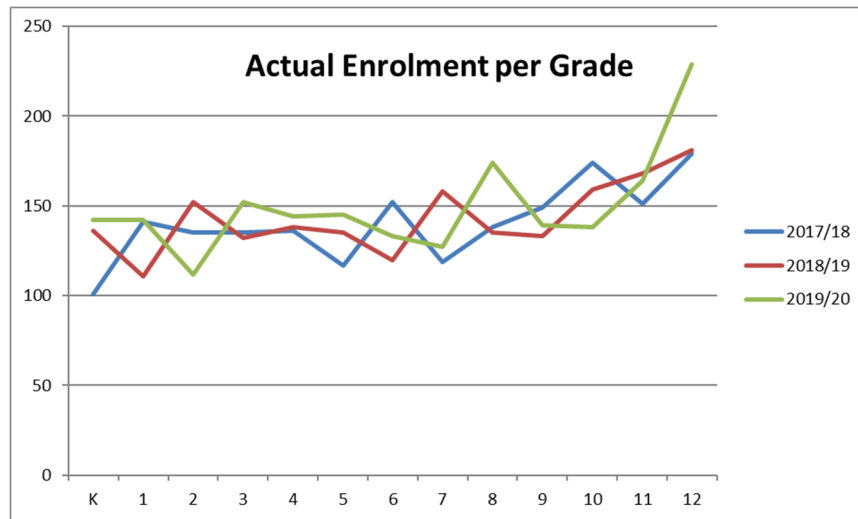


As presented in the graph, the BC Stats population by age group 44 to 65 is projected to decrease. This is the age group which is most likely to have children in secondary school. The 24 to 44 age group is projected to increase. This is the age group more likely to have children in elementary school. These trends may be an indicator that elementary student enrolment will grow; however families may leave the area as their children are of secondary school age.

The following Graph presents the number of students in each grade on September 2019. The high number of grade 12 students is due to students remaining to complete a small number of courses required for graduation.

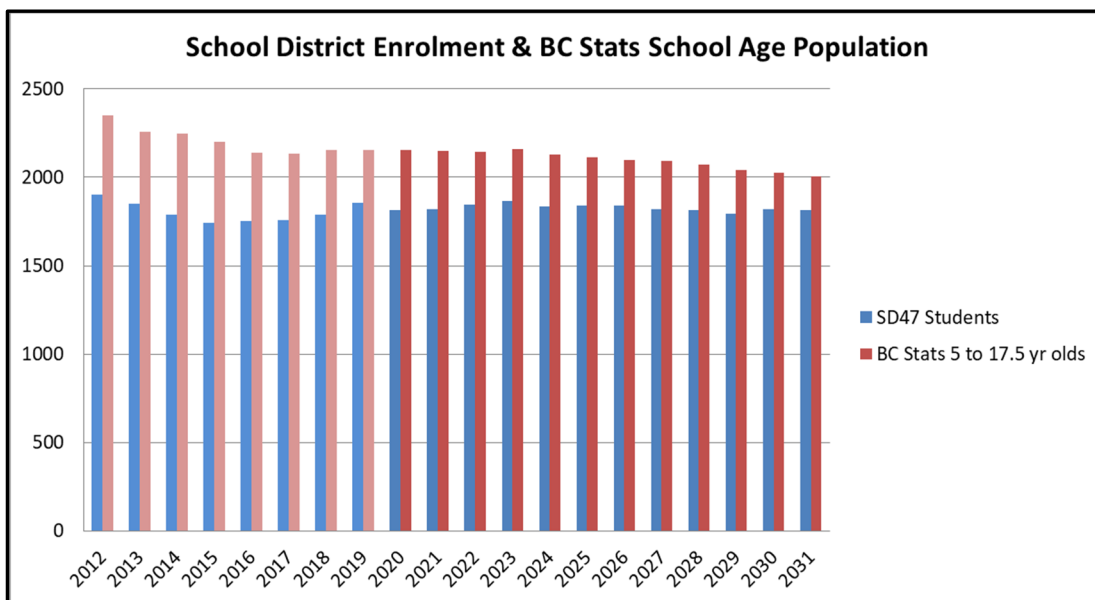


The following graph shows the same information of students in each grade for 2017, 2018 and 2019 as a line graph.



It is evident that on average the numbers of students gradually increases from about 125 students in kindergarten to about 160 students in grade 11 or 12. Based on this pattern, a decline in enrolment can be expected as the current students move through the grades unless there is additional in-migration of students. At present students from the independent schools transfer to Brooks Secondary for grades 8 to 12 which helps to alleviate the loss of students at the secondary level.

The following bar graph presents two sets of information. The 2019 BC Stats actual and projected school age population 5 to 17.5 years is shown in red. The District actual enrolment from 1701 data and projected enrolment based on the roll forward of existing number of students from grade to grade plus an estimate of the new kindergarten students annually is shown in blue.



Both bar graphs indicate the enrolment will increase slightly to 2023 and then decrease slightly. In general the enrolment is projected to remain at approximately 1800 students.

The projected enrolment in the School District is lower than the projected school age population identified by BC Statistics. This pattern is common in all school districts as a result of:

- Parents enrolling children in independent schools or Band Schools
- Parents home-schooling their children
- Parents enrolling children in the French Education Authority school
- Students dropping out of school

The school district serves over 85% of the school age children in the school district.

There are many variables that influence actual enrolment levels. These variables include:

- ✓ birth rates
- ✓ immigration trends
- ✓ interprovincial trends
- ✓ housing starts and absorption rates
- ✓ yield rates
- ✓ percent of school age population enrolled in the School District.

The School District will update enrolment projections regularly and make adjustments to the District Facilities Plan as necessary.

### Potential Development

The traditional drivers for economic development in the area are the mill, forestry, mining, fishing and tourism. In addition, Powell River is only minutes by air and hours by car from Vancouver which makes it an attractive alternative for businesses and families looking for an amazing mixture of nature, culture and business. Furthermore, the recent move to working from home and enhanced on-line meetings and communication systems increase the potential for working parents to relocate to rural settings such as Powell River.

There have been approximately 35 new single-family units constructed annually over the past five years. The impact of potential residential development has been included in the projections as the development has been relatively constant and the trend is expected to be similar. In addition, an optimistic estimate has been used for the number of kindergarten students entering the schools each year in relation to the BC Stats annual birth rate.

There is potential for future growth so the retention of the Oceanview Education Centre is a value asset that has the potential to address capacity pressures for both elementary and secondary levels.

The actual and projected enrolment for the elementary schools is shown in the following table.

Enrolment Actual & Projected Based on 2019 1701 data						Actual Enrolment			September Projected Enrolment												
School	Grade Config	Nominal Capacity	2004 Sesmic Rating	FCI Rating	Op Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
James Thomson Elem	K - 7	20K 125	M/H	0.52	229	278	287	289	305	306	308	312	313	321	325	323	323	323	322	324	
Edgehill Elem	K - 7	20K 125	M/H	0.59	136	206	214	212	225	228	237	242	242	251	249	248	247	244	243	244	
Henderson Elem	K - 7	20K 150	L	0.49	159	85	98	100	104	105	104	102	91	89	91	88	88	87	89	89	
Kelly Creek Elem	K - 7	20K 125	M/H	0.56	136	111	124	131	142	149	158	162	163	171	169	167	168	170	170	170	
Westview Elem	K - 7	40K 300	new	0.04	341	330	339	342	330	332	314	308	307	321	319	321	321	322	322	321	
			Sub-Total		999	1010	1062	1074	1106	1120	1121	1126	1116	1153	1153	1147	1147	1146	1146	1148	
			Utilization Rate			101%	106%	107%	111%	112%	112%	113%	112%	115%	115%	115%	115%	115%	115%	115%	
			Shortage of seats			11	63	75	107	121	122	127	117	154	154	148	148	147	147	149	
			Shortage of classrooms			0	3	3	5	5	5	5	5	7	7	6	6	6	6	6	

It can be seen that the total utilization rate for elementary schools based on September 2019 actual enrolment is 107% and James Thomson is at 126% and Edgehill is at 156%. The over-capacity remains throughout the next 10 years. These schools are able to accommodate the students through the use of portable classrooms and by using core spaces such as library or special education as classrooms.

The actual and projected enrolment for Brooks Secondary School is shown in the following table. It can be seen that the utilization rate is at 98% and is projected to decrease to 93% over the next 10 years.

Enrolment Actual & Projected Based on 2019 1701 data						Actual Enrolment			September Projected Enrolment												
School	Grade Config	Nominal Capacity	2004 Sesmic Rating	FCI Rating	Op Capacity	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Brooks Sec	8 - 12	800	new	0.33	800	749	729	783	725	723	754	777	771	755	765	757	760	754	788	793	
			Utilization Rate			94%	91%	98%	91%	90%	94%	97%	96%	94%	96%	95%	95%	94%	98%	99%	
			Surplus Seats			51	71	17	75	77	47	23	29	45	36	43	40	46	12	7	
			Surplus Classrooms						3	3	2	1	1	2	1	2	2	2	0	0	

The school has 1 to 3 surplus classrooms which will allow for increased program options for the students. It also allows flexibility related to class size and composition requirements which may change annually based on the number of identified student.

Texada Elementary School located on Texada Island provides educational programs to students in kindergarten to grade 7 at this time. It has a utilization rate of less than 20% and shows a continued decline. The isolated nature of the school makes it an important community asset to the residence of Texada Island. The future enrolment is very difficult to project due to the unique environment, limited economic growth and the unpredictability for the number of families that choose the isolated island life style.

# Existing Capital Assets

## School District Configuration

The School district currently operates as one zone with six elementary schools, feeding Brooks Secondary the only secondary school. Kelly Creek Elementary is 16km from the city and Texada Elementary Secondary is on Texada Island so they both act as a community centre for their surrounding communities. James Thomson Elementary, Henderson Elementary, Edgehill Elementary and Westview Elementary are well situated to serve the students within the city. In 2014 Oceanview Middle School was converted to the School District Learning Centre due to the declining enrolment at both elementary and secondary levels. The district learning centre accommodates the school district alternate program, distributed learning program, dual credit School District and Vancouver Island University courses in carpentry, cosmetology and film, as well as leasing space to community programs such as Youth and Family Services. The Oceanview Learning Centre is well situated to accommodate regular programs should enrolment growth require the school to reopen.

The statistics on each school is presented in the following table.

Facility No.	School Name	Date Open	VFA FCI	Gross area sq.M	Nominal Capacity	Operating Capacity	Portable Classroom	Site Size Hectares	Strong Start	Child Care
47001	James Thompson Elem	1957	0.59	2341	20K 125	136	2	1.2		
	James Thompson Annex	1923	0.22	823	100	93				
	James Thompson combined		0.52			229				
47010	Edgehill Elem.	1905	0.59	1600	20K 125	136	5	5.5	1	
47013	Henderson Elem.	1958	0.49	1715	20K 150	159		3.2	1	
47014	Texada Elem./ Midd.	1958	0.65	2857	100	100		1.7		
47015	Kelly Creek Comm.	1959	0.56	1632	20K 150	136		3.6	1	1
47011	Westview Elem	2012	0.04		40K 300	318		2.4	1	NLC
47020	Oceanview Ed Centre	1976	0.38	5126	475	475		2.4		
47021	Brooks Secondary	1996	0.33	7712	800	800	2	3.2		1

## Facility Condition

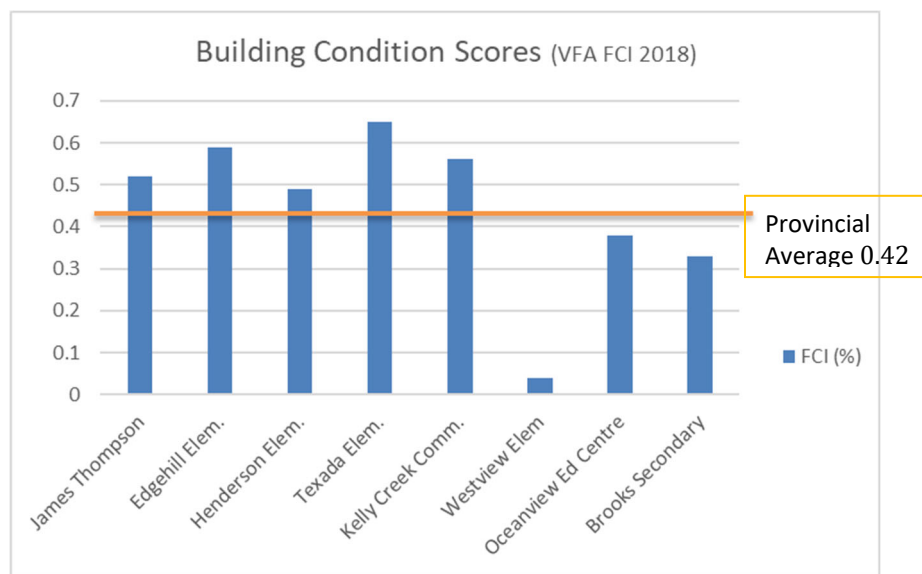
The Ministry initiated Capital Asset Management Services (CAMS) in 2009/10 and engaged VFA, a national firm experienced in building assessments, to complete standardized facility condition assessments (FCA) of all schools in the Province. The assessments result in a Facility Condition Index (FCI) for each school in the province which provided the Ministry with comparable data to support the Provincial Capital Plan for building renewal.

The Facility Condition Index (FCI) is the primary indicator of the overall condition of the building systems and miscellaneous structures and furnishings. The FCI is the cost of repairs relative to the cost of replacement of the school. The higher the FCI value the higher the costs to upgrade the building systems. The rating descriptions are presented in the following table.



FCI Rating	Category	General Assessment
0.00 to 0.05	Excellent	Near new condition. Meets present and foreseeable future requirements
0.05 to 0.15	Good	Good condition. Meets all present requirements.
0.15 to 0.30	Average	Has significant deficiencies, but meets minimum requirements. Some significant building system components nearing the end of their normal life cycle.
0.30 to 0.60	Poor	Does not meet requirements. Immediate attention required to some significant building systems. Some significant building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.
0.60 and above	Very Poor	Does not meet requirements. Immediate attention required to most of the significant building systems. Most building systems at the end of their life cycle. Parts may no longer be in stock or very difficult to obtain. High risk of failure of some systems.

Schools in the Powell River School District were last assessed in 2018. The results are presented in the following graph. The Provincial average FCI is 0.42 and is shown in the graph.



It can be seen that the district's highest FCI is 0.65 for Texada Elementary. Edgehill Elementary is next with 0.59 and Kelly Creek follows with an FCI of 0.56. James Thomson combined is 0.52 which includes the renovated Annex at 0.22 and the main school at 0.59. The newer schools have a FCI score lower than the Provincial average.

The Ministry recognized that the Annual Facility Grant (AFG) was inadequate to address the building systems renewal costs in small rural school districts so they initiated the School Enhancement Program to augment the AFG funding. The school district has obtained these funds annually and has completed various upgrades to the active schools to address some of the building system renewal requirements.

The improvements to the building systems completed since 2016 and are presented in Appendix A. These projects reduce the FCI for the schools.

## Portables

The school district has portables at three schools. There are two new modules at James Thomson Elementary to address the over capacity and are expected to remain in use for the foreseeable future. There are five old modules at Edgehill Elementary to address the over capacity. They should be eliminated once the permanent expansion of the school which was requested in the 2021/22 Capital Plan is approved. There are two standard classroom modules at Brooks Secondary which will remain in use for the foreseeable future to provide for program support.

## Other Properties

The School District has a variety of other facilities as shown in the following table. The Board Office is a modest facility that is centrally located and designed to meet the functional requirements for the various district programs typically accommodated in the administrative offices. The Maintenance facility is adjacent to Edgehill Elementary school site. The facility does not meet current standards for the shop and administrative functions associated with the typical maintenance facility. Capital funding for a maintenance facility is typically provided from local resources.

Site	Civic Address
District Administration	
Board Office	4351 Ontario Ave
Maintenance Shop	Beside Edgehill Elementary School
Other Properties	
Haywire Bay	Powell Lake (rec non-profit)
Vacant lot	Texada Lot (residential)
Gymnastics Facility	Joyce Ave (business / other)
Vacant Lot - Old Daycare, Butler House	4402 Joyce Ave (business / other)
Facilities Leased by SD47	
Private Industrial Welding Shop	4495 Manson Ave
Municipal Fire Hall for Bus Garage	6580 Cranberry St

The other properties consist of two vacant lots that are not required for the current school district operations. The Haywire Bay recreation site on Powell Lake is an important asset for the school district for outdoor education and community summer camps. The former Max Cameron gymnasium is currently used by the Powell River Gymnastics Society.

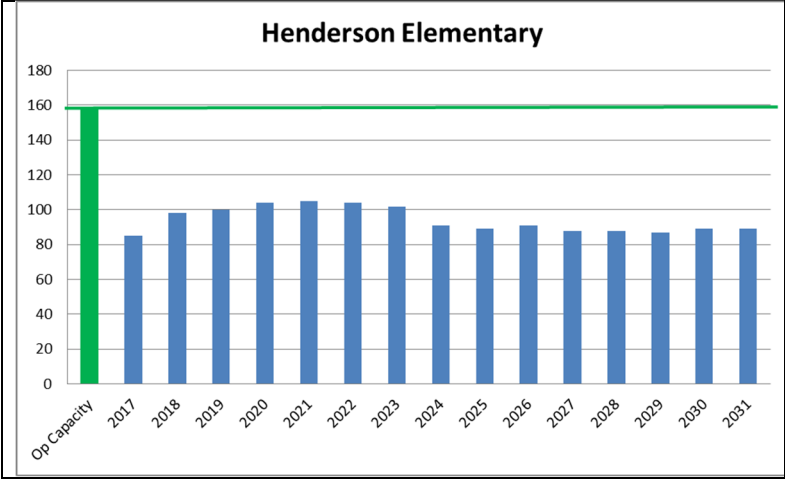
The school district leases industrial space for a welding shop in support of the dual credit program under an agreement with VIU. The school district also leases space at a former fire hall which effectively satisfies the requirements for the maintenance and parking of the bus fleet.

The aerial view and the property records for the various sites is included in Appendix B. It can be seen that James Thomson Elementary, Westview Elementary and Brooks Secondary schools are on sites consisting of multiple parcels. Consolidation of the sites may be required by the municipality prior to approval of a building permit for future capital projects at these sites.

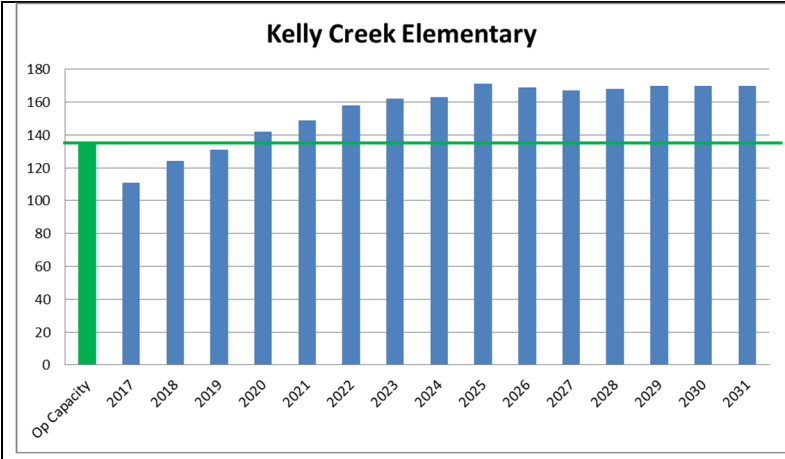
# Summary Observations

The following table presents a summary of each active schools. The bar graphs show the actual and project enrolment in blue and the operating capacity in green.

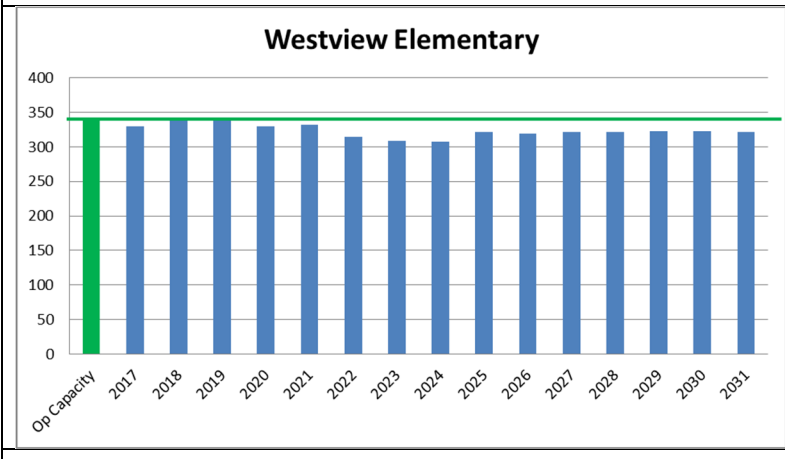
<p><b>James Thomson Elementary</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Operating Capacity</th> <th>Projected Enrolment</th> </tr> </thead> <tbody> <tr> <td>Op Capacity</td> <td>229</td> <td>-</td> </tr> <tr> <td>2017</td> <td>229</td> <td>275</td> </tr> <tr> <td>2018</td> <td>229</td> <td>285</td> </tr> <tr> <td>2019</td> <td>229</td> <td>285</td> </tr> <tr> <td>2020</td> <td>229</td> <td>300</td> </tr> <tr> <td>2021</td> <td>229</td> <td>305</td> </tr> <tr> <td>2022</td> <td>229</td> <td>305</td> </tr> <tr> <td>2023</td> <td>229</td> <td>310</td> </tr> <tr> <td>2024</td> <td>229</td> <td>310</td> </tr> <tr> <td>2025</td> <td>229</td> <td>320</td> </tr> <tr> <td>2026</td> <td>229</td> <td>325</td> </tr> <tr> <td>2027</td> <td>229</td> <td>325</td> </tr> <tr> <td>2028</td> <td>229</td> <td>325</td> </tr> <tr> <td>2029</td> <td>229</td> <td>325</td> </tr> <tr> <td>2030</td> <td>229</td> <td>325</td> </tr> <tr> <td>2031</td> <td>229</td> <td>325</td> </tr> </tbody> </table>	Year	Operating Capacity	Projected Enrolment	Op Capacity	229	-	2017	229	275	2018	229	285	2019	229	285	2020	229	300	2021	229	305	2022	229	305	2023	229	310	2024	229	310	2025	229	320	2026	229	325	2027	229	325	2028	229	325	2029	229	325	2030	229	325	2031	229	325	<ul style="list-style-type: none"> <li>➤ James Thomson has a capacity of 229 and a projected enrolment of 334 which is a utilization rate of 142%.</li> <li>➤ The capacity includes the 1923 original school which was replaced in 1957 however is still used as an annex.</li> <li>➤ There are 2 portables on the constrained 1.2 ha site.</li> <li>➤ Elementary French Immersion is offered at this school.</li> <li>➤ The school is the catchment area for the Tla’amin Nation.</li> </ul>
Year	Operating Capacity	Projected Enrolment																																																		
Op Capacity	229	-																																																		
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<p><b>Edgehill Elementary</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Operating Capacity</th> <th>Projected Enrolment</th> </tr> </thead> <tbody> <tr> <td>Op Capacity</td> <td>136</td> <td>-</td> </tr> <tr> <td>2017</td> <td>136</td> <td>205</td> </tr> <tr> <td>2018</td> <td>136</td> <td>215</td> </tr> <tr> <td>2019</td> <td>136</td> <td>215</td> </tr> <tr> <td>2020</td> <td>136</td> <td>225</td> </tr> <tr> <td>2021</td> <td>136</td> <td>230</td> </tr> <tr> <td>2022</td> <td>136</td> <td>235</td> </tr> <tr> <td>2023</td> <td>136</td> <td>240</td> </tr> <tr> <td>2024</td> <td>136</td> <td>240</td> </tr> <tr> <td>2025</td> <td>136</td> <td>250</td> </tr> <tr> <td>2026</td> <td>136</td> <td>250</td> </tr> <tr> <td>2027</td> <td>136</td> <td>250</td> </tr> <tr> <td>2028</td> <td>136</td> <td>250</td> </tr> <tr> <td>2029</td> <td>136</td> <td>245</td> </tr> <tr> <td>2030</td> <td>136</td> <td>245</td> </tr> <tr> <td>2031</td> <td>136</td> <td>245</td> </tr> </tbody> </table>	Year	Operating Capacity	Projected Enrolment	Op Capacity	136	-	2017	136	205	2018	136	215	2019	136	215	2020	136	225	2021	136	230	2022	136	235	2023	136	240	2024	136	240	2025	136	250	2026	136	250	2027	136	250	2028	136	250	2029	136	245	2030	136	245	2031	136	245	<ul style="list-style-type: none"> <li>➤ Edgehill has a capacity of 136 and a projected enrolment of 250 which is a utilization rate of 180%.</li> <li>➤ Non-instructional spaces are used for classrooms and there are 5 portable classrooms on the site.</li> <li>➤ The school was constructed in 1955 and renovated in 2000</li> <li>➤ The school is centrally located</li> <li>➤ The site has capacity for the required expansion.</li> </ul>
Year	Operating Capacity	Projected Enrolment																																																		
Op Capacity	136	-																																																		
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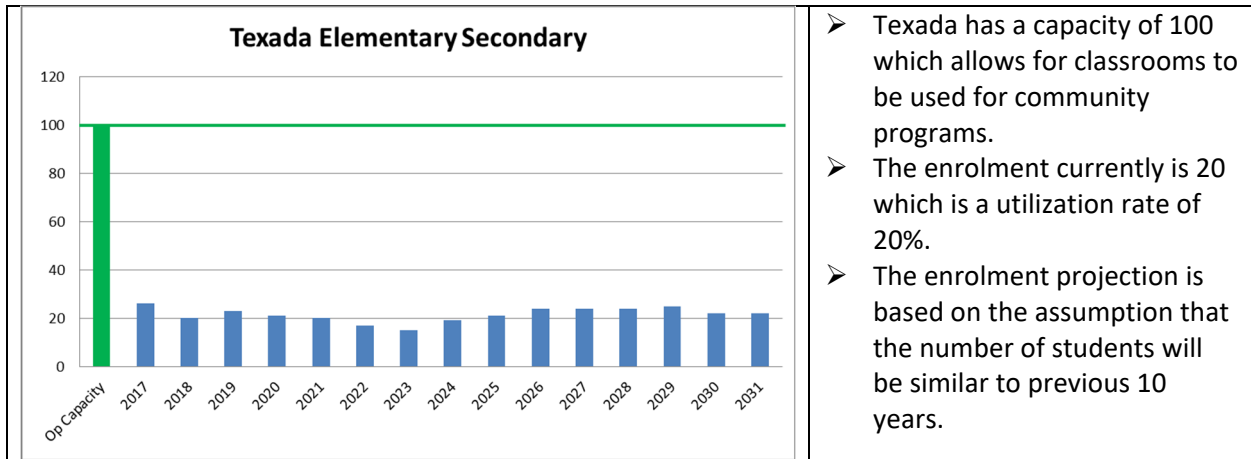
- Henderson has a capacity of 159 and the enrolment is at 100 which is a utilization rate of 63%; the enrolment is projected to decrease to 90 students which results in 56% utilization.
- The school opened in 1958 in the historic townsite. It has been seismically upgraded.
- The sloping site is adjacent to Brooks Secondary and is constrained by city streets.



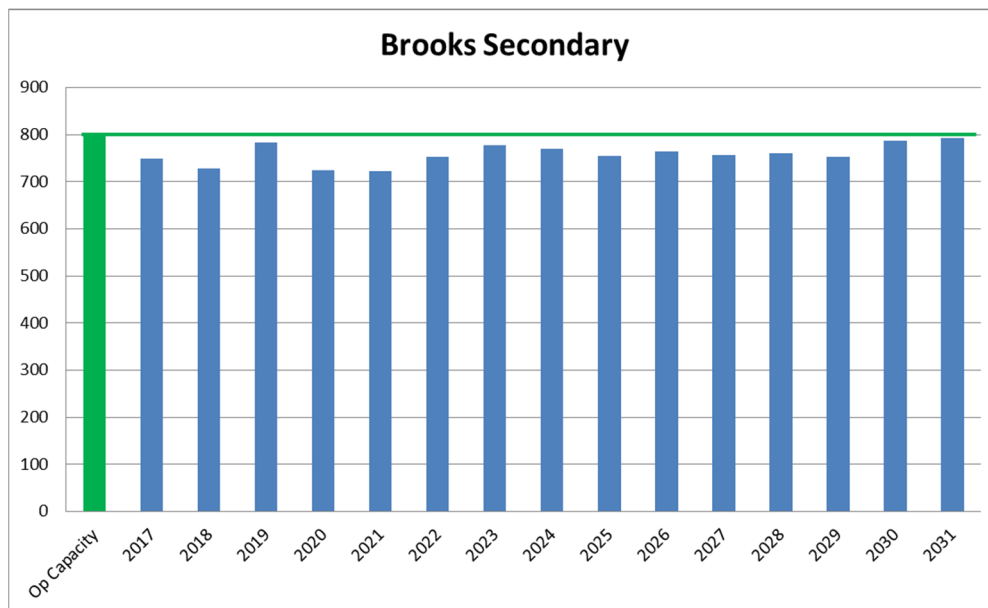
- Kelly Creek has a capacity of 136 and the enrolment is 131 which is a 97% utilization rate. The enrolment is projected to increase to 170 students which is a utilization rate of 125%.
- The rural community school is 16km from the city.
- The school opened in 1959 and last expanded in 1984.
- A stand-alone before and after school childcare facility was added in 1998.



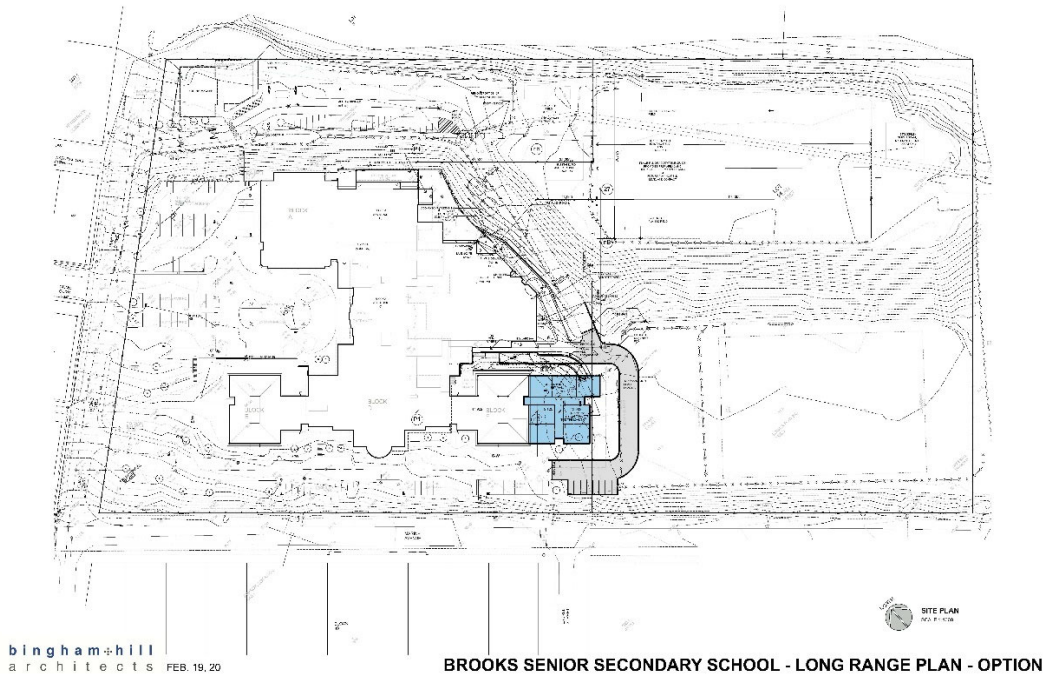
- Westview has a capacity of 341 which includes one NLC classroom and the enrolment is 342 which is a utilization rate of 100%. The enrolment is projected to decrease and remain relatively constant at 320 which is 100% utilization if the NLC space is returned to community use.
- The school opened in 2013 and performs as expected.



