



Our File: 55.461018 - Nechako  
River at Prince George  
Your File: 41-21-78/3010

June 11, 1985

District Highways Manager  
Ministry of Transportation and Highways  
#433 - 1011 Fourth Avenue  
Prince George, British Columbia  
V2L 3H9

Dear Sir:

Re: Proposed Subdivision of Lot 6, D.L. 2165,  
Cariboo District, Plan 17313

This letter is in reply to your correspondence of March 26, 1985.

Pursuant to Section 82(1) of the Land Title Act, consent is given for the approval of the above-mentioned plan of subdivision, subject to the subdivider entering into a covenant registrable under Section 215, which shall run with the land and shall effect the following conditions for the remainder of the property, as shown on the proposed plan of subdivision attached to your referral:

- "1. Hereafter, no building shall be constructed, nor mobile home located within thirty (30) metres of the top of the Nechako River bank.
2. The owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile home located in accordance with Condition (1) herein will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the Province or the Fraser-Fort George Regional District or hold the Province or Regional District responsible for damages caused by flooding or erosion to the land or to any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof."

These covenant conditions are to be registered with priority over any financial charges registered against the property.

This consent to the approval of the proposed subdivision applies only to the requirements under Section 82(1) of the Land Title Act, and does not apply to any other approval which may be required. If you require any further information, please contact us at the number given above.

Yours truly

A handwritten signature in dark ink, appearing to read 'Earl Warnock', written in a cursive style.

Earl Warnock  
Regional Director  
Northern Region

for B. E. Marr  
Deputy Minister of Environment

cc.: Regional District of Fraser-Fort George, Prince George, B.C.



565-6180

YOUR FILE.....

OUR FILE....41-21-76-3010

DATE May 24, 1985

Mr. Robert Knight

S22

Proposed subdivision of Lot 6, Plan 17313, D.L. 2165, C.D.

Your proposal for a 2 lot subdivision has received preliminary layout approval by the Ministry of Transportation and Highways, subject to the following conditions:

- 1) Statutory Declaration regarding relief from compliance with Sec 75 (1) (b) of the L.T.A.
- 2) Compliance with or relief from R.D.F.F.G. By-law 468, specifically minimum lot frontage and supply of Community water.
- 3) A covenant as may be required by the Ministry of Environment.
- 4) Compliance with B.C.A.L.C. Resolution #34/85

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of        plus        per lot created by the plan and made payable in the form of a cheque to the Minister of Finance.

The approval granted is only for the general layout of the subdivision and is valid for 180 days from this date. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

Very truly yours,

District Highways Manager,

Ministry of Transportation and Highways

#433 - 1011 Fourth Avenue  
Prince George, B.C.  
V2L 3H9

565-6180

41-21-78-3010

May 24, 1985

Mr. Robert Knight

S22

Dear Sir:

RE: PROPOSED SUBDIVISION OF LOT 6,  
PLAN 17313, D.L. 2165, C.D.

The Ministry grant Preliminary layout approval to the above referred to subdivision subject to the following conditions:

- 1) Statutory Declaration regarding relief from compliance with Sec 75 (1) (b) of the L.T.A.
- 2) Compliance with or relief from R.D.F.F.G. By-law 468, specifically minimum lot frontage and supply of Community water.
- 3) A covenant as may be required by the Ministry of Environment.
- 4) Compliance with B.C.A.L.C. Resolution #34/85

Yours truly,

S.R. Young, P. Eng.  
District Highways Manager  
per:

N. Edelmann  
District Engineering Inspector

NE/hh  
bcgeu

CC: Regional District of  
Fraser-Fort George



# MEMORANDUM

To: District Highways Manager  
Prince George, British Columbia

Attention: N. Edelmann

Date: May 23, 1985  
Branch/Dist: Region #4  
Address: #213 - 1011 4th Avenue  
Prince George, B.C.  
V2L 3H9  
Phone: 565-6185  
Hdqtrs. File:  
Region File: R4-41-21-78/3010  
District File:

