



Mullin DeMeo Wirk
BARRISTERS & SOLICITORS

March 30, 2021

Our file: CORNERSTONE/81908/PWD/mp

**CORNERSTONE PROPERTIES LTD. and
THE OWNERS STRATA PLAN VIS669**
301-1001 Cloverdale Avenue
Victoria, BC V8X 4C9

Attention: Mary Gordon

Dear Ms. Gordon:

RE: REGISTRATION OF FORM I – AMENDMENT TO BYLAWS / YOUR REF: CPL #4906

Further to your letter of March 22, 2021, we confirm the above-captioned *Strata Property Act* filing was registered under registration number CA 8881585. We enclose the following:

- 1) Registered copy of the Form I *Strata Property Act* filing CA 8881585;
- 2) Our Account for Services Rendered.

We would ask that when forwarding payment that you include the Invoice Number as reflected in the top left hand corner of the account.

We trust you will find the foregoing and enclosed to be in order. Thank you for allowing our offices to be of service to you.

MULLIN DEMEO WIRK


PETER W. DEMEO
/mp
Enclosures

Supplied to StrataDocs 2021/04/09
Ordered by Maria Furtado 2021/04/23



1. Contact

Mullin DeMeo Wirk Law Corporation
1626 Garnet Road
Victoria BC V8P 3C8
250-477-3327

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

VIS669

THE OWNERS, STRATA PLAN VIS669

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Peter William
DeMeo EFX7YD**

Digitally signed by
Peter William DeMeo
EFX7YD
Date: 2021-03-30
13:47:33 -07:00

Supplied to StrataDocs 2021/04/09
Ordered by Maria Furtado 2021/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

Uploaded: Apr 09, 2021 Verified: Apr 09, 2021

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Strata Property Act

FORM I

[am. B.C. Reg. 312/2009, s. 7.]

CHANGE IN USE OF COMMON PROPERTY
(Section 71)

The Owners, **Strata Plan VIS669** certify that the following or attached amendments to the change in use of common property of the Strata Corporation were approved by a resolution passed in accordance with section 71 of the *Strata Property Act* at an Annual General Meeting held on **December 10, 2020**.

(See attached schedule)

DocuSigned by:

Bethany McNeil

4B15700CB9E2439

Signature of Council Member

DocuSigned by:

David Dilts

8B65D8EEFFB944B

Signature of Second Council Member (not required if council consists of only one member)

Supplied to strataDocs 2021/10/23
Ordered by Maria Furtado 2025/10/23

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SCHEDULE

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN VIS 669
– APPROVAL OF SIGNIFICANT CHANGE IN
THE APPEARANCE AND/OR USE OF COMMON PROPERTY
(Section 71 of the *Strata Property Act*)**

WHEREAS:

- A. The Owners, Strata Plan VIS 669 (the “*Strata Corporation*”) has two large yew bushes on the common property that currently encroach on the pathway, as shown and in the location shown in the attached Schedule A;
- B. The owners of the Strata Corporation would like to remove the two large yew bushes to clear the pathway; and
- C. The removal of the large yew bushes is a significant change in the appearance and/or use of common property, in accordance with section 71 of the *Strata Property Act* (the “*Act*”);

BE IT RESOLVED by a ¾ vote of The Owners, Strata Plan VIS 669 that, pursuant to section 71 of the Act, the significant change in the appearance and/or use of the common property from the presence of large yew bushes, as shown and in the location shown in the attached Schedule A, to their removal be approved.

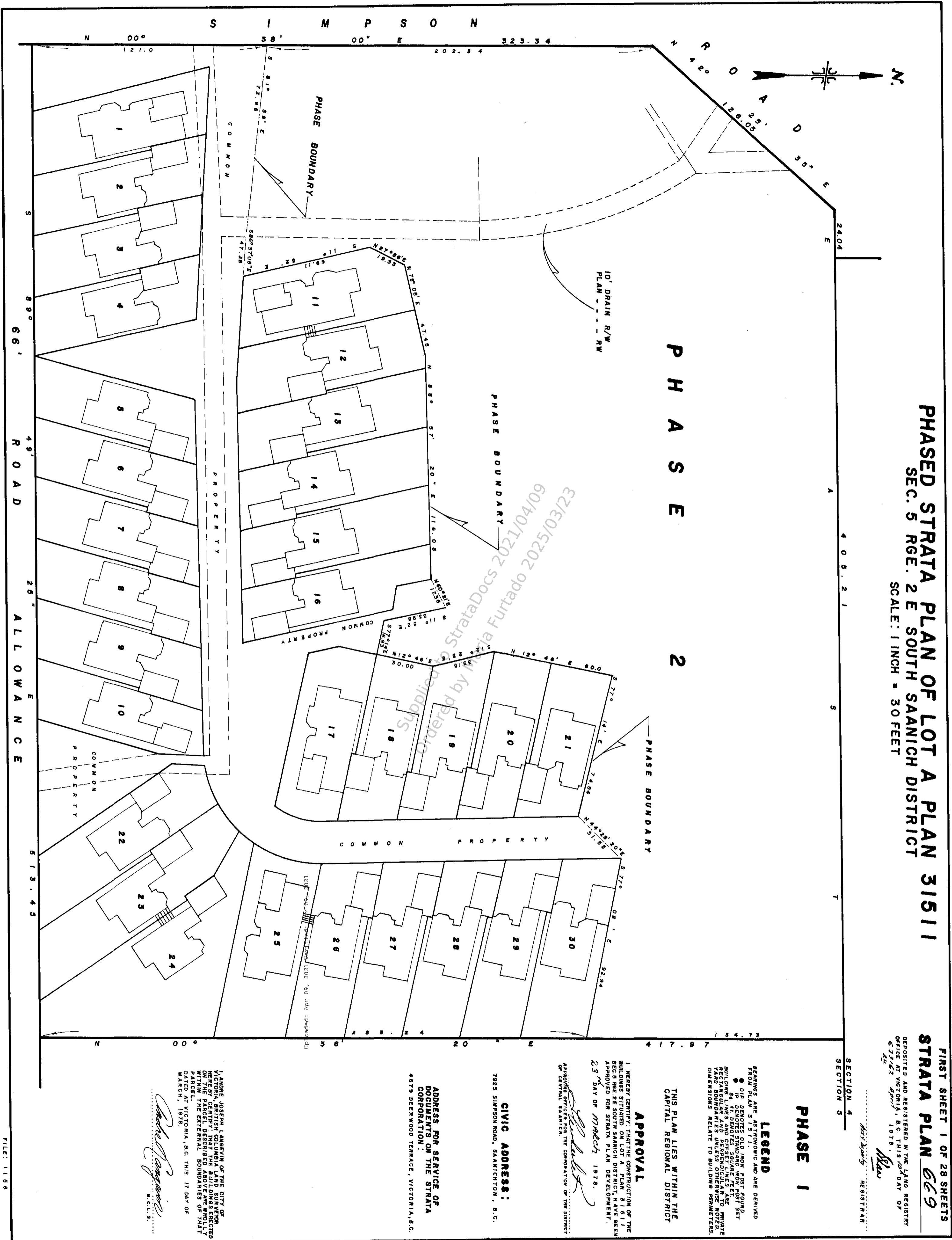
END OF RESOLUTION

Supplied to StrataDocs 2021/04/09
Ordered by Maria Furtado 2021/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

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PHASED STRATA PLAN OF LOT A PLAN 31511
SEC. 5 RGE. 2 E SOUTH SAANICH DISTRICT
 SCALE: 1 INCH = 30 FEET

FIRST SHEET 1 OF 28 SHEETS
STRATA PLAN 669
 DEPOSITED AND REGISTERED IN THE LAND REGISTRY
 OFFICE OF VICTORIA, B.C. ON 17th DAY OF
 MARCH 1978
 M.A.
 REGISTRAR

PHASE 1

LEGEND
 BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM PLAN 31511.
 ● O/P DENOTES OLD IRON POST FOUND SET 50 FT. DENOTES SQUARE FEET SET BUILDING LINES AND OFFSHOOTING AND PRIVATE YARD BOUNDARIES UNLESS OTHERWISE NOTED. DIMENSIONS RELATE TO BUILDING PERIMITERS.

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT

APPROVAL

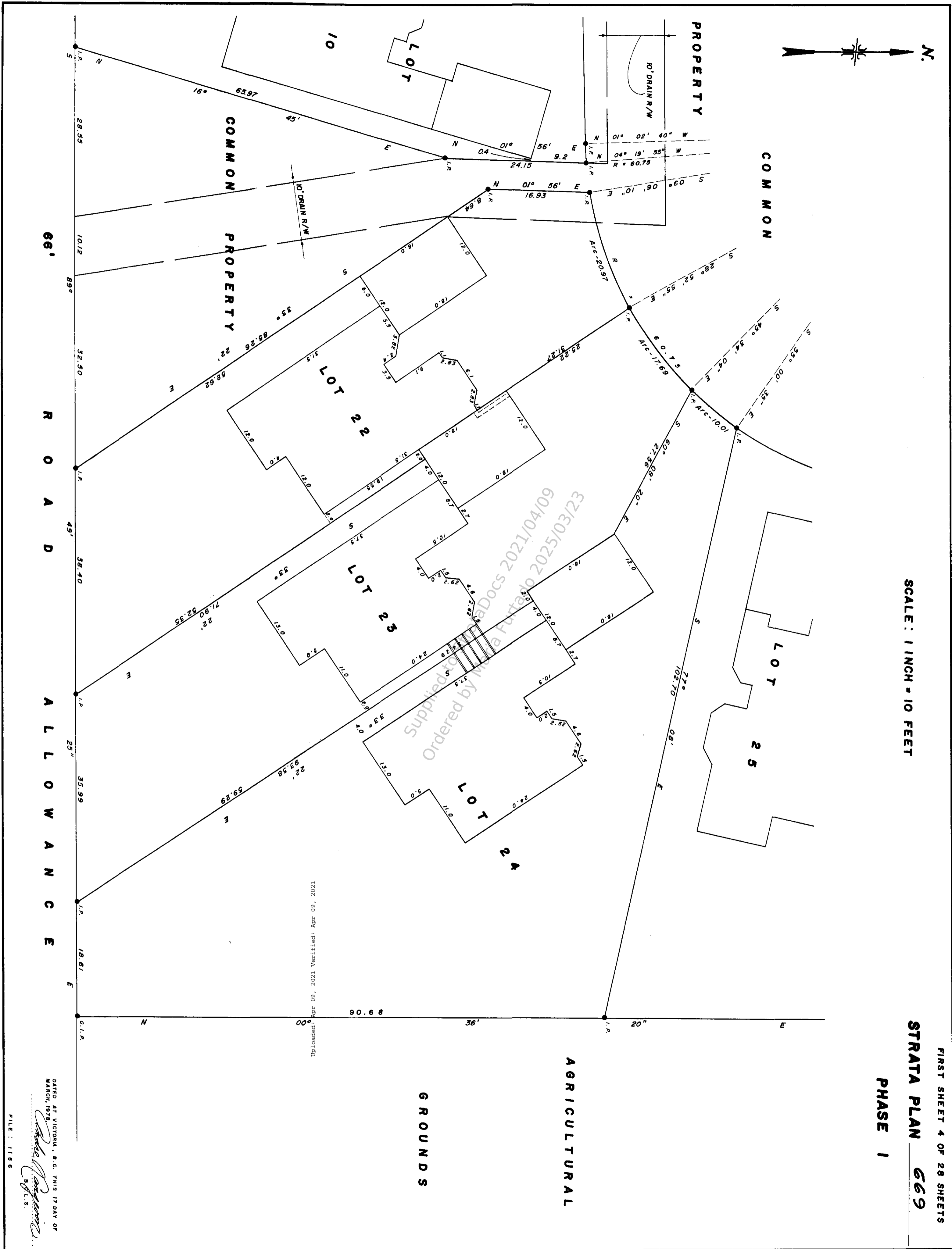
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDINGS SITUATED ON LOT A PLAN 31511 SEC. 5 RGE. 2 E SOUTH SAANICH DISTRICT, HAVE BEEN APPROVED FOR STRATA PLAN DEVELOPMENT.
 23rd DAY OF MARCH 1978.