The capacity and actual and projected enrolment for Brooks Secondary is presented in the following graph. The capacity is 800 and the current enrolment is 783 which is a utilization rate of 98%. The projected enrolment is relatively constant and slightly below the capacity for the next 10 years.



Since Brooks is the only secondary school it is important to retain site area for future expansion. The Architect that was involved in the design and construction of the school has identified the primary location where future expansion would be effective. The area is shown on the following plan and should be protected from other activities such as portable classrooms or site modifications.



## Operations and Maintenance

The school district has a Maintenance Department funded from the operating budget and staffed with permanent custodians and skilled and semi-skilled tradesmen that provide custodial services and carry out minor repairs to normal wear and tear of buildings and grounds. They also manage the utilities and conservation initiatives.

The school district uses the Annual Facilities Grant and School Enhancement Program funding to engage contractors to address larger maintenance and building renewal projects such as roofing, flooring, exterior painting and mechanical and electrical system upgrades.

## Seismic Mitigation

In the 2012 LRFP Henderson Elementary was identified as the only school with a high seismic risk rating. The school has been upgraded since the 2012 LRFP was completed. Seismic Risk Assessments have been initiated on Edgehill, James Thomson, Kelly Creek and Oceanview based on the Seismic Mitigation Program Guidelines. Strategies to address any structural deficiencies will be developed once the results of the assessments are known. It would be beneficial to include a structural review as part of building renewal projects such as the replacement of the roof membrane, exterior cladding or flooring so that inexpensive enhancements to connections or reinforcement can be included.

## Post-Disaster Shelters

Powell River is an isolated community. It may not be easily accessible following a major seismic event. Brooks Secondary School and Westview Elementary School are newer facilities with amenities that could support activities required for a reception centre. They are not constructed to a post-disaster design standard however they are newer facilities with a low risk rating.

## School of Choice

James Thomson Elementary School consists of two buildings: the original 1923 two-storey annex and the 1957 school that was constructed to replace the original building. The Annex was upgraded in 2016 and provides 4 classrooms. There are also two portable classrooms on the site. In addition to the regular kindergarten to grade 7 program, the school provides early French Immersion and is the catchment area for the Tla'amin Nation. There are robust Indigenous focused elementary programs including language programs offered at the school and continued at Brooks Secondary School. The site is only 1.2 hectares so expansion of the school would require temporary swing space so the Annex could be demolished to make room for the new space.

## Transportation of Students

The School District operates a fleet of 12 buses to provide transportation to approximately 1200 students living beyond the walk limit for the schools. Minor adjustments to the bus routes are considered each year based on the actual student requirements. Since the projected enrolment is relatively constant the number of buses in the fleet will remain at the current level. Replacement of buses that have reached the end of their service life will be addressed through the annual Capital Plan submission and funding from the Province.

The Outdoor Learning Centre located on Powell Lake is an important program for the school district. Access to the site requires specialized rough terrain stye transportation or a boat. Local funding will be required to address the unique program requirements. The school district will review options to satisfy these program needs.

# Capital Investment Priorities

The majority of capital investment in the next ten years will be focused on extending the service life of the existing active schools, reducing operating costs and completing enhancements that improve student learning. The School District will pursue capital funding through the appropriate Ministry programs as presented in the 2021/22 Capital Plan Instructions and presented below.

## Seismic Mitigation Program (SMP)

The Ministry of Education engaged the Engineers and Geoscientist of BC (EGBC) and the University of British Columbia Earthquake Engineering Research Group to develop enhanced seismic risk assessment tools and seismic mitigation strategies.

The seismic risk assessments of schools were updated in 2020 using the latest risk assessment tools developed by EGBC based on the enhancements to the National Building Code and BC Building Code. The preliminary risk assessments indicated there are minor structural deficiencies that should be addressed during building renewal work or minor seismic projects.

The non-structural deficiencies in schools as identified by VFA assessments also need to be addressed.

## School Expansion Program (EXP)

The Ministry priority for new school, addition or site acquisition projects is to areas experiencing consistent and rapid high-density population growth and where space optimization has been demonstrated. EXP projects will not be eligible for funding consideration if adequate space is available at nearby schools.

Under the current capacity utilization rates and projected enrolment, a school expansion project is justified at Edgehill Elementary school where the Utilization rate is 180% and there are currently five portable classrooms to satisfy the capacity shortfall. In addition, James Thomson Elementary has two portable classrooms. The School District will monitor the actual enrolment and may make use of cross boundary strategies as the first step to address further capacity shortfall or use Oceanview Education Centre if there is a large growth in enrolment.

## School Replacement Program (REP)

The Ministry will consider replacement projects where the school has reached the end of its useful life and further investment is not substantiated due to major structural issues or the accumulation of maintenance needs that would exceed the cost of replacement. School replacement projects are eligible for cost-sharing based on the school district's ability to contribute.

Based on the 2018 VFA assessments and the facility condition index values there are no facilities which are being considered for replacement. There has been effective use of the Annual Facility Grant (AFG)



funds to perform building system upgrades which extend the life of the facilities. The School District will continue to allocate the AFG funds and apply for SEP funds to renew building systems.

### **Building Envelope Program (BEP)**

The Ministry established the BEP in 2006 to assist school districts with the identification and remediation of the causes and resultant damage from unintended water ingress where premature failure of the building envelope has occurred in schools built between 1985 and 2000.

There are no BEP projects in the Capital Plan.

### **School Enhancement Program (SEP)**

The Ministry will contribute to improved safety and function of schools through projects that extend the service life of the existing asset including:

- Electrical upgrades (power supply and distribution systems)
- Energy Conservation upgrades
- Health and Safety upgrades (fire systems, indoor air quality)
- Mechanical upgrades (heating, ventilation, plumbing)
- Building Enclosure Upgrades (roofing, exterior walls, windows)
- Washroom upgrades
- Flooring upgrades

The projects must cost between \$100,000 and \$3,000,000. Annual Facility Grant funds will be directed to projects below \$100,000.

The school district will pursue SEP projects to enhance school facilities. Mechanical, electrical, roofing, cladding and flooring upgrades at various schools are seen as the priority at this time. The implementation of new learning features will be incorporated where appropriate using local funds.

### **Carbon Neutral Capital Program (CNCP)**

The Ministry will distribute \$5,000,000 per year to energy efficient projects that lower the school district carbon emissions.

The School District will continue to pursue CNCP projects including solar voltaic panels and LED lighting to reduce energy costs and the carbon footprint.

### **Bus Replacement Program (BUS)**

The Ministry considers buses capital assets and any new or replacement buses are funded through the Five-Year Capital Plan submission.

## **Rural District Program**

The Ministry recognizes there are unique conditions in rural school districts and is prepared to provide funding not normally included in the Major or Minor Capital Programs. These funds are related to addressing underutilized facilities. The school district may consider opportunities to address the surplus facilities on Texada Island.

## **Childcare Program Funding**

The Province continues to provide funding through the Ministry of Education Neighbourhood Learning Centre Program funding and the Ministry of Children and Family Development childcare funding to establish additional childcare facilities. The school district recognizes the benefits of linking childcare and early childhood education with elementary schools. The School District will consider opportunities for additional childcare facilities based on the findings of the recent analysis of childcare requirements for the Community.

# Operational Capital Investment Priorities

## **Secure a Permanent Transportation Facility / Bus Garage**

The Transportation Department operates out of the former fire hall on Cranberry Road. The facility is leased from the City of Powell River. Strategies to provide permanent accommodations for the Transportation Department will be pursued.

## **Enhance the Partnership with VIU**

There has been a history of dual credit programs involving a partnership between the School District and Vancouver Island University which benefit secondary school students. Opportunities which include equitable funding, shared use of facilities and program certainty will be pursued to enhance post secondary opportunities for students. Use of Oceanview Education Centre and Brooks Secondary School will continue to be used while program space is available. Leased specialized program space will be considered where a viable business case is presented.

## **Develop strategies for Future Use of Surplus Properties**

The current enrolling schools are well suited for the delivery of public education in Powell River for the foreseeable future. There are School District owned properties that are not directly required for educational programs. Opportunities to leverage these properties to increase the efficiencies of school district operations will be considered.

# Appendix A: Completed Building Renewal Projects Since 2016

## **James Thomson Elementary**

- Completed envelope upgrade of annex
- Window replacement throughout main building including window coverings
- Flooring replacement in most areas including gymnasium
- High efficiency gas boiler
- New playground equipment
- New fountains
- Electrical service upgrade
- Substantial paving replacement

## **Henderson Elementary**

- New flooring including gymnasium
- New high efficiency gas boiler
- Envelope upgrade included as component of seismic upgrade
- Re-paved parking lot
- Added an electric car charging station
- New fountains

## **Edgehill Elementary**

- Electrical Service Upgrade
- Addition of grid tie small solar system
- New sheet good flooring
- New high efficiency boiler

- New fountains
- Completed replacement of windows including new coverings
- Stucco envelope overlay of the main building
- New playground equipment
- Substantial paving replacement

### **Westview Elementary**

- Additional playground pieces
- Outdoor garden and teaching space

### **Kelly Creek Elementary**

- Envelope upgrade including double glazed windows and new doors
- Upgraded sheet good flooring in most areas of the school including gymnasium
- New playground pieces and amenities
- Gazebo style outdoor classroom and teaching space
- New water fountains
- Electrical Service upgrade
- Substantial paving replacement

### **Texada Elementary**

- Replaced the low slope roof on the gym and main building
- High Efficiency Gas (Propane) Boiler
- New Roof Top Mechanical Units
- New sheet good flooring in the entrance and main hallway
- Re-finished wooden gymnasium floor along with line painting
- New water fountains
- Replaced most of the paving

### **Brooks Secondary**

- LED Lighting upgrade
- Replaced Douglas lighting controller
- Boiler and Mechanical controls upgrade
- Refinished gymnasium flooring
- Replaced dust extraction system in shop area classrooms
- New window coverings throughout
- Replaced carpeted areas with carpet tile throughout
- New fountains
- New sloped and low sloped roofing
- Low flow faucets throughout the school
- Addition of two electric car charging stations

### **Oceanview Education Centre**

- New low sloped and sloped metal roof
- Replaced electrical heating units in all core classroom spaces
- Completed replacement of windows and building envelope
- Replaced concrete walkways throughout school site


## Appendix B: School Site Aerial Views and Property Records

# ParcelMap BC Print Report



June 19, 2020


**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

 Road

High Resolution 60cm Imagery

**Parcel Boundaries**

 World Imagery

High Resolution 30cm Imagery

 Ownership

Low Resolution 15m Imagery

Citations

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

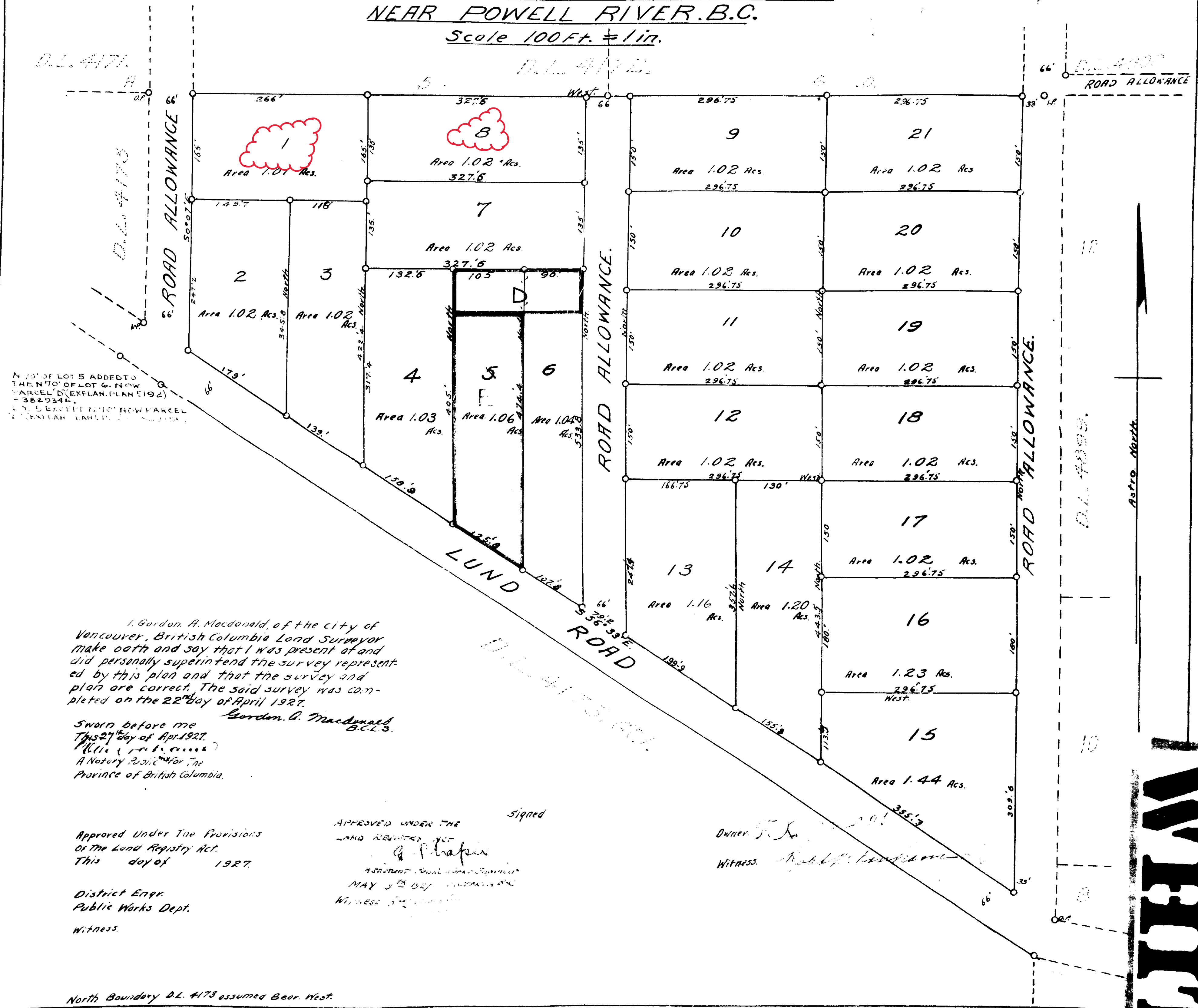


Duplicate.

5788  
Deposited 17-5-27.

SUBDIVISION PLAN OF A PORTION OF  
DISTRICT LOT 4173 Gp. I. N.W.D.  
NEAR POWELL RIVER. B.C.

Scale 100 Ft. = 1 in.



N. 1/2 OF LOT 5 ADDED TO  
THE N. 1/2 OF LOT 6. NOW  
PARCEL D (EXPLAN. PLAN 5192)  
3829344.  
LOT 5 EXCEPT N. 1/2 NOW PARCEL  
E (EXPLAN. PLAN 5192) 3829344.

I, Gordon A. Macdonald, of the city of  
Vancouver, British Columbia Land Surveyor  
make oath and say that I was present at and  
did personally superintend the survey represent-  
ed by this plan and that the survey and  
plan are correct. The said survey was com-  
pleted on the 22<sup>nd</sup> day of April 1927.

Gordon A. Macdonald  
B.C.L.S.

Sworn before me  
This 27<sup>th</sup> day of Apr. 1927.  
A Notary Public for the  
Province of British Columbia.

Approved Under The Provisions  
Of The Land Registry Act.  
This day of 1927.

District Engr.  
Public Works Dept.  
Witness.

APPROVED UNDER THE  
LAND REGISTRY ACT  
Witness  
MAY 25 1927

Signed

Owner  
Witness

North Boundary D.L. 4173 assumed Bear. West.

**WELLS**

# YELLOW

## PLAN 9092

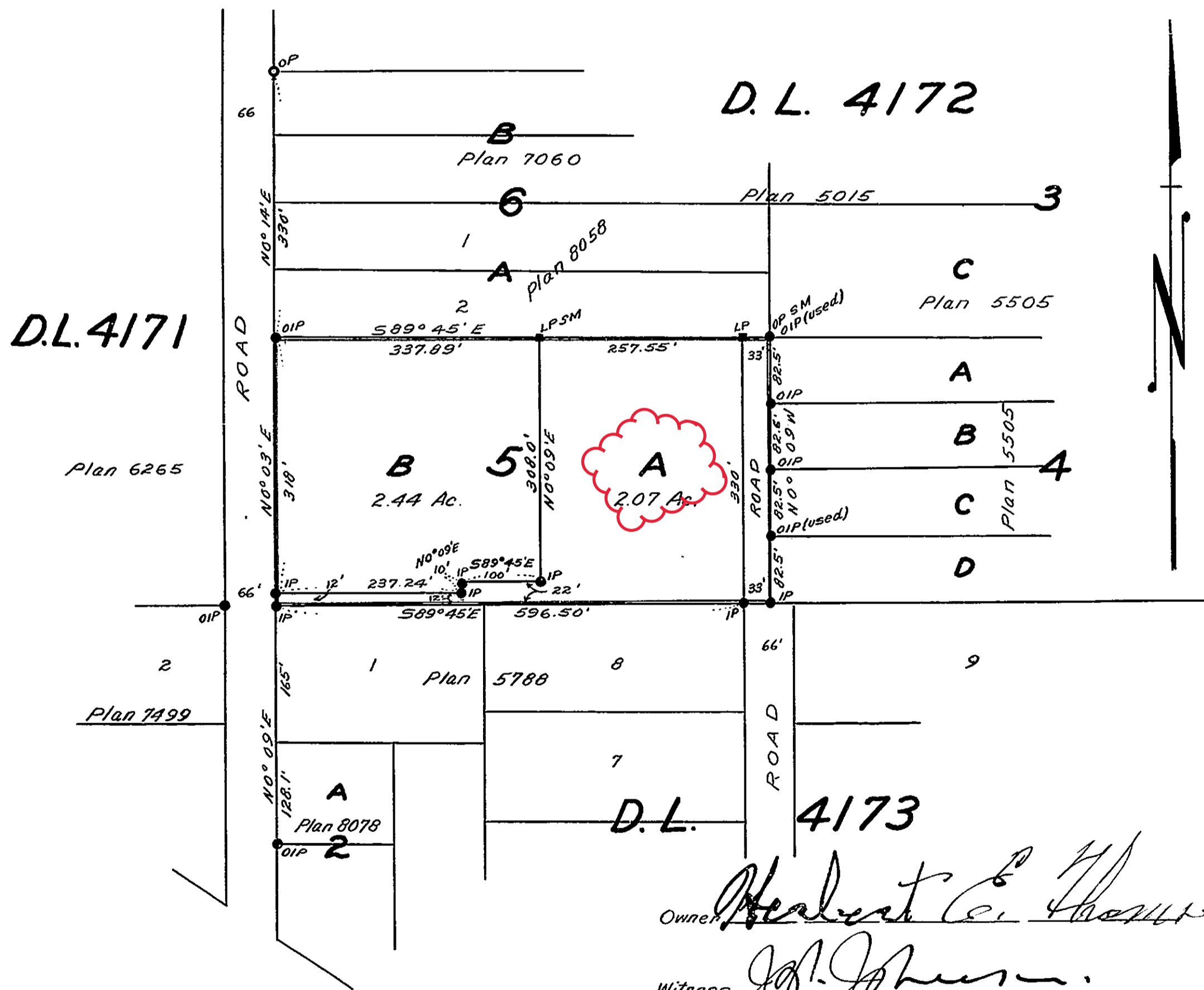
**SUBDIVISION PLAN OF LOT 5  
DISTRICT LOT 4172  
GROUP 1, NEW WESTMINSTER DISTRICT  
PLAN 5015**

SCALE: 1 INCH = 200 FEET

Deposited in the Land Registry Office  
at Vancouver, B.C. this 5th day  
of January 1955

*H.L. Robinson*

REGISTRAR



**LEGEND**

Bearings Astronomic, derived from South Boundary Lot 5 (Plan 5015) D.L. 4172.

- Old Iron posts found shown thus ● OIP
- Old Posts " " " " ○ OP
- Iron Pins set " " " " ● IP
- Lead Plugs " " " " ● LP
- S.M. - Stone Mound

Approved under the Land Registry Act

*A.J. Bowering*  
APPROVING OFFICER  
Date DECEMBER 3 1954

Owner *Herbert C. Thomson*

Witness *J.P. Johnson*

I, J.T. Underhill, of the City of Vancouver, a 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 27th day October, 1954.

*James T. Underhill* B.C.L.S.

Sworn before me at Vancouver, British Columbia this 28th day of October, 1954.

*A. J. Underhill*  
A Notary Public in and for the Province of British Columbia

Underhill & Underhill  
Engineers & Surveyors  
Vancouver, B.C.

F.B. 158 p117 & 127

SUBDIVISION PLAN OF LOT B,

OF LOT 5, D.L. 4172, GP. 1,

NEW WESTMINSTER

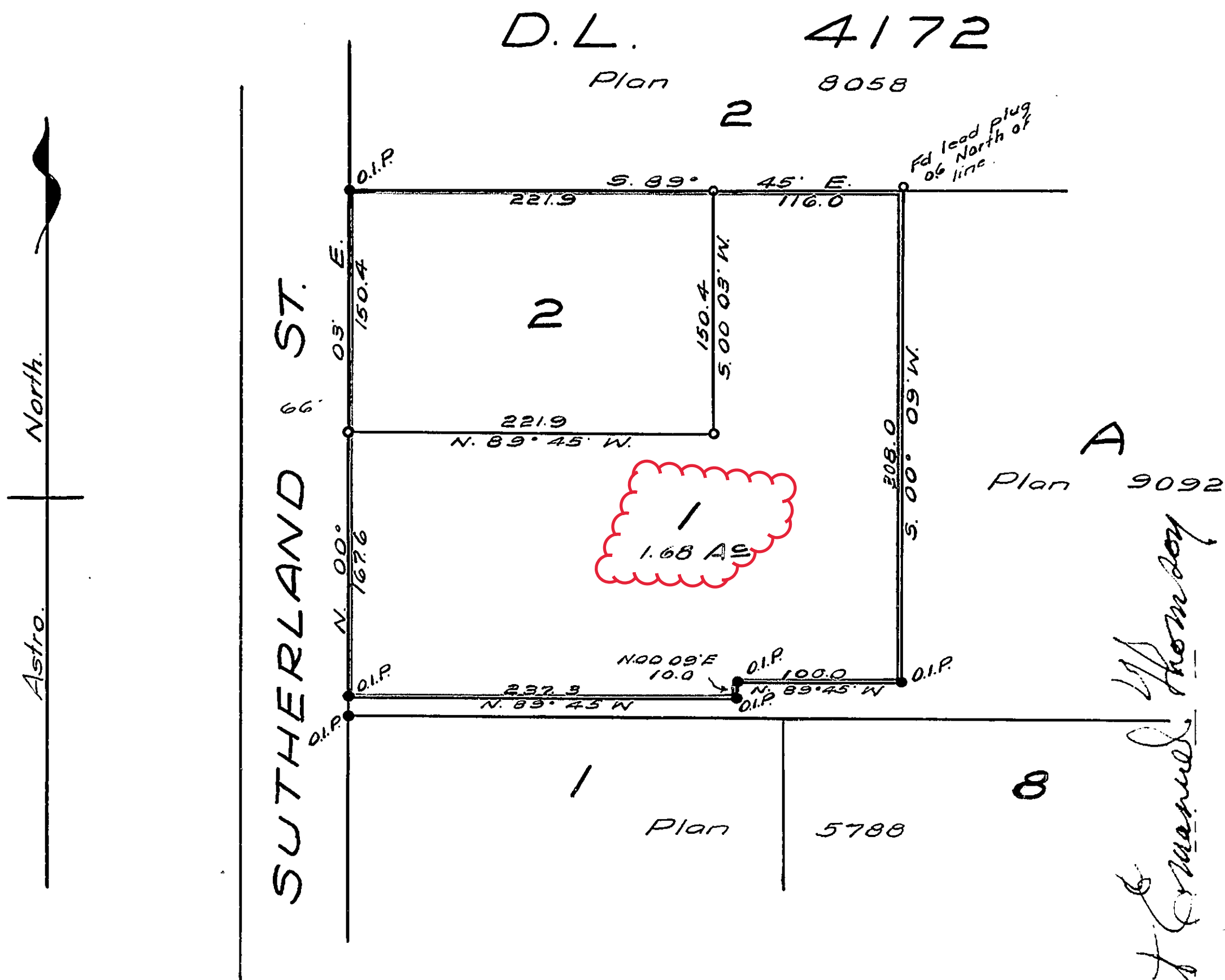
DISTRICT, B.C. PLAN 9092.

# PLAN 9289

Deposited in the "LAND  
REGISTRY OFFICE" at  
VANCOUVER, B.C., this 17<sup>th</sup>  
day of November 1955

*H. Z. Robinson*  
Registrar.

Scale: 100 Feet = 1 Inch.  
Bearings from Plan 9092.  
• O.I.P. - iron bar found.  
◦ 3"x3" cedar post painted white.



*Owner: Herbert Emanuel Thomson*

*Witness: J. J. J. J.*

I, G.G.H. Wagner, of Courtenay, B.C., 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 was  
completed on the 18<sup>th</sup> day of July 1955.

*G.G.H. Wagner, B.C.L.S.*

Sworn before me at Courtenay, B.C., this 27<sup>th</sup> day  
of August 1955.

*J. Schilder*  
Notary Public

Approved under the  
LAND REGISTRY ACT

*E. J. Jones*  
Approving Officer.  
Dept. of Highways.  
Victoria, B.C.  
OCTOBER 14<sup>th</sup>, 1955.

**TITLE SEARCH PRINT**

2020-06-19, 15:52:18

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	161334 S4439K 79231K
<b>Application Received</b>	1946-10-31
<b>Application Entered</b>	1946-11-09
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES OF POWELL RIVER DISTRICT #47 POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	011-079-223 LOT 1 DISTRICT LOT 4173 PLAN 5788
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

PARCEL IDENTIFIER (PID): 011-079-223

SHORT LEGAL DESCRIPTION:S/5788/////1  
MARG:

TAXATION AUTHORITY:  
1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT  
LOT 1 DISTRICT LOT 4173 PLAN 5788

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:  
SUBDIVISION PLAN VAP5788

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 15:52:18

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	320535 320534
<b>Application Received</b>	1955-01-17
<b>Application Entered</b>	1955-02-01
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES, SCHOOL DISTRICT NO. 47 (POWELL RIVER) POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	009-760-989 LOT A BLOCK 5 DISTRICT LOT 4172 PLAN 9092
<b>Legal Notations</b>	THE LAND IS WITHIN THE WILDWOOD LIGHT DISTRICT AND IS LIABLE FOR THE TAXES, TOLLS AND OTHER CHARGES LEVIED OR IMPOSED BY THE TRUSTEES OF THE SAID DISTRICT, NO 20672
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

PARCEL IDENTIFIER (PID): 009-760-989

SHORT LEGAL DESCRIPTION:S/9092/////A

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT A BLOCK 5 DISTRICT LOT 4172 PLAN 9092

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP9092

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 15:52:18

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	555489 555488
<b>Application Received</b>	1967-07-28
<b>Application Entered</b>	1967-09-25
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 47 (POWELL RIVER 6906 DUNCAN STREET POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	009-705-422 LOT 1 OF LOT B BLOCK 5 DISTRICT LOT 4172 PLAN 9289
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE



PARCEL IDENTIFIER (PID): 009-705-422

SHORT LEGAL DESCRIPTION:S/9289/////1

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 OF LOT B BLOCK 5 DISTRICT LOT 4172 PLAN 9289

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP9289

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 15:52:18

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 188 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	GB53774 161334
<b>Application Received</b>	1988-05-24
<b>Application Entered</b>	1988-06-13
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES OF POWELL RIVER DISTRICT # 47 POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	011-079-266 LOT 8 DISTRICT LOT 4173 PLAN 5788
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

PARCEL IDENTIFIER (PID): 011-079-266

SHORT LEGAL DESCRIPTION:S/5788/////8

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 8 DISTRICT LOT 4173 PLAN 5788

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP5788


AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

# ParcelMap BC Print Report



June 19, 2020


**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

 Road

High Resolution 60cm Imagery

**Parcel Boundaries**

 World Imagery

High Resolution 30cm Imagery

 Ownership

 Low Resolution 15m Imagery

Citations

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from ParcelMap BC  
Copyright 2018 LTSAA

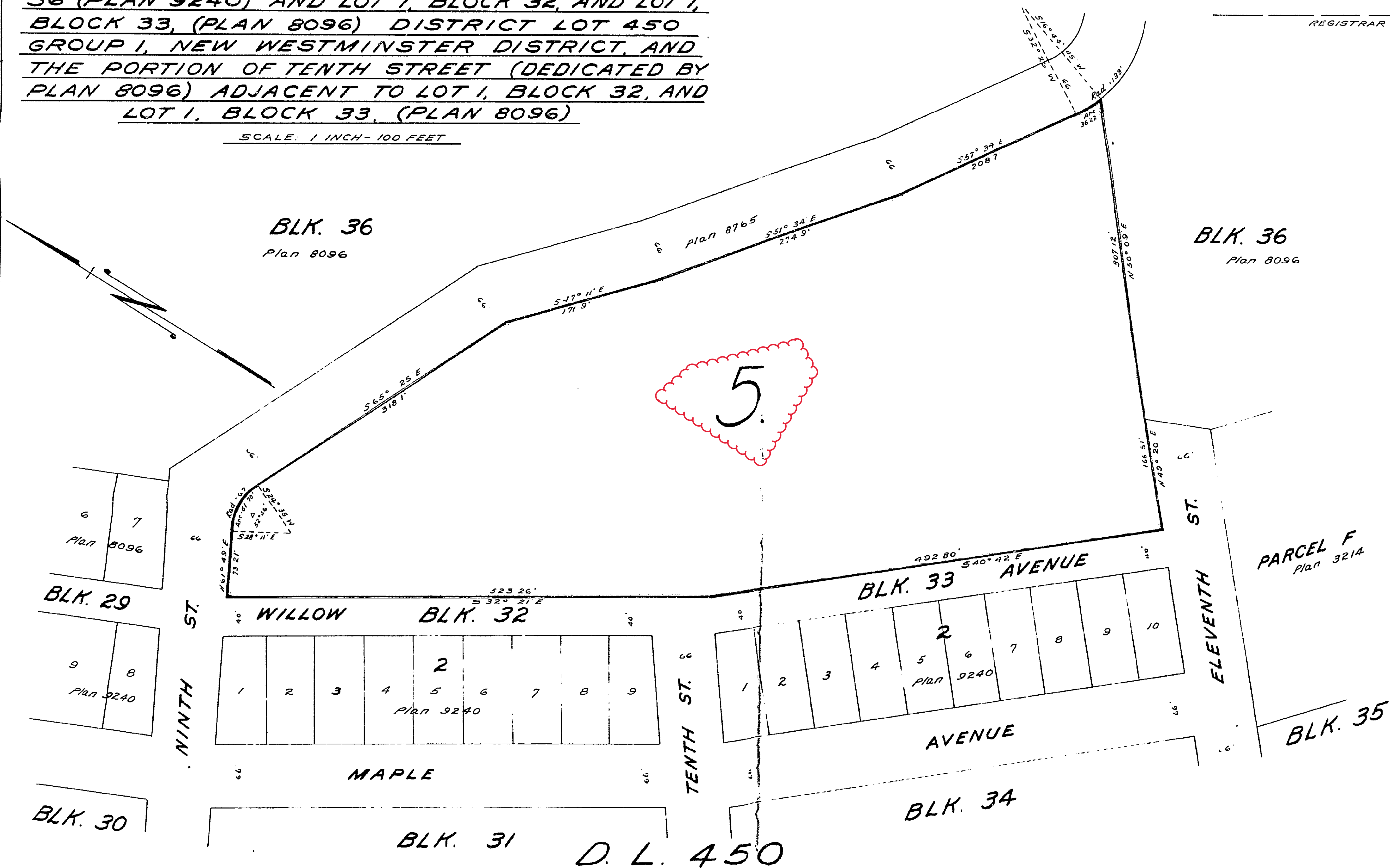
# Explanatory Plan 5173

PLANS CANCELLATION ACT  
EXPLANATORY PLAN TO ACCOMPANY ORDER OF  
THE REGISTRAR UNDER THE PLANS CANCELLATION  
ACT SHOWING PARCEL CREATED BY CANCELLATION  
OF DIVIDING LINES BETWEEN LOTS 3 AND 4, BLOCK  
36 (PLAN 9240) AND LOT 1, BLOCK 32, AND LOT 1,  
BLOCK 33, (PLAN 8096) DISTRICT LOT 450  
GROUP 1, NEW WESTMINSTER DISTRICT, AND  
THE PORTION OF TENTH STREET (DEDICATED BY  
PLAN 8096) ADJACENT TO LOT 1, BLOCK 32, AND  
LOT 1, BLOCK 33, (PLAN 8096)

Deposited in the Land Registry Office  
 at Vancouver, B.C. this 5<sup>th</sup> day  
 of MARCH 1958.

