



BRITISH
COLUMBIA

Ministry of
Transportation

2010-05050

PRELIMINARY SUBDIVISION APPLICATION

Submit this application to the Ministry of Transportation District Office or a Front Counter BC office in your area.

A. PROPOSAL

This is an application for preliminary layout approval for all properties involved

Applicant File Number		Ministry File Number					
Subdivision Type	☒ Conventional Subdivision ☐ Sec 946 Local Government Act ☐ Bare Land Strata Other (Specify) _____		No. of Lots 2				
Full Legal Description(s) per State of Title Certificate(s)	Lot 25, Section 14, Range 8, Shawnigan District, Plan 24753 Parcel Identifier 002-822-016						
Full Civic Address	1065 - Braithwaite Drive, Cobble Hill, BC. V0R 1L4						
Property Location	10 Kilometers ☐ North ☒ South ☐ East ☐ West from <u>Duncan, BC</u> Local Gov't <u>CVRD</u>						
	Access Road <u>Braithwaite Drive</u>		Property Zoning <u>R-2 Suburban Residential</u>				
	Existing Land Use <u>Suburban Residential</u>		Intended Land Use <u>Suburban Residential</u>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Surrounding Land Use</td> <td>North <u>Agricultural A-1</u></td> <td>South <u>Suburban Residential</u></td> <td>East <u>Suburban Residential</u></td> <td>West <u>Suburban Residential</u></td> </tr> </table>			Surrounding Land Use	North <u>Agricultural A-1</u>	South <u>Suburban Residential</u>	East <u>Suburban Residential</u>
Surrounding Land Use	North <u>Agricultural A-1</u>	South <u>Suburban Residential</u>	East <u>Suburban Residential</u>	West <u>Suburban Residential</u>			
Proposed Sewage Disposal	☒ Septic Tank ☐ Community System ☐ Other (specify) _____						
Proposed Water Supply	☐ Well ☒ Community System ☐ Water Licenses ☐ Other (specify) <u>RED</u>						

B. APPLICATION INFORMATION

Required items include:

- ☒ Subdivision application form.
 - ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance.
 - ☐ An authorization letter from the owner if someone else is applying on the owner's behalf.
 - ☒ Original plus five copies of a scaleable sketch plan of proposed layout.
- Property engineered drawings will be required for final approval. The sketch should contain:
- ☒ the date it was drawn
 - ☒ the scale
 - ☒ north arrow
 - ☒ legal description of the property being subdivided, and its adjacent properties
 - ☒ outline of the subdivision in red or heavy black line
 - ☒ all proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
 - ☐ any existing property lines or roads proposed to be removed, closed or relocated
 - ☐ all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
 - ☒ location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
 - ☐ location of any onsite water sources to be developed
 - ☒ approximate location of all existing and proposed utility services
 - ☒ existing access roads and other roads and trails on the property (state names of roads)
 - ☒ site locations of the soil inspection test holes and the percolation tests on each parcel
 - ☒ approximate extent of area available for sewage disposal surrounding the test holes
 - ☒ location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries
- The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road
- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked.
 - ☐ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.
 - ☒ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed.
- Include these items as well, where applicable
- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
 - ☐ One copy of any test required by the Regional Health Authority.
 - ☐ A Development Permit and plan where applicable.
 - ☒ A copy of BC Assessment Authority Tax Notice showing property tax classification.



H0164 (2011/07)

Page 2
TRA-2012-00032

Proposed Subdivision – Lot Area Calculations - 1065 – Braithwaite Drive
Cobble Hill BC
Lot 25 – Section 14 – Range 8
Shawnigan District
Plan VIP 24753

Existing Lot Size:

Width = 160.0 ft
Length – West Side = 552.13 ft
Length – East Side = 551.26 ft
Average Length = 551.695 ft
Lot area = $551.695 \times 160.00 = 88,271.20 \text{ ft}^2$
 $= 2.02643 \text{ acres}$

Subdivision Requirements:

Current CVRD Zoning is R-2 - Suburban Residential

As per CVRD Area C Zoning Bylaw 1405

Sect. 13.1 – Minimum parcel size where served by community water system only

$\times 107,639 \text{ ft}^2 \text{ per ha}$
 $\times 2.471 \text{ Acres per ha}$

$= 0.4 \text{ ha}$
 $= 43,056 \text{ ft}^2$
 $= 0.9884 \text{ Acres}$

Sect. 13.3 – reduction of 5% allowable on one parcel

Second parcel minimum $= 43,056 \text{ ft}^2 \times 95\%$
 $= 0.9884 \text{ Acres} \times 95\%$
 $= 0.4 \text{ ha} \times 95\%$

$= 40,903.20 \text{ ft}^2$
 $= 0.93898 \text{ Acres}$
 $= 0.38000 \text{ ha}$

Sect. 13.10 – panhandle area is not included in calculating minimum lot size

Sect. 13.11 – where parcel is capable of further subdivision – panhandle must be able to accommodate a future regulation road. No future subdivision is possible, therefore regulation road width is not required.