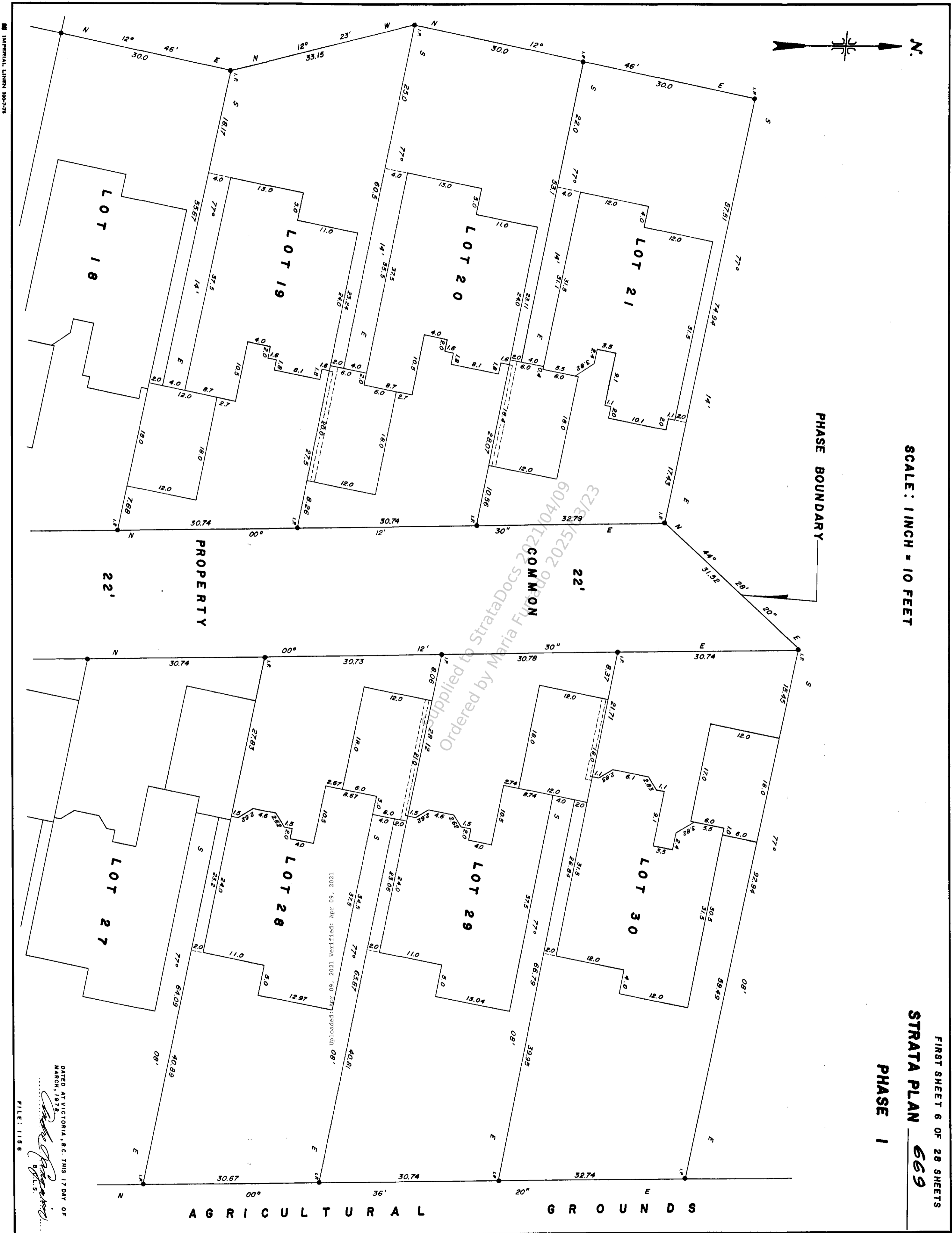
APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF CAPITAL REGIONAL DISTRICT

CIVIC ADDRESS:
 7825 SIMPSON ROAD, SAANICHTON, B.C.

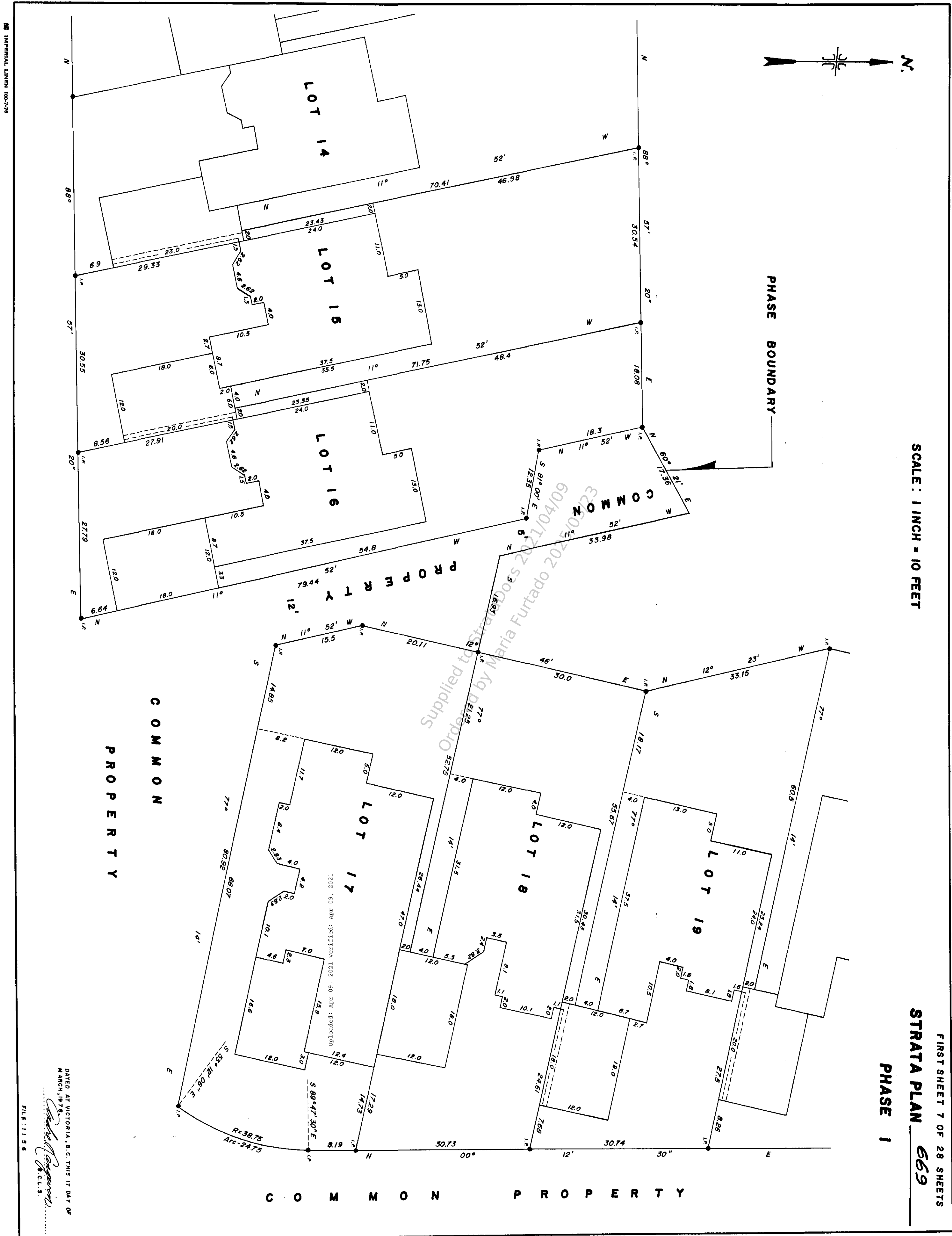
ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION:
 4579 DEERWOOD TERRACE, VICTORIA, B.C.

I, ANDREW JOSEPH LANGSEVIN OF THE CITY OF VICTORIA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS AND OFFSHOOTING AND PRIVATE YARD BOUNDARIES WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL IN VICTORIA, B.C. THIS 17th DAY OF MARCH 1978.
Andrew Joseph Langsevin
 B.C.L.S.





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Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

STRATA TITLES ACT

LOT NO.	SHEET NO.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
1	10		1011		435
2	10,17		1336		450
3	10,17		1341		450
4	10,17		1340		450
5	11,18		1327		450
6	11,18		1337		450
7	11,18		1333		450
8	11,18		1329		450
9	11,18		1332		450
10	11,18		1342		450
11	16		1012		435
12	16,23		1336		450
13	16,23		1335		450
14	16,23		1335		450
15	15,22		1335		450
16	15,22		1335		450
17	15		1014		435
18	15,22		1344		450
19	14,21		1338		450
20	14,21		1338		450
21	14,21		1344		450
22	12,19		1335		450
23	12,19		1335		450
24	12,19		1335		450
25	13		1012		435
26	13,20		1333		450
27	13,20		1335		450
28	14,21		1333		450
29	14,21		1337		450
30	14,21		1340		450
AGGREGATE			38,789		13,440

SECOND SHEET 9 OF 28 SHEETS

STRATA PLAN 669
PHASE 1

APPROVAL

ACCEPTED AS TO FORMS 1 and 2, THIS 5th DAY OF
MARCH 1978
for *Stevie Paterson*
AGENT OF INSURANCE

STATUTORY DECLARATION

(1) I, the undersigned, do solemnly declare that this strata plan is entirely for residential use and that I am the duly authorized agent of the owner/developer (2) I have made under oath.

FOR CONSTRUCTION LTD.
Stevie Paterson (RESIDENT)
DECLARED BEFORE ME THIS 21st DAY OF MARCH 1978.
A. COMMISSIONED BY THE STRATA TITLES ACT
A. COMMISSIONED BY THE STRATA TITLES ACT

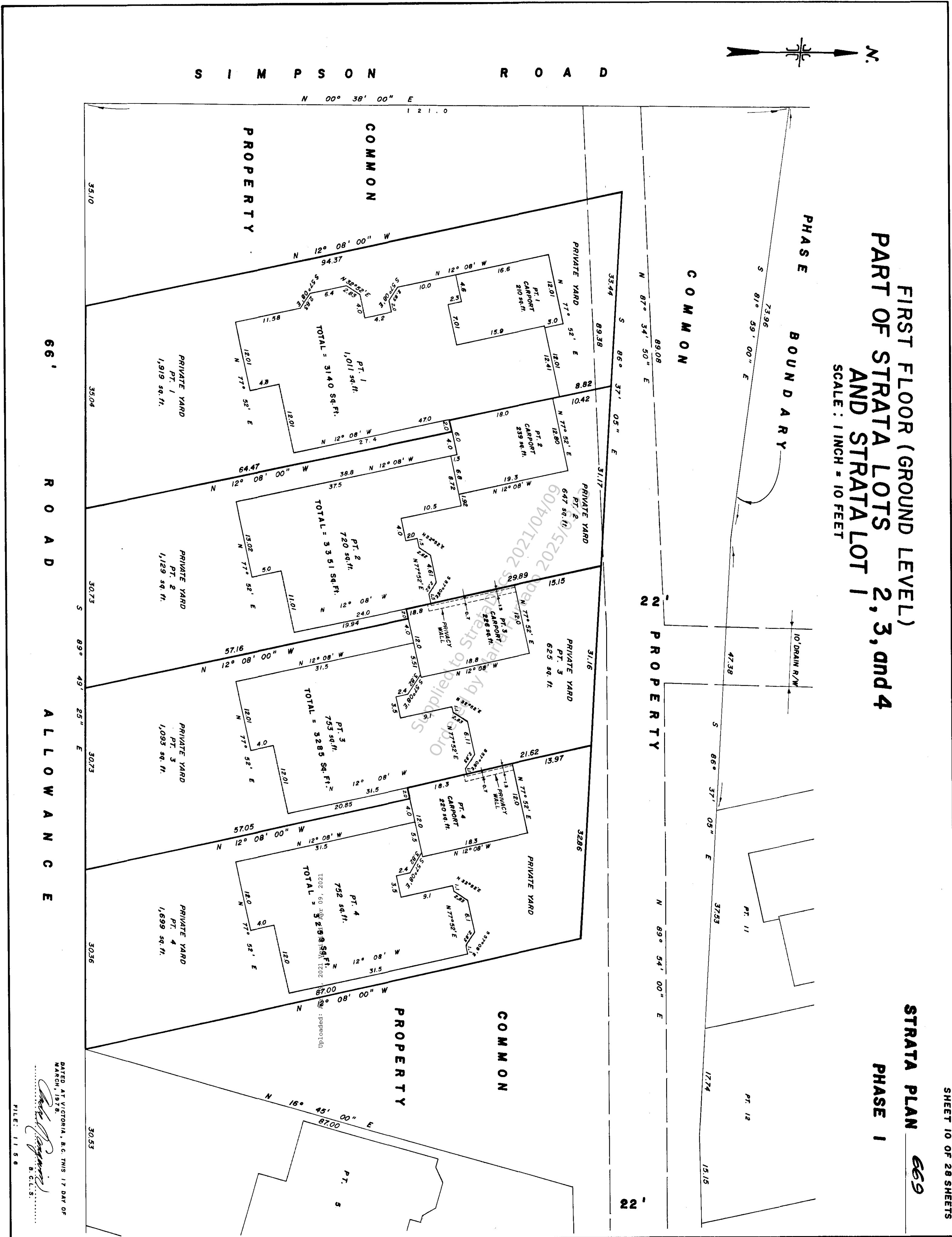
OWNER
E Y CONSTRUCTION LTD.

Stevie Paterson (RES.)
SEAL

Downloaded: Apr 09, 2021 Verified: Apr 09, 2021

DATED AT VICTORIA, B.C. THIS 17 DAY OF
MARCH, 1978
A.J. Langevin
A.C.L.S.