REGISTRAR

SCALE: 1 INCH - 100 FEET



Bearings Astronomic and derived from  
 Plan 9240.

Approved under the Land Registry Act

Certified Correct according to Land Registry  
 Office Records.

APPROVING OFFICER

Consented To:

*G. H. Underhill* B.C.L.S.

Date:

THE COMMON SEAL OF POWELL  
 RIVER COMPANY LIMITED WAS  
 HEREUNTO AFFIXED IN THE  
 PRESENCE OF

Witness:

February 26<sup>th</sup>, 1958

Petitioner:

*McC. Pres*

Underhill & Underhill  
 Engineers & Surveyors  
 Vancouver, B.C.

Witness:

*W. Todd*  
*Real. Agent*

**TITLE SEARCH PRINT**

2020-06-19, 15:43:08

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$N/A

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	384594 381233
<b>Application Received</b>	1958-05-07
<b>Application Entered</b>	1958-05-22
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES POWELL RIVER DISTRICT NO. 47 POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	009-726-373 LOT 5 (EXPLANATORY PLAN 5173) BLOCK 36 DISTRICT LOT 450 PLAN 9240
<b>Legal Notations</b>	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE LAND COMMISSION ACT SEE AGRICULTURAL LAND RESERVE PLAN NO. 4, DEPOSITED 12/12/1974 D.H. STURCH, REGISTRAR PART EXCLUDED 23/10/1984 SEE DF M82368 FILED WITH AGRICULTURAL LAND RESERVE PLAN NO. 4, D.N. ELLIS/CP
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner:  Transfer Number: Remarks:	POSSIBILITY OF REVERTER 384594 1958-05-07 14:20 CATALYST PAPER CORPORATION INCORPORATION NO. 55302A BA151513 SEE 384594L (CHARGE ADDED TO TITLE BY WAY OF CORRECTION, SEE CR. NO. BM181088 AND BM181089)



PARCEL IDENTIFIER (PID): 009-726-373

SHORT LEGAL DESCRIPTION:S/9240///36//5  
MARG:EP5173

TAXATION AUTHORITY:  
1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT  
LOT 5 (EXPLANATORY PLAN 5173) BLOCK 36 DISTRICT LOT 450 PLAN 9240

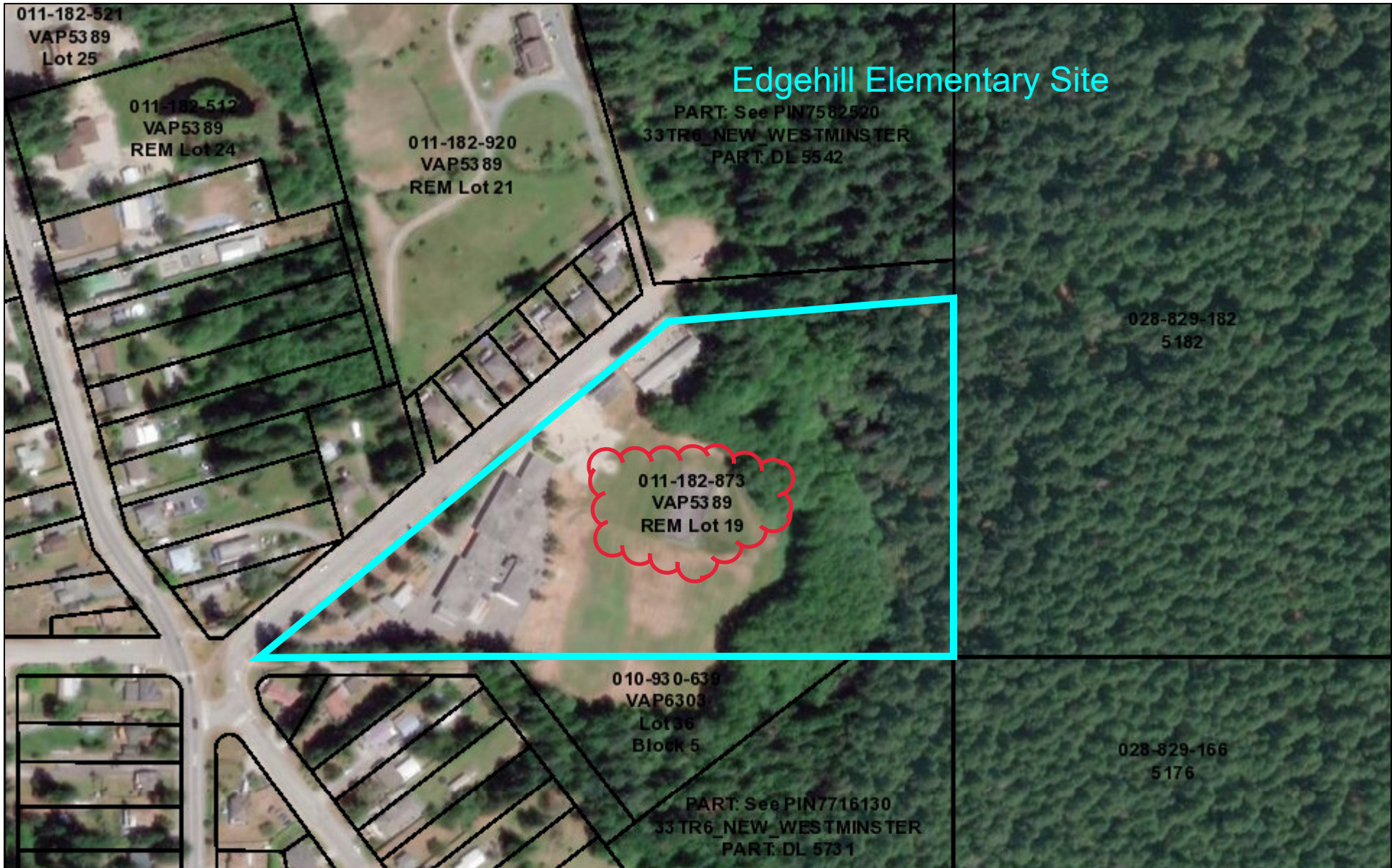
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:  
REFERENCE PLAN VAP5173RX  
SUBDIVISION PLAN VAP9240

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



# ParcelMap BC Print Report



June 19, 2020

Interest

Road

High Resolution 60cm Imagery

**Parcel Boundaries**

World Imagery

High Resolution 30cm Imagery

Ownership

Low Resolution 15m Imagery

Citations

**WARNING: MAP IS NOT PRINTED TO SCALE**

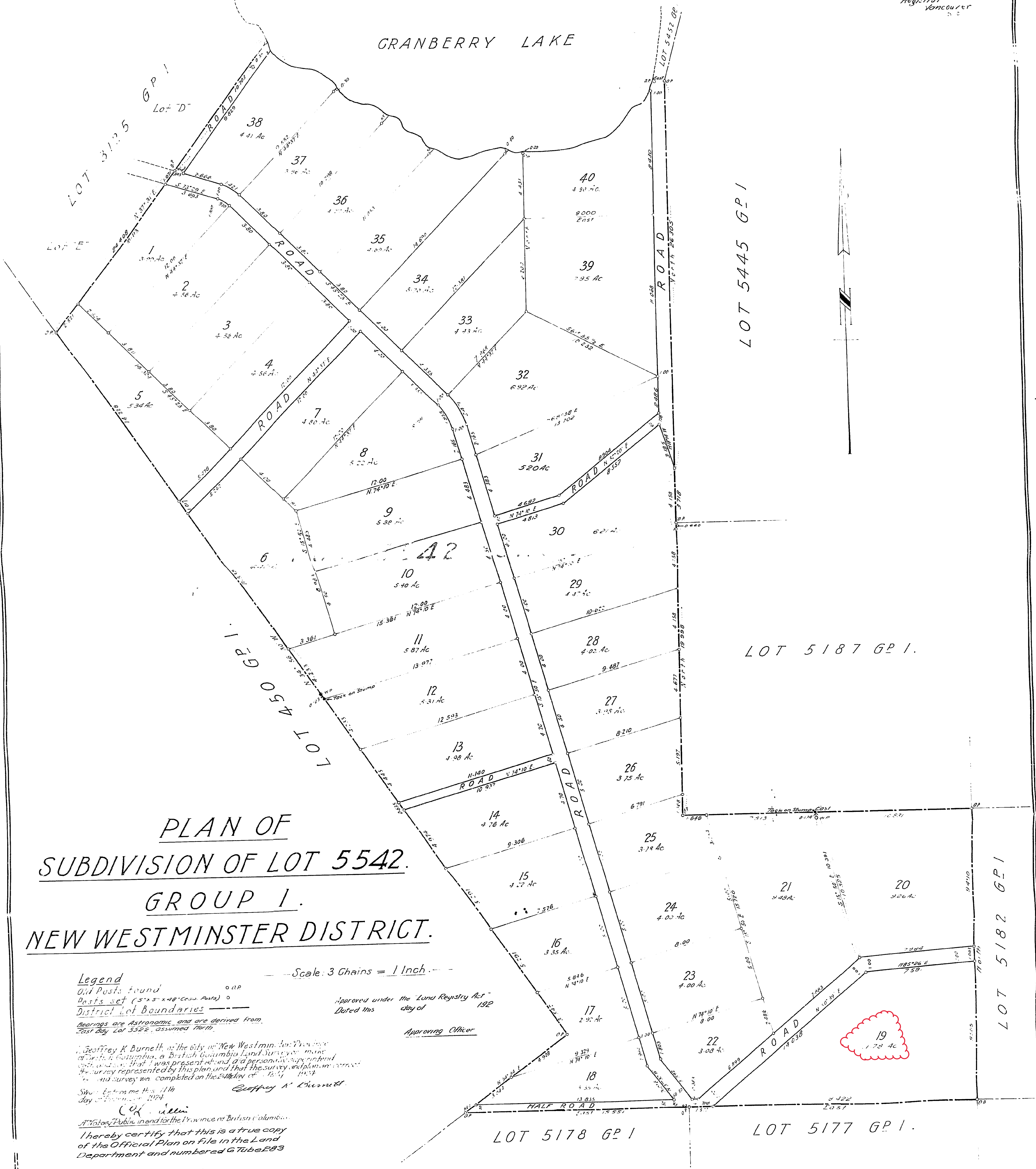
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Deposited by The Surveyor General  
7th Jan 1926

Walter P. ...  
Registrar  
Vancouver

#5389

### GRANBERRY LAKE



**PLAN OF  
SUBDIVISION OF LOT 5542.  
GROUP I.  
NEW WESTMINSTER DISTRICT.**

Scale: 3 Chains = 1 Inch.

**Legend**

- Old Posts found
- Posts set (5" x 5" x 40" Cedar Posts)
- District Lot Boundaries

Bearings are Astronomic, and are derived from East Bay Lot 5522, assumed North.

Approved under the "Land Registry Act"  
Dated this day of 1926

Approving Officer

Geoffrey K. Burnett, of the City of New Westminster, Province of British Columbia, a British Columbia Land Surveyor, in and to wit, that I was present at and a person who participated in the survey represented by this plan, and that the survey and plan in connection therewith was completed on the 24th day of July, 1924.

Signed before me this 11th day of January, 1926.

Walter P. ...  
Surveyor-General  
Victoria, B.C.  
Jan 5th 1926

**MOFFET**

**REFERENCE PLAN OF  
PART OF LOT 1, BLOCK 5, DISTRICT LOT 5731, PLAN 14139  
AND PART OF LOT 19, DISTRICT LOT 5542, PLAN 5389,  
ALL OF GROUP 1, NEW WESTMINSTER DISTRICT**

PLAN BCP 43176

Pursuant to Section 107 of the Land Title Act.

BCGS 92F.088

SCALE 1:1,000 metric  
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

The intended plot size of this plan is 432 mm in width by 559 mm in height (C size) when plotted at a scale of 1:1,000

INTEGRATED SURVEY AREA No. 26, POWELL RIVER

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 79H7128, AND 79H7129. THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.99972731.

**LEGEND**

- indicates standard iron post found
- indicates standard iron post placed
- ⊙ indicates Control Monument found
- △ indicates traverse hub placed

*DETAIL*  
(Not to scale)

DEDICATED AS ROAD  
AREA = 12.6 m<sup>2</sup>

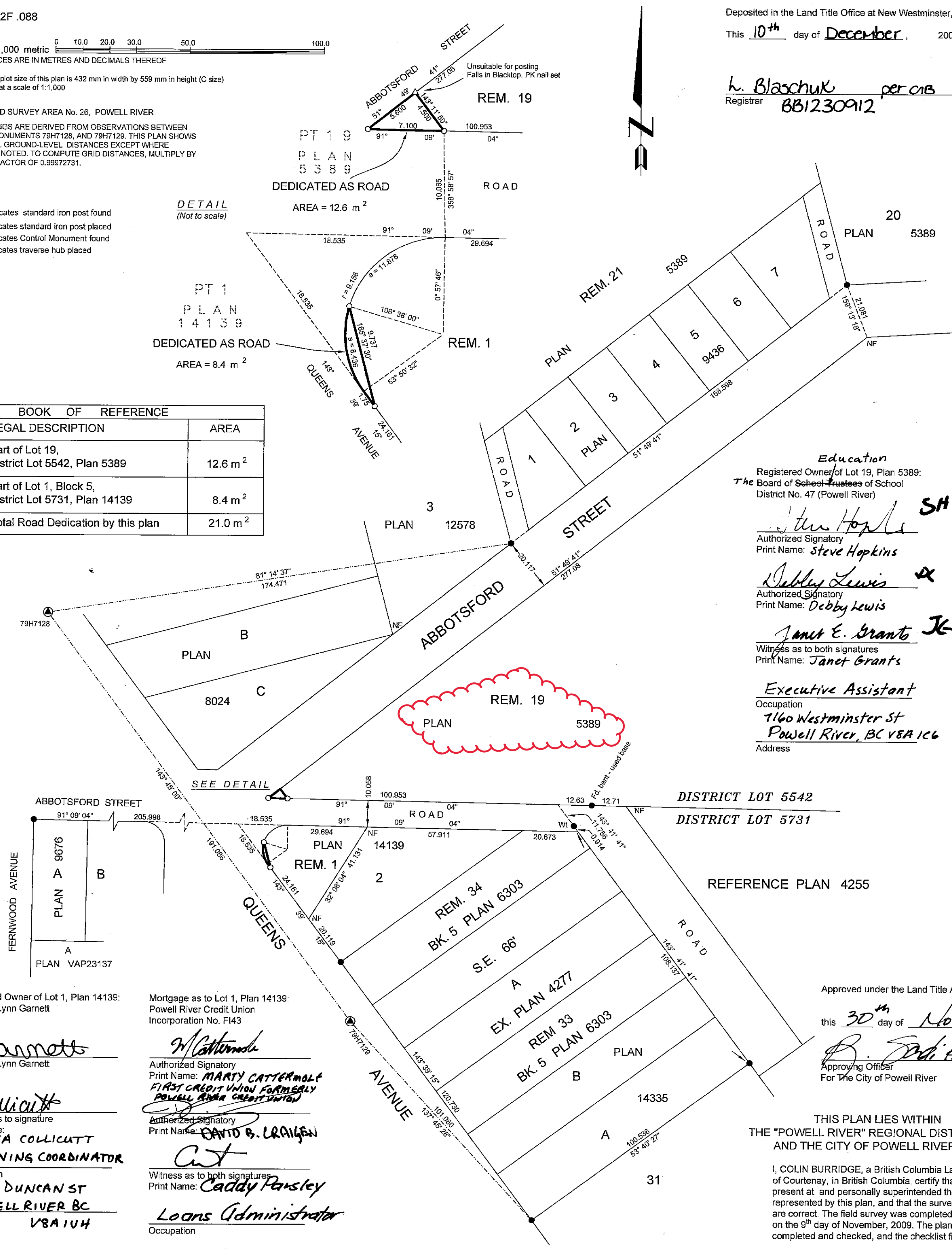
PT 1  
PLAN  
14139  
DEDICATED AS ROAD  
AREA = 8.4 m<sup>2</sup>

BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA
Part of Lot 19, District Lot 5542, Plan 5389	12.6 m <sup>2</sup>
Part of Lot 1, Block 5, District Lot 5731, Plan 14139	8.4 m <sup>2</sup>
<b>Total Road Dedication by this plan</b>	<b>21.0 m<sup>2</sup></b>

Deposited in the Land Title Office at New Westminster, B.C.,

This 10<sup>th</sup> day of December, 2009

*L. Blaschuk* per *CRB*  
Registrar BB1230912



*Education*  
Registered Owner of Lot 19, Plan 5389:  
Board of School Trustees of School  
District No. 47 (Powell River)

*Steve Hopkins* SH  
Authorized Signatory  
Print Name: Steve Hopkins

*Debby Lewis* DL  
Authorized Signatory  
Print Name: Debby Lewis

*Janet E. Grants* JG  
Witness as to both signatures  
Print Name: Janet Grants

*Executive Assistant*  
Occupation  
1160 Westminster St  
Powell River, BC V8A 1C6  
Address

Registered Owner of Lot 1, Plan 14139:  
Christina Lynn Garnett

*Christina Lynn Garnett*  
Christina Lynn Garnett

*Diana Collicutt*  
Witness as to signature  
Print Name: DIANA COLLICUTT  
PLANNING COORDINATOR

Occupation  
6910 DUNCAN ST  
POWELL RIVER BC  
Address V8A 1U4

Mortgage as to Lot 1, Plan 14139:  
Powell River Credit Union  
Incorporation No. F143

*Mary Cattermole*  
Authorized Signatory  
Print Name: MARY CATTERMOLT  
FIRST CREDIT UNION FORMERLY  
POWELL RIVER CREDIT UNION

*David B. Craigen*  
Authorized Signatory  
Print Name: DAVID B. CRAIGEN

*Caddy Parsley*  
Witness as to both signatures  
Print Name: Caddy Parsley

*Loans Administrator*  
Occupation

4721 Joyce Ave  
Address Powell River BC  
V8A-3B5

Approved under the Land Title Act.

this 30<sup>th</sup> day of Nov. 2009

*B. Jodi Horne*  
Approving Officer  
For The City of Powell River

THIS PLAN LIES WITHIN  
THE "POWELL RIVER" REGIONAL DISTRICT  
AND THE CITY OF POWELL RIVER

I, COLIN BURRIDGE, a British Columbia Land Surveyor,  
of Courtenay, in British Columbia, certify that I was  
present at and personally supervised the survey  
represented by this plan, and that the survey and plan  
are correct. The field survey was completed  
on the 9<sup>th</sup> day of November, 2009. The plan was  
completed and checked, and the checklist filed under

# 103444, on the 13<sup>th</sup> day of November, 2009

*Colin Burridge* B.C.L.S.

**TITLE SEARCH PRINT**

2020-06-19, 15:34:10

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 189 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	BB47013 309888
<b>Application Received</b>	2010-03-30
<b>Application Entered</b>	2010-03-30
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 47 (POWELL RIVER) POWELL RIVER, BC
<b>Taxation Authority</b>	Powell River, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	011-182-873 LOT 19 DISTRICT LOT 5542 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 5389 EXCEPT PLAN BCP43176
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

PARCEL IDENTIFIER (PID): 011-182-873

SHORT LEGAL DESCRIPTION:S/5389/////19  
MARG:REM

TAXATION AUTHORITY:  
1 Powell River, City of

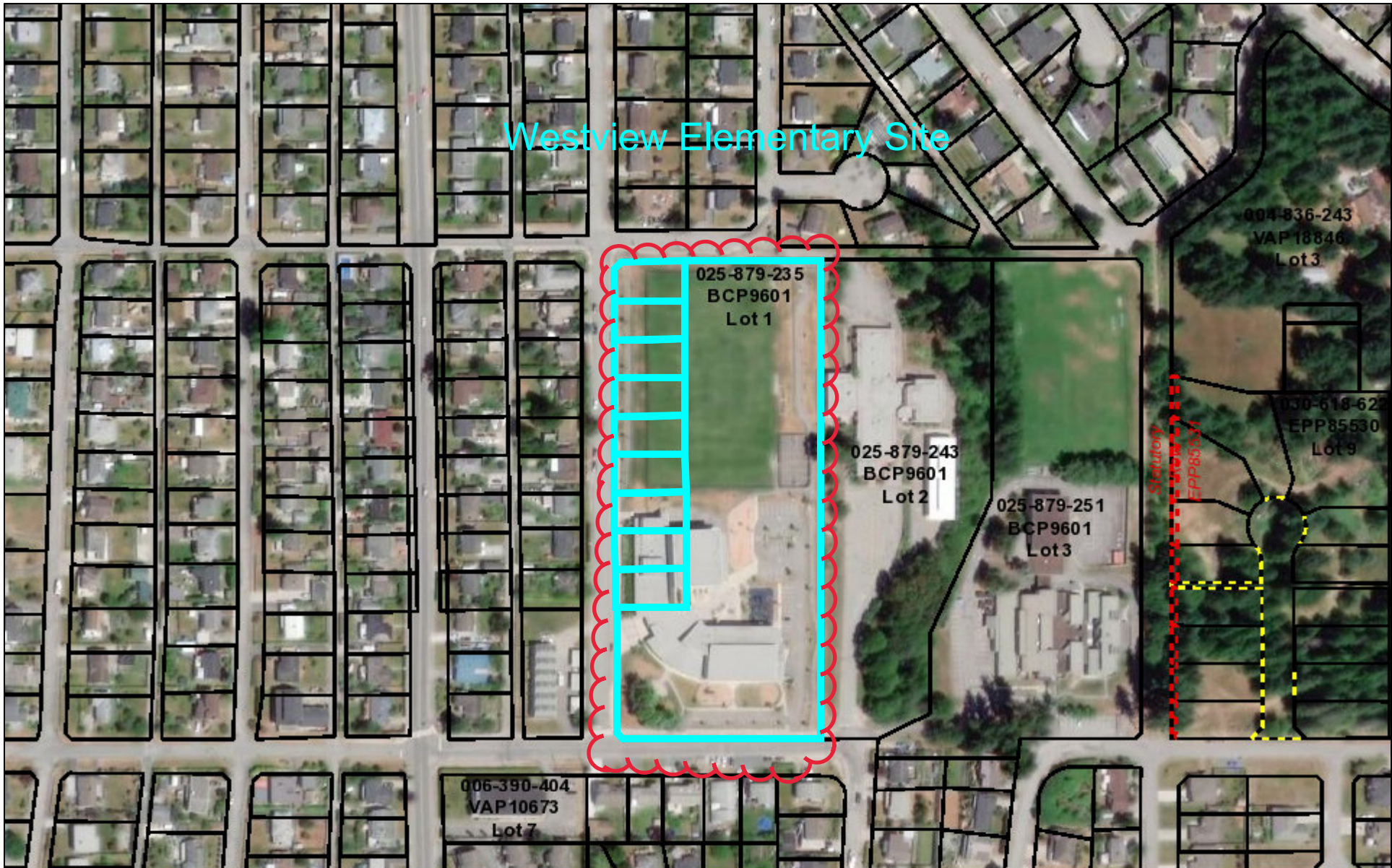
FULL LEGAL DESCRIPTION: CURRENT  
LOT 19 DISTRICT LOT 5542 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 5389  
EXCEPT PLAN BCP43176

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:  
PLAN BCP43176  
SUBDIVISION PLAN VAP5389


AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

# ParcelMap BC Print Report



June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

 Road

High Resolution 60cm Imagery

**Parcel Boundaries**

World Imagery

High Resolution 30cm Imagery

 Ownership

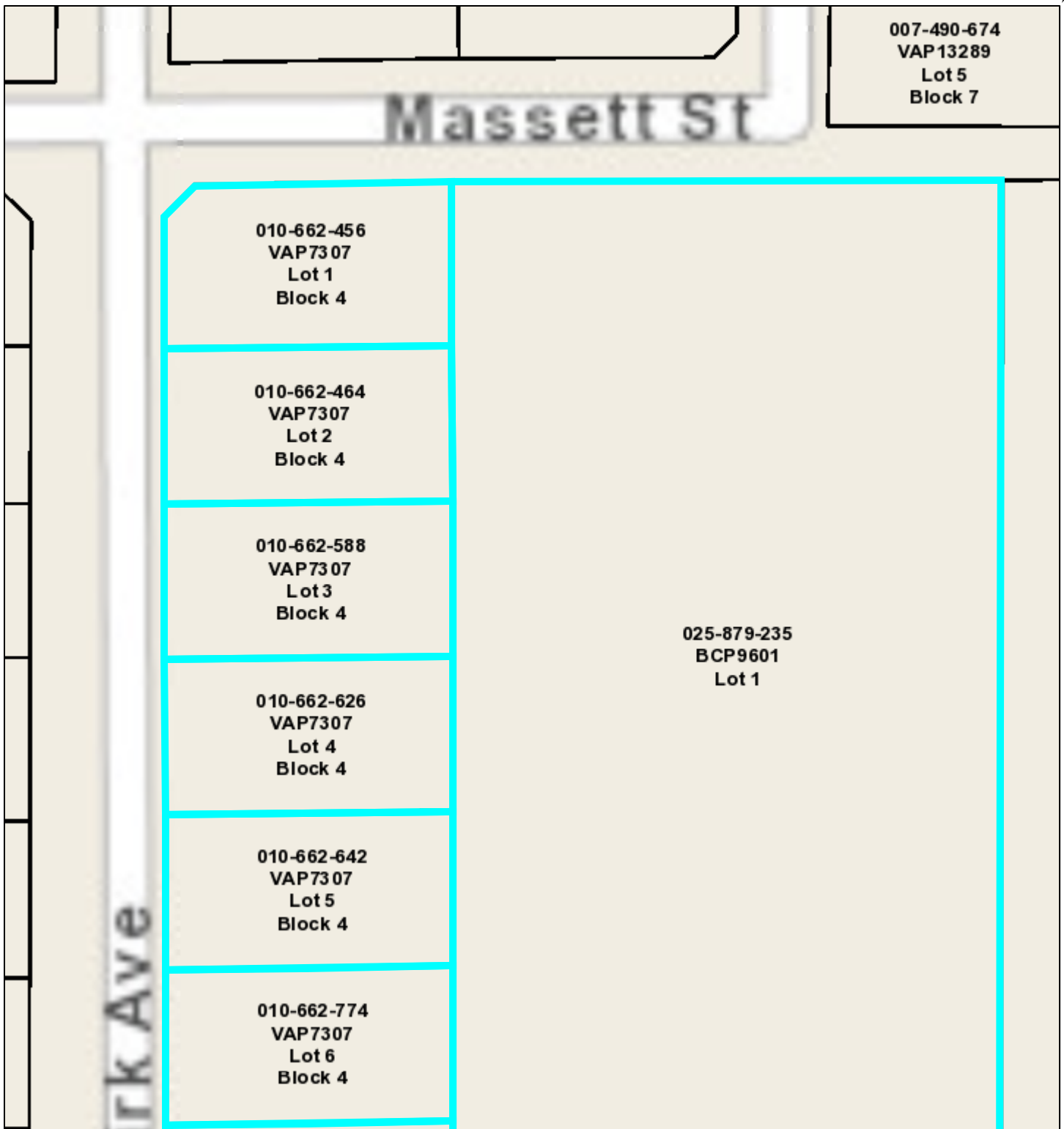
Low Resolution 15m Imagery

Citations

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from ParcelMap BC  
Copyright 2018 LTSAA