Therefore, use panhandle width $= 20.0 \text{ ft.}$

Total of minimum subdivision parcel sizes $= 43,056 \text{ ft}^2 + 40,903.20 \text{ ft}^2$

$= 83,959.20 \text{ ft}^2$

Remainder available for maximum panhandle area

$= 4,312.00 \text{ ft}^2$

Therefore, maximum length of panhandle at 20ft. width

$= 215.60 \text{ ft.}$

Sect. 8.2 – Building Setbacks:

Front =	7.5 metres	= 24.61 ft
Side =	3.0 metres	= 9.84 ft
Rear =	4.5 metres	= 14.76 ft

As per BC Transportation Guide to Rural Subdivision Approvals

Sect. 2.3.2.08 – Where a panhandle may become a future road (i.e. 20m), provision should be made for corner cut-offs.

Since no future road is provided for, no corner cut-offs are required.

Proposed Subdivision:

As per Parcel Area Calculation Sheet – See attached:

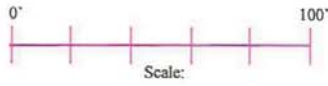
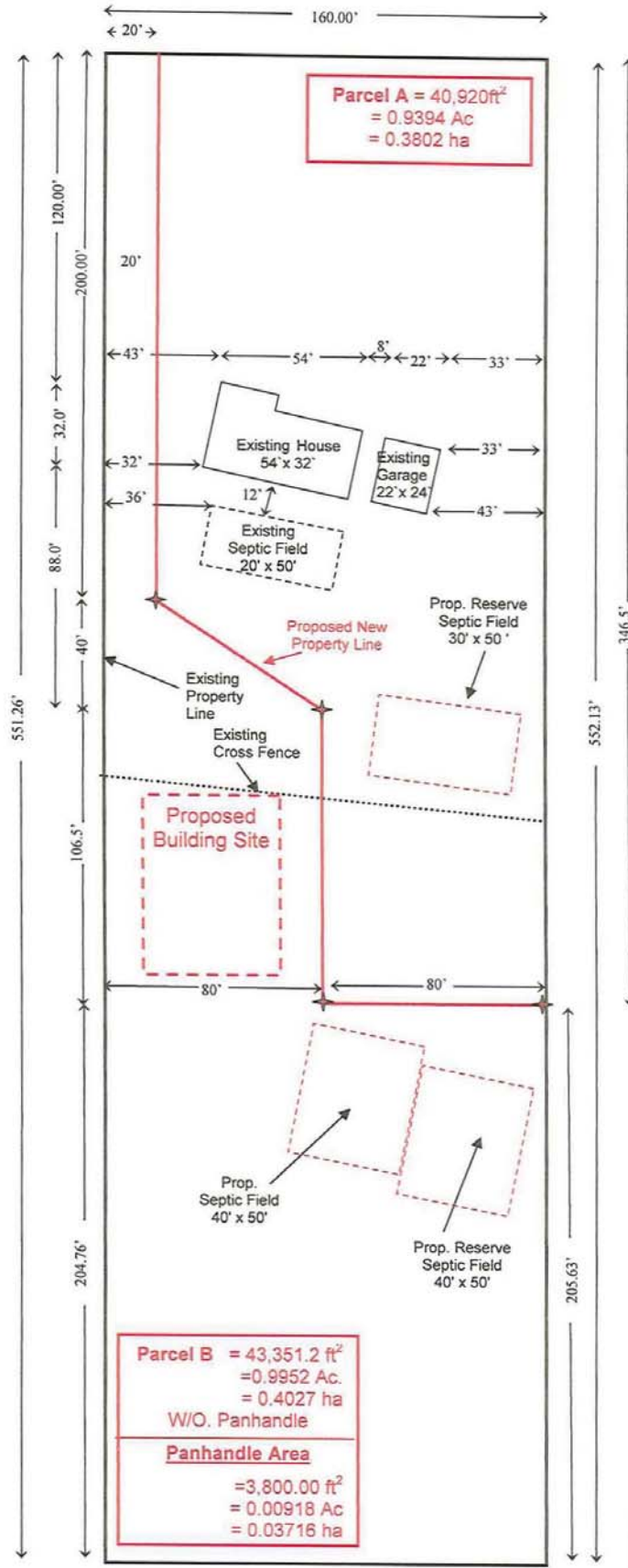
Panhandle size	= 4000.00 ft ²	= 0.009183 Ac.	= 0.037161 ha
Parcel A	= 40,920.00 ft ²	= 0.939394 Ac.	= 0.380160 ha
Parcel B	= 43,351.20 ft ²	= 0.995207 Ac.	= 0.402746 ha
TOTAL	= 88,271.20 ft ²	= 2.026428 Ac.	= 0.820067 ha