A.J. LANGEVIN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYOR
VICTORIA, B.C.
FILE NO. 1156 | FB7.P105-128 & FB8.P73-105





FIRST FLOOR (GROUND LEVEL)
PART OF STRATA LOTS 19, 20, 21, 28, 29, and 30

SCALE : 1 INCH = 10 FEET

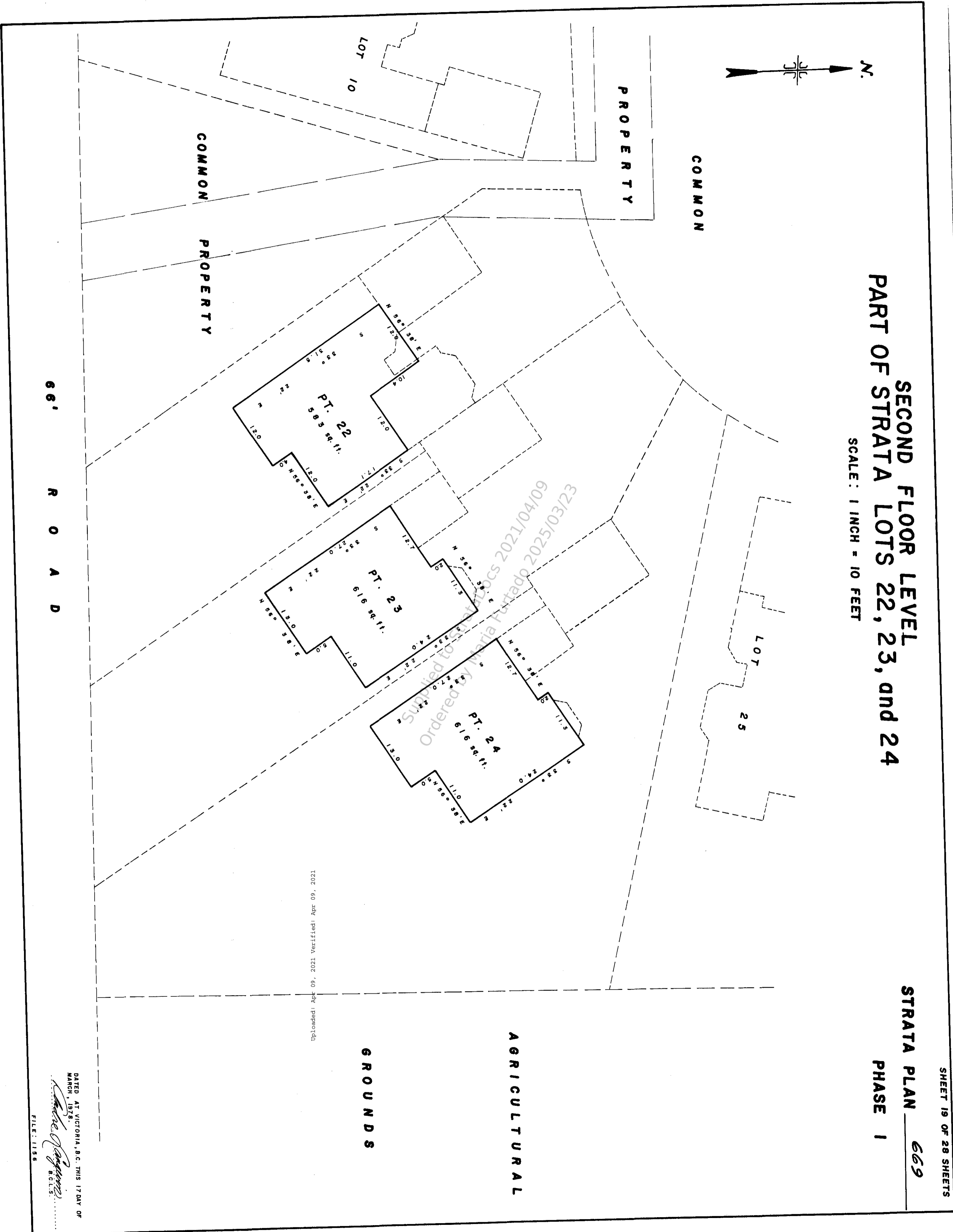
STRATA PLAN 669
PHASE I

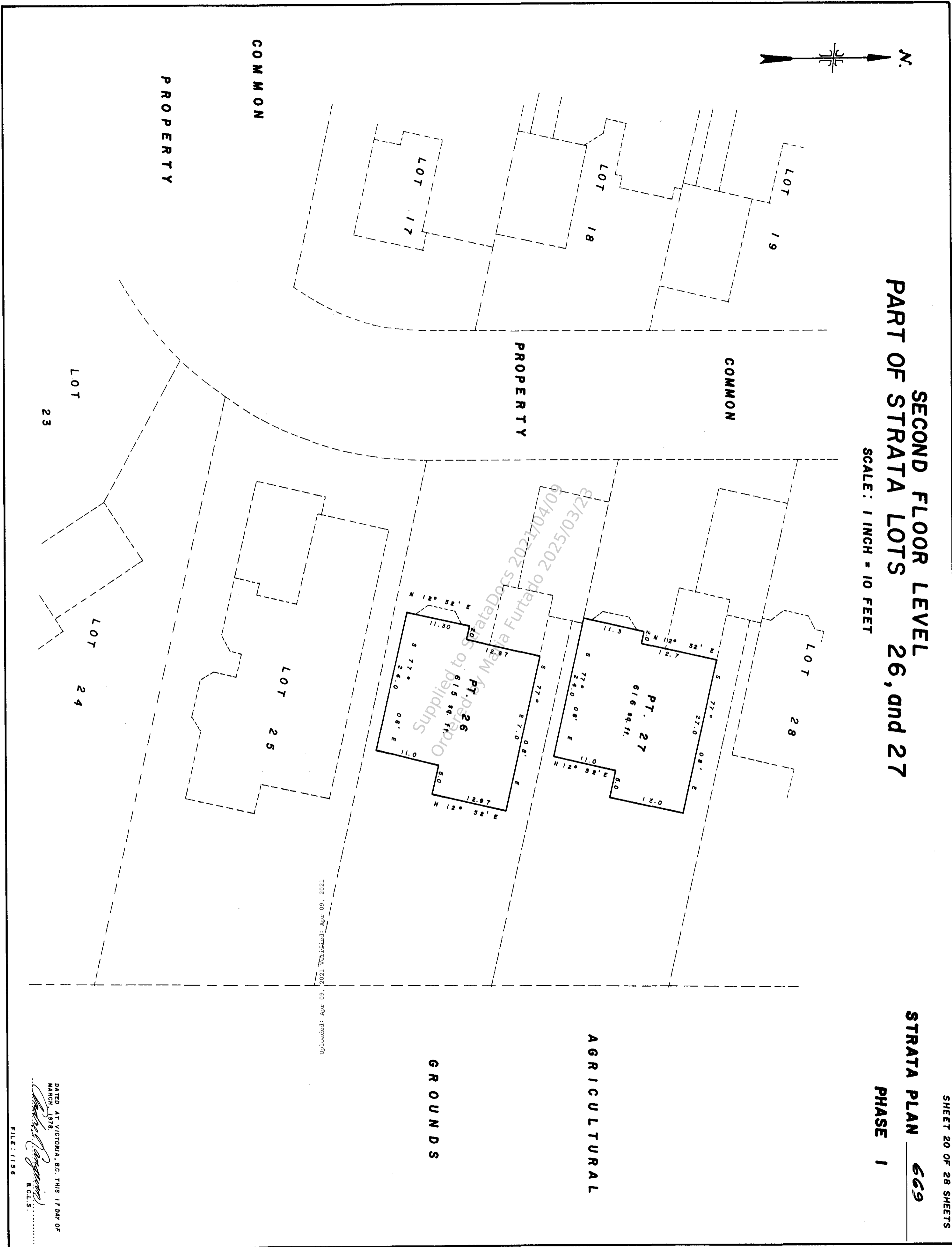
SHEET 14 OF 28 SHEETS

AGRICULTURAL GROUNDS

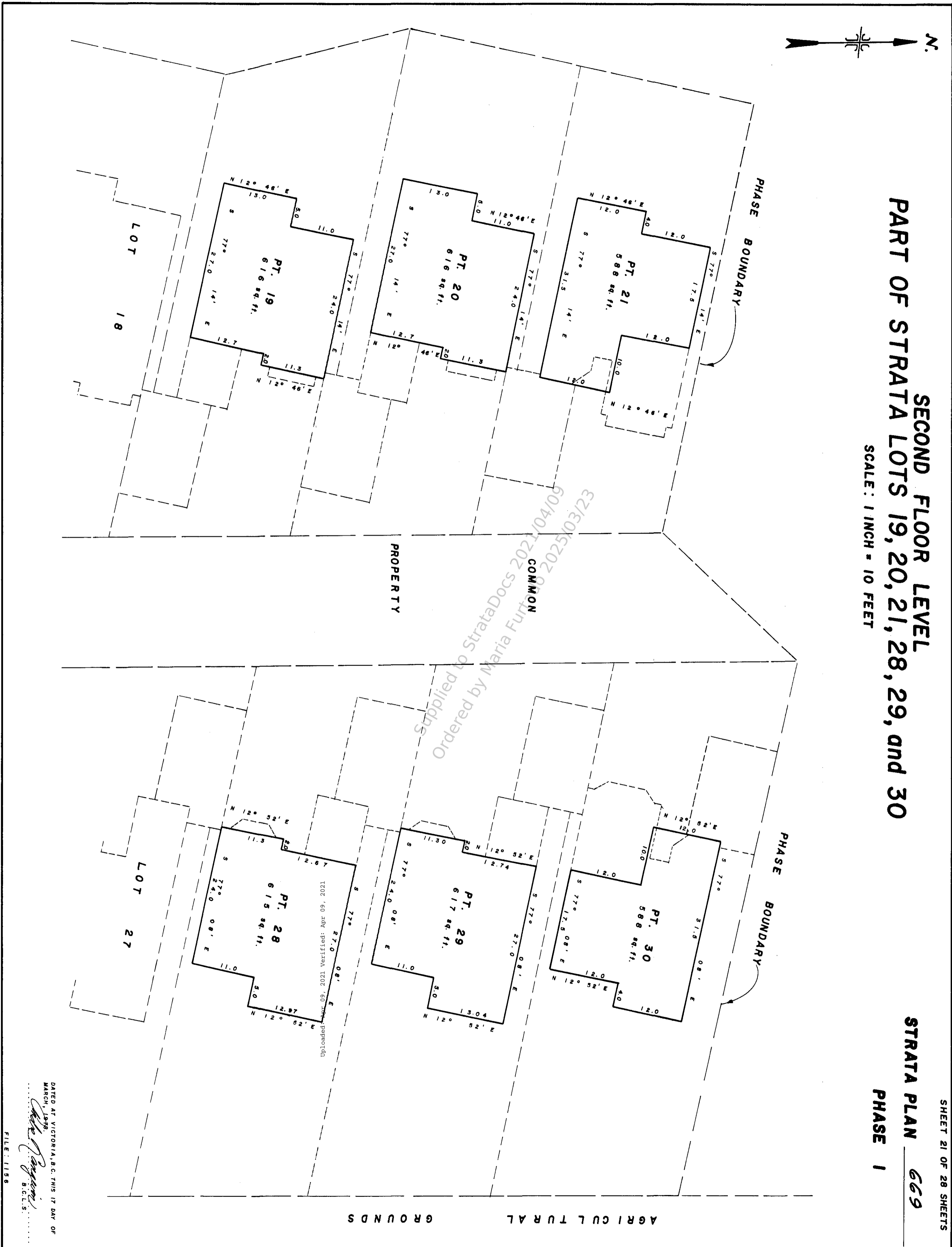
DATED AT VICTORIA, B.C. THIS 17 DAY OF MARCH, 1978
[Signature]
 FILE: 1156







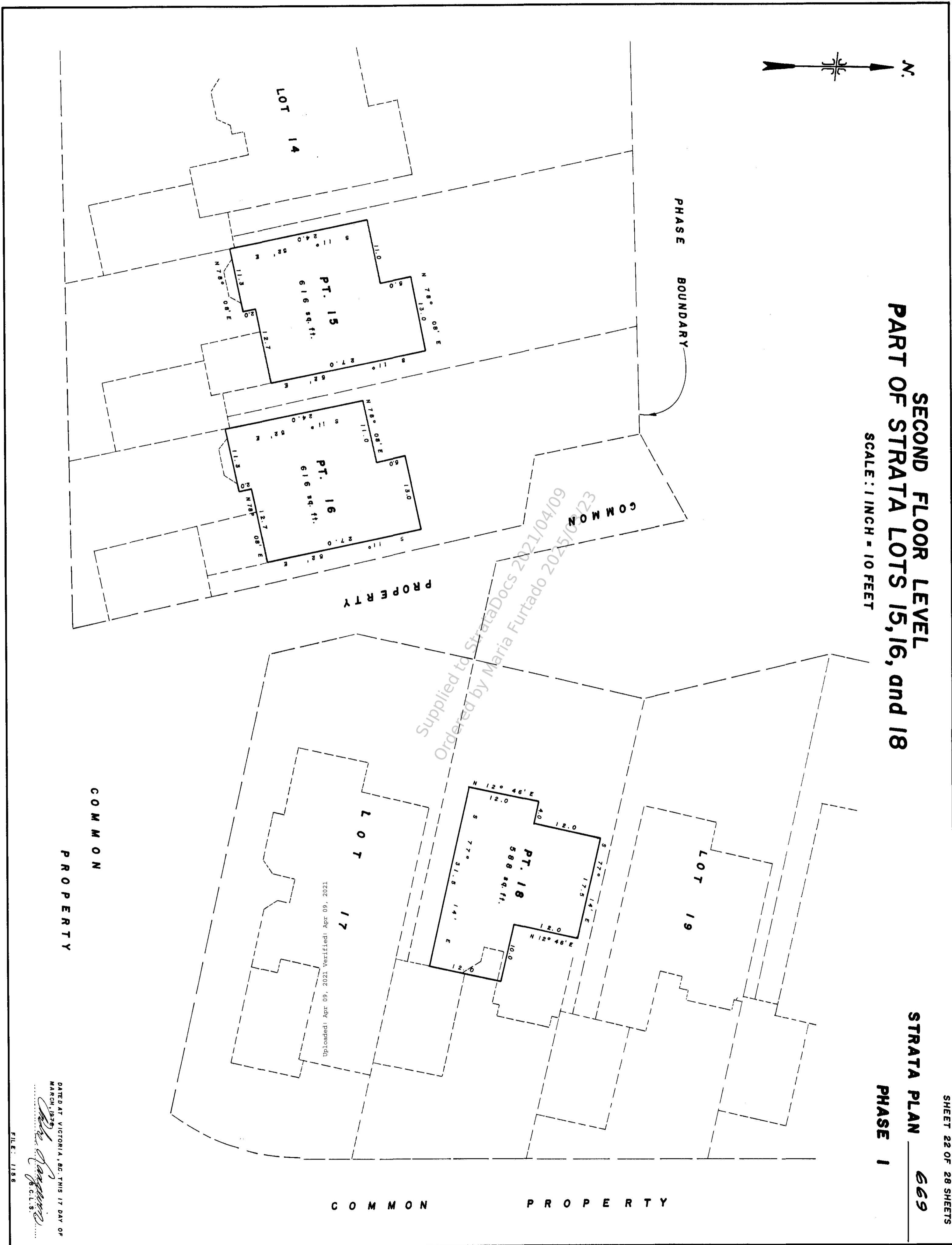
Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