# ParcelMap BC Print Report



June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

### Parcel Boundaries

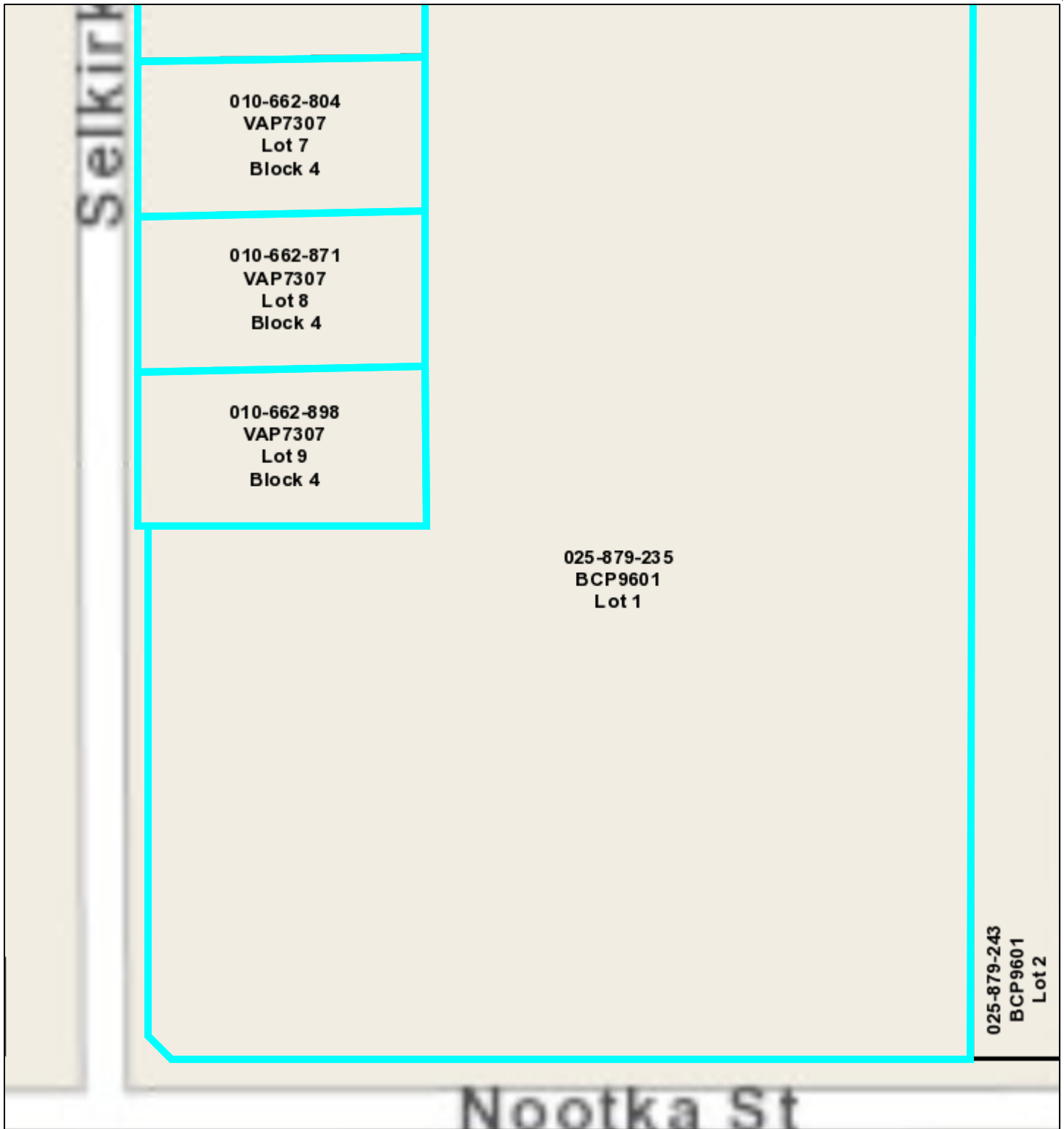
 Ownership

 Road

tilecache

Government of British Columbia, DataBC, GeoBC

# ParcelMap BC Print Report




June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

### Parcel Boundaries

 Ownership

 Road


tilecache

Government of British Columbia, DataBC, GeoBC



**PLAN OF SUBDIVISION OF:**  
**-LOT A. PLAN BCP 8984**;  
**-THOSE PARTS OF CLOSED ROAD SHOWN HATCHED ON PLAN BCP** \_\_\_\_\_;  
**ALL OF D.L. 3684. GROUP 1. N.W.D.**

PLAN BCP 9601

SCALE 1:1000  All distances are in metres. B.C.G.S. 92F.088

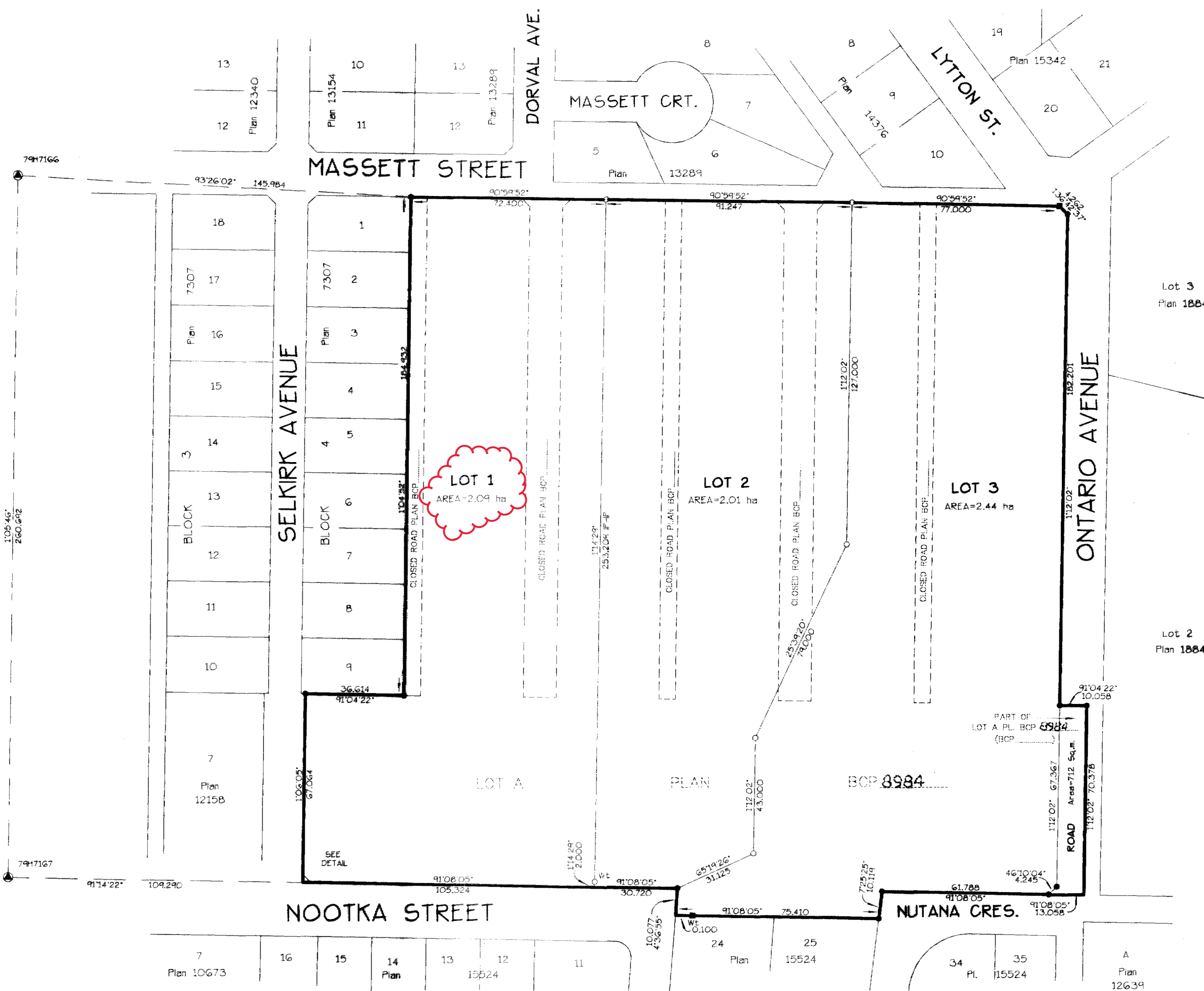
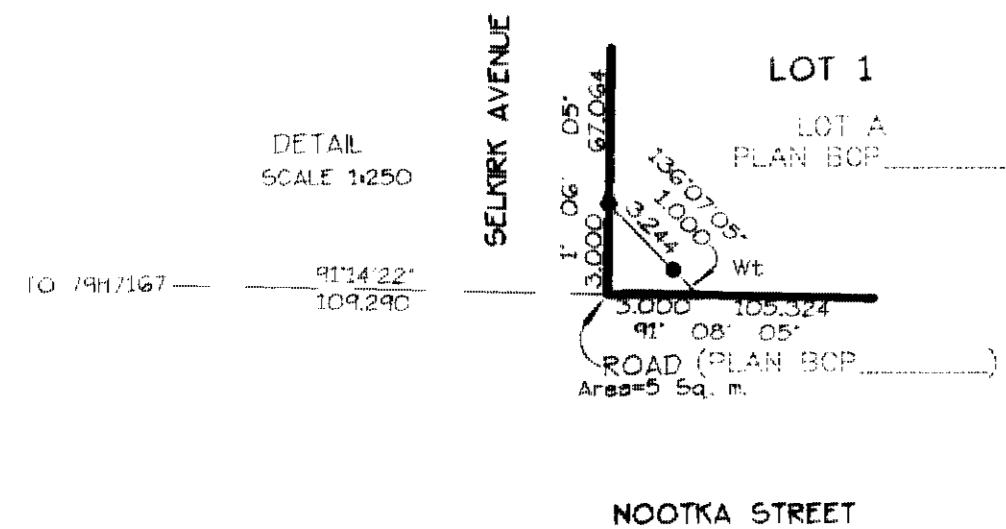
DEPOSITED IN THE LAND TITLE OFFICE  
 AT NEW WESTMINSTER, B.C.  
 THIS 12 DAY OF Feb 2004.

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS OCM7947167 AND 7947166. INTEGRATED SURVEY AREA NUMBER 26.  
 THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES, PRIOR TO COMPUTATION OF UTM COORDINATES. MULTIPLY BY COMBINED FACTOR 0.99973581.

- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES OLD LEAD PLUG FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS

*Dupuy* *B. B. B. B.* *69.*  
 REGISTRAR  
 #W59194.



REGISTERED OWNER:  
 THE BOARD OF SCHOOL TRUSTEES  
 OF SCHOOL DISTRICT NO.47 (POWELL RIVER)

*Brian Alfred Bennett*  
 AUTHORIZED SIGNATORY  
 BRIAN ALFRED BENNETT  
 PRINTED NAME

*Pauline Joy Galinski*  
 AUTHORIZED SIGNATORY  
 Pauline Joy Galinski  
 PRINTED NAME

*Janet E. Grants*  
 WITNESS  
 NAME Janet E. Grants  
 OCCUPATION Secretary  
 ADDRESS c/o 4351 Ontario Ave  
 Powell River, BC

APPROVED UNDER THE LAND TITLE ACT  
 THIS 5 DAY OF February 2004.  
*[Signature]*  
 APPROVING OFFICER  
 THE CORPORATION OF THE DISTRICT  
 OF POWELL RIVER

THIS PLAN LIES WITHIN THE  
 "POWELL RIVER"  
 REGIONAL DISTRICT

I, FRED EMERY, A BRITISH COLUMBIA LAND SURVEYOR OF  
 POWELL RIVER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS  
 PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY  
 REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND  
 PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED  
 ON THE 3RD DAY OF DECEMBER 2003.  
 THE PLAN WAS COMPLETED AND CHECKED, AND THE  
 CHECKLIST FILED UNDER # 5055  
 ON THE 11th DAY OF DECEMBER 2003.  
*[Signature]*  
 FRED EMERY B.C.L.S.

EMERY and RAE  
 LAND SURVEYING LTD.  
 4507 Hemlock Avenue  
 Powell River, B.C.  
 V8A 3N3  
 Ph. 254-450-4203  
 Email: emeryrae@telus.net

# YELLOW

7307

Deposited under Section 79 of the Land Registry Act,  
This 12<sup>th</sup> day of October 1946

### SUBDIVISION OF PART OF DISTRICT. LOT 3684 GROUP 1. NEW WESTMINSTER DISTRICT, BRITISH COLUMBIA.

SCALE - 100 FEET = 1 INCH.

Legend: Bearings are referred to the North boundary of  
Lot 3684 Group, which was assumed Astronomic East.

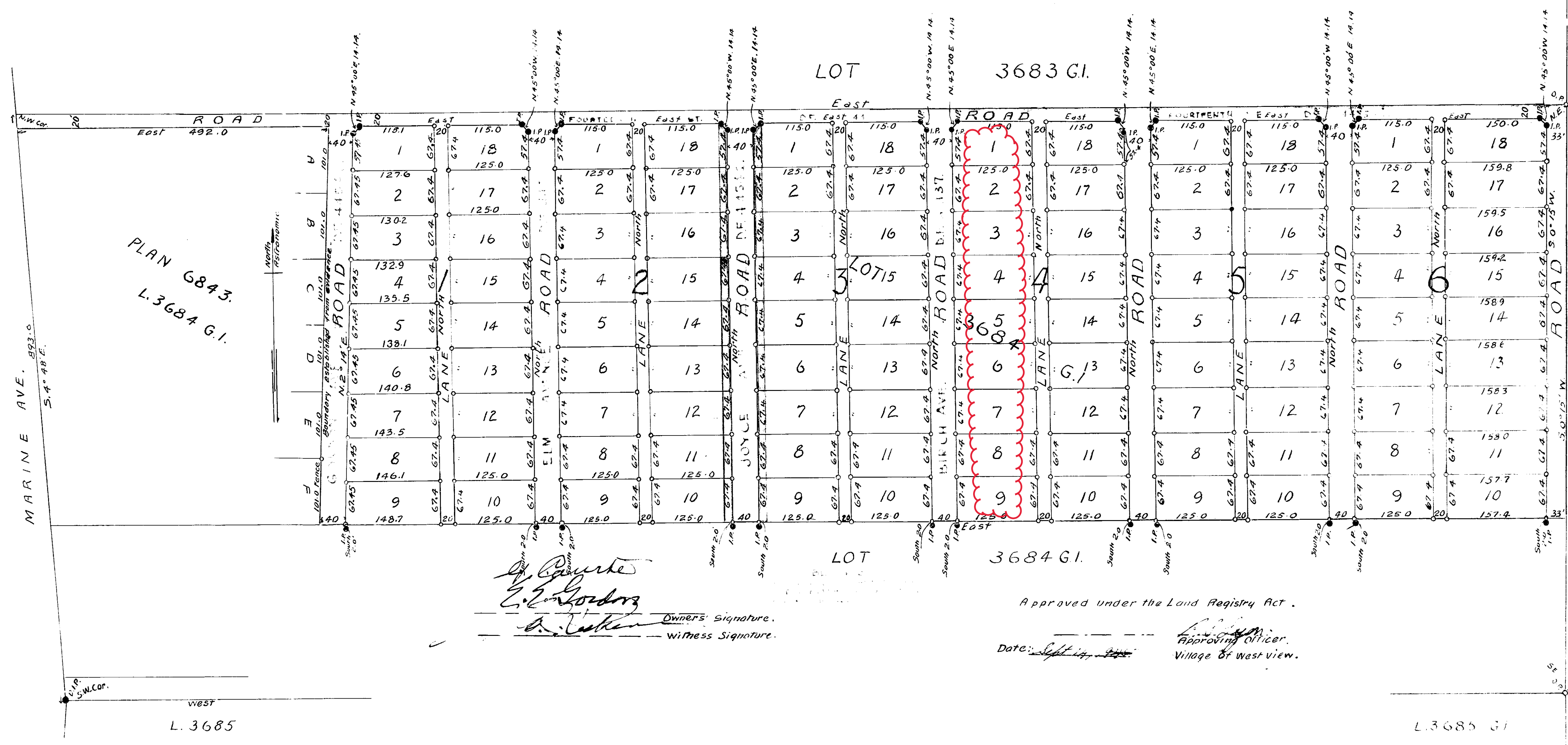
- : O.I.P. = Old Iron Post Found, ○ : Wooden Post Set.
- = I.P. = Iron post set. ○ = O.P. = Old wooden Post Found.

I, Alfred Cummings of the City of Vancouver, British Columbia, 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 18<sup>th</sup> day of August, 1945.

Sworn before me at the City of Vancouver, British Columbia This 11<sup>th</sup> day of September 1945.

*Alfred Cummings*  
A Commission for taking affidavits in and for the Province of British Columbia.

Registrar.



PLAN 6843.  
L. 3684 G.I.

*[Signature]*  
*[Signature]*  
 Owners' Signature.  
 Witness Signature.

Approved under the Land Registry Act.  
 Date: *Sept 14, 1946*  
*[Signature]*  
 Approving Officer.  
 Village of Westview.

**TITLE SEARCH PRINT**

2020-06-19, 14:40:42

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** CA2708063  
From Title Number BW59794

**Application Received** 2012-08-09

**Application Entered** 2012-08-21

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
(POWELL RIVER)  
4351 ONTARIO AVENUE  
POWELL RIVER, BC  
V8A 1V3

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 025-879-235  
Legal Description:  
LOT 1 DISTRICT LOT 3684 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9601

**Legal Notations**  
SUBJECT TO PROVISOS, SEE BW94972, LAND ACT SECTION 50.  
PART FORMERLY CLOSED ROAD PCL 2 PLAN BCP9600 DEDICATED ON PLAN 7307

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BW216307

SUBJECT TO PROVISOS, SEE BW94971, LAND ACT SECTION 50.  
PART FORMERLY CLOSED ROAD PCL 1 PLAN BCP9600 DEDICATED ON PLAN 7307

**Charges, Liens and Interests**  
Nature: EASEMENT  
Registration Number: BW59798  
Registration Date and Time: 2004-02-12 14:11  
Remarks: PART SHOWN ON PLAN BCP9602  
APPURTENANT TO LOT 2 PLAN BCP9601

**TITLE SEARCH PRINT**

2020-06-19, 14:40:42

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA2768739
Registration Date and Time:	2012-09-13 15:00
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA2768740
Registration Date and Time:	2012-09-13 15:00
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA3997591
Registration Date and Time:	2014-10-01 16:15
Registered Owner:	CITY OF POWELL RIVER
Remarks:	INTER ALIA PARTS IN PLAN EPP42365

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA3997592
Registration Date and Time:	2014-10-01 16:15
Registered Owner:	CITY OF POWELL RIVER
Remarks:	INTER ALIA PARTS IN PLAN EPP42366

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 025-879-235

SHORT LEGAL DESCRIPTION:S/BCP9601/////1

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 DISTRICT LOT 3684 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9601

MISCELLANEOUS NOTES:

REF PL. BCP9602

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

PLAN BCP9600

SUBDIVISION PLAN BCP9601

PLAN BCP9602

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:48

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708054

M2824

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-456

Legal Description:

LOT 1 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:48  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**    NONE

PARCEL IDENTIFIER (PID): 010-662-456

SHORT LEGAL DESCRIPTION:S/7307///4//1

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1



**TITLE SEARCH PRINT**

2020-06-19, 14:51:48

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708055

M2825

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-464

Legal Description:

LOT 2 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:48  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 010-662-464

SHORT LEGAL DESCRIPTION:S/7307///4//2

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 2 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:48

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708056

M2826

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-588

Legal Description:

LOT 3 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:48  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**    NONE

PARCEL IDENTIFIER (PID): 010-662-588

SHORT LEGAL DESCRIPTION:S/7307///4//3

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 3 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708057

M2827

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-626

Legal Description:

LOT 4 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:49  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**    NONE



PARCEL IDENTIFIER (PID): 010-662-626

SHORT LEGAL DESCRIPTION:S/7307///4//4

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 4 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708058

M2828

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-642

Legal Description:

LOT 5 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366



PARCEL IDENTIFIER (PID): 010-662-642

SHORT LEGAL DESCRIPTION:S/7307///4//5

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 5 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708059

M2820

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-774

Legal Description:

LOT 6 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366



PARCEL IDENTIFIER (PID): 010-662-774

SHORT LEGAL DESCRIPTION:S/7307///4//6  
MARG:

TAXATION AUTHORITY:  
1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT  
LOT 6 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:  
SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:  
SUBDIVISION PLAN VAP7307  
STATUTORY RIGHT OF WAY PLAN EPP42365  
STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708060

M2821

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-804

Legal Description:

LOT 7 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366



**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:49  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 010-662-804

SHORT LEGAL DESCRIPTION:S/7307///4//7

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 7 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708061

M2822

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-871

Legal Description:

LOT 8 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA

PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:49

Requestor: Brandon Kwan

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 010-662-871

SHORT LEGAL DESCRIPTION:S/7307///4//8

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 8 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

**TITLE SEARCH PRINT**

2020-06-19, 14:51:49

File Reference: 19199

Requestor: Brandon Kwan

Declared Value \$0

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

CA2708062

M2823

**Application Received**

2012-08-09

**Application Entered**

2012-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
 (POWELL RIVER)  
 4351 ONTARIO AVENUE  
 POWELL RIVER, BC  
 V8A 1V3  
 "IN TRUST" SEE 548243L

**Taxation Authority**

Powell River, City of

**Description of Land**

Parcel Identifier:

010-662-898

Legal Description:

LOT 9 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997591

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA  
 PART IN PLAN EPP42365

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3997592

Registration Date and Time:

2014-10-01 16:15

Registered Owner:

CITY OF POWELL RIVER

Remarks:

INTER ALIA  
 PART IN PLAN EPP42366

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$0

2020-06-19, 14:51:49  
Requestor: Brandon Kwan

**Duplicate Indefeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**    NONE

PARCEL IDENTIFIER (PID): 010-662-898

SHORT LEGAL DESCRIPTION:S/7307///4//9

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 9 BLOCK 4 DISTRICT LOT 3684 PLAN 7307

MISCELLANEOUS NOTES:

SRW PLANS EPP42365 & EPP42366

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP7307

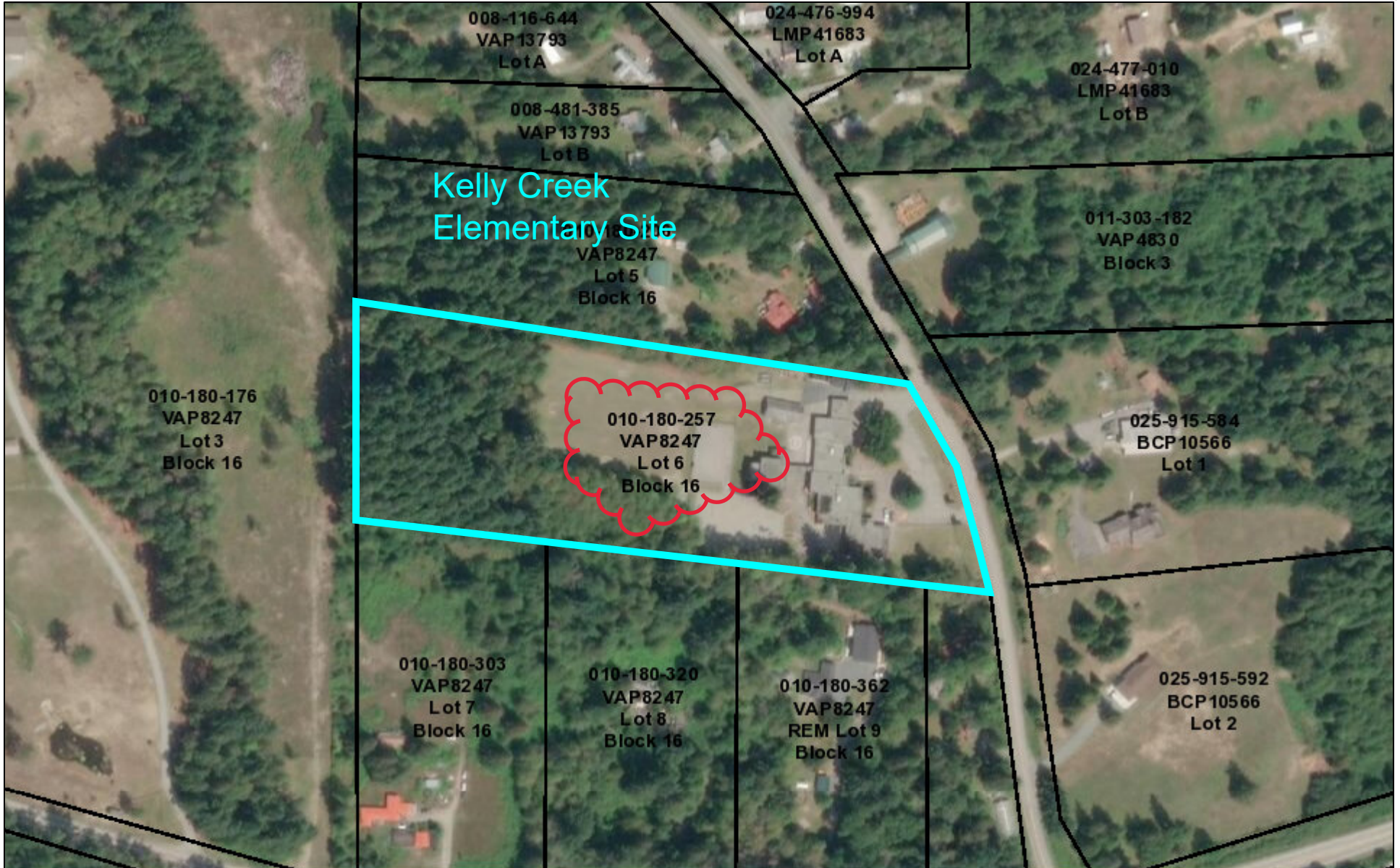
STATUTORY RIGHT OF WAY PLAN EPP42365

STATUTORY RIGHT OF WAY PLAN EPP42366

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1



# ParcelMap BC Print Report



June 19, 2020



Interest



Road

High Resolution 60cm Imagery

**Parcel Boundaries**

World Imagery

High Resolution 30cm Imagery



Ownership

Low Resolution 15m Imagery

Citations

**WARNING: MAP IS NOT PRINTED TO SCALE**

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN 8247

PLAN OF SUBDIVISION OF PART OF LOT 16. & LOT 13. DISTRICT LOT 1479. GROUP 1. NEW WESTMINSTER DISTRICT. REGISTERED PLAN 4830.

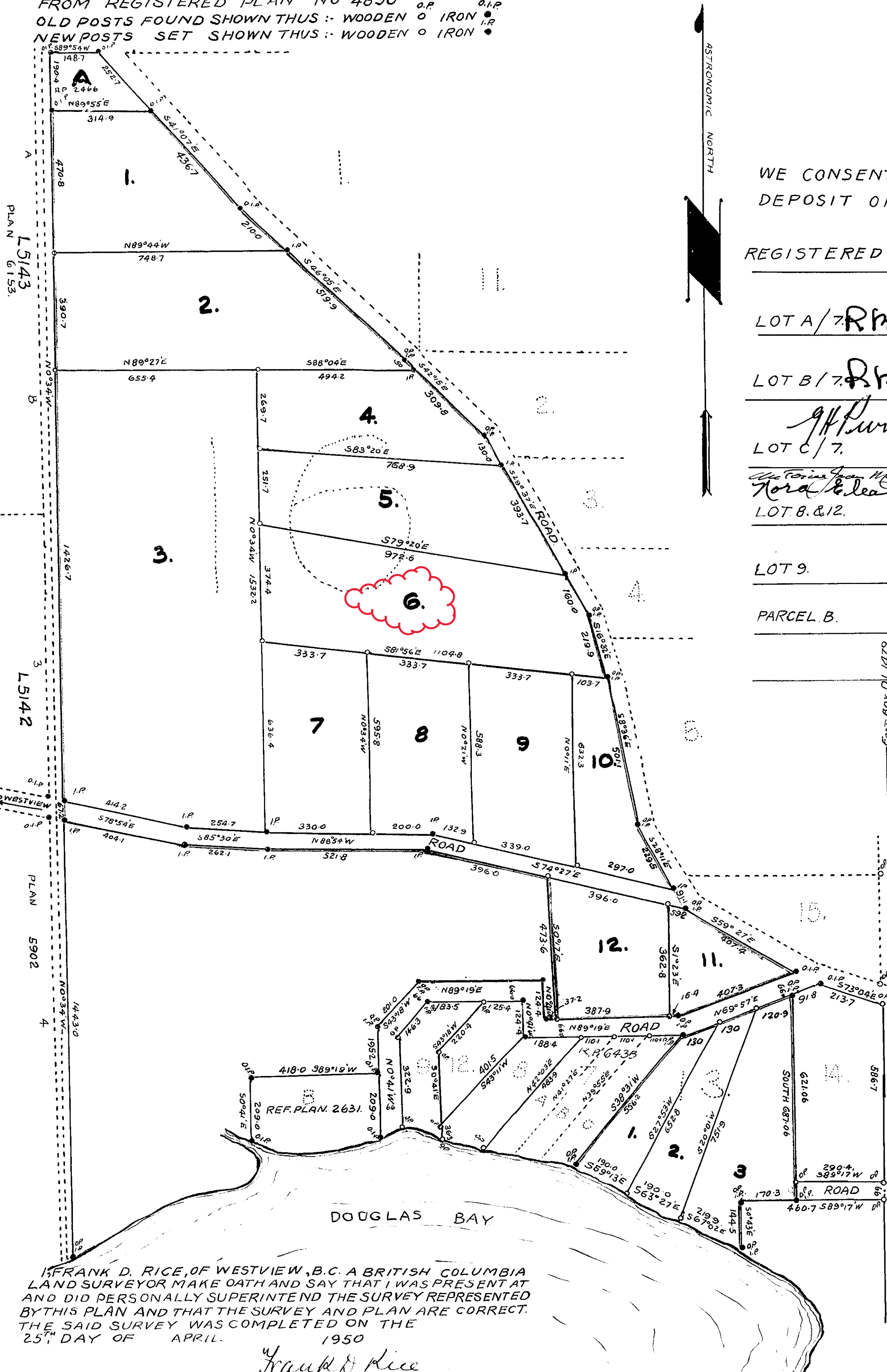
DEPOSITED UNDER SECTION 80 OF THE LAND REGISTRY ACT. THIS 22nd DAY OF FEBRUARY 1950

H. L. Robinson REGISTRAR.

POSTING PLAN AS TO LOT 1, 2, 3, 4 & 5 FILING 74457.

Scale: 300 Feet = 1 Inch.

BEARINGS ARE ASTRONOMIC AND WERE OBTAINED FROM REGISTERED PLAN NO 4830 O.P. OLD POSTS FOUND SHOWN THUS: WOODEN O IRON NEW POSTS SET SHOWN THUS: WOODEN O IRON



WE CONSENT TO THE DEPOSIT OF THIS PLAN

REGISTERED OWNER	WITNESS.
LOT A / 7 R. M. Cooper	D. Harper
LOT B / 7 R. M. Cooper	D. Harper
LOT C / 7 J. H. Purvis	J. Roberts
LOT 8. & 12. The Owners of the Motor Vehicle Beach Road, Cleared & Graded	Isabel Ellen Savage
LOT 9.	NOTICE POSTED
PARCEL B.	NOTICE SERVED

I, FRANK D. RICE, OF WESTVIEW, B.C. A 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 25th DAY OF APRIL 1950

Frank D. Rice B.C. LAND SURVEYOR.

SWORN BEFORE ME AT WESTVIEW, B.C. THIS 27th DAY OF MAY 1950.

James A. Clapp A COMMISSIONER &c.