Prepared By: J. F. Hugo
October 2, 2011

Proposed Subdivision - 1065 - Braithwaite Drive						
Parcel Area Calculations						
Prepared By: J. F. Hugo			September 23, 2011			
Parcel A	Length - Ft	Width - Ft	Area - ft. ²	Area - Acres	% of Total	% of Min. Requirement
Parcel A	200	140	28,000.00			
	0.5	40	1,200.00			
	40	80	3,200.00			
	106.5	80	8,520.00			
			40,920.00	0.93939	46.36%	100.04%
Parcel B	20	40	800.00			
	0.5	40	1,200.00			
	106.5	80	8,520.00			
	205.195	160	32,831.20			
			43,351.20	0.99521	49.11%	100.69%
Panhandle						
	200	20	4,000.00	0.09183		
Total			88,271.20	2.02643		
Check Reference:	551.695	160	88,271.20	2.02643		
			Ft. ²	Hectares	Acres	Notes:
Min. Area			43,056.00	0.40000	0.98841	1 Ha. = 107,639 ft ²
95% Prov.			40,903.20	0.38000	0.93901	1 Ac. = 43,560 ft ²
						1 Ha = 2.471 Ac.

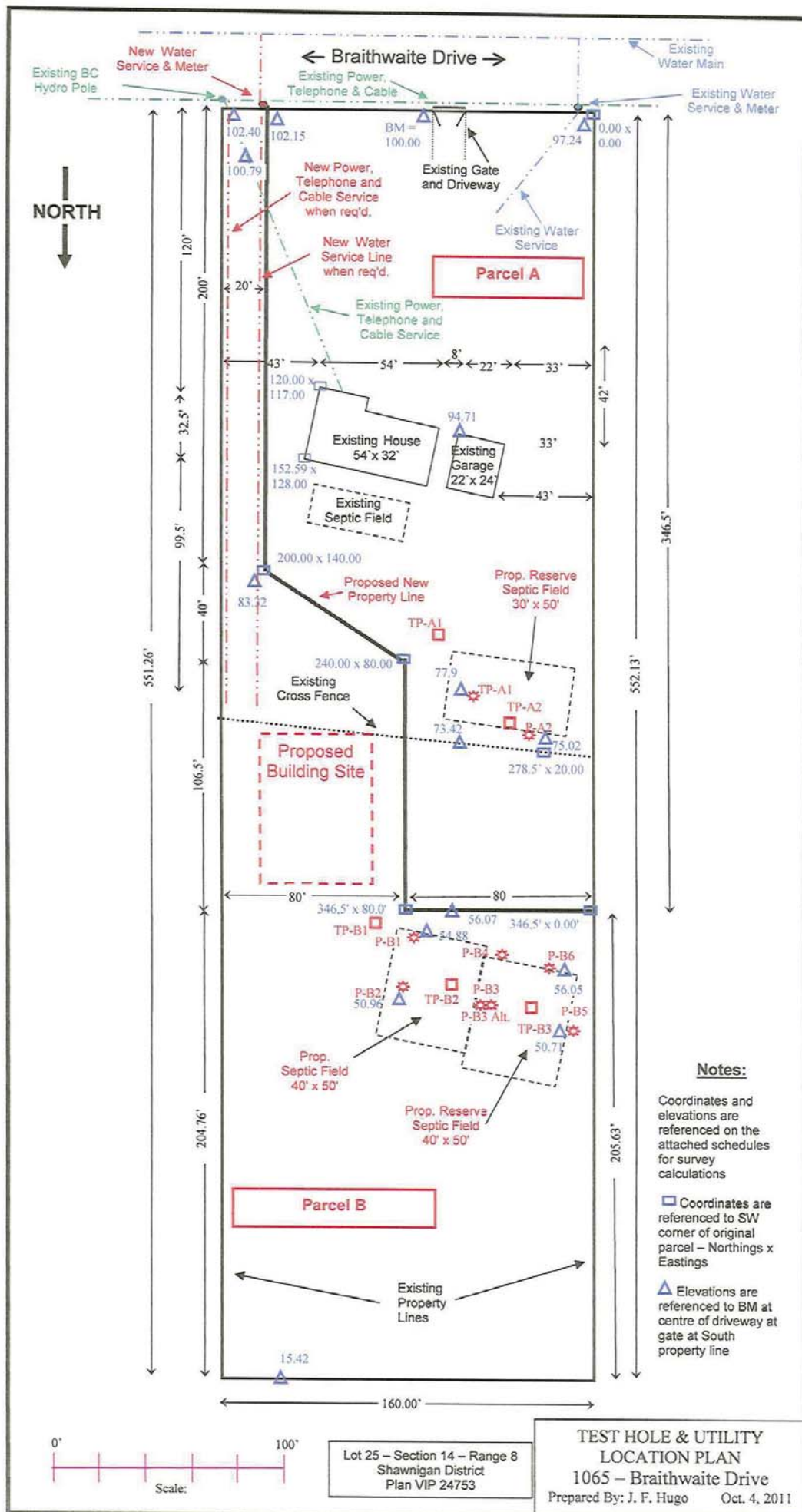


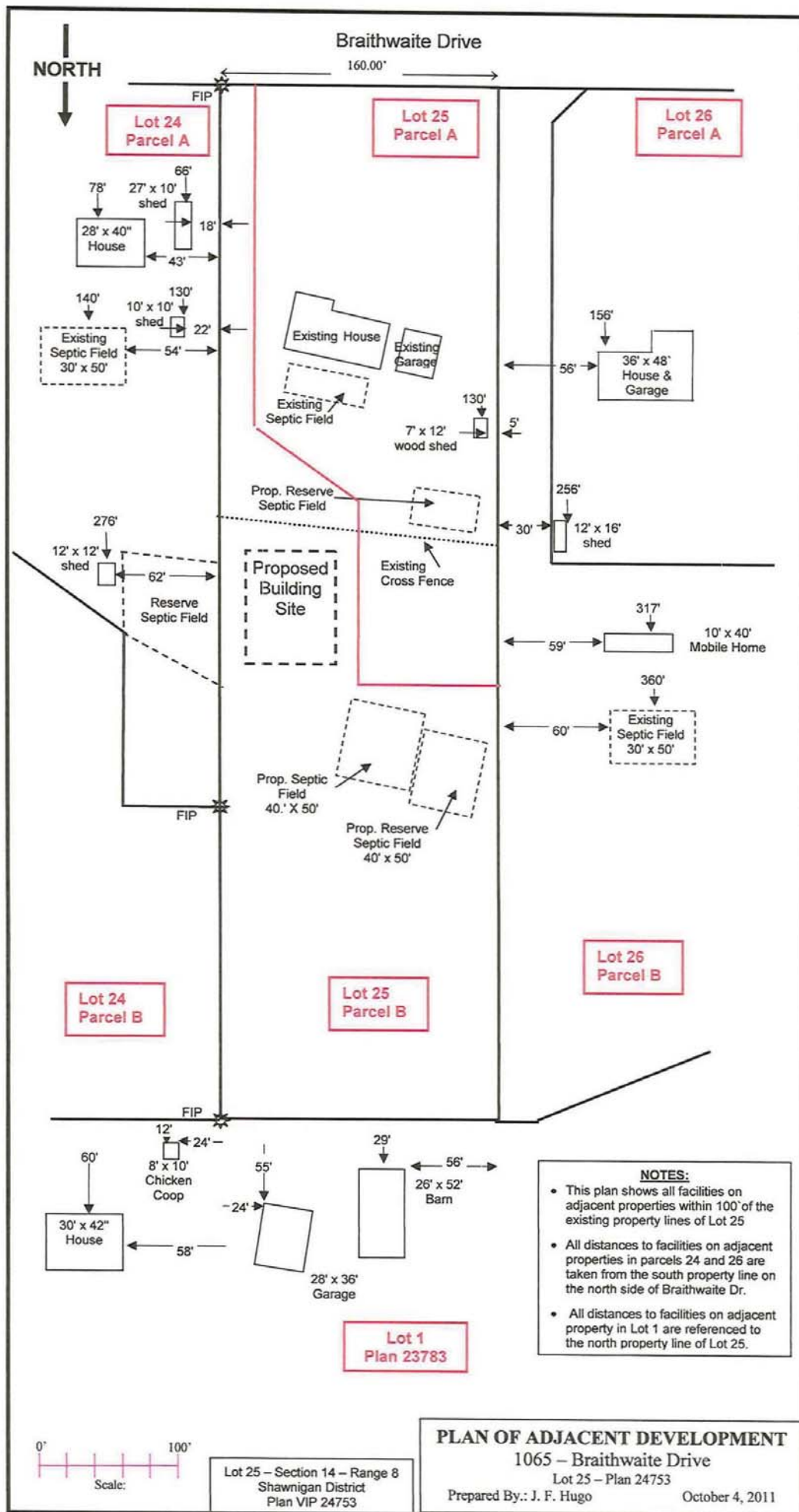
Braithwaite Drive



Lot 25 - Section 14 - Range 8
Shawnigan District
Plan VIP 24753

PROPOSED SUBDIVISION PLAN
1065 - Braithwaite Drive
Lot 25 - Plan 24753
Prepared By: J. F. Hugo October 2, 2011