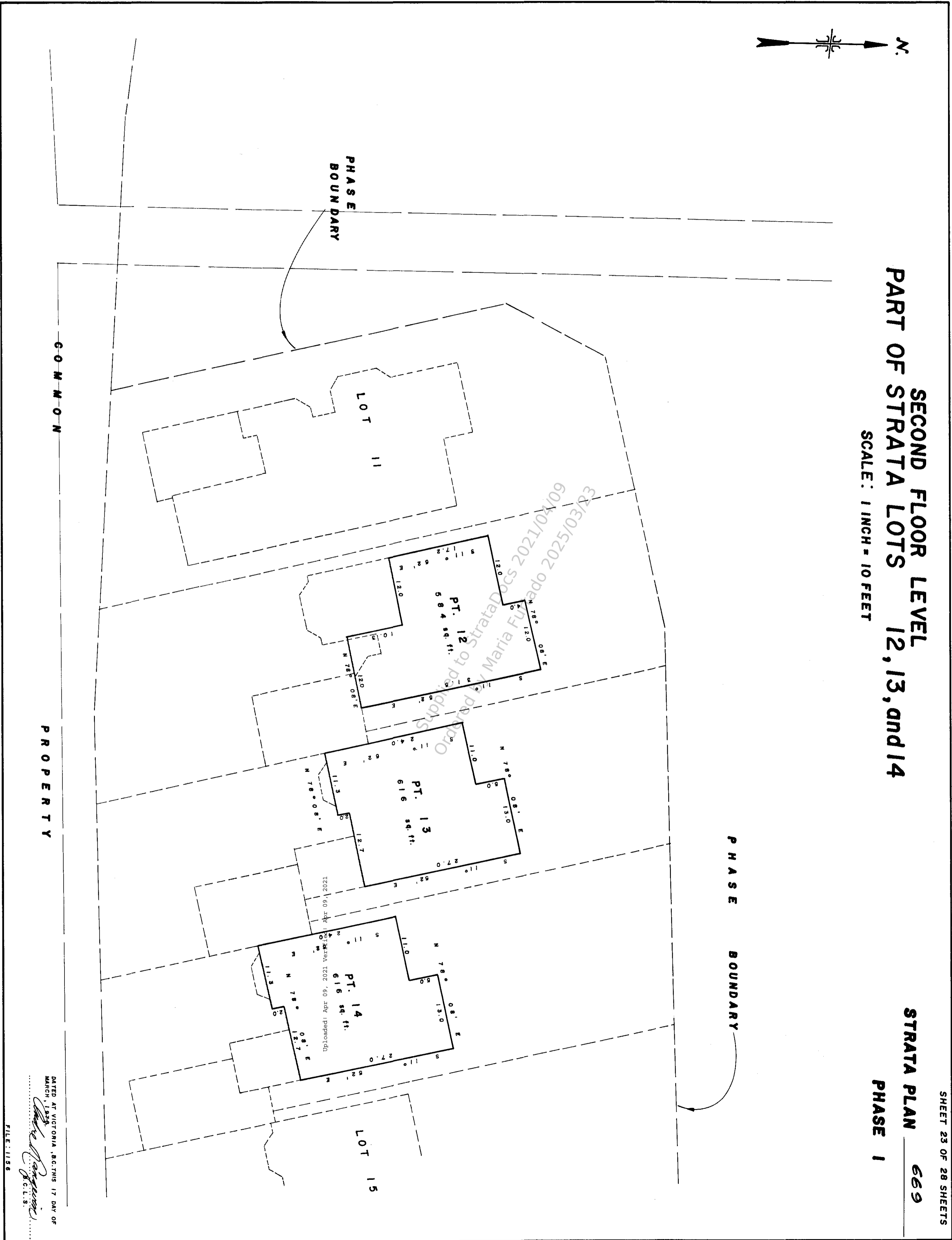


DATE AT VICTORIA, B.C. THIS 17 DAY OF
 MARCH 2021
 [Signature]
 B.C.L.S.
 FILE: 1156

Uploaded: 09/09/2021 Verified: Apr 09, 2021

Supplied to StrataDocs 2021/04/09
 Ordered by Maria Furtado 2025/03/23





**ELEVATION VIEWS OF STRATA LOTS:
2, 5, 7, 10, 14, 16, 20, 23, 27, AND 29.**

SCALE: 1 INCH = 4 FEET

**NOTES: STRATA LOT 20 DOES NOT HAVE A BAY WINDOW, BUT A SQUARE CANTILEVERED FRONT WINDOW.
SEE PLAN VIEWS WHERE SIDE ELEVATIONS ARE REVERSED.**

FRONT ELEVATION

REAR ELEVATION

**ELEVATION VIEWS OF STRATA LOTS:
6, 8, 13, 15, 19, 24, 26, AND 28.**

SCALE: 1 INCH = 4 FEET

**NOTES: STRATA LOT 19 HAS A CANTILEVERED SQUARE FRONT WINDOW.
SEE PLAN VIEWS AS TO REVERSED SIDE ELEVATIONS.**

FRONT ELEVATION

REAR ELEVATION

SHEET 24 OF 28 SHEETS

STRATA PLAN 669

PHASE 1

Supplied to StrataDocs 2021/04/09
Ordered by Maria Furtado 2025/03/23

DATE: 16 VICTORIA, B.C. THIS TODAY OF
MARCH, 2025
[Signature]
FILE: 1188

**ELEVATION VIEWS OF STRATA LOTS:
3, 9, 12, 21, 22, AND 30.
SCALE: 1 INCH = 4 FEET**

FRONT ELEVATION

**ELEVATION VIEWS OF STRATA LOTS:
4 AND 18.
SCALE: 1 INCH = 4 FEET**

FRONT ELEVATION

REAR ELEVATION

REAR ELEVATION

NOTES: STRATA LOT 21 HAS A CANTILEVERED SQUARE FRONT WINDOW. SEE PLAN VIEWS FOR REVERSED SIDE ELEVATIONS.

REAR ELEVATION

REAR ELEVATION

NOTES: STRATA LOT 18 HAS A CANTILEVERED SQUARE FRONT WINDOW. SIDE ELEVATIONS ARE REVERSED FOR STRATA LOT 4.

SHEET 25 OF 28 SHEETS

STRATA PLAN **669**

PHASE 1

DATED AT VICTORIA, B.C. THIS 17 DAY OF MARCH, 1978.

FILE: 1158

Submitted to StrataDocs 2021/04/16
Ordered by Maria Furtado 2025/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

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ELEVATION VIEWS OF STRATA LOTS 1, 11, 17, AND 25.
SCALE: 1 INCH = 4 FEET

ENTRY SIDE ELEVATION

STREET ELEVATION

REAR ELEVATION

STRATA PLAN 669
PHASE 1

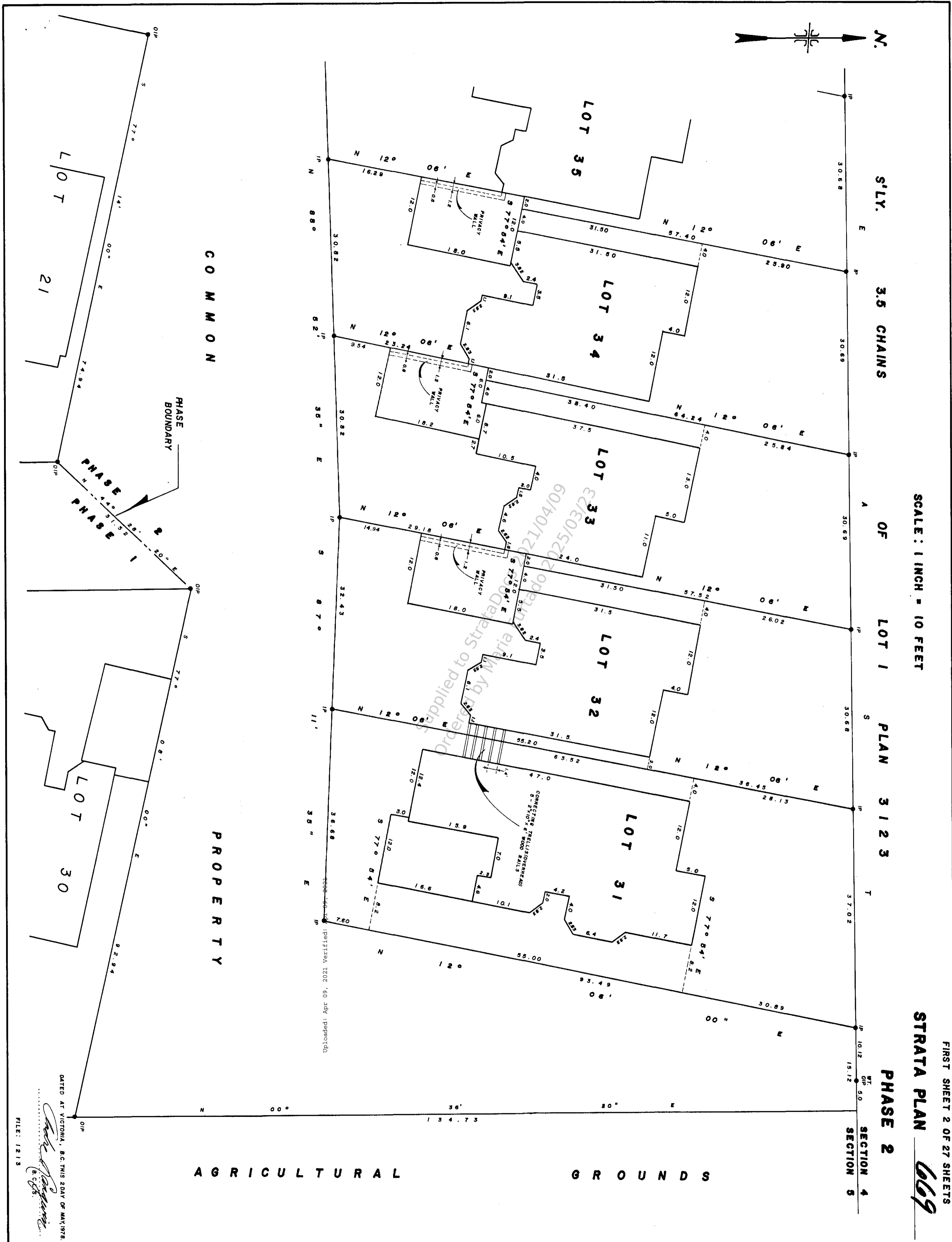
SHEET 26 OF 28 SHEETS

Supplied to StrataDocs 2021/01/17
Ordered by Maria Furtado 2025/03/23

DATED AT VICTORIA, B.C. THIS 17 DAY OF
MARCH, 1978
[Signature]
C.L.S.

NOTES: ENTRY SIDE ELEVATION REVERSED FOR STRATA LOTS 11 AND 17.
BAY WINDOW IS MODIFIED FOR STRATA LOT 17.