Thomas James Lang, Pearl Elizabeth Lang REGISTERED OWNERS

F. D. Rice WITNESS.

APPROVED UNDER THE LAND REGISTRY ACT THIS 9th DAY OF AUGUST 1950

A. J. Powering APPROVING OFFICER, R.W.D.

WESTVIEW

**TITLE SEARCH PRINT**

2020-06-19, 14:12:58

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	383976 241660
<b>Application Received</b>	1958-04-28
<b>Application Entered</b>	1958-05-05
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	POWELL RIVER SCHOOL DISTRICT NO. 47 POWELL RIVER, BC
<b>Taxation Authority</b>	Courtenay Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	010-180-257 LOT 6 BLOCK 16 DISTRICT LOT 1479 PLAN 8247
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

PARCEL IDENTIFIER (PID): 010-180-257

SHORT LEGAL DESCRIPTION:S/8247///16//6

MARG:

TAXATION AUTHORITY:

1 Courtenay Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 6 BLOCK 16 DISTRICT LOT 1479 PLAN 8247

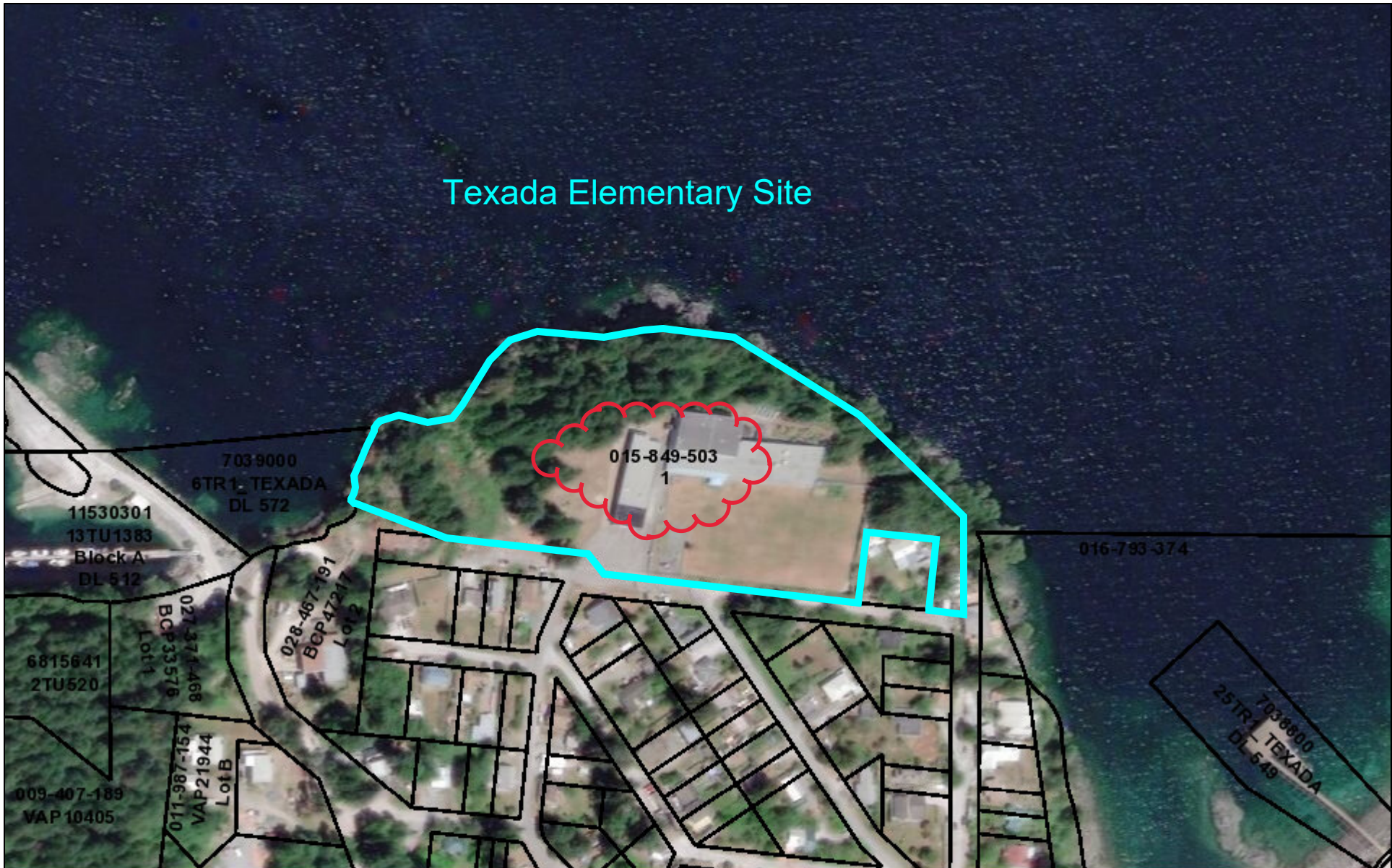
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP8247

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1


# ParcelMap BC Print Report



Texada Elementary Site

June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

 Road

High Resolution 60cm Imagery

**Parcel Boundaries**

World Imagery

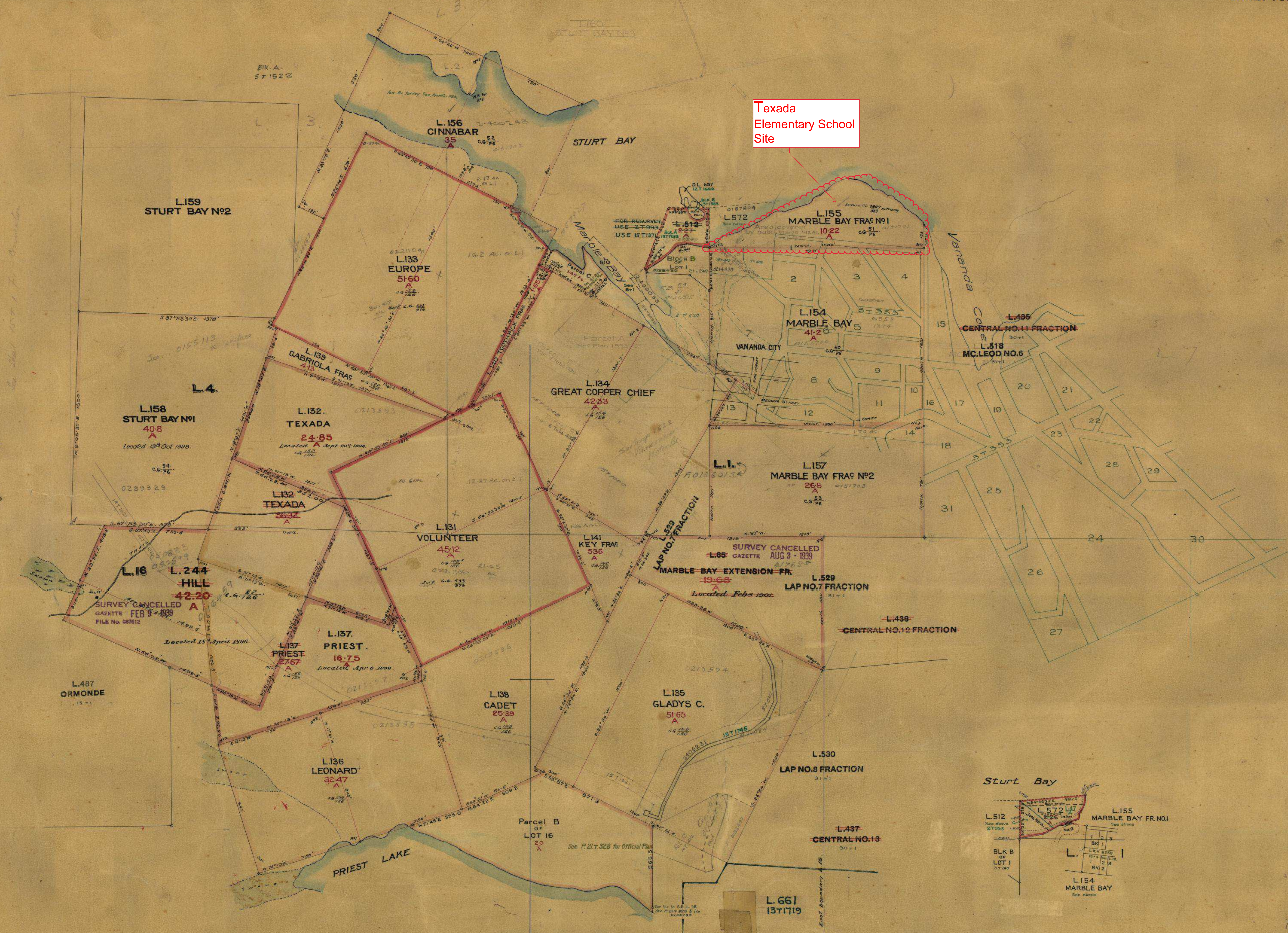
High Resolution 30cm Imagery

 Ownership

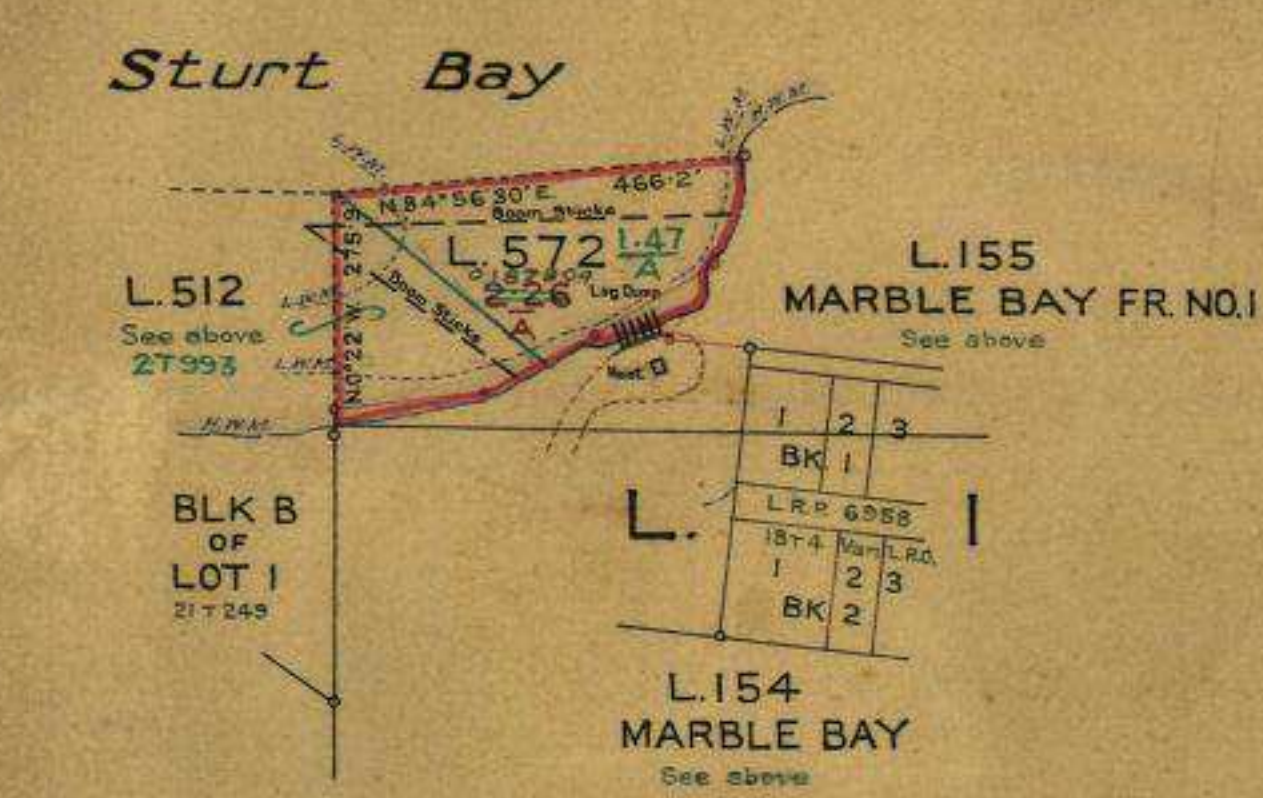
Low Resolution 15m Imagery

Citations

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Texada  
Elementary School  
Site



Blk. 2  
Posting Plan - D.F. 10737

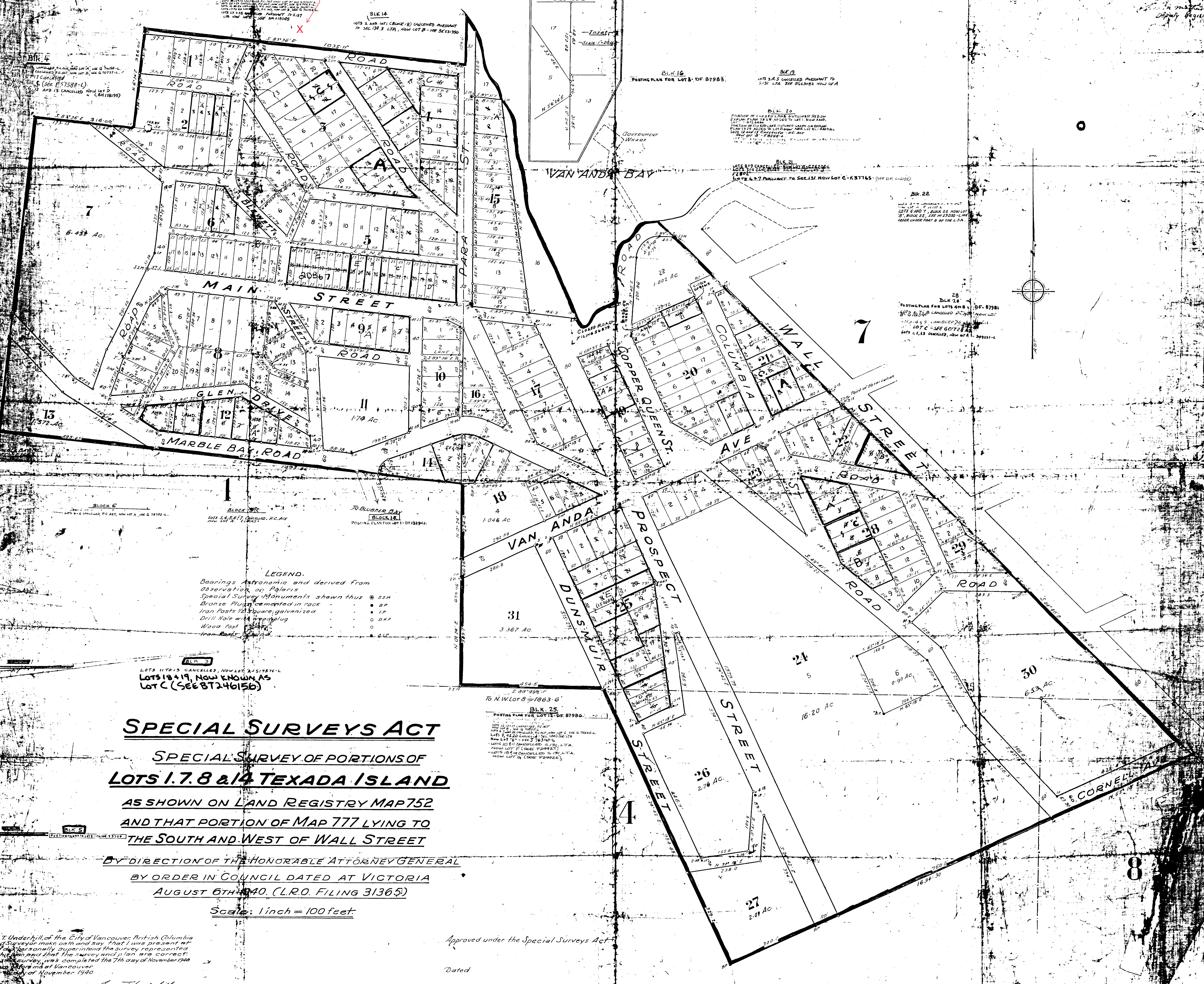
Texada Elementary School Site

Blk. 14  
Posting Plan for Lot 14 - D.F. 8798

Blk. 16  
Posting Plan for Lots 16 - D.F. 8798

#6958

Deposited by the Registrar  
in the Office of the Registrar  
at Victoria, B.C. on August 19, 1940



**LEGEND.**  
Bearings Astronomic and derived from  
Observation on Polaris  
Special Survey Monuments shown thus:  $\odot$  SSM  
Bronze Plug mounted in rock  $\bullet$  BP  
Iron Posts 12 Square galvanized  $\circ$  I.P.  
Drill hole with wood plug  $\circ$  D.H.P.  
Wood Post  $\circ$   
Iron Posts  $\bullet$

Blk. 19  
Lots 11 to 15 cancelled, now Lot A-51976-1  
Lots 18 & 19, now Van Andas  
Lot C (See BT246156)

**SPECIAL SURVEYS ACT**  
**SPECIAL SURVEY OF PORTIONS OF**  
**LOTS 1, 7, 8 & 14 TEXADA ISLAND**  
**AS SHOWN ON LAND REGISTRY MAP 752**  
**AND THAT PORTION OF MAP 777 LYING TO**  
**THE SOUTH AND WEST OF WALL STREET**

BY DIRECTION OF THE HONORABLE ATTORNEY GENERAL  
BY ORDER IN COUNCIL DATED AT VICTORIA  
AUGUST 6TH 1940. (L.R.O. FILING 31365)

Scale: 1 inch = 100 feet

Approved under the Special Surveys Act  
Dated

I, T. Underhill, of the City of Vancouver, British Columbia  
Land Surveyor, make oath and say that I was present at  
and personally supervised the survey represented  
and that the survey and plan are correct.  
The survey was completed the 7th day of November 1940  
at the City of Vancouver  
this 7th day of November 1940  
T. Underhill  
L.S.

Reference Plan 4019

FEB 2 1954

Deposited in the Land Registry Office at Vancouver, B.C. this day of 195

REFERENCE PLAN OF PORTION OF LOT 1, TEXADA ISLAND BEING A PORTION OF THAT PART OF LOT 1, LYING WITHIN LOT 155

SCALE: 1 INCH - 60 FEET

L. 155 MARBLE BAY FRACTION No 1 M.C.

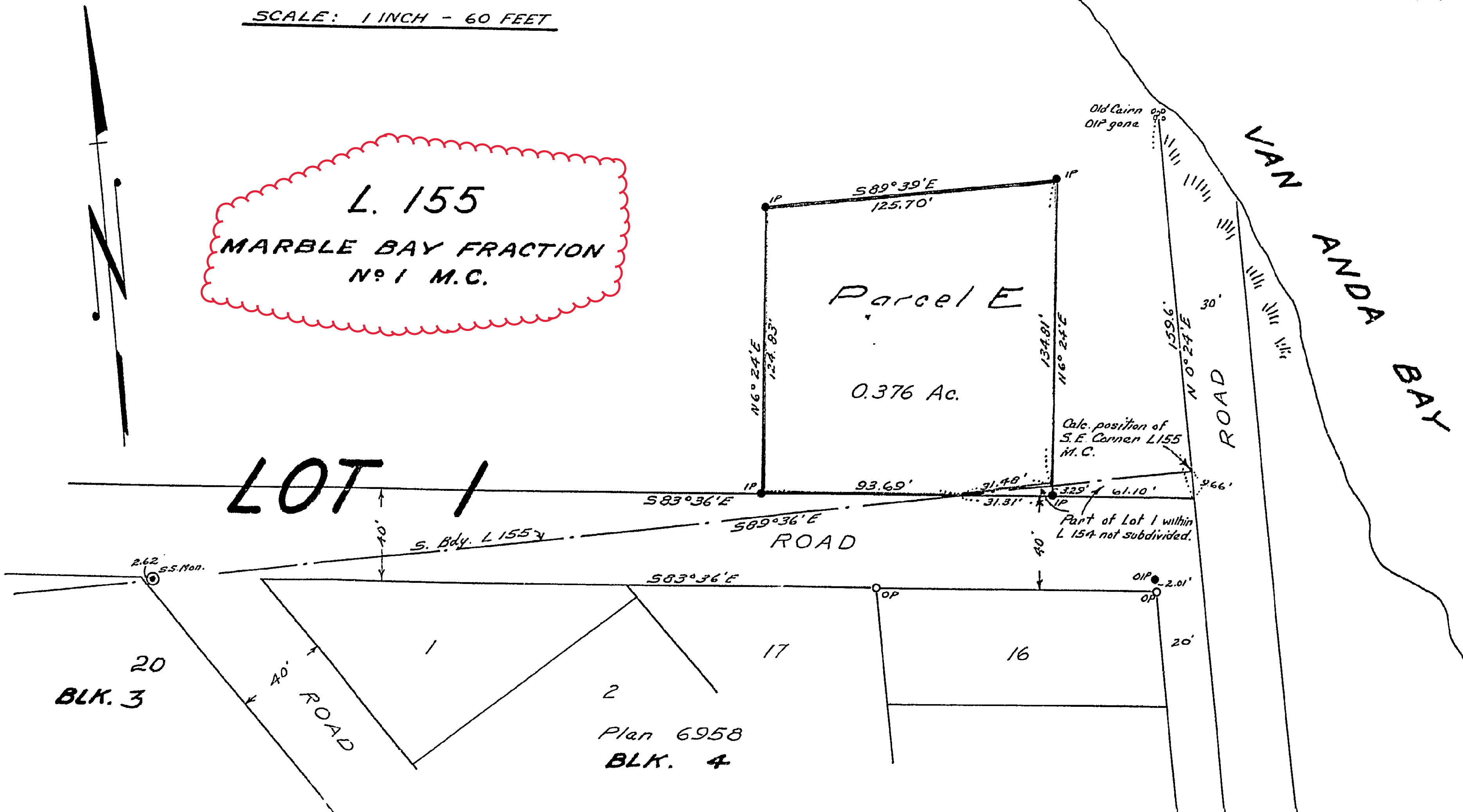
Parcel E

0.376 Ac.

LOT 1

LAN ANDA BAY

REGISTRAR



LEGEND

- Special Survey Monuments found shown thus
Old Iron Posts
Old Posts
Iron Pins set

Approved under the Land Registry Act. DECEMBER 27 1953.

Date APPROVING OFFICER

BOARD OF SCHOOL TRUSTEES DISTRICT No. 47 Powell River, B.C. Chairman

Witness Secy - Treas.

Bearings Astronomic, derived from Plan 6958 Position of South Boundary L. 155 calculated from old field notes ties of J.T. Underhill, B.C.L.S. at time of Special Survey 1940, L. R. O. Plan 6958

I, C. D. Underhill, of the City of Vancouver, a 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 27th day of September, 1953.

C. D. Underhill B.C.L.S.

Sworn before me at Vancouver, British Columbia this 14th day of October 1953.

A Notary Public in and for the Province of British Columbia

Underhill & Underhill Engineers & Surveyors Vancouver, B.C.



# SUBDIVISION PLAN OF LOT H, (REFERENCE PLAN 5029) DISTRICT LOT 1; AND PART OF THE SURFACE OF DISTRICT LOT 1 SURVEYED AS LOT 155 MARBLE BAY FRACTION No. 1 MINERAL CLAIM, EXCEPT PORTIONS IN PLAN 6958 AND REFERENCE PLAN 4019, ALL OF TEXADA ISLAND DISTRICT.

## PLAN BCP 33576

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 19 DAY OF NOV., 2007

*Jan Macdonald-bee*  
Deputy REGISTRAR

REF. # BB137934

B.C.G.S. 92F.078

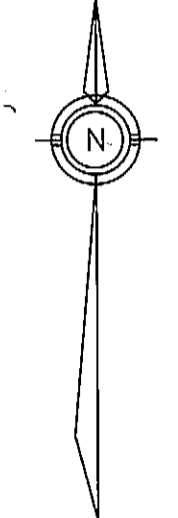
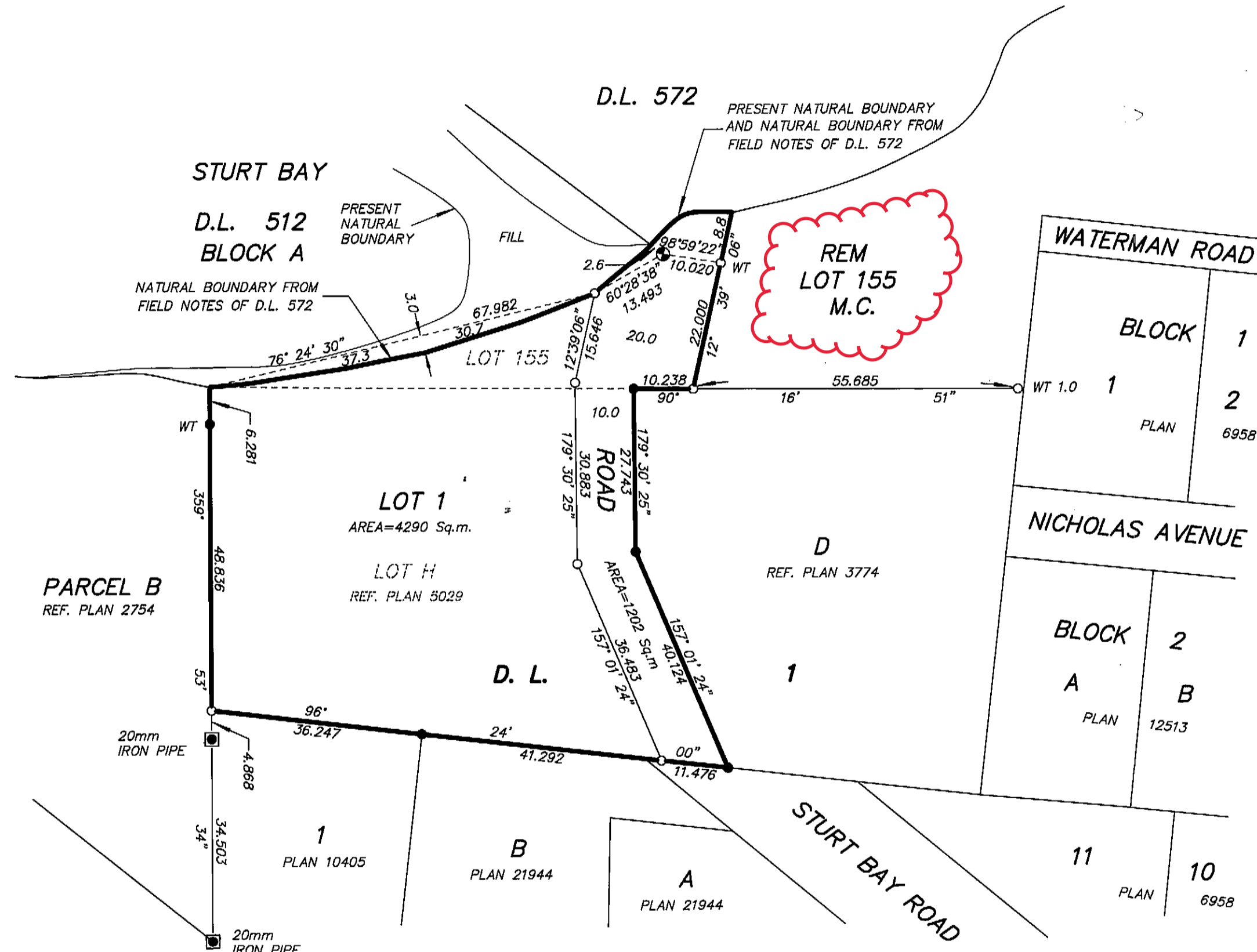
SCALE 1:750  
10 5 0 10 20 30  
All distances are in metres.

### LEGEND

BEARINGS ARE ASTRONOMIC AND WERE DERIVED FROM REFERENCE PLAN 3774.

- DENOTES STANDARD CAPPED POST FOUND
- DENOTES NONSTANDARD ROUND IRON POST FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- WT DENOTES WITNESS

SEE BB137934



THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT WITH THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 219 OF THE LAND TITLE ACT.

THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT WITH THE MINISTER OF TRANSPORTATION PURSUANT TO SECTION 219 OF THE LAND TITLE ACT.

REGISTERED OWNER:  
THE TEXADA BOATING CLUB

*E.A. Pedneault*  
AUTHORIZED SIGNATORY  
PRINT NAME: E.A. PEDNEAULT

*G.E. Aries*  
AUTHORIZED SIGNATORY  
PRINT NAME: G.E. ARIES

*Marnie Graham*  
WITNESS AS TO BOTH SIGNATURES  
NAME: MARNIE GRAHAM  
OCCUPATION: SECRETARY  
ADDRESS: 4507 MANSION AVE  
POWELL RIVER BC  
V8A 3N3

REGISTERED OWNER:  
THE BOARD OF SCHOOL TRUSTEES  
DISTRICT No. 47

*Steve Hopkins*  
AUTHORIZED SIGNATORY  
PRINT NAME: Steve Hopkins

*Jay Yule*  
AUTHORIZED SIGNATORY  
PRINT NAME: Jay Yule

*Anna Cristante*  
WITNESS AS TO BOTH SIGNATURES  
NAME: ANNA CRISTANTE  
OCCUPATION: Payroll SD47  
ADDRESS: 3564 HOCKENRIE AVE  
POWELL RIVER BC  
V8A 3E6

APPROVED PURSUANT TO THE LAND TITLE ACT  
THIS 29th DAY OF OCT. 2007.

*Davis*  
APPROVING OFFICER - MINISTRY OF  
TRANSPORTATION

THIS PLAN LIES WITHIN THE  
"POWELL RIVER"  
REGIONAL DISTRICT

I, RICHARD RAE, A BRITISH COLUMBIA LAND SURVEYOR OF POWELL RIVER, 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 21 DAY OF SEPTEMBER, 2007. THE PLAN WAS COMPLETED AND CHECKED AND THE CHECKLIST FILED UNDER # 70835 THE 24 DAY OF SEPTEMBER, 2007.

*R. Rae*  
RICHARD RAE B.C.L.S.

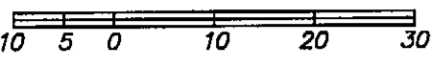
EMERY AND RAE  
LAND SURVEYING LTD.  
B.C. AND CANADA  
LAND SURVEYORS.  
4507 Manson Avenue  
POWELL RIVER, B.C.  
V8A 3N3  
Telephone (604) 485-4203  
E-MAIL: emeryrae@telus.net  
FILE: 8876-4

01-006-14207

ORIGINAL

**SUBDIVISION PLAN OF LOT D, (REFERENCE PLAN 3774) DISTRICT LOT 1; AND PART OF THE SURFACE OF DISTRICT LOT 1 SURVEYED AS LOT 155 MARBLE BAY FRACTION No. 1 MINERAL CLAIM, EXCEPT FIRSTLY; PORTION IN PLAN 6958, SECONDLY; PORTION IN REFERENCE PLAN 4019 AND THIRDLY; PART SUBDIVIDED BY PLAN BCP33576, ALL OF TEXADA ISLAND DISTRICT.**

B C G S : 92F.078

SCALE 1:750   
All distances are in metres.