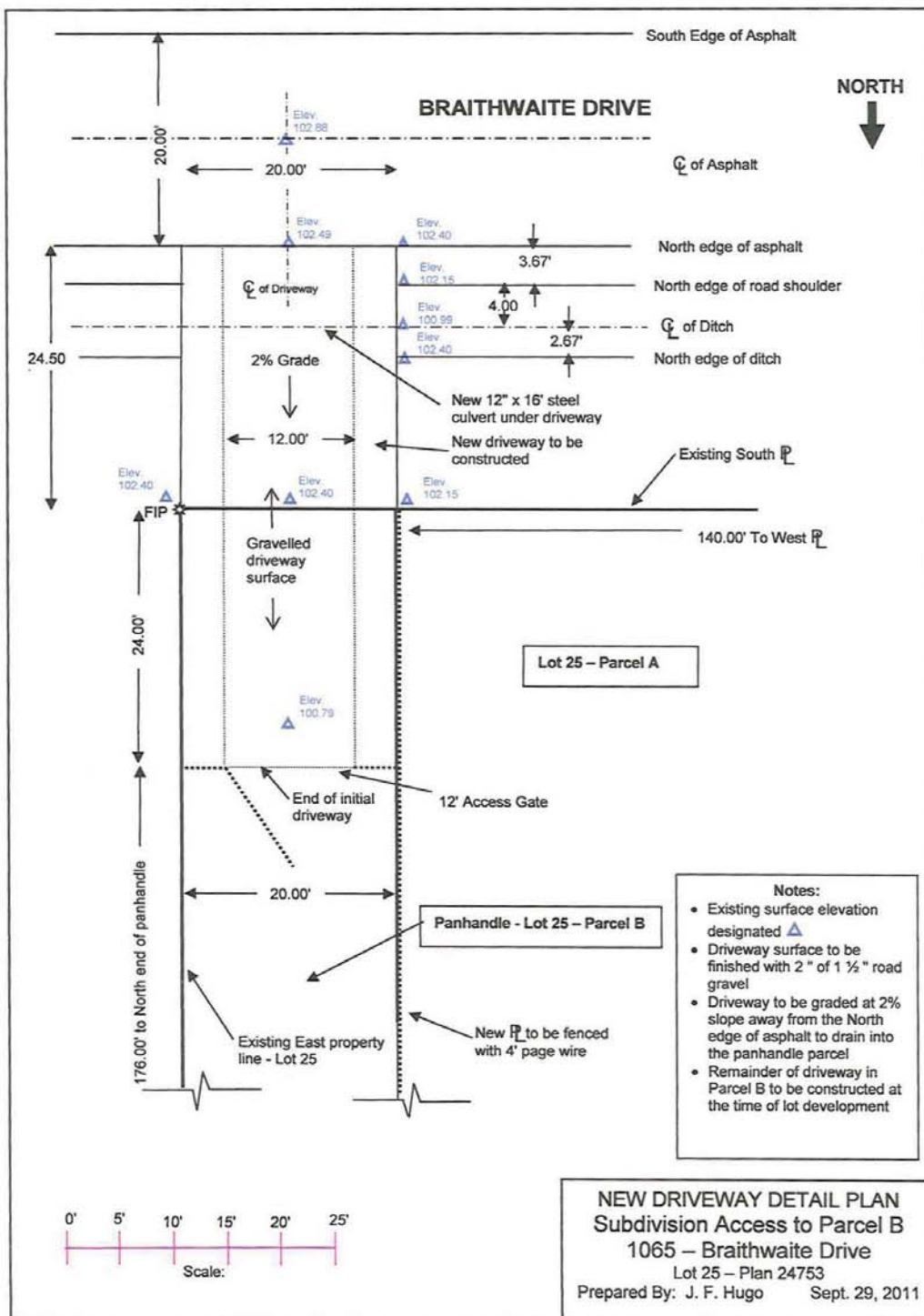


Prepared By: J. F. Hugo										October 1, 2011			
Test Date	Test Hole Number	Test # 1		Test #2		Test Average		Lat. Ref.	Dep. Ref.	Surface Elev.			
		Elapsed Time 6" to 5" Depth	Percolation Rate inches per min	Elapsed Time 6" to 5" Depth	Percolation Rate inches per min	Elapsed Time 6" to 5" Depth	Percolation Rate inches per min						
Parcel "A"													
Aug. 05, 2011	P-A1	3 min: 10 sec	0.32	4 min: 40 sec	0.21	3 min: 55 sec	0.27	253.21	51.40	77.92			
	P-A2	4 min: 40 sec	0.21	4 min: 45 sec	0.21	4 min: 42.5 sec	0.21	272.43	27.96	75.02			
Parcel "B"													
Aug. 12/11	P-B1	1 min: 50 sec.	0.55	1 min: 40 sec.	0.60	1 min: 45 sec	0.57	360.54	77.14	54.88			
Aug. 13/11	P-B2	2 min: 05 sec.	0.48	3 min: 07 sec.	0.32	2 min: 36 sec.	0.38	380.15	81.18	50.92			
Aug. 14/11	P-B3	1 min: 05 sec.	0.75	1 min: 20 sec.	0.83	1 min: 12.5 sec.	0.83	387.46	51.32	50.30			
Aug. 14/11	P-B3 All.	1 min: 05 sec.	0.92	1 min: 05 sec.	0.92	1 min: 05 sec.	0.92	388.64	44.01	50.88			
Aug. 15/11	P-B4	1 min: 10 sec.	0.86	1 min: 30 sec.	0.67	1 min: 20 sec.	0.75	369.81	38.81	54.63			
Aug. 16/11	P-B5	3 min: 00 sec	0.30	3 min: 20 sec.	0.33	3 min: 10 sec.	0.32	399.96	9.06	50.71			
Aug. 16/11	P-B6	1 min: 05 sec	0.92	1 min: 15 sec.	0.80	1 min: 10 sec.	0.86	371.44	18.27	56.05			

- 1 Surface Elev. Referenced to BM at front gate - assumed 100.00'
- 2 Lat. Ref. is Northing calculated from SW corner of original parcel
- 3 Dep. Ref. is Easting calculated from SW corner of original parcel
- 4 All test holes except P-B3 Alt. and P-B6 were machine dug with a small backhoe with a 12" bucket
- 5 Test holes P-B3 Alt. and P-B6 were hand dug with a small shovel and bar