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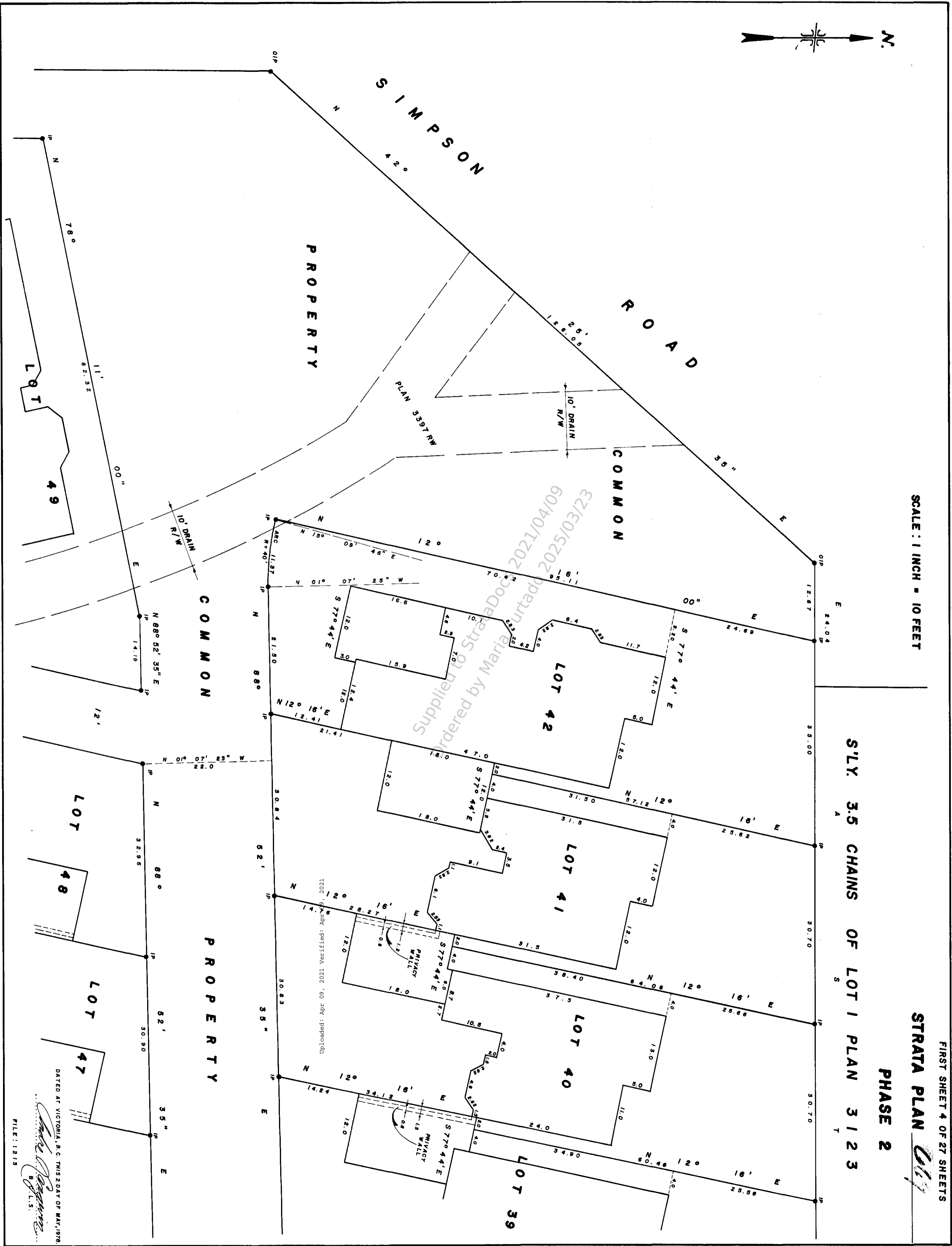
DATED AT VICTORIA, B.C. THIS 20th DAY OF MAY 1978.

 C. Robinson
 FILE: 1213

Uploaded: Apr 09, 2021 Verified:

Applied to StrataDoc 221/04/09
 Order by Maria Furtado 225/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



SCALE: 1 INCH = 10 FEET

S.L.Y. 3.5 CHAINS OF LOT 1 PLAN 3123

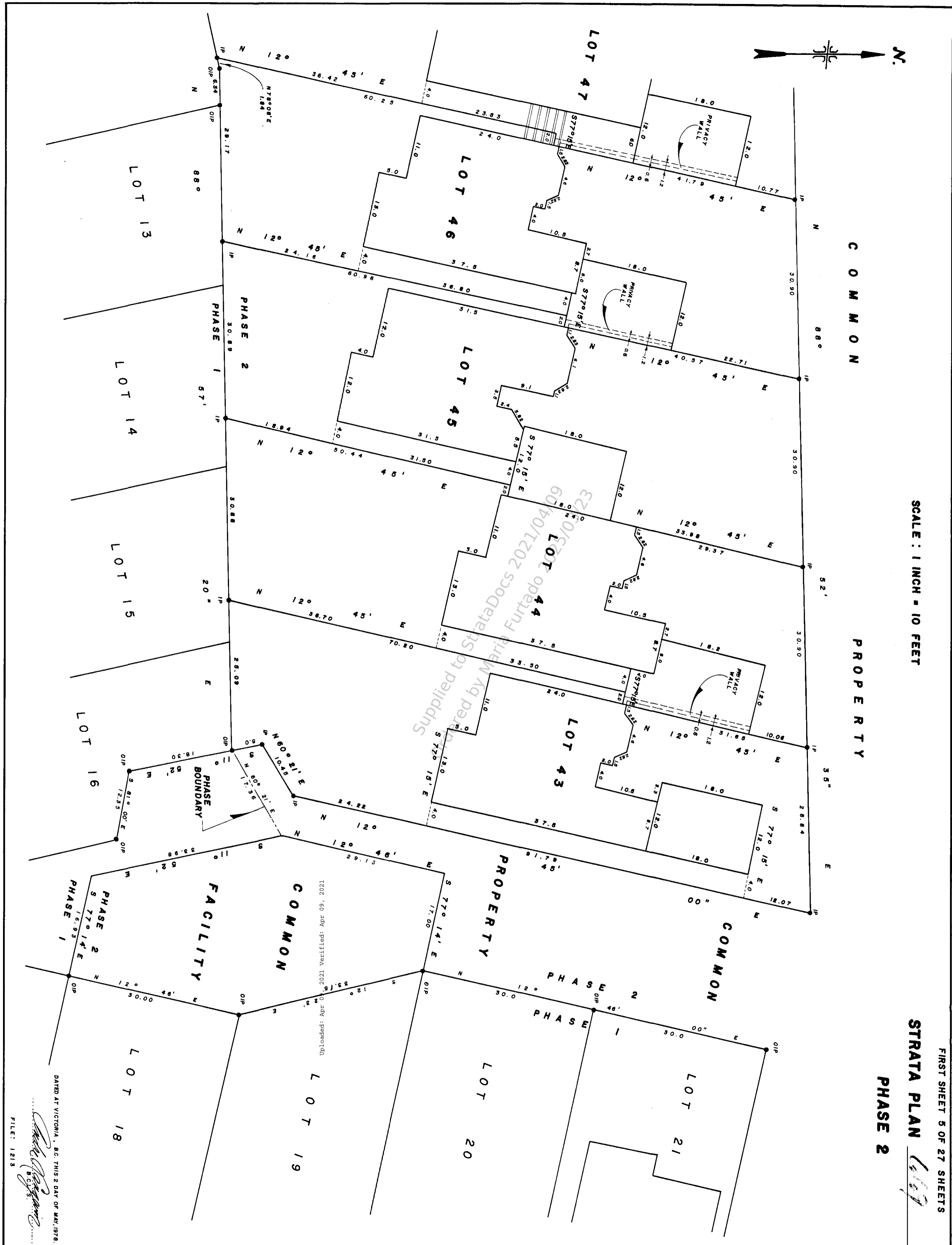
STRATA PLAN 3123 PHASE 2

FIRST SHEET 4 OF 27 SHEETS

DATED AT VICTORIA, B.C. THIS 2 DAY OF MAY, 1978
 [Signature]
 B.C.L.S.
 FILE: 1213

Supplied to StrataDoc 2021/04/09
 Ordered by Maria Furtado 2025/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



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Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



DATED AT VICTORIA, B.C. THIS 9 DAY OF MAY, 1978
[Signature]
 FILE: 1213

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 Ordered by Maria Furtado 2025/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

STRATA TITLES ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
31	9	1012	435
32	9,15	1337	450
33	9,15	1335	450
34	9,15	1337	450
35	10,16	1335	450
36	10,16	1335	450
37	10,16	1337	450
38	10,16	1335	450
39	10,16	1335	450
40	11,17	1335	450
41	11,17	1337	450
42	11	1012	435
43	12,18	1335	450
44	12,18	1335	450
45	12,18	1337	450
46	12,18	1335	450
47	13,19	1335	450
48	13,19	1337	450
49	13	1012	435
50	13,19	1340	450
51	13,19	1336	450
52	14,20	1340	450
53	14	1014	435
AGGREGATE		29,438	10,290

CERTIFICATE OF APPROVAL

ENDORSEMENT PURSUANT TO SECTION 46 (1):
 I HEREBY CERTIFY THAT THE COMMON FACILITIES (PLAYERSOUNDS) WHICH ACCORDING TO FORM E TO THE ACT WERE TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN SATISFACTORILY PROVIDED FOR.

17TH DAY OF MAY 1978.

[Signature]
 PROVINCIAL CLERK FOR THE COMMISSION OF THE DISTRICT OF CENTRAL SAANICH.

SECOND SHEET 8 OF 27 SHEETS

STRATA PLAN 41
 PHASE 2

APPROVAL

ACCEPTED AS TO FORMS 1 and 2. THIS 24TH DAY OF MAY 1978.
[Signature]
 PROVINCIAL CLERK FOR THE DISTRICT OF SAANICH

STATUTORY DECLARATION

(1) THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:
 (a) I AM THE OWNER-DEVELOPER AND DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.
 (2) THIS STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
 I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY AND KNOWINGLY THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME THIS 15TH DAY OF MAY 1978.
[Signature]
 A COMMISSIONED NOTARY PUBLIC FOR THE PROVINCE OF BRITISH COLUMBIA

OWNER
 EY CONSTRUCTION LTD.