**LEGEND**

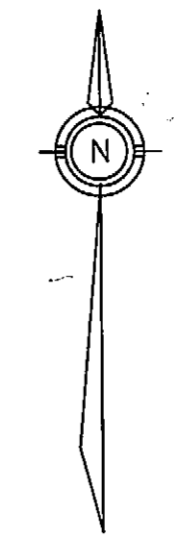
- BEARINGS ARE ASTRONOMIC AND WERE DERIVED FROM PLAN BCP33576.
- ⊙ DENOTES SPECIAL SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- WT DENOTES WITNESS

PLEASE NOTE THAT THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

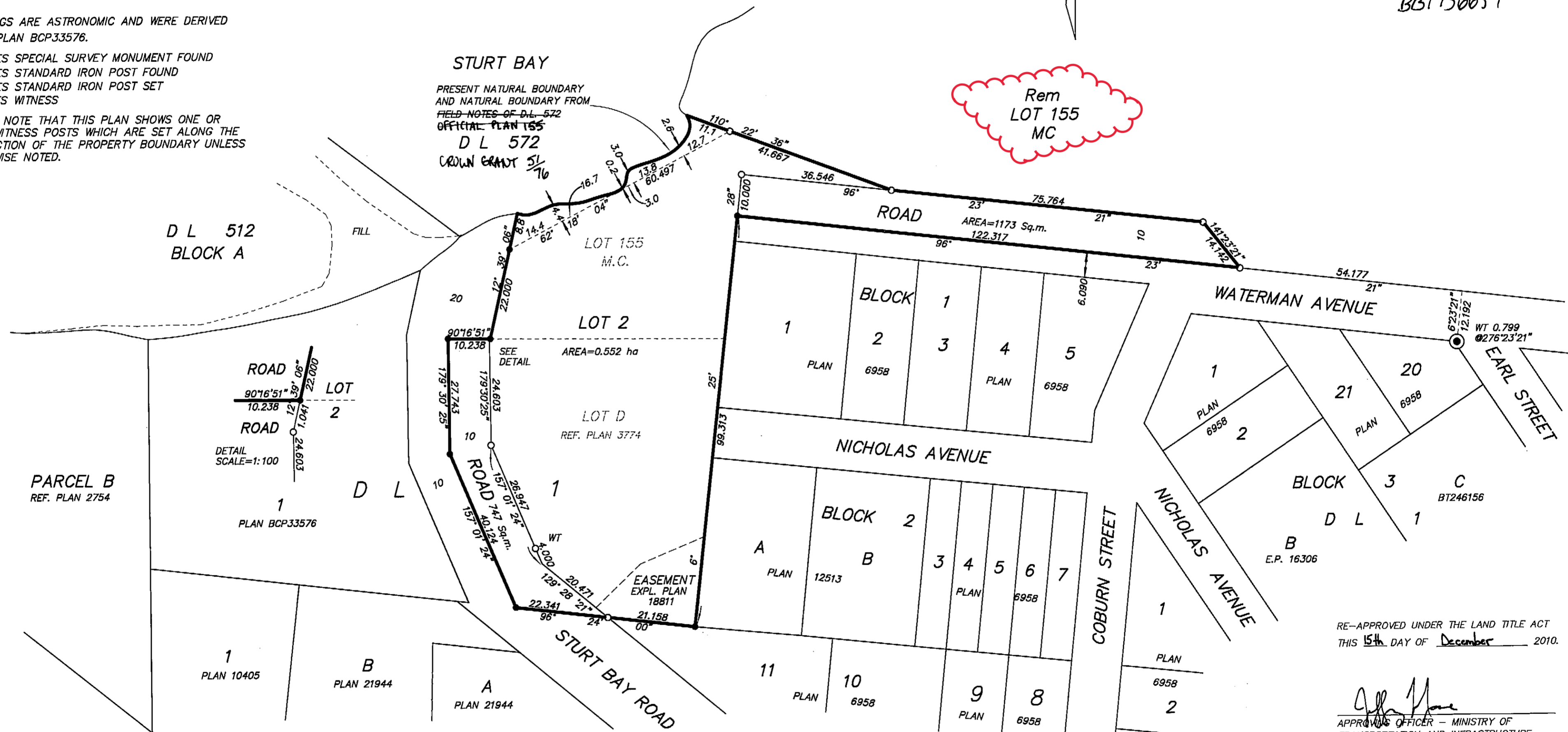
PLAN BCP 47217

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 14 DAY OF January, 2010.

*Larry Blaschuk* / *WT*  
REGISTRAR  
BB1736657



Rem  
LOT 155  
MC



RE-APPROVED UNDER THE LAND TITLE ACT THIS 15th DAY OF December 2010.

*John Mac*  
APPROVING OFFICER - MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT WITH THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE UNDER SECTION 219 OF THE LAND TITLE ACT.

THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT WITH THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE UNDER SECTION 219 OF THE LAND TITLE ACT.

EMERY AND RAE LAND SURVEYING LTD. B.C. AND CANADA LAND SURVEYORS. 4507 Manson Avenue POWELL RIVER, B.C. V8A 3N3 Telephone (604) 485-4203 E-MAIL: emeryrae@telus.net FILE: 8938-7

REGISTERED OWNER: VANANDA LOGGING COMPANY LIMITED  
*[Signature]*  
AUTHORIZED SIGNATORY PRINT NAME: *R. C. JONES*  
Richard C. Jones

WITNESS AS TO BOTH SIGNATURES  
NAME: *Rick Rae*  
OCCUPATION: *BCCS*  
ADDRESS: *4507 Manson Ave Powell River, BC*

REGISTERED OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT No. 47  
*[Signature]*  
AUTHORIZED SIGNATORY PRINT NAME: *Steve Hopkins*

WITNESS AS TO BOTH SIGNATURES  
NAME: *MILDA KAREN-BYNG*  
OCCUPATION: *Barrister + Solicitor*  
ADDRESS: *603-7020 Duncan St Powell River BC*

APPROVED AS TO DEDICATION OF ROAD OWNERS OF CHARGE NUMBER GB1395

*[Signature]*  
PRINT NAME: *Don Nicholas*

*[Signature]*  
WITNESS

NAME: *FRED ARTHUR VAN STRIEN*  
ADDRESS: *3140 SERVICE ST. VICTORIA B.C.*  
OCCUPATION: *TECHNICIAN*

APPROVED UNDER THE LAND TITLE ACT THIS 29th DAY OF *MARCH* 2010

*[Signature]*  
APPROVING OFFICER - MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
MOTI FILE No. 01-006-24996

THIS PLAN LIES WITHIN THE POWELL RIVER REGIONAL DISTRICT

I, RICHARD RAE, A BRITISH COLUMBIA LAND SURVEYOR, OF POWELL RIVER, 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 16 DAY OF OCTOBER, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 103018, ON THE 3 DAY OF NOVEMBER, 2009.

*[Signature]*  
RICHARD RAE B.C.L.S.

ORIGINAL

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-19, 13:07:11

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 189 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	BB1732741 BB191515
<b>Application Received</b>	2011-02-01
<b>Application Entered</b>	2011-02-01
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO.47 4351 ONTARIO AVENUE POWELL RIVER, BC V8A 1V3
<b>Taxation Authority</b>	Courtenay Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	015-849-503 THE SURFACE OF DISTRICT LOT 1 SURVEYED AS LOT 155 MARBLE BAY FRACTION NO.1 MINERAL CLAIM EXCEPT PLAN 6958, REFERENCE PLAN 4019, BCP33576, AND BCP47217
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner:  Remarks:	CHARGE 8724G 1945-12-22 10:00 MARBLE BAY MINING COMPANY LIMITED (NON-PERSONAL LIABILITY) INTER ALIA ALL GOLD AND SILVER SEE ABSOLUTE FEE BOOK VOLUME 65, FOLIO 224

**TITLE SEARCH PRINT**

2020-06-19, 13:07:11

File Reference: 19199

Requestor: Brandon Kwan

Nature:	COVENANT
Registration Number:	BB1736661
Registration Date and Time:	2011-01-14 11:35
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 015-849-503

SHORT LEGAL DESCRIPTION:U/TEXADA ISLAND/////1  
MARG:L155 MAR BAY FR 1 MC REM

TAXATION AUTHORITY:

1 Courtenay Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

THE SURFACE OF DISTRICT LOT 1 SURVEYED AS LOT 155 MARBLE BAY  
FRACTION NO.1 MINERAL CLAIM  
EXCEPT PLAN 6958, REFERENCE PLAN 4019, BCP33576, AND BCP47217

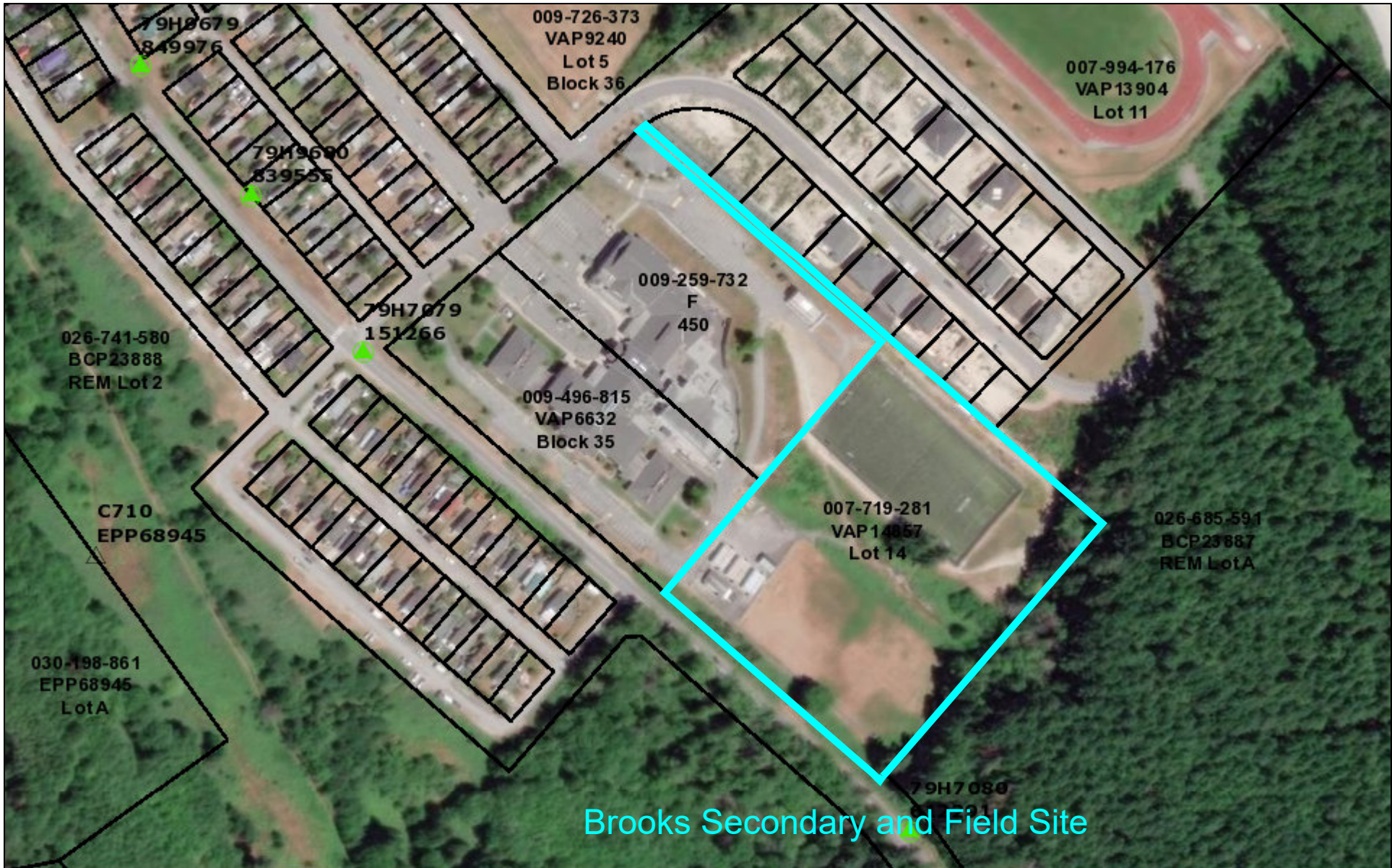
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP47217

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

# ParcelMap BC Print Report









Brooks Secondary and Field Site

May 27, 2020




**WARNING: MAP IS NOT PRINTED TO SCALE**

**Survey Control**

-  GEODETIC, GOOD
-  GEODETIC, DESTROYED
-  GEODETIC, ANOMALOUS

-  SURVEY
-  OTHER
-  Interest

**Parcel Boundaries**

-  Ownership
-  World Imagery
-  Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

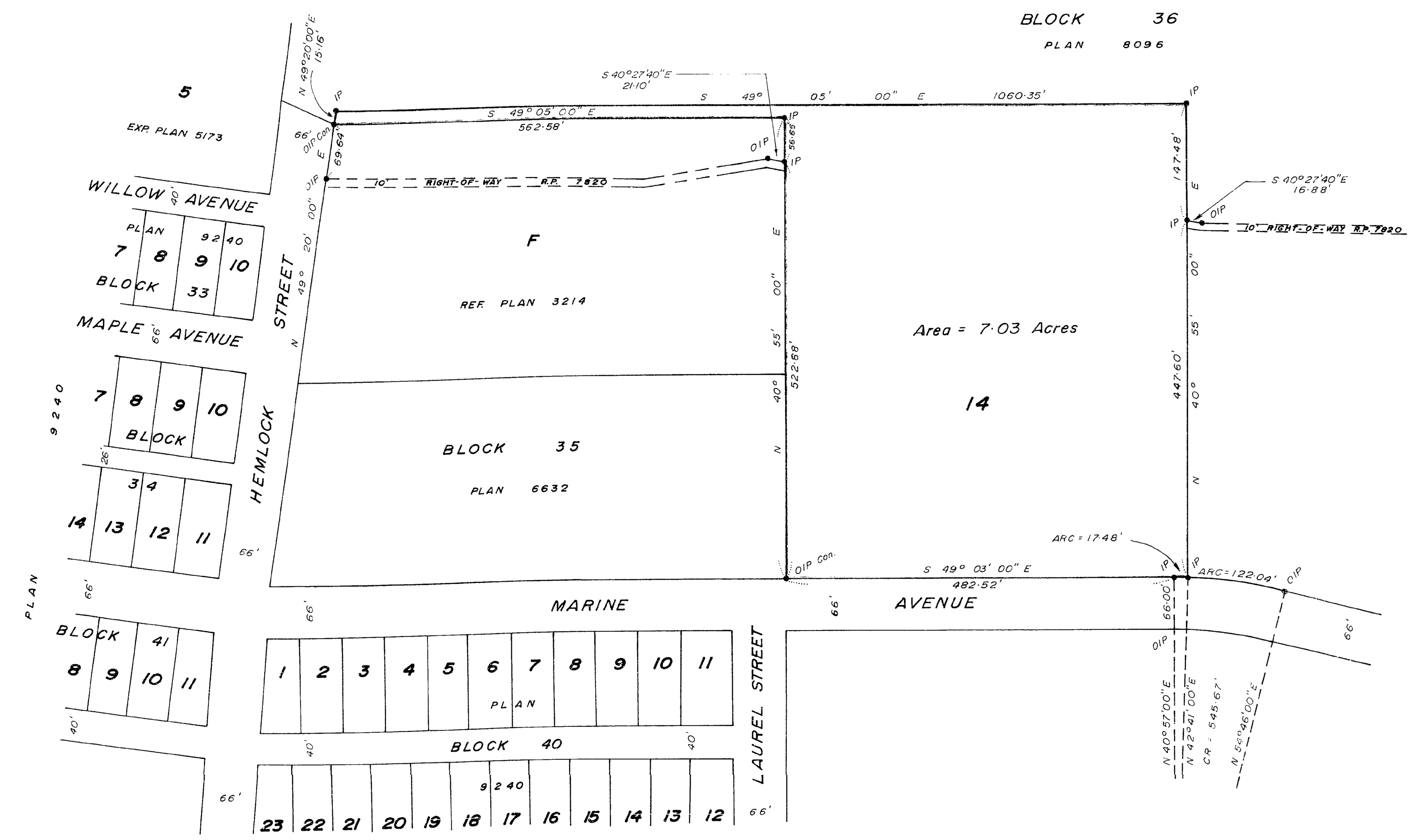
# YELLOW

## PLAN-14857

Deposited in the Land Registry  
Office at Vancouver, B. C.  
this 4<sup>th</sup> day of APRIL 1973  
*[Signature]*  
Registrar

D. L. 450

BLOCK 36  
PLAN 8096



SUBDIVISION PLAN OF PART OF  
BLOCK 36 D.L. 450 GROUP ONE  
N. W. D. PLAN 8096

SCALE: 1 INCH = 100 FEET

Approved under the Land Registry Act  
this 25<sup>th</sup> day of March 1973

*[Signature]*  
Approving Officer - Municipal Engineer  
Corporation of the District of Powell River

This plan lies within the Powell River  
Regional District

FOR MAXIMILIAN BLOEDEL LIMITED  
*[Signature]*  
VICE-PRESIDENT  
*[Signature]*  
SECRETARY

RE-APPROVED UNDER THE LAND REGISTRY ACT  
THIS 25<sup>th</sup> DAY OF March 1973  
*[Signature]*  
APPROVING OFFICER - MUNICIPAL ENGINEER  
CORPORATION OF THE DISTRICT OF POWELL RIVER

- Legend-
- Bearings are astronomic and were derived from the meridian of Plan 9240.
  - OIP denotes old iron post.
  - OIP Con. denotes old iron post set in concrete.
  - IP denotes standard iron post set.

I, Robert J. Durling of Powell River, 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 3rd day of January 1973.

*[Signature]* B.C.L.S.  
Sworn before me this 1<sup>st</sup> day of March 1973

*[Signature]*  
A Notary Public in and for the Province of British Columbia

ROBERT J. DURLING  
B.C. LAND SURVEYOR  
4760-C JOYCE AVENUE, POWELL RIVER, B.C.

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2020-05-27, 17:05:21

File Reference:

Requestor: William Wong

PARCEL IDENTIFIER (PID): 007-719-281

SHORT LEGAL DESCRIPTION:S/14857/////14

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 14 BLOCK 36 DISTRICT LOT 450 PLAN 14857

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VAP14857

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1






# ParcelMap BC Print Report



June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

-  Interest
- Parcel Boundaries**
-  Ownership
-  Road
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN OF SUBDIVISION OF:  
 -LOT A. PLAN BCP 8984;  
 -THOSE PARTS OF CLOSED ROAD SHOWN HATCHED ON PLAN BCP \_\_\_\_\_;  
 ALL OF D.L. 3684. GROUP 1. N.W.D.

PLAN BCP 9601

SCALE 1:1000 All distances are in metres. B.C.G.S. 92F.088

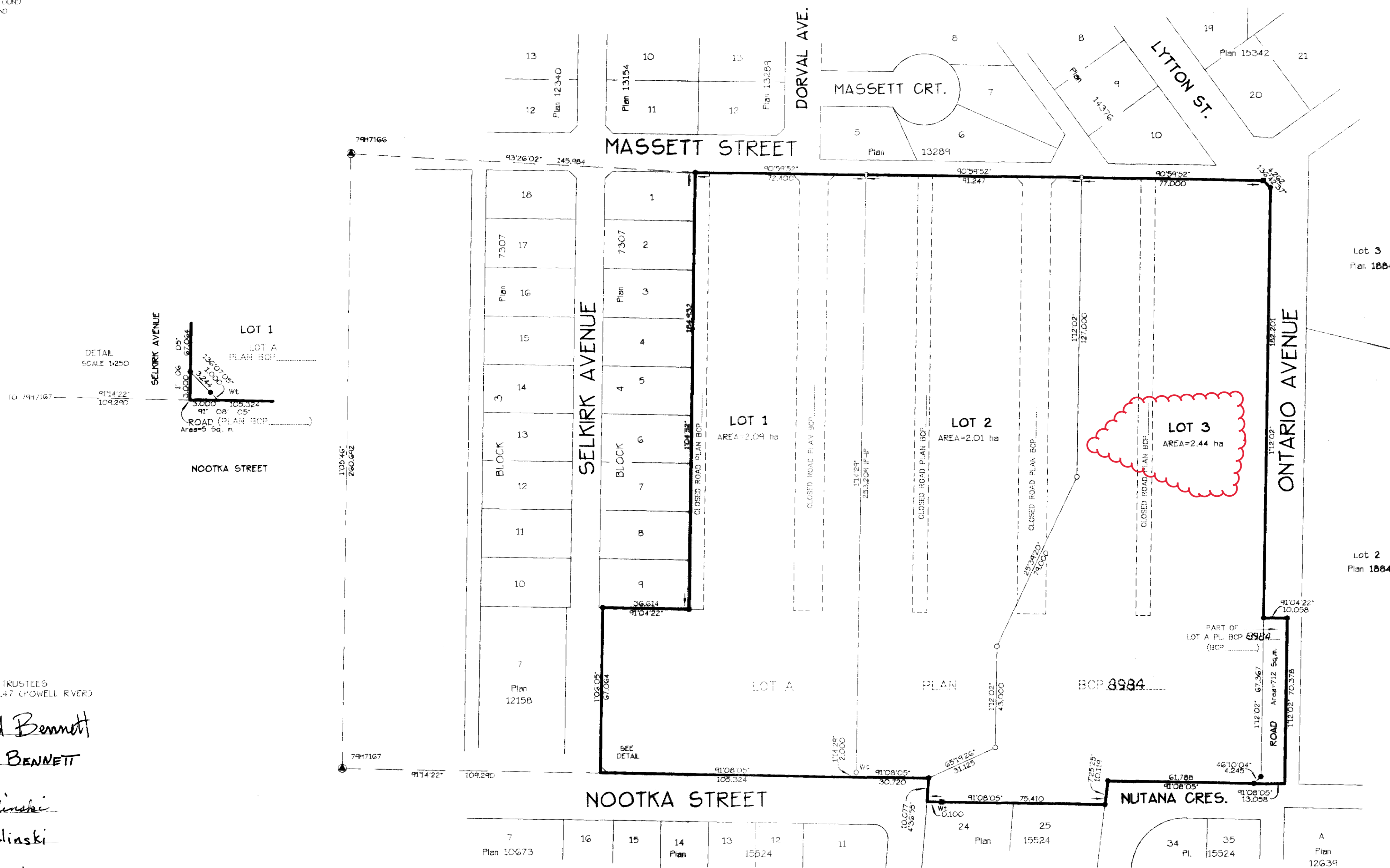
DEPOSITED IN THE LAND TITLE OFFICE  
 AT NEW WESTMINSTER, B.C.  
 THIS 12 DAY OF Feb 2004.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS OCM7947167 AND 7947166. INTEGRATED SURVEY AREA NUMBER 26.  
 THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES, PRIOR TO COMPUTATION OF UTM COORDINATES. MULTIPLY BY COMBINED FACTOR 0.99973581.

- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES OLD LEAD PLUG FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS

*D. B. B. Registrar*  
 REGISTRAR  
 69.  
 2059194.



REGISTERED OWNER:  
 THE BOARD OF SCHOOL TRUSTEES  
 OF SCHOOL DISTRICT NO.47 (POWELL RIVER)

*Brian Alfred Bennett*  
 AUTHORIZED SIGNATORY  
 BRIAN ALFRED BENNETT  
 PRINTED NAME

*Pauline Joy Galinski*  
 AUTHORIZED SIGNATORY  
 Pauline Joy Galinski  
 PRINTED NAME

*Janet E. Grants*  
 WITNESS  
 NAME Janet E. Grants  
 OCCUPATION Secretary  
 ADDRESS c/o 4351 Ontario Ave  
 Powell River, BC

APPROVED UNDER THE LAND TITLE ACT  
 THIS 5 DAY OF February 2004.  
*[Signature]*  
 APPROVING OFFICER  
 THE CORPORATION OF THE DISTRICT  
 OF POWELL RIVER

THIS PLAN LIES WITHIN THE  
 "POWELL RIVER"  
 REGIONAL DISTRICT

I, FRED EMERY, A BRITISH COLUMBIA LAND SURVEYOR OF  
 POWELL RIVER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS  
 PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY  
 REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND  
 PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED  
 ON THE 3RD DAY OF DECEMBER 2003.

THE PLAN WAS COMPLETED AND CHECKED, AND THE  
 CHECKLIST FILED UNDER # 5055  
 ON THE 11th DAY OF DECEMBER 2003.

*[Signature]*  
 FRED EMERY B.C.L.S.

EMERY and RAE  
 LAND SURVEYING LTD.  
 4507 Hemlock Avenue  
 Powell River, B.C.  
 V8A 3N3  
 Ph. 254-450-4203  
 Email: emeryrae@statax.net



Plan 6219-19

**TITLE SEARCH PRINT**

2020-06-19, 15:15:09

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** BW59796  
From Title Number BV544857  
BW94974  
BW94975

**Application Received** 2004-02-12

**Application Entered** 2004-03-11

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO.  
47 (POWELL RIVER)  
4351 ONTARIO AVENUE  
POWELL RIVER, BC  
V8A 1V3

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 025-879-251  
Legal Description: LOT 3 DISTRICT LOT 3684 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9601

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1511102

SUBJECT TO PROVISOS, SEE BW94974, LAND ACT SECTION 50.  
PART FORMERLY CLOSED ROAD PCL 4 PLAN BCP9600 DEDICATED ON PLAN 7307

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BW216307

SUBJECT TO PROVISOS, SEE BW94975, LAND ACT SECTION 50.  
PART FORMERLY CLOSED ROAD PCL 5 PLAN BCP9600 DEDICATED ON PLAN 7307

**TITLE SEARCH PRINT**

2020-06-19, 15:15:09

File Reference: 19199

Requestor: Brandon Kwan

HERETO IS ANNEXED EASEMENT BW59799 OVER PART LOT 2 PLAN BCP9601  
SHOWN ON REFERENCE PLAN BCP9602

**Charges, Liens and Interests**

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW59802
Registration Date and Time:	2004-02-12 14:12
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BW59803
Registration Date and Time:	2004-02-12 14:12
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	BW237021
Registration Date and Time:	2004-06-01 15:19
Remarks:	PART IN REFERENCE PLAN BCP11408 APPURTENANT TO LOT 2 BCP9601

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 025-879-251

SHORT LEGAL DESCRIPTION:S/BCP9601/////3

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 3 DISTRICT LOT 3684 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9601

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

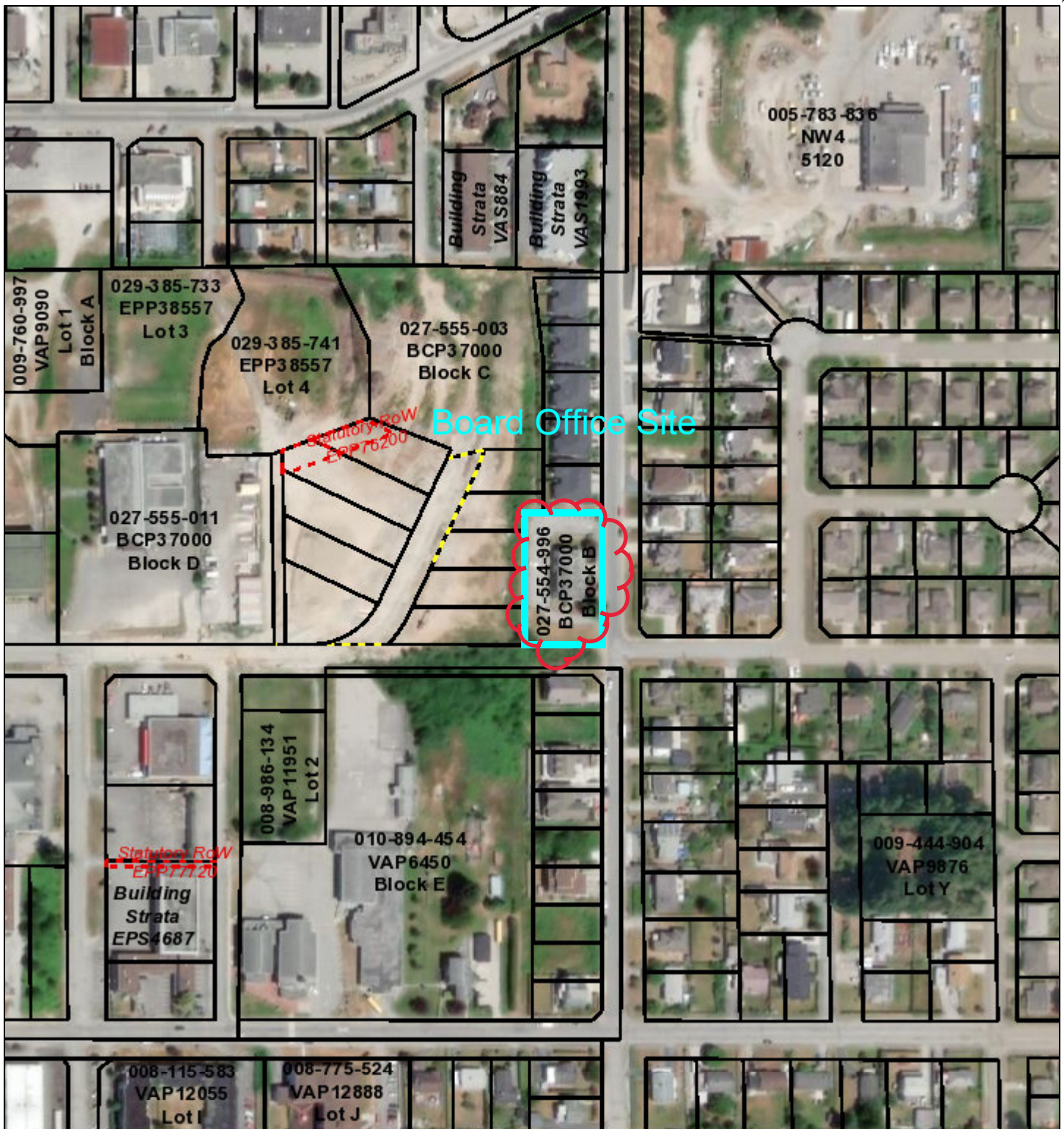
PLAN BCP11408

SUBDIVISION PLAN BCP9601

PLAN BCP9603




AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

# ParcelMap BC Print Report



June 19, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

-  Interest
- Parcel Boundaries**
-  Ownership
-  Road
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# PLAN OF SUBDIVISION OF BLOCK B. DISTRICT LOT 5121. PLAN 9090

SCALE 1:1000  
B.C.G.S. 92F.088  
All distances are in metres.

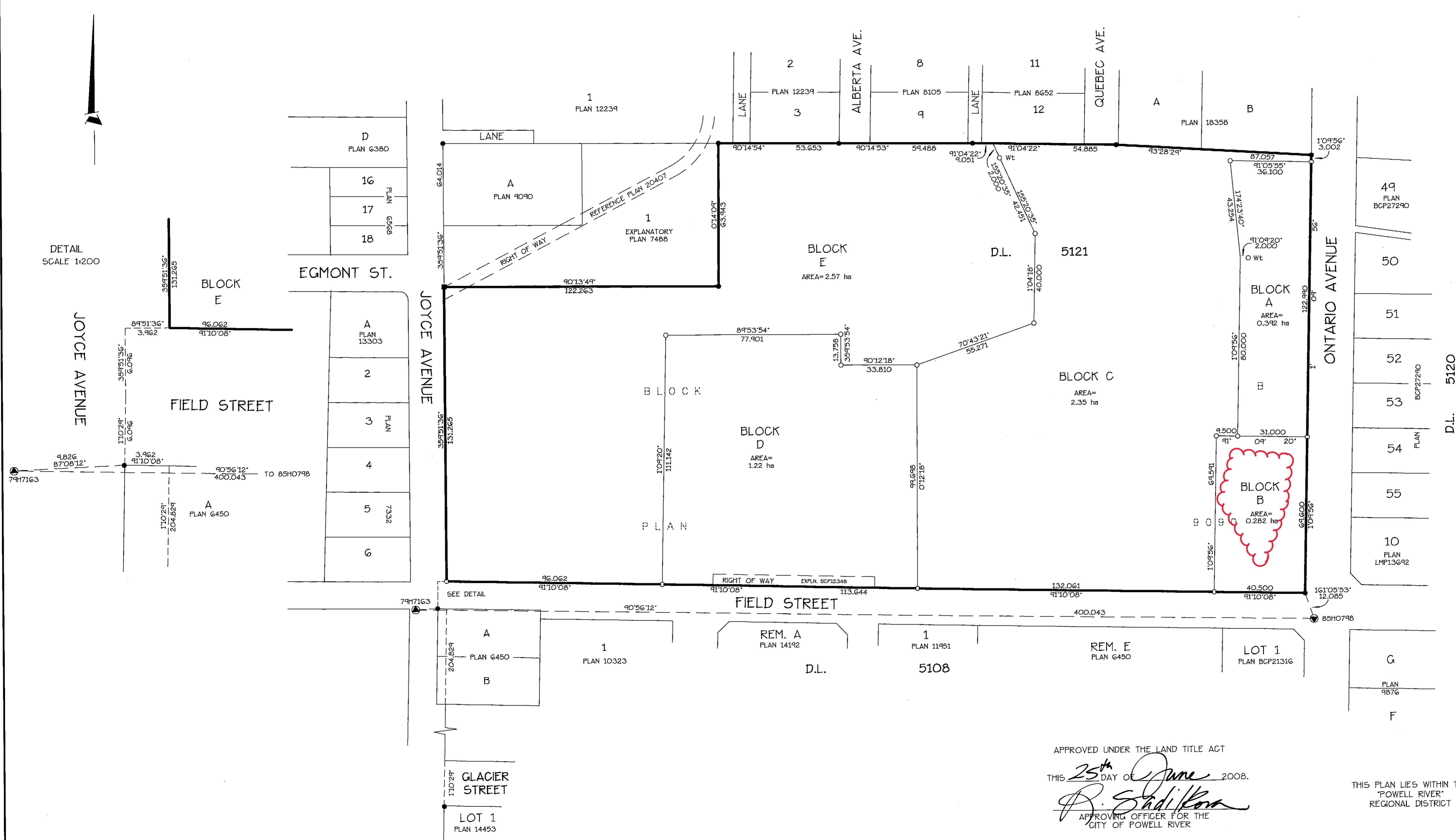
**LEGEND**  
INTEGRATED SURVEY AREA NO. 2G  
THE CITY OF POWELL RIVER, NAD83 (CGRS)  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 79H7163 AND 85H0798.  
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED.  
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY FACTOR 0.9997368.

- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES OLD LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt. DENOTES WITNESS

PLAN BCP 37000

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 30 DAY OF JUNE 2008.

Deputy REGISTRAR **IAN MACDONALD**  
BB975431



DETAIL  
SCALE 1:200

JOYCE AVENUE

FIELD STREET

FIELD STREET

ONTARIO AVENUE

GLACIER STREET

APPROVED UNDER THE LAND TITLE ACT  
THIS 25<sup>th</sup> DAY OF June 2008.  
*R. Sadi Khan*  
APPROVING OFFICER FOR THE  
CITY OF POWELL RIVER

THIS PLAN LIES WITHIN THE  
"POWELL RIVER"  
REGIONAL DISTRICT

REGISTERED OWNER:  
THE BOARD OF SCHOOL TRUSTEES  
DISTRICT NO.47

*Steve Hopkins*  
AUTHORIZED SIGNATORY  
PRINT NAME Steve Hopkins

AUTHORIZED SIGNATORY  
PRINT NAME \_\_\_\_\_

WITNESS AS TO BOTH SIGNATURES

PRINT NAME FRED EMERY

OCCUPATION BC LAND SURVEYOR

ADDRESS 4507 MANSON AVE  
POWELL RIVER, B.C.

I, FRED EMERY, A BRITISH COLUMBIA LAND SURVEYOR OF  
POWELL RIVER, 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 21<sup>st</sup> DAY OF APRIL 2008.

THE PLAN WAS COMPLETED AND CHECKED, AND THE  
CHECKLIST FILED UNDER #80279

ON THE 29<sup>th</sup> DAY OF APRIL 2008.

FRED EMERY B.C.L.S.

ORIGINAL

EMERY and RAE  
LAND SURVEYING LTD.  
4507 Manson Avenue,  
Powell River, B.C.  
V8A 3N5  
Ph. 604-485-4203  
Email: emeryrae@telus.net

**TITLE SEARCH PRINT**

2020-06-19, 15:24:46

File Reference: 19199

Requestor: Brandon Kwan

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** BB975432  
From Title Number CA797393

**Application Received** 2008-06-30

**Application Entered** 2008-07-04

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47  
(POWELL RIVER)  
4351 ONTARIO AVENUE  
POWELL RIVER, BC  
V8A 1V3

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 027-554-996  
Legal Description:  
BLOCK B DISTRICT LOT 5121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP37000

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB832677

HERETO IS ANNEXED EASEMENT BB975440 OVER BLOCK C PLAN BCP37000

THE LAND IS WITHIN THE WESTVIEW LIGHT, POWER AND WATERWORKS DISTRICT AND IS LIABLE FOR THE TAXES, TOLLS AND OTHER CHARGES LEVIED OR IMPOSED BY THE TRUSTEES OF THE SAID DISTRICT FILING NO. 23835



**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-19, 15:24:46

Requestor: Brandon Kwan

**Charges, Liens and Interests**

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB561966  
Registration Date and Time: 2007-10-19 11:08  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB561967  
Registration Date and Time: 2007-10-19 11:08  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL IDENTIFIER (PID): 027-554-996

SHORT LEGAL DESCRIPTION:S/BCP37000//B

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

BLOCK B DISTRICT LOT 5121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP37000

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP37000

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

# Untitled Map

Write a description for your map.

## Legend

-  49 50 01n 124 31 10w
-  Boxwood Cottage
-  Capone's Cellar
-  Feature 1
-  Feature 2
-  Mother Nature
-  Paparazzi Pizza
-  Powell River Christian School
-  Powell River Public Library Association

Former Max Cameron Gym

49 50 01n 124 31 10w

Field St

Alberta Ave

Franklin Ave

oyce Ave

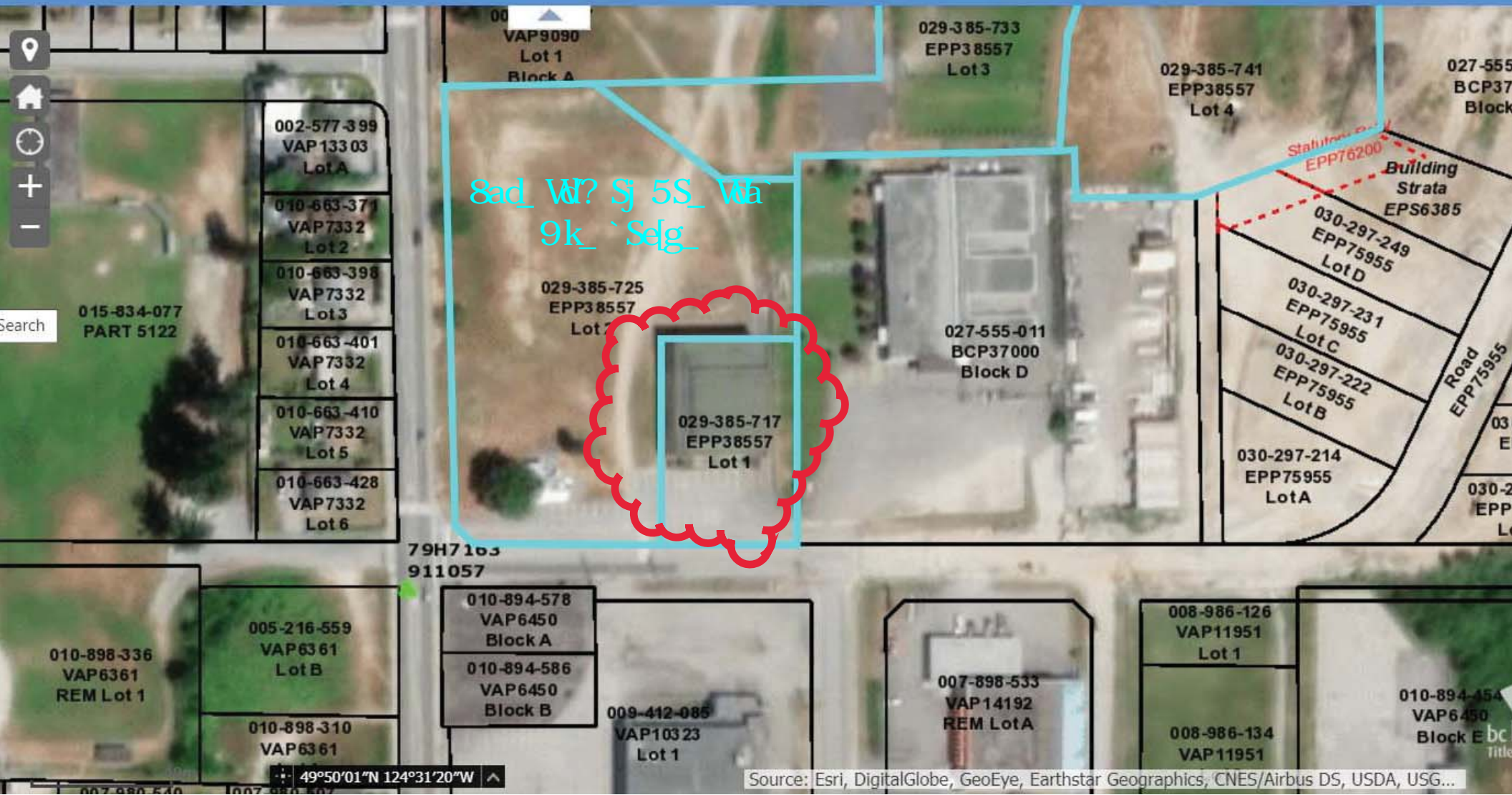
Scotia Pl

Google Earth

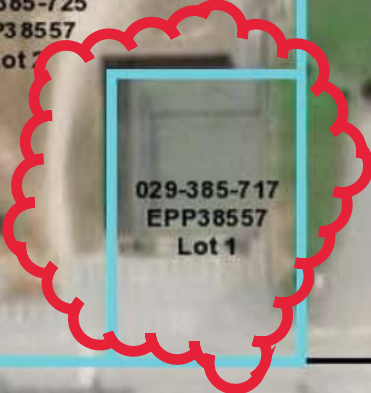
Image © 2020 CNES / Airbus  
© 2020 Google



100 m



8ad W? S 5S Wa  
9k Selg



- 002-577-399 VAP13303 Lot A
- 010-663-371 VAP7332 Lot 2
- 010-663-398 VAP7332 Lot 3
- 010-663-401 VAP7332 Lot 4
- 010-663-410 VAP7332 Lot 5
- 010-663-428 VAP7332 Lot 6

015-834-077 PART 5122

79H7163  
911057

- 010-894-578 VAP6450 Block A
- 010-894-586 VAP6450 Block B

009-412-085 VAP10323 Lot 1

007-898-533 VAP14192 REM Lot A

008-986-126 VAP11951 Lot 1

008-986-134 VAP11951

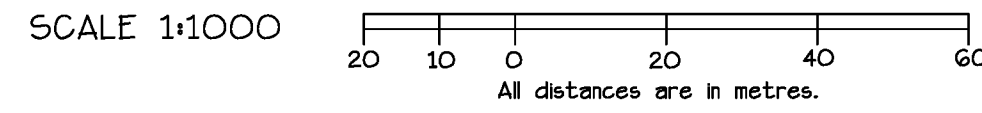
010-894-454 VAP6450 Block E

49°50'01"N 124°31'20"W

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USG...

# SUBDIVISION PLAN OF BLOCK E DISTRICT LOT 5121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP37000

PLAN EPP38557



BCGS 92F.088 PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

### LEGEND

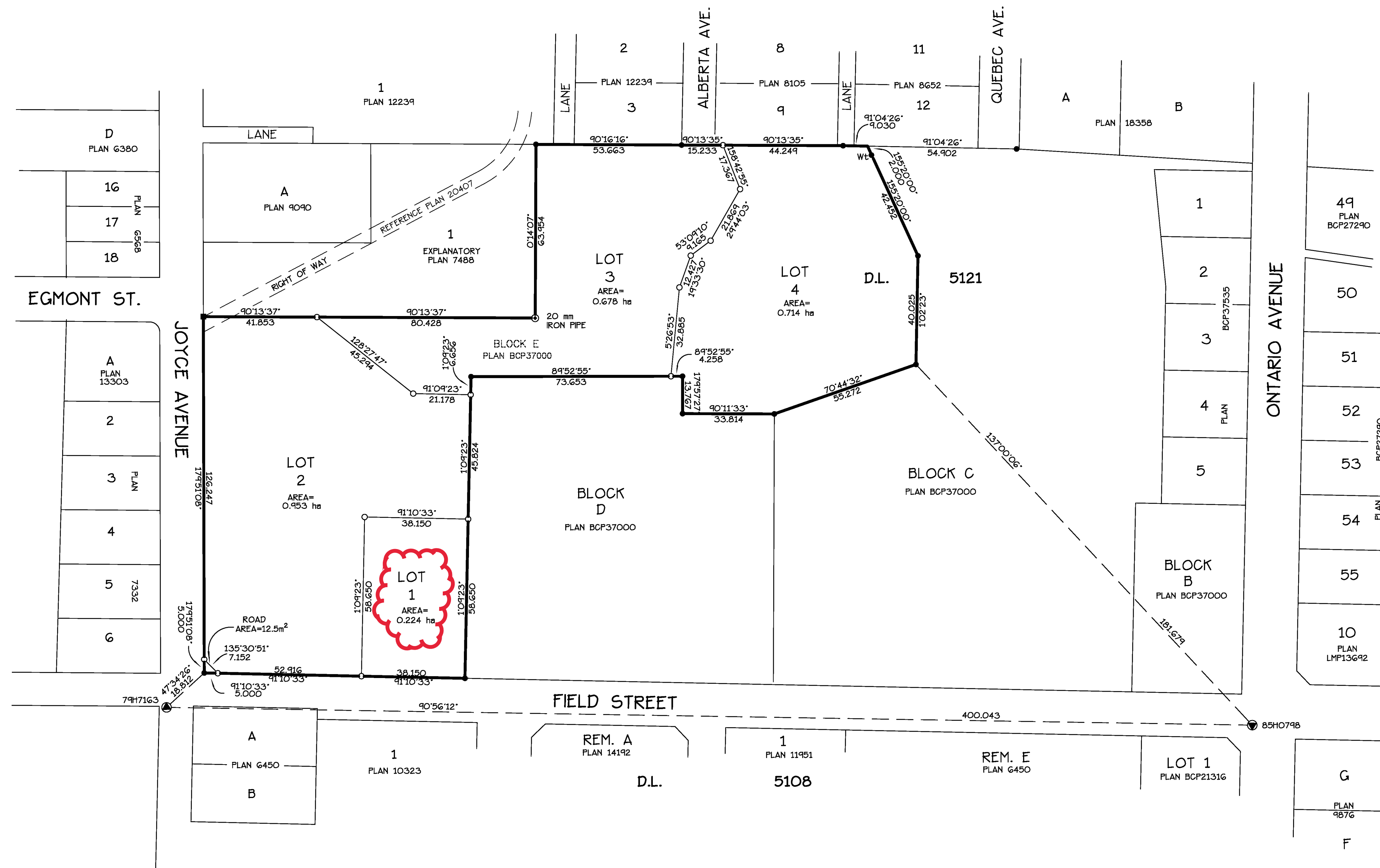
INTEGRATED SURVEY AREA NO. 26. POWELL RIVER. NAD83(CCRS) 4.0.0.BC.1)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 79H7163 AND 85H0798

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9997368 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 79H7163 AND 85H0798

- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES OLD LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES NON-STANDARD POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS



THIS PLAN LIES WITHIN THE 'POWELL RIVER' REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF POWELL RIVER

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF FEBRUARY, 2014 FRED EMERY, B.C.L.S. 669

A COVENANT IN THE NAME OF THE CITY OF POWELL RIVER PURSUANT TO SECTION 219 OF THE LAND TITLE ACT IS A CONDITION OF APPROVAL FOR THIS SUBDIVISION

EMERY and RAE  
LAND SURVEYING LTD.  
4507 Hanson Avenue,  
Powell River, B.C.  
V8A 3N3  
Ph. 604-485-4203  
Email: emeryrae@telus.net  
FILE:8861-113

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 13:29:36

Requestor: William Wong

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** CA3798599  
From Title Number BB975435

**Application Received** 2014-06-25

**Application Entered** 2014-09-10

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 47 (POWELL RIVER)  
4351 ONTARIO AVENUE  
POWELL RIVER, BC  
V8A 1V3

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 029-385-717  
Legal Description:  
LOT 1 DISTRICT LOT 5121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP38557

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB3018278

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB832677

HERETO IS ANNEXED EASEMENT BB975436 OVER BLOCK D PLAN BCP37000

THE LAND IS WITHIN THE WESTVIEW LIGHT, POWER AND WATERWORKS DISTRICT AND IS LIABLE FOR THE TAXES, TOLLS AND OTHER CHARGES LEVIED OR IMPOSED BY THE TRUSTEES OF THE SAID DISTRICT FILING NO. 23835

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 13:29:36  
Requestor: William Wong

**Charges, Liens and Interests**

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB561966  
Registration Date and Time: 2007-10-19 11:08  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB561967  
Registration Date and Time: 2007-10-19 11:08  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: BB975438  
Registration Date and Time: 2008-06-30 11:05  
Remarks: INTER ALIA  
APPURTENANT TO BLOCK D PLAN BCP37000

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB975439  
Registration Date and Time: 2008-06-30 11:05  
Registered Owner: CITY OF POWELL RIVER  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB975448  
Registration Date and Time: 2008-06-30 11:06  
Registered Owner: CITY OF POWELL RIVER  
Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections** NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2020-06-09, 13:29:36

File Reference: 19199

Requestor: William Wong

PARCEL IDENTIFIER (PID): 029-385-717

SHORT LEGAL DESCRIPTION:S/EPP38557/////1

MARG:

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 DISTRICT LOT 5121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP38557

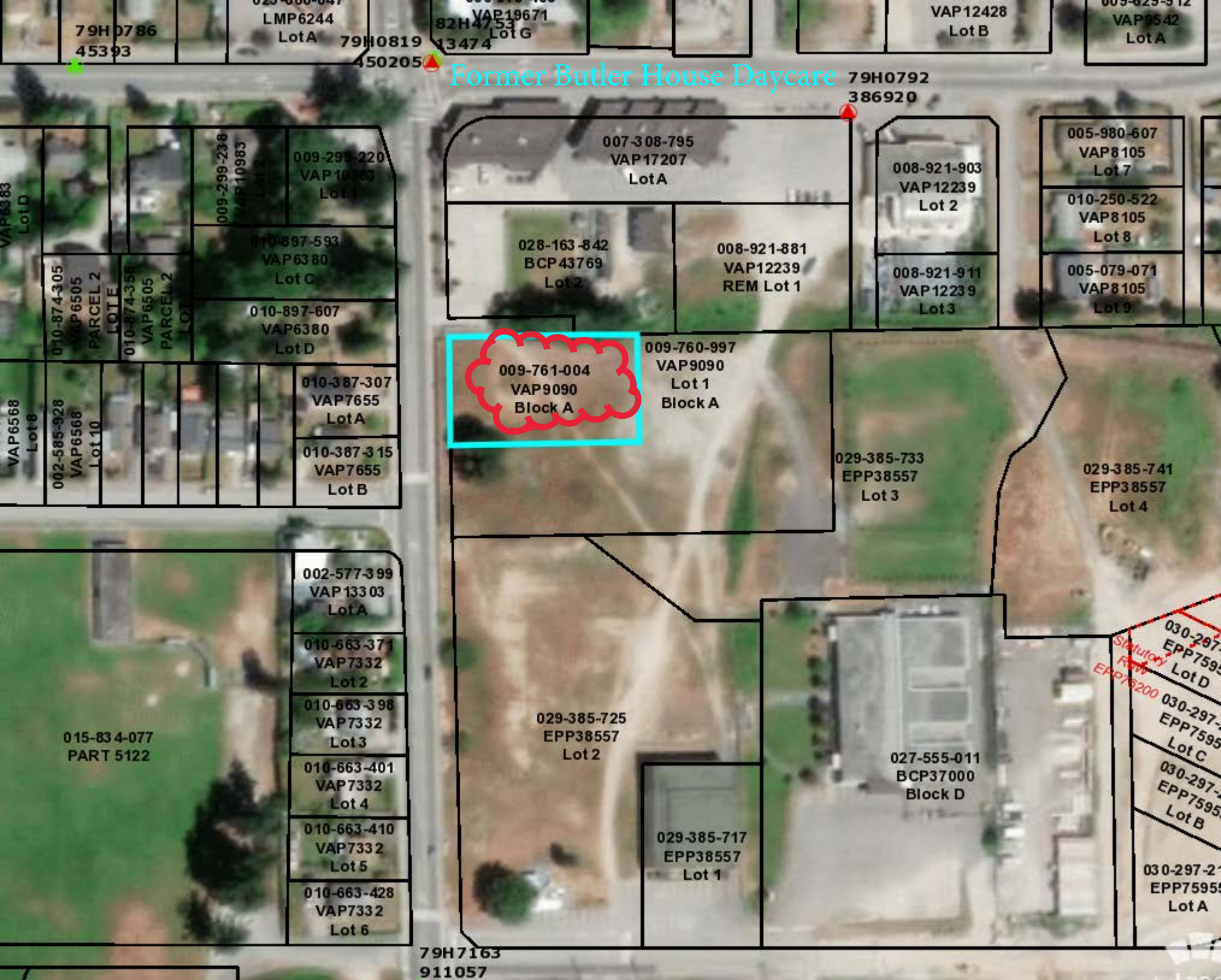
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN EPP38557

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1





79H0786  
45393

LMP6244  
Lot A

79H0819  
450205

VAP19671  
Lot G

VAP12428  
Lot B

VAP9542  
Lot A

Former Butler House Daycare

79H0792  
386920

VAP6383  
Lot D

009-299-238  
VAP10983

009-299-220  
VAP10983  
Lot A

010-897-593  
VAP6380  
Lot C

010-874-305  
VAP6505  
PARCEL 2

010-874-358  
VAP6505  
PARCEL 2

010-897-607  
VAP6380  
Lot D

VAP6568  
Lot 8

002-585-928  
VAP6568  
Lot 10

010-387-307  
VAP7655  
Lot A

010-387-315  
VAP7655  
Lot B

007-308-795  
VAP17207  
Lot A

028-163-842  
BCP43769  
Lot 2

008-921-881  
VAP12239  
REM Lot 1

008-921-903  
VAP12239  
Lot 2

008-921-911  
VAP12239  
Lot 3

005-980-607  
VAP8105  
Lot 7

010-250-522  
VAP8105  
Lot 8

005-079-071  
VAP8105  
Lot 9

009-761-004  
VAP9090  
Block A

009-760-997  
VAP9090  
Lot 1  
Block A

029-385-733  
EPP38557  
Lot 3

029-385-741  
EPP38557  
Lot 4

015-834-077  
PART 5122

002-577-399  
VAP13303  
Lot A

010-663-371  
VAP7332  
Lot 2

010-663-398  
VAP7332  
Lot 3

010-663-401  
VAP7332  
Lot 4

010-663-410  
VAP7332  
Lot 5

010-663-428  
VAP7332  
Lot 6

029-385-725  
EPP38557  
Lot 2

029-385-717  
EPP38557  
Lot 1

027-555-011  
BCP37000  
Block D

030-297-  
EPP7595  
Lot D

030-297-  
EPP7595  
Lot C

030-297-  
EPP7595  
Lot B

030-297-2  
EPP7595  
Lot A

79H7163  
911057

Statutory Form EPP7595

Explanatory Plan 7488

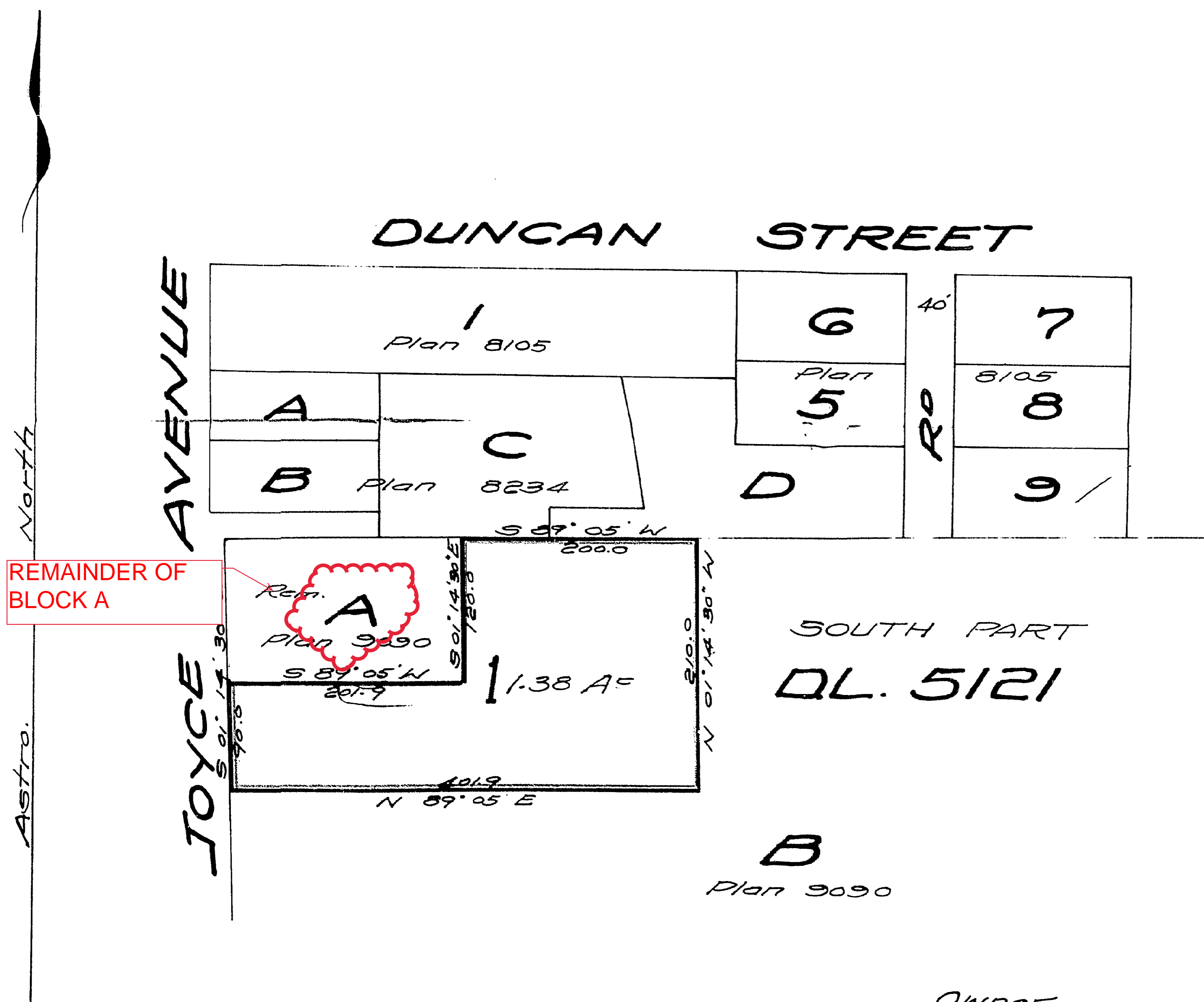
EXPLANATORY PLAN OF PART OF LOT A,  
SOUTH PART OF DISTRICT  
LOT 5121, GROUP 1,  
NEW WESTMINSTER DISTRICT,

PLAN 9090

Scale: 1 Inch = 100 Feet

Deposited in the "LAND  
REGISTRY OFFICE" at  
VANCOUVER B.C. this  
day of \_\_\_\_\_ 1963.

Registrar



REMAINDER OF  
BLOCK A

SOUTH PART  
DL. 5121

Owner \_\_\_\_\_ Witness \_\_\_\_\_

S. J. Butler

[Signature]

Certified Correct.  
R. J. Williams B.C.L.S.  
Courtenay, B.C.  
April 19, 1963.

Approved under the  
"LAND REGISTRY ACT"  
M. H. Campbell, P. Eng.,  
Municipal Engineer  
Approving Officer  
the Corporation of the District  
of Powell River  
Powell River B.C.  
April 23, 1963

Wagner Davidson & Williams  
B.C. Land Surveyors  
Box 1198, Courtenay, B.C.  
File No. 746-63

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 13:51:11

Requestor: William Wong

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** 551497  
From Title Number 524541

**Application Received** 1967-05-26

**Application Entered** 1967-06-05

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE BOARD OF SCHOOL TRUSTEES SCHOOL DISTRICT NO. 47  
(POWELL RIVER)  
6906 DUNCAN STREET  
POWELL RIVER, BC

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 009-761-004  
Legal Description:  
BLOCK A, EXCEPT LOT 1 (EXPLANATORY PLAN 7488) DISTRICT LOT 5121 PLAN 9090

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: STATUTORY RIGHT OF WAY  
Registration Number: GD45132  
Registration Date and Time: 1991-04-02 15:10  
Registered Owner: THE CORPORATION OF THE DISTRICT OF POWELL RIVER  
Remarks: INTER ALIA  
PART IN REFERENCE PLAN 20407

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 13:51:11  
Requestor: William Wong

**Corrections**

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2020-06-09, 13:51:11

File Reference: 19199

Requestor: William Wong

PARCEL IDENTIFIER (PID): 009-761-004

SHORT LEGAL DESCRIPTION:S/9090//A

MARG:REM

TAXATION AUTHORITY:

1 Powell River, City of

FULL LEGAL DESCRIPTION: CURRENT

BLOCK A, EXCEPT LOT 1 (EXPLANATORY PLAN 7488) DISTRICT LOT 5121 PLAN 9090

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

REFERENCE PLAN VAP20407RX

SUBDIVISION PLAN VAP9090

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1





# ParcelMap BC Print Report



June 12, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

## Survey Control

-  GEODETIC, GOOD
-  GEODETIC, DESTROYED
-  GEODETIC, ANOMALOUS
-  SURVEY

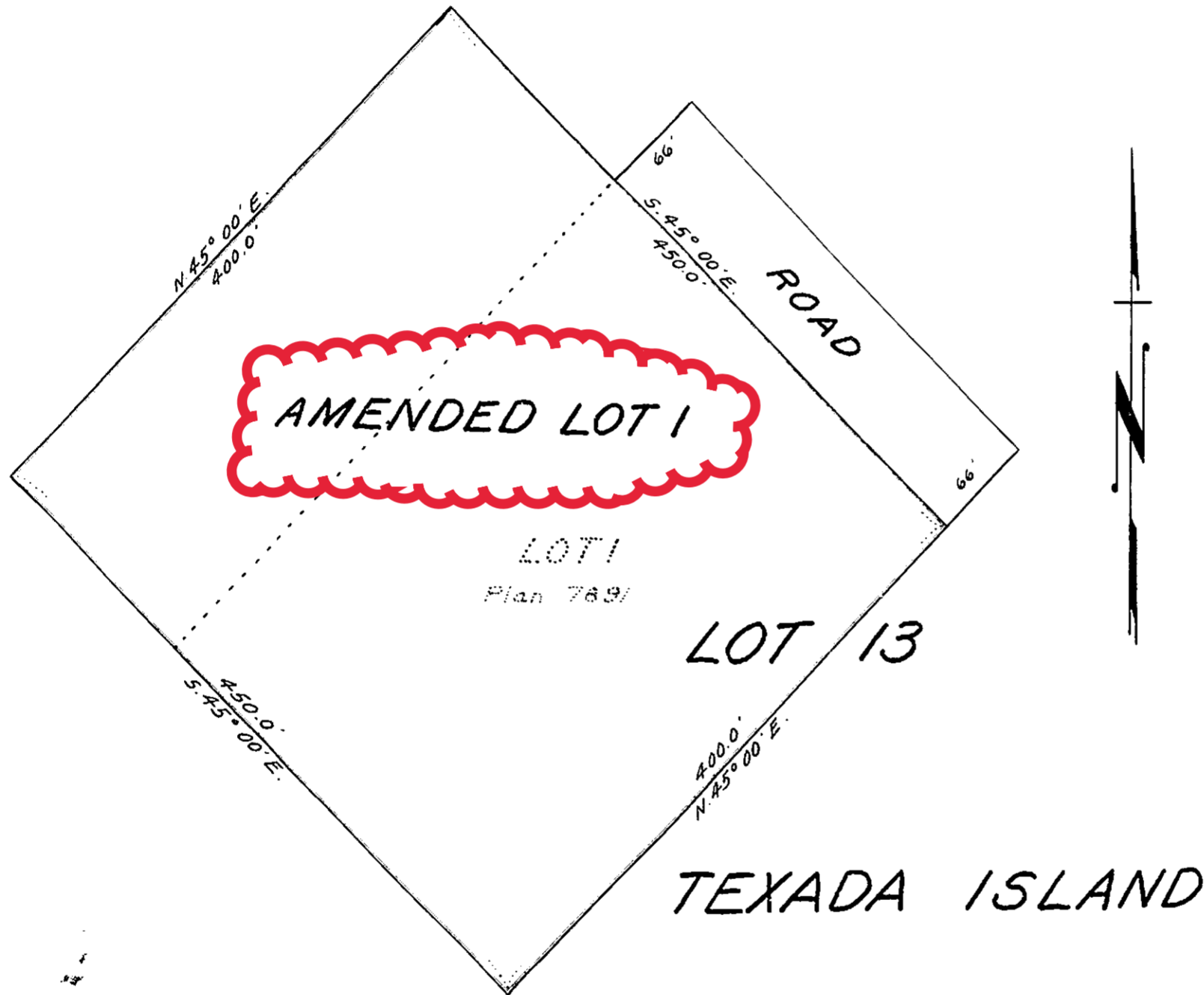
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from ParcelMap BC  
Copyright 2018 LTSAA

Explanatory Plan 4854

EXPLANATORY PLAN OF PARCEL  
COMPRISING LOT 1 OF LOT 13,  
(PLAN 7891), AND PART OF LOT 13  
TEXADA ISLAND DISTRICT

SCALE: 1 INCH = 100 FEET.