Note: As per sections 6.02 and 6.06 of the subdivision regulations, the increase in parcel size under the provisions of Appendix B, applies only to the minimum parcel size of 7,500 ft² as set out in the Subdivision Regulations. Therefore, as both parcels are in excess of 40,000 ft² each, no increase in parcel size will be applicable due to slope requirements as set out in Appendix B.

Parcel A - Average percolation rate on 2 holes = 4 min 19 sec - Therefore no extra area is required to be added to the minimum parcel size.
 - Average slope of parcel from South property line to north property line = $(100.00' - 56.07') / 348.5' = 12.7\%$
 - Therefore minimum required septic field reserve area = $1,000 \text{ ft}^2 + 500 \text{ ft}^2$ for slope over $10\% = 1,500 \text{ ft}^2$
Parcel B - Average percolation rate on 7 holes = 1 min 43 sec - Therefore no extra area is to be added to the minimum parcel size.
 - Average slope of parcel from South property line to north property line = $(56.07' - 15.42') / 205.63' = 19.7\%$
 - Therefore minimum required septic field reserve area = $1,000 \text{ ft}^2 + 1,000 \text{ ft}^2$ for slope over $15\% = 2,000 \text{ ft}^2$



BRAITHWAITE ESTATES IMPROVEMENT DISTRICT

PO Box 282 * Cobble Hill, BC * V0R 1L0 * Ph: (250) 743-7211 * Fax: (250) 743-8821 * BraithwaiteEstates@shaw.ca

June 30, 2011

FRANCIS & SANJA HUGO

s.22

Dear Mr. & Mrs. Hugo:

Your letter of June 12, 2011 regarding the proposed subdivision of 1065 Braithwaite Drive, Account 90 (Lot 25, Section 14, Range 8, Plan VIP24753, Shawnigan Land District), has been received by the Improvement District. This letter was read and discussed by the Board of Trustees at their meeting on June 23, 2011.