PER: *[Signature]*
 PRESIDENT

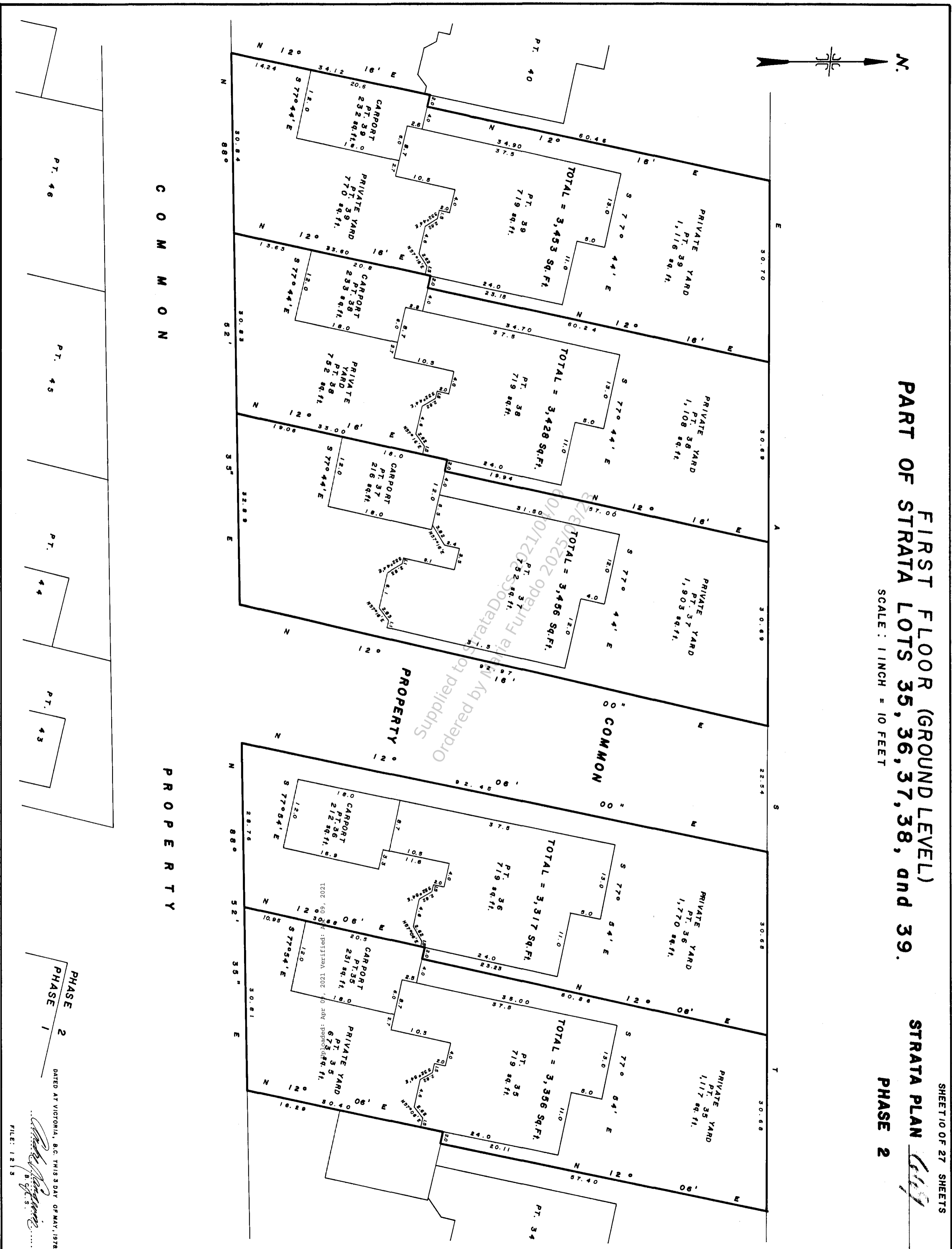
SEAL

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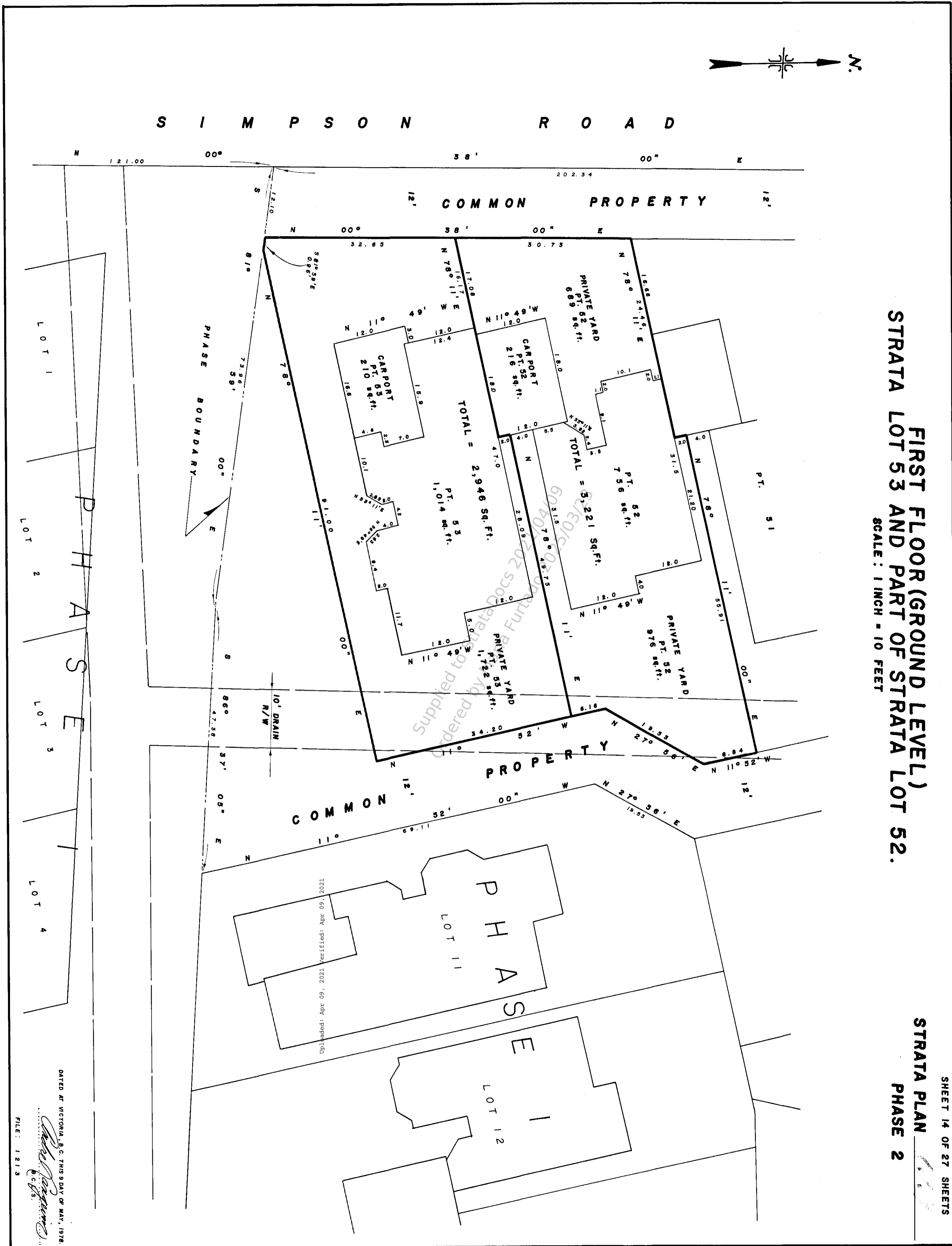
DATED AT VICTORIA, B.C. THIS 12 DAY OF MAY, 1978.

[Signature]
 B.C.L.S.

A. J. LANGEVIN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYOR
 DOMINION LAND SURVEYOR
 VICTORIA
 FILE NO. 1213 F.B. NO. 9 PAGES 29 - 83 B.C.



Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



**FIRST FLOOR (GROUND LEVEL)
STRATA LOT 53 AND PART OF STRATA LOT 52.**
SCALE: 1 INCH = 10 FEET

STRATA PLAN
PHASE 2
SHEET 14 OF 27 SHEETS

DATED AT VICTORIA, B.C. THIS 9 DAY OF MAY, 1978.
[Signature]
FILE: 1213

Updated: Apr 09, 2021 Verified: Apr 09, 2021

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Ordered by Maria Furtado on 2025/03/23

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LOT 21

PHASE 1
PHASE 2

LOT 30

COMMON

PROPERTY

Uploaded: Apr 09, 2021 Verified: Apr 09, 2021

PROPERTY

COMMON

LOT 31

LOT 33

PT. 34
583 sq.ft.

PT. 33
616 sq.ft.

PT. 32
685 sq.ft.



SECOND FLOOR LEVEL
PART OF STRATA LOTS 32, 33, and 34.
SCALE: 1 INCH = 10 FEET

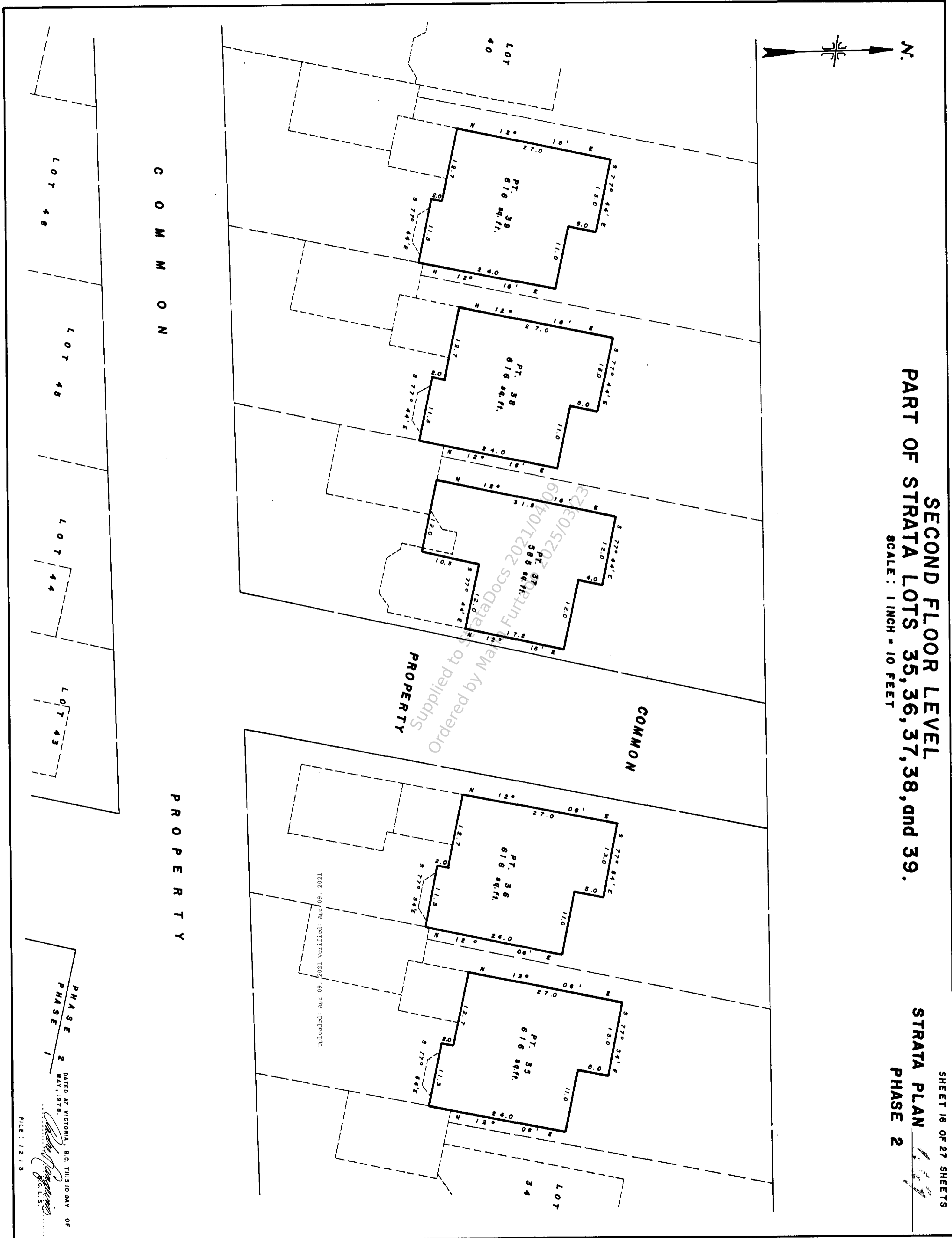
SHEET 15 OF 27 SHEETS
STRATA PLAN
PHASE 2

SECTION 4
SECTION 5

AGRICULTURAL GROUNDS

DATED AT VICTORIA, B.C. THIS 10 DAY OF
MAY, 1987
B.C.L.S.

FILE: 1213



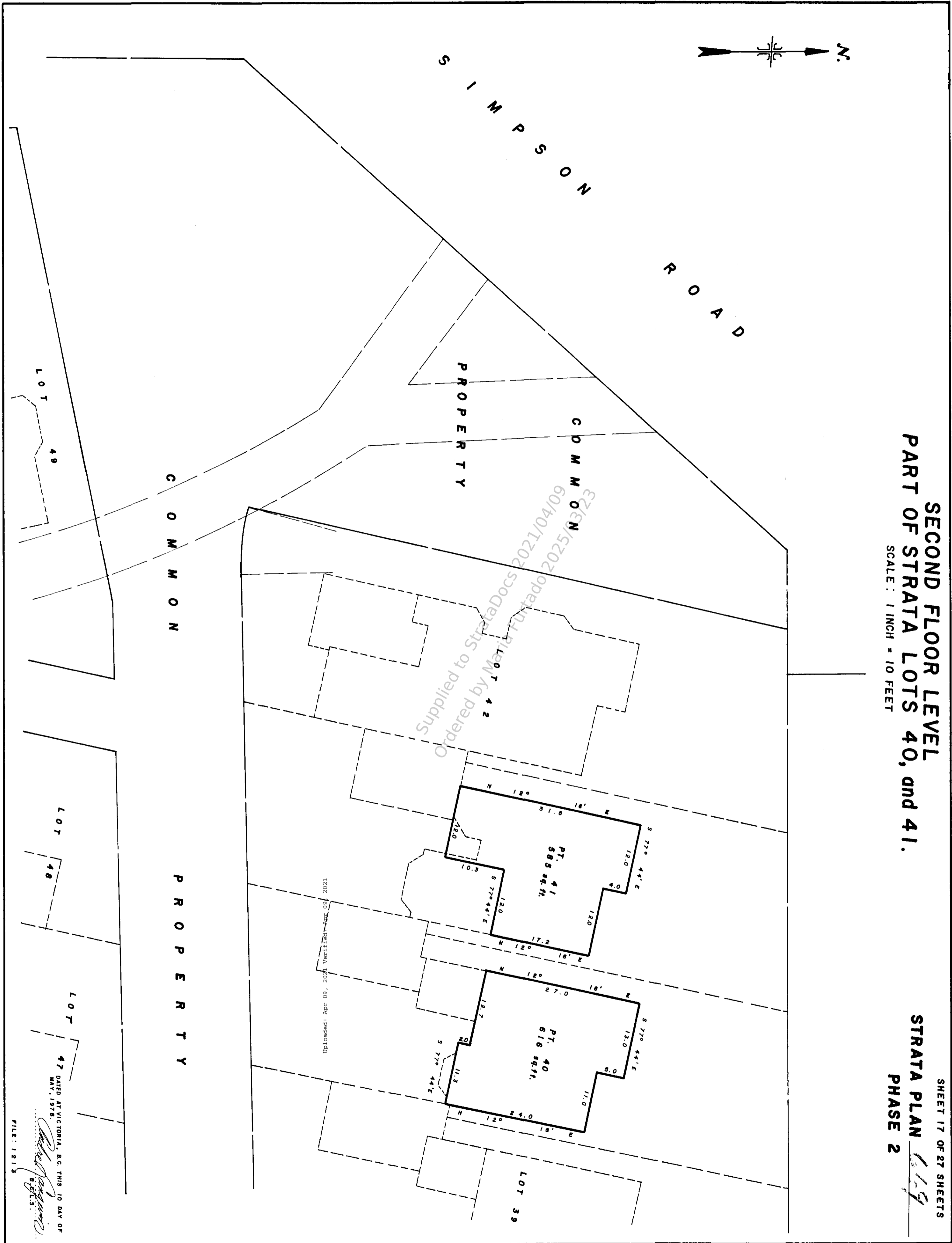
SECOND FLOOR LEVEL
 PART OF STRATA LOTS 35, 36, 37, 38, and 39.
 SCALE: 1 INCH = 10 FEET