RE: Proposed Subdivision of Lot 6, Plan 17313, D.L. 2165  
Cariboo District

Preliminary Layout approval granted subject to the following special conditions:

- 1) Statutory Declaration regarding relief from compliance with Sec 75 (1) (b) of the L.T.A.
- 2) Compliance with or relief from R.D.F.F.G. By-law 468, specifically minimum lot frontage and supply of Community water.
- 3) A covenant as may be required by the Ministry of Environment.
- 4) Compliance with B.C.A.L.C. Resolution #34/85

K.J. Scofield  
Regional Approving Officer

D.M. Walker  
Assistant to Regional Approving Officer

DMW/ge

DATE April 26/85  
DISTRICT FILE NO. 3010  
DATE DISTRICT RECEIVED

REPORT ON PRELIMINARY SUBDIVISION

HIGHWAY DISTRICT Pr. George REGIONAL DISTRICT/MUNICIPALITY F.F.G.  
REGIONAL FILE NO. REFERENCE/DATE  
ROAD NAME ROUTE NO. Bergman road  
LEGAL DESCRIPTION lot 6, Plan 17313, D.L. 2165, C.D.  
NAME OF APPLICANT Knight  
NAME OF AGENT n/a  
LOCATED ± 5 km W OF Pr. George  
TOPOGRAPHIC DESCRIPTION fairly flat - steep bank to river  
REPORTED BEFORE AS ZONING/LUC/DEVELOPMENT PERMIT/ACCESS/SUBDIVISION? n/a  
OUTCOME REFERENCE DATE  
PRESENT LAND USE? homesite  
PROPOSED LAND USE? 2 lot subdiv.  
PRESENT ZONING? CR 2 0.8 ha min.  
CONFORM WITH REGIONAL PLAN? yes CONFORM WITH COMMUNITY PLAN? yes IN ALR? yes SPEED ZONE 80 km.  
STREET SYSTEM ADEQUATE FOR ADDITIONAL TRAFFIC? yes OFF-STREET PARKING OK? n/a  
SECONDARY STREET SYSTEM EXIST? no REQUIRE FRONTAGE WIDENING? no  
ACCESS ALL LOTS? yes CONFLICT LOCATION LINE? no PIPE-LINE CROSSING? no  
75(1) (b) (c) yes COMMON LOT? no ACCESS BY RR CROSSING? no FRONTAGE RULE? see below ACCESS BY WATER? no EASEMENT? no  
REQUIRE COMM. WATER? yes PARCEL SIZE OK BY ZONING? yes SEWAGE DISPOSAL? — REQUIRE COMM. SEWER? —  
ROAD/LAND DRAINAGE OK? yes REQUIRE COVENANT? ? EROSION? Nil LANDSLIP? Nil FLOODING? Nil  
ROCKFALL? Nil SNOWSLIDE? Nil WILDLIFE? Nil ROAD CLOSURE? No IF YES, CONTINUE  
STATUS OF ACCESS CONSTRUCTED TO STANDARD  
IS ROAD REQUIRED FOR NETWORK? HOW WAS ROAD CREATED?  
WHY DOES APPLICANT WANT CLOSURE? DID CROWN PAY FOR ROAD?  
WHY VEST AND NOT LEASE? IF ALTERNATE EXISTS, DID CROWN PAY FOR IT?  
WHAT BENEFIT TO APPLICANT?  
CERTIFICATE OF ENCUMBRANCE CERTIFICATE OF TITLE

COMMENTS: Approval recommended subject to:  
1) Relief in full from compliance with sec. 75(1) (b).  
2) Compliance with or relief from R & F bylaw #468 re min. frontage and Community water.

Note. The proposal has been forwarded to the Min. of Environment for their comments - if their recommendations include a covenant - applicant to conform with that request.  
See letter from health re sewage and water quality.

[Signature]  
DISTRICT HIGHWAYS MANAGER