As such, the Trustees are able to confirm that an adequate potable water supply is available from the Braithwaite Estates Improvement District to service the additional parcel to be created by the proposed subdivision. Notwithstanding, provision of water is subject to the applicants meeting the conditions of the Improvement District. These conditions will be provided once the formal application process has been initiated.

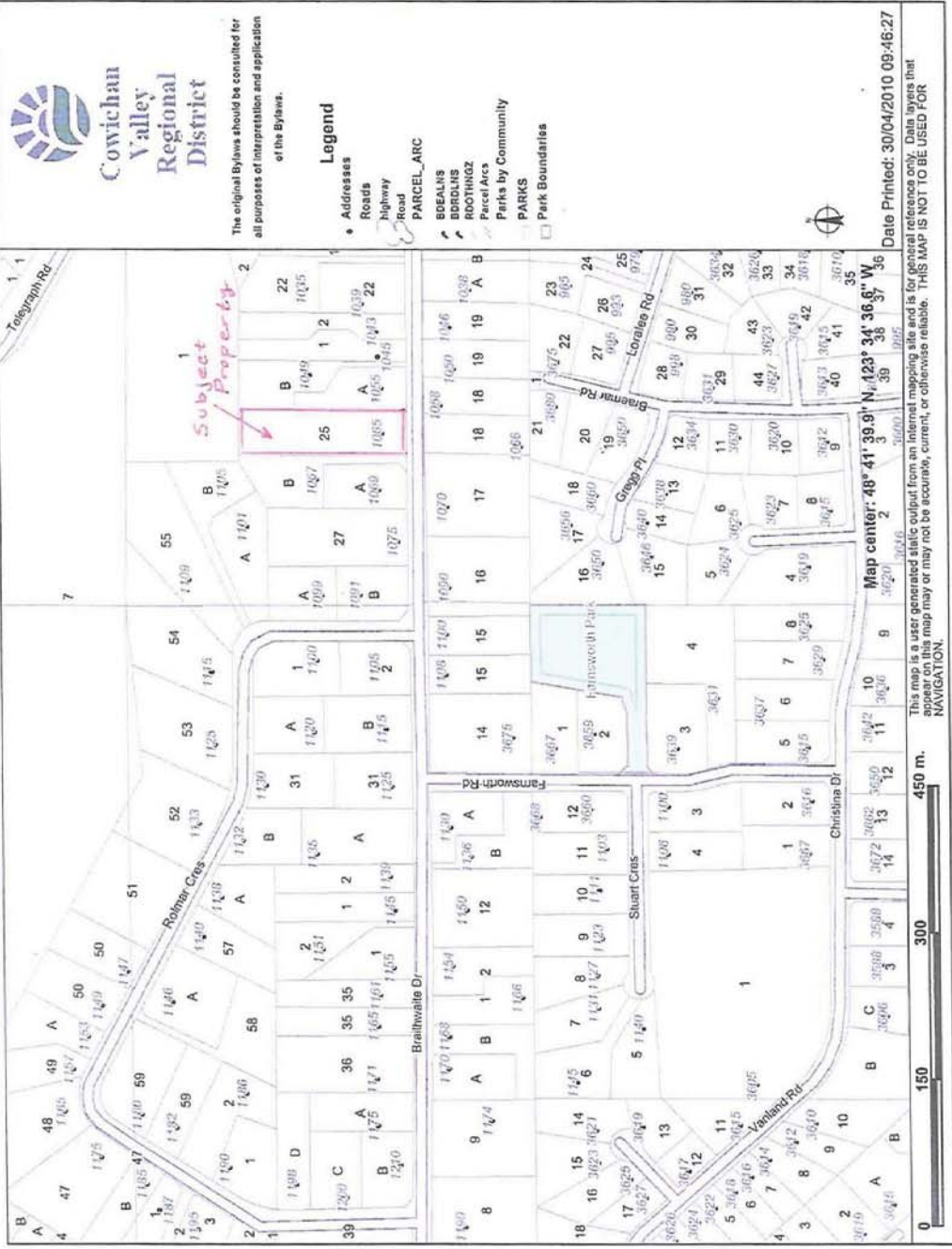
I trust the information provided meets with your satisfaction. Should you have any questions or require further information, please do not hesitate to contact the undersigned at (250) 743-7211.