SHEET 16 OF 27 SHEETS
 STRATA PLAN PHASE 2

LOT 46
 LOT 45
 LOT 44
 LOT 43

PHASE 2
 DATED AT VICTORIA, B.C. THIS 10 DAY OF
 MAY, 1978.
 FILE: 1213

Uploaded: Apr. 09, 2021 Verified: Apr. 09, 2021



**SECOND FLOOR LEVEL
PART OF STRATA LOTS 40, and 41.**

SCALE: 1 INCH = 10 FEET

SHEET 17 OF 27 SHEETS
STRATA PLAN
PHASE 2

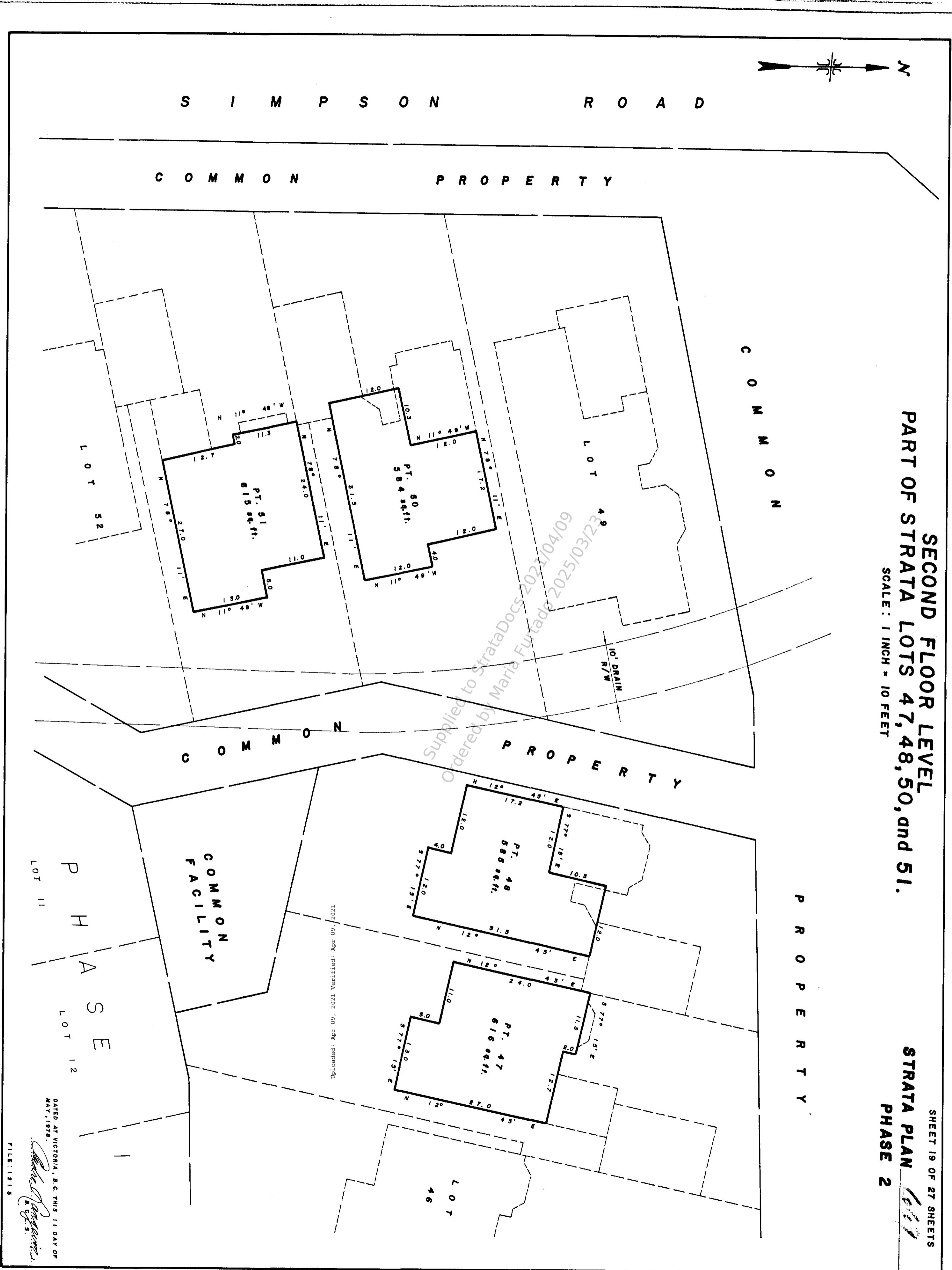
FILE: 1213
DATED AT VICTORIA, B.C. THIS 10 DAY OF
MAY, 1978
[Signature]
B.C.L.S.

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Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



SECOND FLOOR LEVEL
PART OF STRATA LOTS 47, 48, 50, and 51.
 SCALE: 1 INCH = 10 FEET

SHEET 19 OF 27 SHEETS
STRATA PLAN
PHASE 2

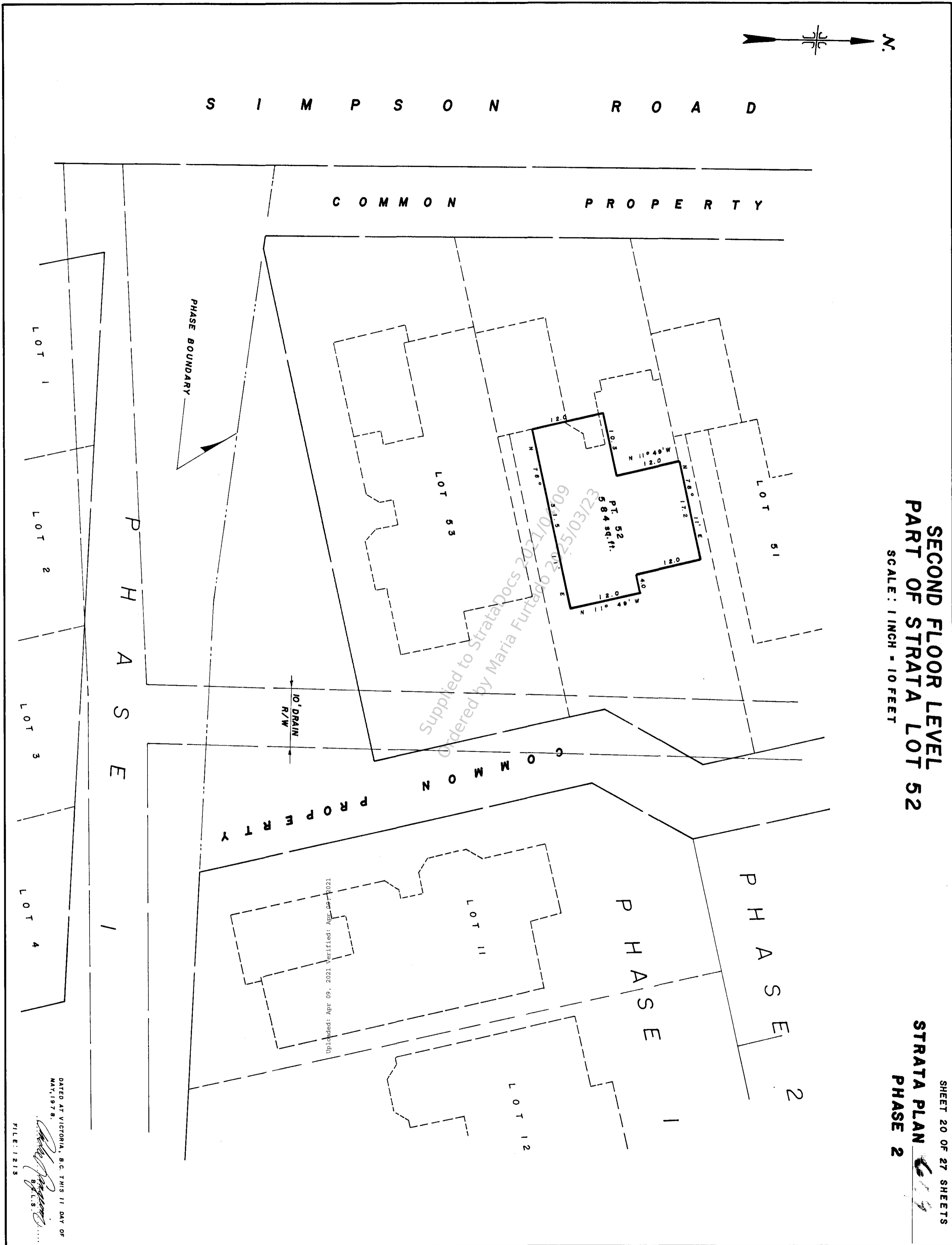
PHASE
 LOT 11
 LOT 12

FILE: 1213
 DATED AT VICTORIA, B.C. THIS 11 DAY OF
 MAY, 1978.
[Signature]
 S.S.

Uploaded: Apr 09, 2021 Verified: Apr 09, 2021

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 Ordered by Maria Furtado 2025/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23



**SECOND FLOOR LEVEL
PART OF STRATA LOT 52**
SCALE: 1 INCH = 10 FEET

SHEET 20 OF 27 SHEETS
**STRATA PLAN
PHASE 2**

DATED AT VICTORIA, B.C. THIS 11 DAY OF
MAY, 1978.
[Signature]
B.L.S.

Updated: Apr. 09, 2021 Verified: Apr. 09, 2021

Supplied to Strata Docs 2021/04/09
Ordered by Maria Furtado 2021/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

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**ELEVATION VIEWS OF STRATA LOTS:
31, 42, 49, and 53.**

SCALE : 1 INCH = 4 FEET

ENTRY-SIDE ELEVATION

SIDE ELEVATION

Supplied to Stratadocs 2021/04/07
Ordered by Maria Furtado 2021/03/23

Uploaded: Apr 09, 2021 Verified: Apr 09, 2021

DATED AT VICTORIA, B.C. THIS 14 DAY OF
MAY, 1978

FILE: 1213

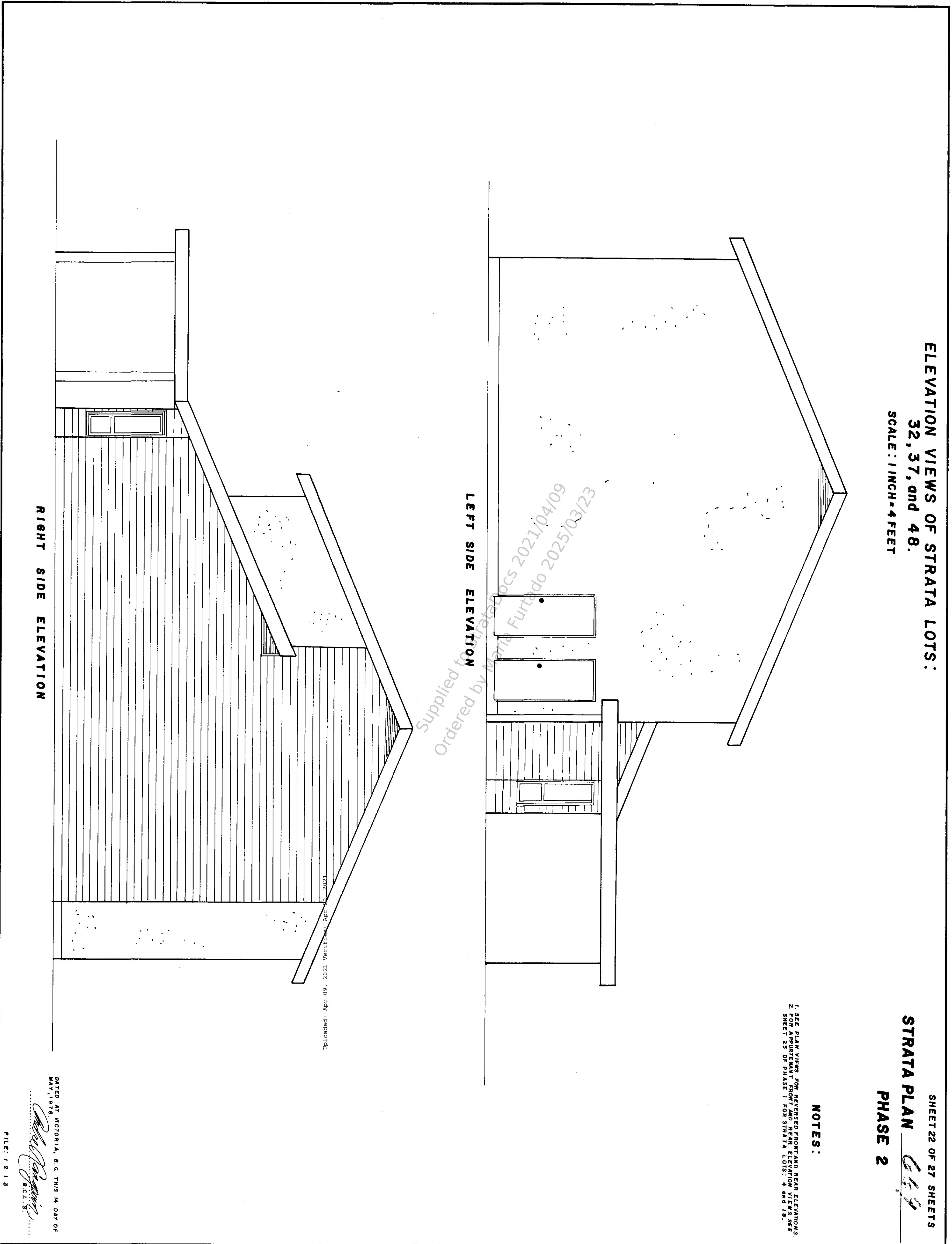
STRATA PLAN

PHASE 2

SHEET 21 OF 27 SHEETS

NOTES:

1. STRATA LOTS 31, 42, and 49 HAVE A MODIFIED BAY WINDOW ON
2. ENTRY SIDE ELEVATION AND ELEVATION VIEWS
3. SEE PLANNING STREET AND REAR ELEVATION VIEWS SEE
4. SHEET 26 OF PHASE 1 FOR STRATA LOTS 1, 11, 17, and 25.