Bearings Astronomic and derived from Plan 7891.  
Certified Correct according to Land Registry Office Records

F. C. Underhill B.C.L.S.  
October 18<sup>th</sup>, 1956.

Underhill & Underhill  
Engineers & Surveyors  
Vancouver, B.C.

Approved under the Land Registry Act.

R. P. Powering  
APPROVING OFFICER  
Date: DECEMBER 11<sup>th</sup> 1956.

Owner \_\_\_\_\_

Witness \_\_\_\_\_

CLERK  
REGISTRY  
H. P. Hay

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-11, 09:23:17  
Requestor: Brandon Kwan**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	362637 204420 327434
<b>Application Received</b>	1957-01-22
<b>Application Entered</b>	1957-03-07
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BOARD OF SCHOOL TRUSTEES POWELL RIVER SCHOOL DISTRICT NO. 47 NO ADDRESS ON FILE FOR THIS OWNER
<b>Taxation Authority</b>	Courtenay Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	010-328-050 AMENDED LOT 1 (EXPLANATORY PLAN 4854) DISTRICT LOT 13 TEXADA ISLAND DISTRICT PLAN 7891
<b>Legal Notations</b>	TO ALL EXCEPT THE NORTH WEST 150 FEET, THEREOF IS ANNEXED EASEMENT 98580M OVER PART OF DISTRICT LOT 13, SEE 204420L
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE
<b>Corrections</b>	



**TITLE SEARCH PRINT**

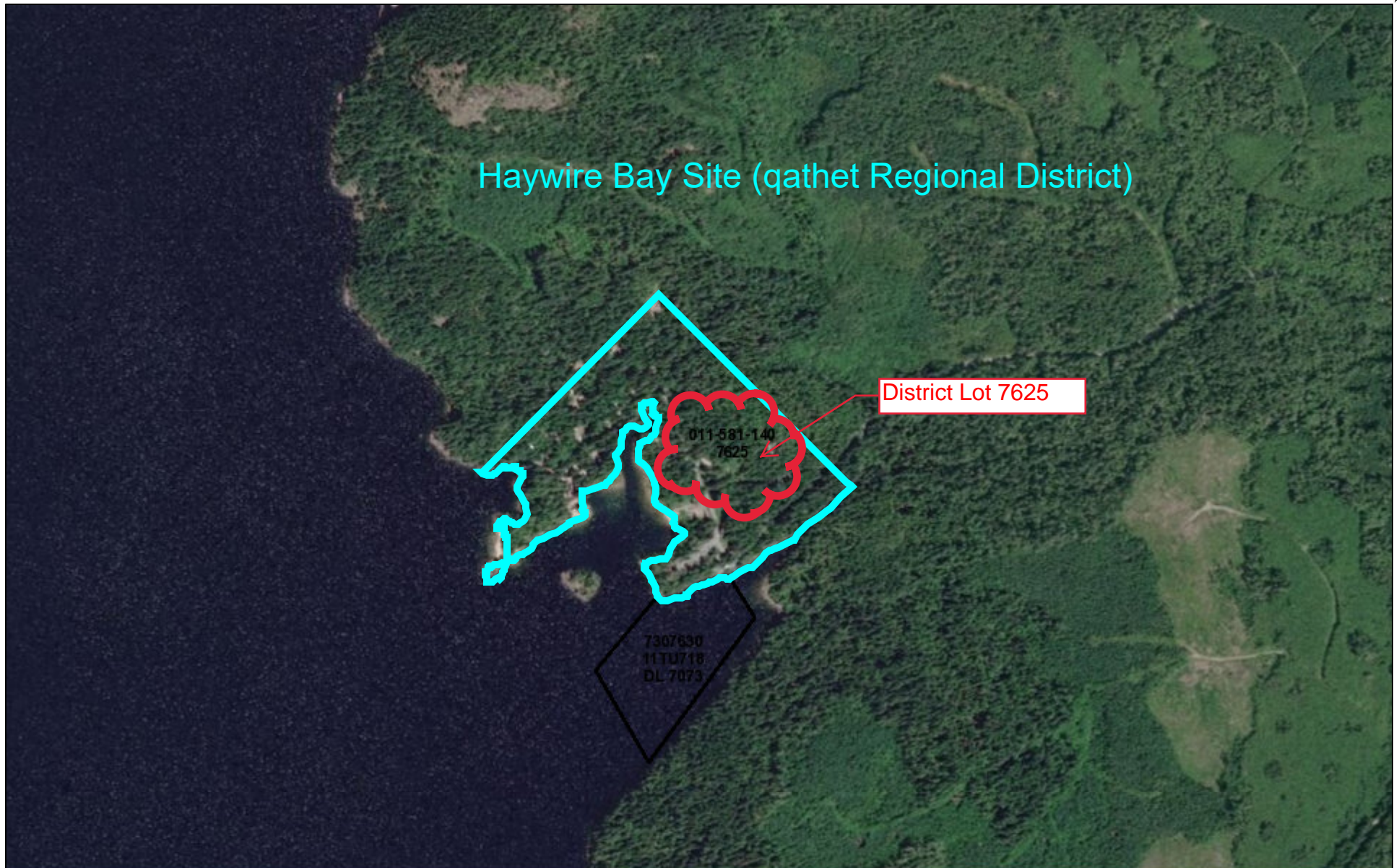
File Reference: 19199

2020-06-11, 09:23:17  
Requestor: Brandon Kwan

CR14297 2014-11-25 14:15:54 TITLE OWNER REMOVED

CR14297 2014-11-25 14:15:54 TITLE OWNER ADDED





# ParcelMap BC Print Report



June 12, 2020

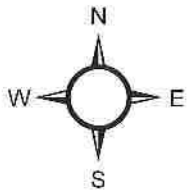
**WARNING: MAP IS NOT PRINTED TO SCALE**

## Survey Control

-  GEODETIC, GOOD
-  GEODETIC, DESTROYED
-  GEODETIC, ANOMALOUS
-  SURVEY

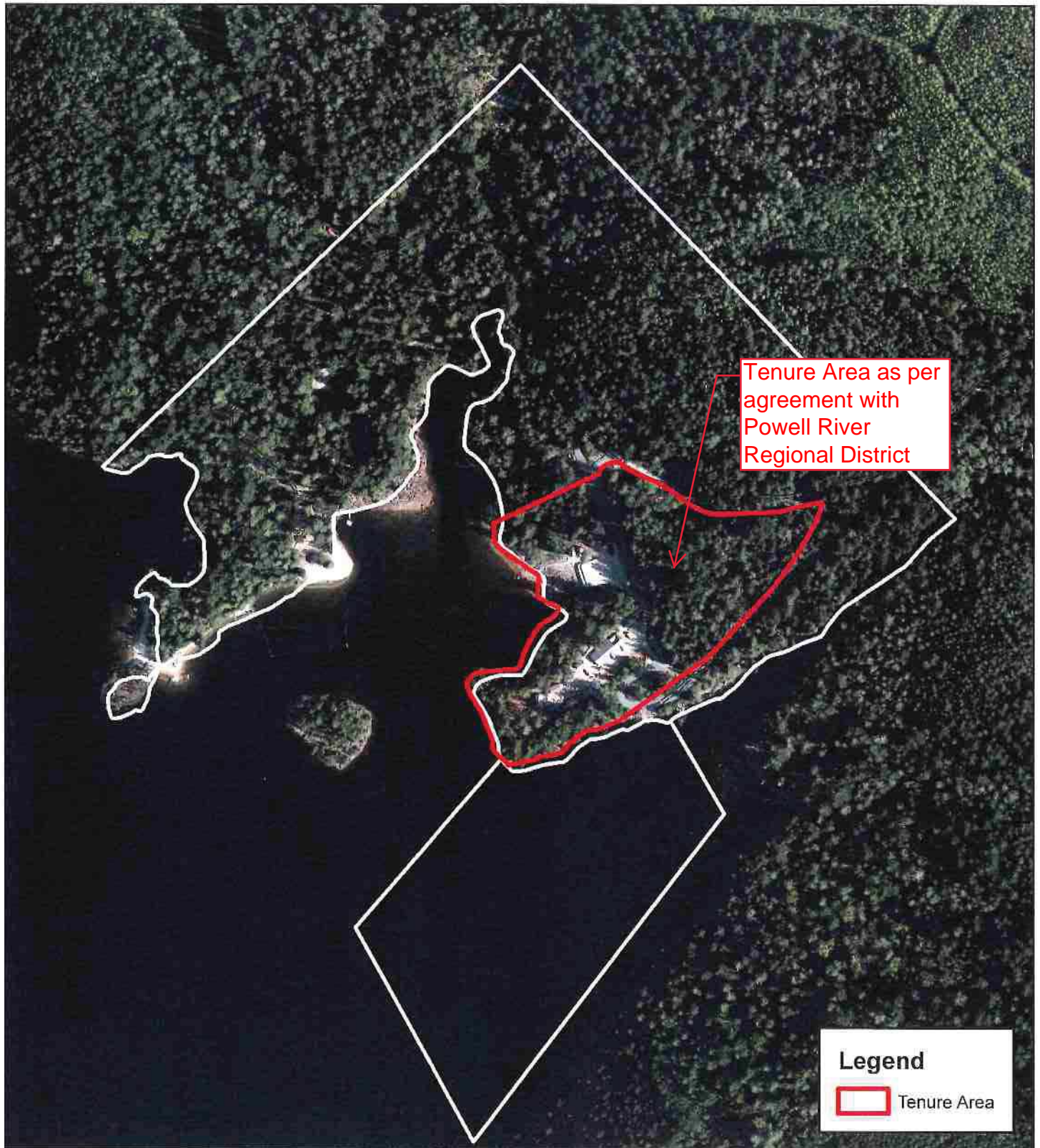
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from ParcelMap BC  
Copyright 2018 LTSA



# Wilderness Camp at Haywire Bay Park

SCALE 1:5,000



## DISCLAIMER

This mapping data has been compiled by the Powell River Regional District using data derived from a number of different sources with varying levels of accuracy. The Powell River Regional District disclaims all responsibility for the accuracy or completeness of this information.

CONFIRMED  
UNDER SECTION 67-LAND ACT  
For Surveyor General  
VICTORIA, B.C. FEBRUARY 22 1988

3 T 1403

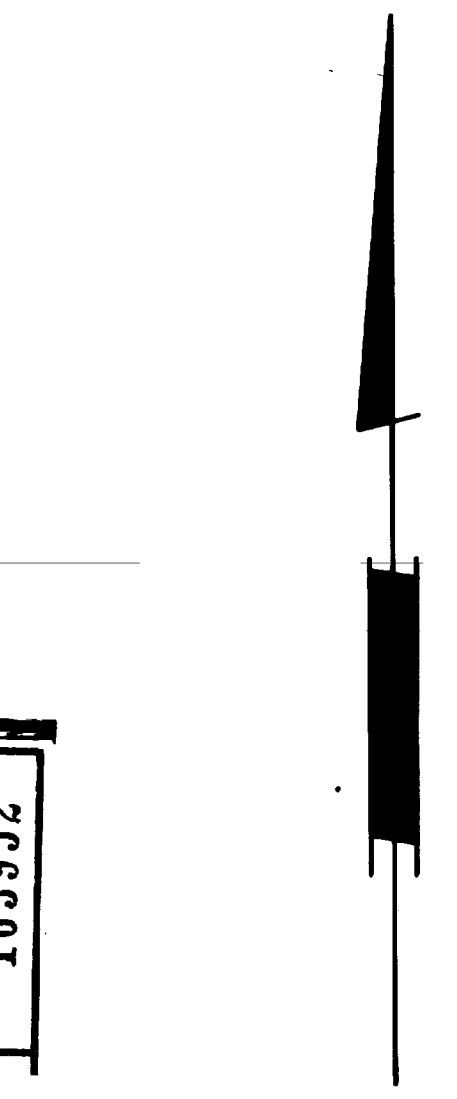
SURVEY PLAN OF DISTRICT LOT 7625  
GROUP ONE NEW WESTMINSTER DISTRICT

SCALE = 1:1250  
BCGS 92F.098  
0 10 20 30 40 50 60 70 80 90 100 METRES

THIS PLAN LIES WITHIN THE POWELL RIVER REGIONAL DISTRICT.

2401599

163952



MADE BT:  
29 cm. FIR 164° 2.8 m.  
20 cm. FIR 35° 2.9 m.

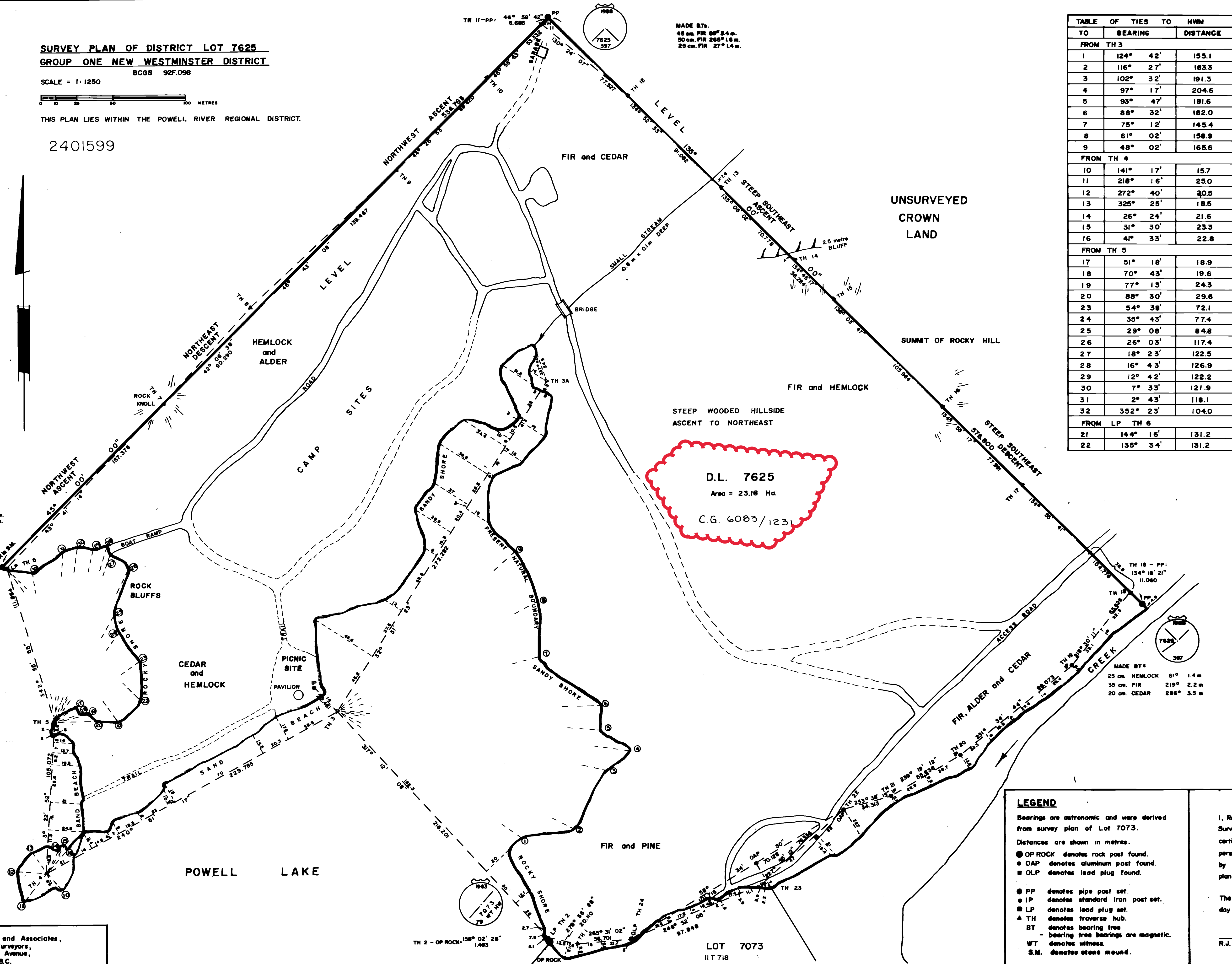
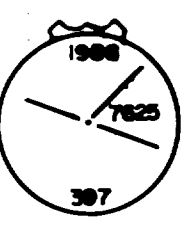


TABLE OF TIES TO HWN		
TO	BEARING	DISTANCE
FROM TH 3		
1	124° 42'	155.1
2	116° 27'	183.3
3	102° 32'	191.3
4	97° 17'	204.6
5	93° 47'	181.6
6	88° 32'	182.0
7	75° 12'	145.4
8	61° 02'	158.9
9	48° 02'	165.6
FROM TH 4		
10	141° 17'	15.7
11	218° 16'	25.0
12	272° 40'	30.5
13	325° 25'	18.5
14	26° 24'	21.6
15	31° 30'	23.3
16	41° 33'	22.8
FROM TH 5		
17	51° 18'	18.9
18	70° 43'	19.6
19	77° 13'	24.3
20	88° 30'	29.6
23	54° 38'	72.1
24	35° 43'	77.4
25	29° 08'	84.8
26	26° 03'	117.4
27	18° 23'	122.5
28	16° 43'	126.9
29	12° 42'	122.2
30	7° 33'	121.9
31	2° 43'	118.1
32	352° 23'	104.0
FROM LP TH 6		
21	144° 16'	131.2
22	135° 34'	131.2

**LEGEND**

Bearings are astronomic and were derived from survey plan of Lot 7073. Distances are shown in metres.

- OP ROCK denotes rock post found.
- OAP denotes aluminum post found.
- OLP denotes lead plug found.
- PP denotes pipe post set.
- IP denotes standard iron post set.
- LP denotes lead plug set.
- ▲ TH denotes traverse hub.
- BT denotes bearing tree bearing tree bearings are magnetic.
- WT denotes witness.
- S.M. denotes stone mound.

I, Robert J. Durling, a British Columbia Land Surveyor, of Powell River in British Columbia, certify that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct.

The survey was completed on the 22 day of January, 1988.

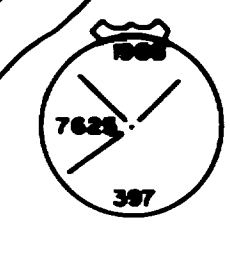
R.J. Durling  
B.C.L.S.

R.J. Durling and Associates,  
B.C. Land Surveyors,  
4775 Joyce Avenue,  
Powell River, B.C.

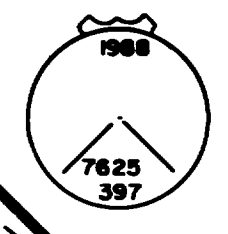
LOT 7073  
11 T 718

TH 2 - OP ROCK: 158° 02' 28"  
1.483

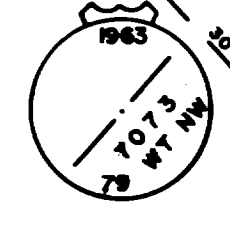
MADE BT:  
25 cm. HEMLOCK 61° 1.4 m.  
35 cm. FIR 219° 2.2 m.  
20 cm. CEDAR 286° 3.5 m.



MADE BT:  
45 cm. FIR 89° 3.4 m.  
50 cm. FIR 268° 1.6 m.  
25 cm. FIR 27° 1.4 m.



TH 11-PP: 46° 59' 42"  
6.686



**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$N/A

2020-06-11, 09:12:36

Requestor: Brandon Kwan

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

**Title Number**

From Title Number

GB32374

CROWN GRANT 6083/1231

**Application Received**

1988-04-05

**Application Entered**

1988-07-18

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

POWELL RIVER REGIONAL DISTRICT  
 5776 MARINE AVENUE  
 POWELL RIVER, BC  
 V8A 2M4

**Taxation Authority**

Courtenay Assessment Area

**Description of Land**

Parcel Identifier:

011-581-140

Legal Description:

DISTRICT LOT 7625 GROUP 1 NEW WESTMINSTER DISTRICT

**Legal Notations**

SUBJECT TO PROVISOS, SEE CROWN GRANT GB32374

**Charges, Liens and Interests**

Nature:

POSSIBILITY OF REVERTER

Registration Number:

GB32375

Registration Date and Time:

1988-04-05 08:54

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH  
 COLUMBIA

Remarks:

SEE CROWN GRANT GB32374

Nature:

UNDERSURFACE AND OTHER EXC &amp; RES

Registration Number:

GB32376

Registration Date and Time:

1988-04-05 08:54

Remarks:

SECTION 47, LAND ACT  
 SEE CROWN GRANT GB32374

**TITLE SEARCH PRINT**

File Reference: 19199

Declared Value \$N/A

2020-06-11, 09:12:36

Requestor: Brandon Kwan

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections**

BJ39578 1995-04-21 09:00:00 LEGAL DESCRIPTION CORRECTED 011-581-140

010-264-604  
Block 45  
**Municipal Fire Hall**  
(leased for Transportation  
Building)

79H7085  
918763

010-263-501  
VAP8996  
Block 37

008-003-602  
VAP13855  
Lot 1

79H7086  
652305

027-652-149  
BCP38186  
Lot 1

027-652-165  
BCP38186  
Lot 2

026-685-621  
BCP23887  
Lot C

010-690-450  
VAP7173  
Lot 6  
Block 54

010-690-450  
VAP7173  
Lot 6  
Block 54  
bcLand  
Title & Survey

49°52'13"N 124°32'16"W

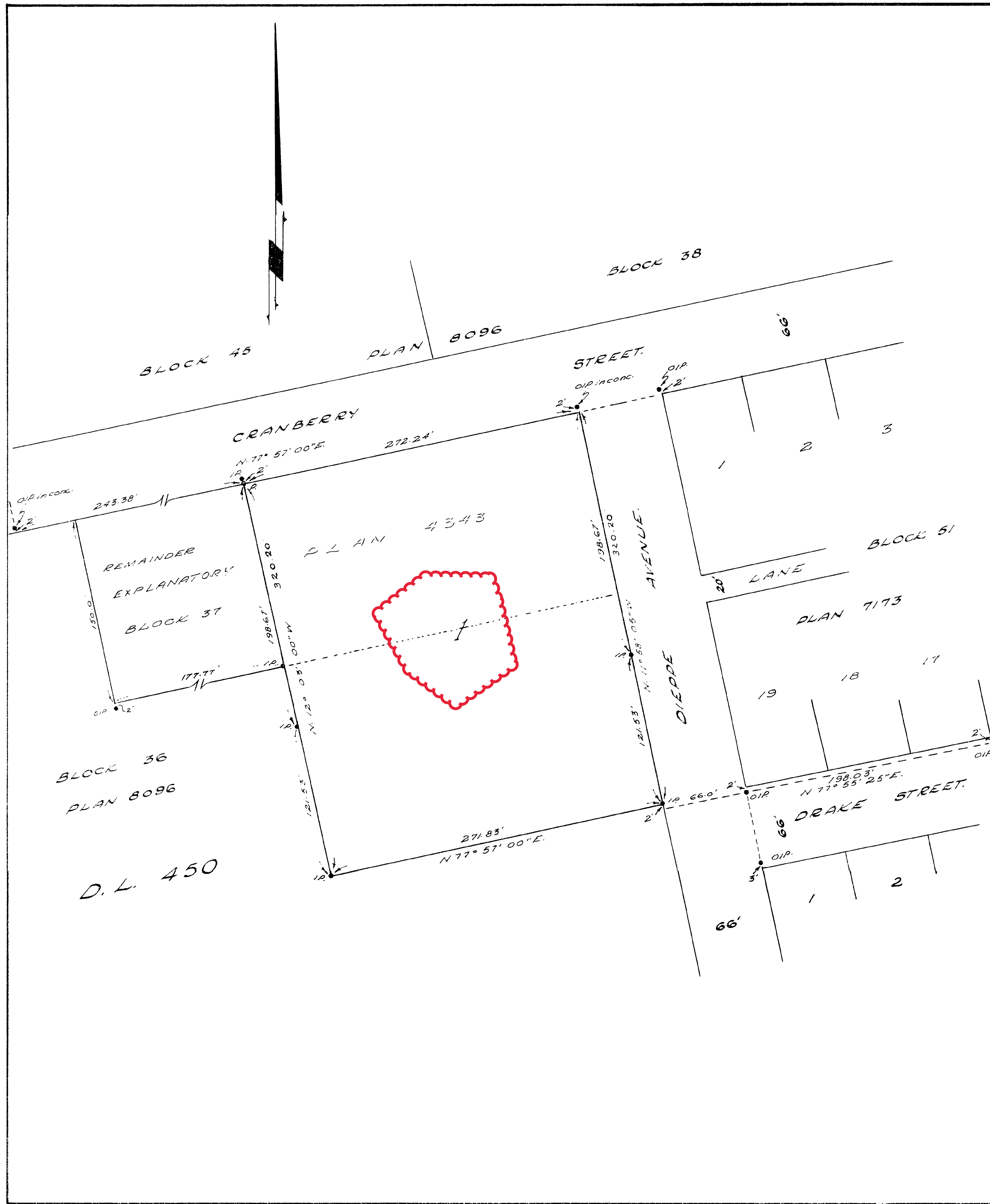
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USG...

# YELLOW

## PLAN-13855

Deposited in the Land Registry Office at Vancouver B.C. this 15<sup>th</sup> day of OCTOBER 1970

J.M.D. Toohill  
Registrar



**SUBDIVISION PLAN OF PART OF BLOCK 37 (EXPLANATORY PLAN 4343) AND PART OF BLOCK 36 BOTH OF DISTRICT LOT 450 PLAN 8096 GROUP ONE, NEW WESTMINSTER DISTRICT.**

SCALE: 1 INCH = 60 FEET.

MacMillan Bloedel Limited.

*J. Rogers*  
Vice President  
*J. Britton*  
Secretary

**Legend:**  
Bearings are astronomic and were derived from the meridian of plan 7173.  
• O.I.P. Denotes old iron post found.  
• I.P. Denotes iron post set.  
• P. Denotes wooden post set.

Approved under the Land Registry Act this 31<sup>st</sup> day of August, 1970

*M. H. Campbell, P. Eng.*  
Approving Officer,  
Corporation of the District of Powell River.

This plan lies within the Powell River Regional District.

I, Robert J. Durling of Powell River B.C., a British Columbia Land Surveyor, make oath and say that I personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 17 day of August 1970.

*R.J. Durling*  
B.C.L.S.  
Sworn before me this 11<sup>th</sup> day of September 1970  
*M.R. Ginday*  
A Notary Public in and for the Province of British Columbia.

**ROBERT J. DURLING,  
B.C. LAND SURVEYOR,  
4760-D JOYCE AVE. POWELL RIVER B.C.**



**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 15:06:24  
Requestor: William Wong

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** B61762  
From Title Number B24365  
CROWN GRANT

**Application Received** 1974-09-13

**Application Entered** 1974-09-24

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: THE CORPORATION OF THE DISTRICT OF POWELL RIVER  
NO ADDRESS ON FILE FOR THIS OWNER

**Taxation Authority** Powell River, City of

**Description of Land**  
Parcel Identifier: 008-003-602  
Legal Description:  
LOT 1 BLOCKS 36 AND 37 DISTRICT LOT 450 PLAN 13855

**Legal Notations**

HERETO IS ANNEXED RESTRICTIVE COVENANT 388796M OVER LOTS A, B, G, H, I, J, O AND P, BLOCK 9, PLAN 9246, SEE 494552L

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 4 DEPOSITED 12/12/1974; PART EXCLUDED 23/10/1984 SEE DF M82368 FILED WITH AGRICULTURAL LAND RESERVE PLAN NO. 4, D.N. ELLIS/CP

SUBJECT TO PROVISIO, SEE CROWN GRANT B61762L

**TITLE SEARCH PRINT**

File Reference: 19199

2020-06-09, 15:06:24  
Requestor: William Wong

**Charges, Liens and Interests**

Nature: RIGHT OF WAY  
 Registration Number: 290445M  
 Registration Date and Time: 1959-05-05 11:39  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA  
**Cancelled By: BB1158897**  
**Cancelled Date: 2010-06-09**

Nature: MORTGAGE  
 Registration Number: 298636M  
 Registration Date and Time: 1959-09-18 11:43  
 Registered Owner: MONTREAL TRUST COMPANY,  
 IN TRUST, SEE 73694M AND 298636M  
 Remarks: MORTGAGE OF RIGHT OF WAY 290445M SUPPLEMENTAL TO  
 MORTGAGE 73694M; INTER ALIA  
 FOR FURTHER SUPPLEMENTAL TRUST DEEDS, SEE 309486M  
 AND 326757M  
**Cancelled By: BF399498**  
**Cancelled Date: 1992-10-19**

Nature: RIGHT OF WAY  
 Registration Number: 321331M  
 Registration Date and Time: 1960-12-21 15:09  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: PART FORMERLY IN BLOCK 36, PLAN 8096  
 INTER ALIA  
**Cancelled By: BB1711913**  
**Cancelled Date: 2010-10-18**

Nature: RIGHT OF WAY  
 Registration Number: 321333M  
 Registration Date and Time: 1960-12-21 15:11  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: PART FORMERLY IN BLOCK 36 PLAN 8096  
 INTER ALIA  
**Cancelled By: BB1158896**  
**Cancelled Date: 2010-06-09**

Nature: RIGHT OF WAY  
 Registration Number: 347198M  
 Registration Date and Time: 1962-06-11 15:22  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: PART FORMERLY IN BLOCK 36, PLAN 8096  
 INTER ALIA  
**Cancelled By: BB1158895**  
**Cancelled Date: 2010-06-09**

**TITLE SEARCH PRINT**

2020-06-09, 15:06:24

File Reference: 19199

Requestor: William Wong

Nature:	POSSIBILITY OF REVERTER
Registration Number:	B61883
Registration Date and Time:	1974-09-13 09:35
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	SEE B61762L

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections** NONE