Yours truly,

BRAITHWAITE ESTATES IMPROVEMENT DISTRICT

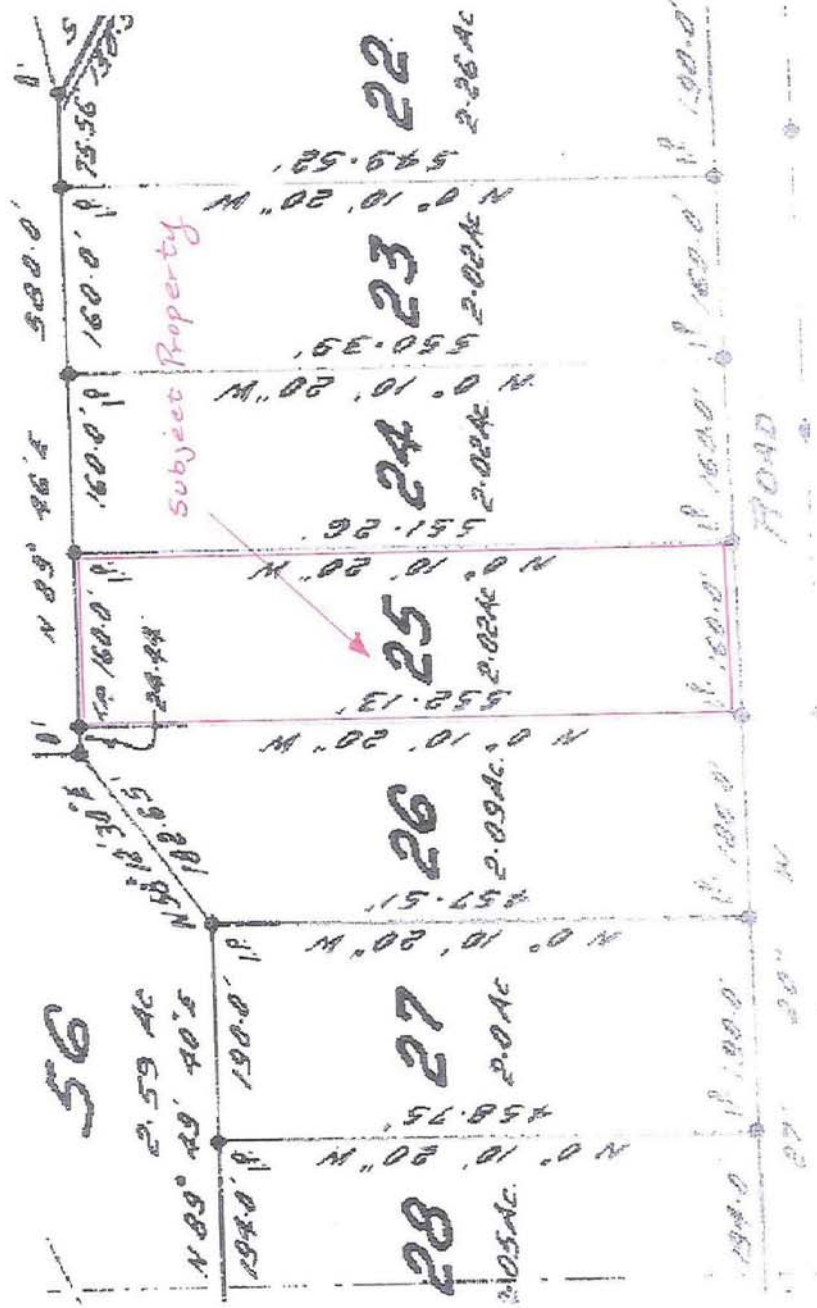
per:


Karen Bereczki
Administrator



Excerpt From Legal Survey Plan

No. 24753





BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Saanich Area Office
240 – 4460 Chatterton Way
Victoria, BC.
V8X 5J2

Provincial Approving Officer
Ministry of Transportation

Date: October 6, 2011
File:

Att'n: Mr. Ross Deveau

Re: Lot 25, Section 14, Range 8, Plan 24753 Shawnigan – Municipal 1065 – Braithwaite Drive, Colville Hill, BC

I, James Francis Hugo, hereby acknowledge that *the Environmental Management Act*, 2003, is effective as of March 31st, 2005.

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40.(1) of the *Act*.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

s.22

s.22

Witness

October 6 / 2011

Date

Env-Mgt-Act 2005.doc

Page 15 redacted for the following reason:

s.22