**ELEVATION VIEWS OF STRATA LOTS:
32, 37, and 48.
SCALE: 1 INCH = 4 FEET**

STRATA PLAN
PHASE 2
SHEET 22 OF 27 SHEETS
619

NOTES:
1. SEE PLAN VIEWS FOR REVERSED FRONT AND REAR ELEVATIONS.
2. FOR A PARTIAL FRONT AND REAR ELEVATION VIEWS SEE SHEET 23 OF PHASE 1 FOR STRATA LOTS: 4 AND 18.

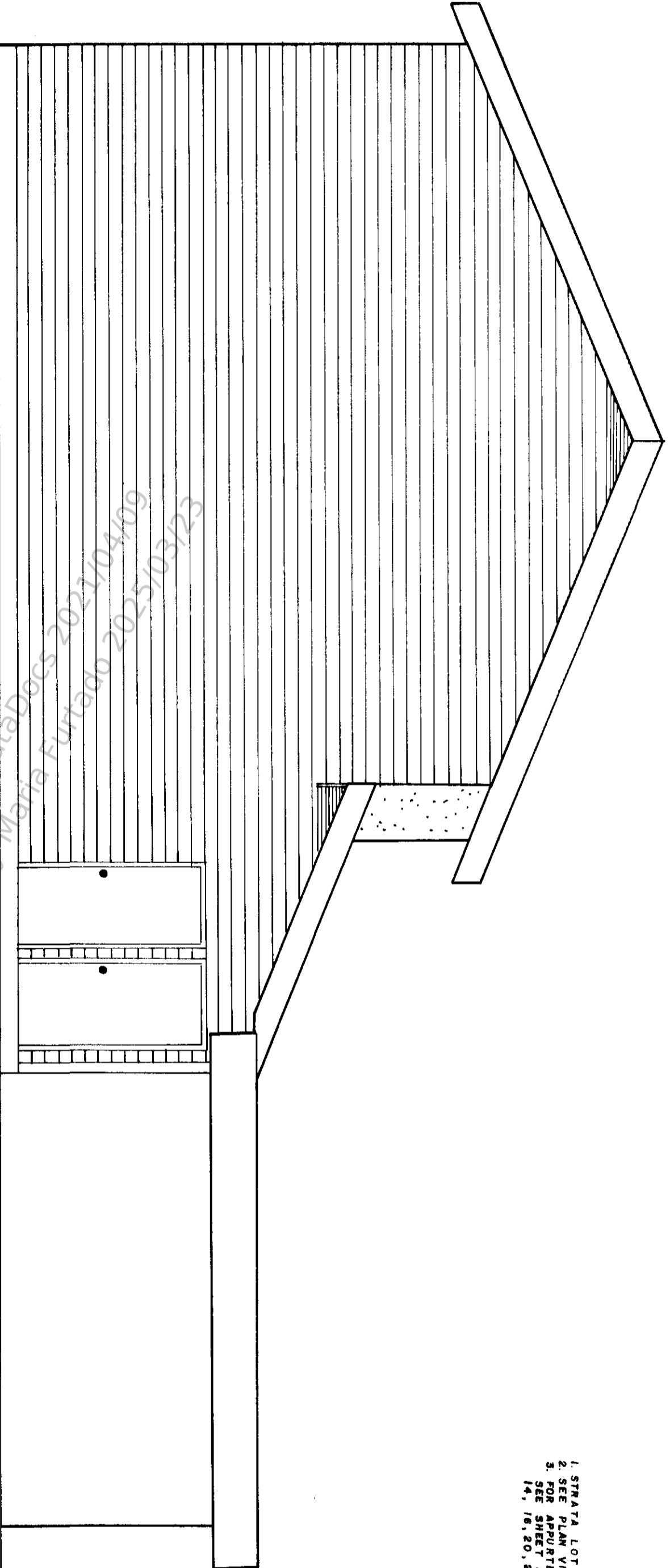
Supplied by Stratadocs 2021/04/09
Ordered by Maria Furtado 2025/03/23

Uploaded: Apr 09, 2021 Verified: Apr 09, 2021

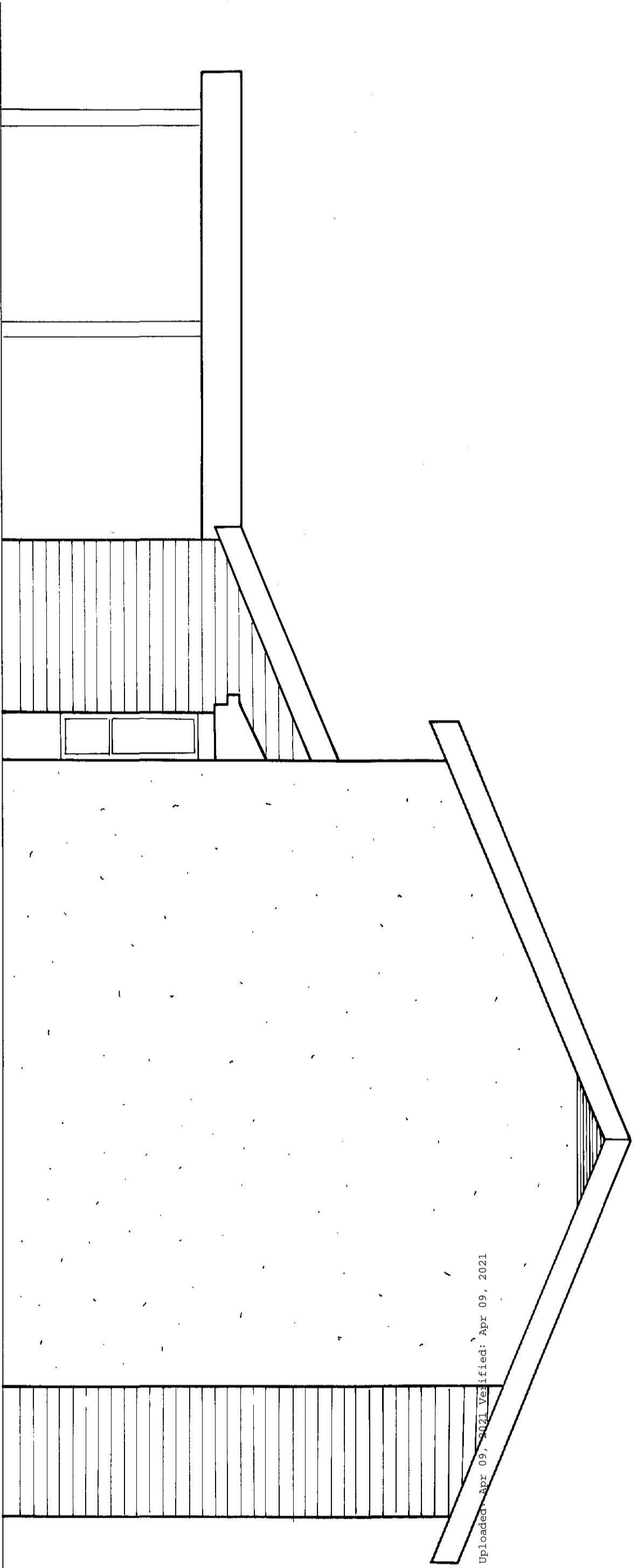
FILE: 1 2 1 3
DATED AT VICTORIA, B.C THIS 14 DAY OF
MAY, 1978
[Signature]
B.C.L.S.

**ELEVATION VIEWS OF STRATA LOTS:
33, 36, 38, 40, 44, 47, and 51.**

SCALE: 1 INCH = 4 FEET



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Supplied by Stratadocs 2021/04/09
Ordered by Maria Furtado 2025/03/23

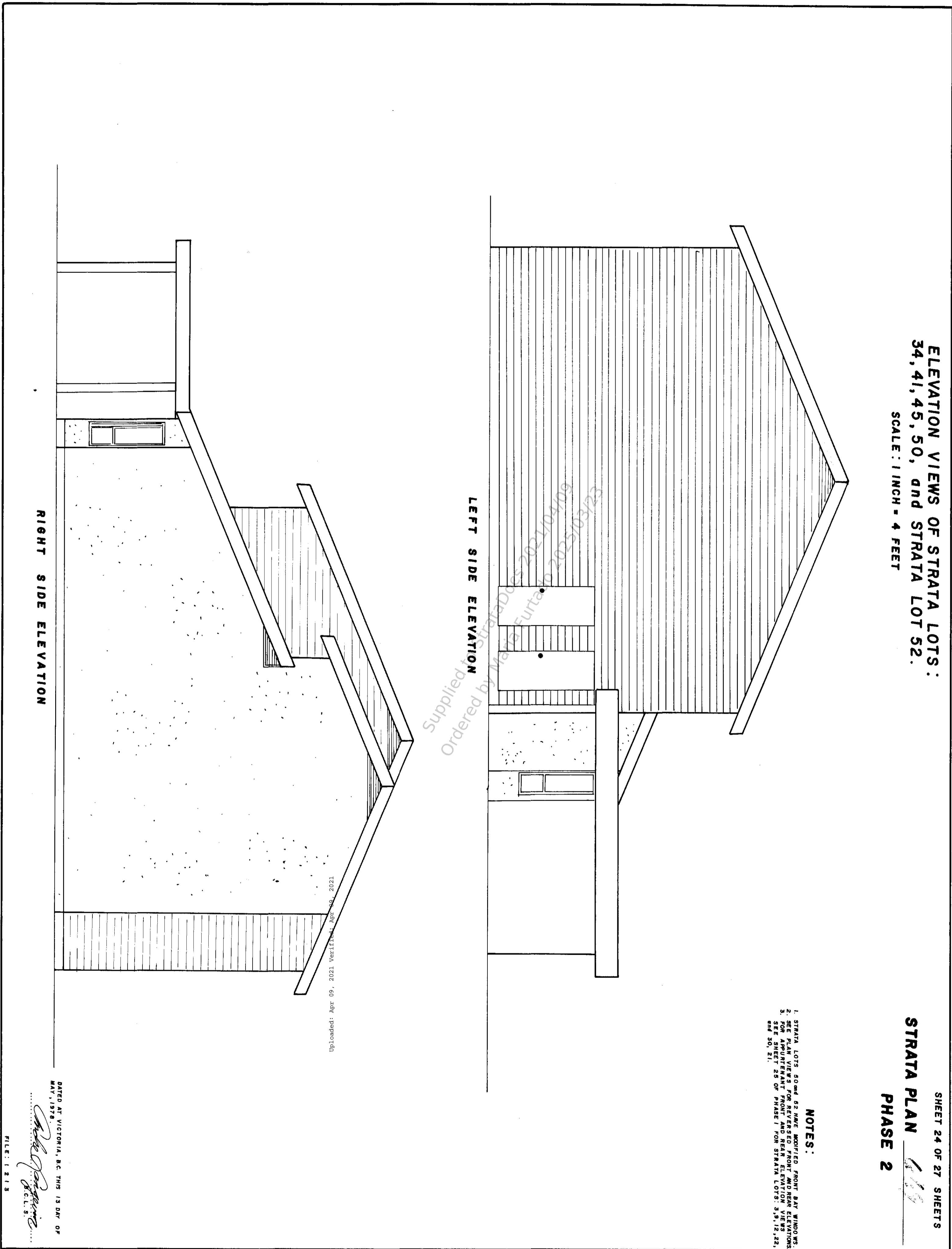
NOTES:
1. STRATA LOT 51 HAS A MODIFIED FRONT BAY WINDOW.
2. SEE PLAN VIEWS FOR REVERSED FRONT AND REAR VIEWS.
3. FOR APPURTENANT FRONT AND REAR ELEVATION VIEWS
14, 15, 20, 23, 27, and 28.

SHEET 23 OF 27 SHEETS
STRATA PLAN
PHASE 2

DATED AT VICTORIA, B.C. THIS 12 DAY OF
MAY, 1978
[Signature]
B.C.L.L.

FILE: 1213

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**ELEVATION VIEWS OF STRATA LOTS:
34, 41, 45, 50, and STRATA LOT 52.**
SCALE: 1 INCH = 4 FEET

SHEET 24 OF 27 SHEETS
STRATA PLAN
PHASE 2

- NOTES:**
1. STRATA LOTS 50 and 52 HAVE MODIFIED FRONT BAY WINDOWS.
 2. SEE PLAN VIEWS FOR REVERSED FRONT AND REAR ELEVATIONS.
 3. SEE SHEET 28 OF PHASE 1 FOR STRATA LOTS: 3, 9, 12, 22, and 30, 21.

Uploaded: Apr 09, 2021 Verified: Apr 08, 2021

DATED AT VICTORIA, B.C. THIS 13 DAY OF
MAY, 1978.
Archie Ferguson
B.C.L.S.

FILE: 1 2 1 3

