

## Palin, Kim TRAN:EX

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**From:** Johnson, Stuart TRAN:EX  
**Sent:** Thursday, January 16, 2014 11:25 AM  
**To:** Palin, Kim TRAN:EX  
**Subject:** FW: digital signatures - Manly/Andres Road subdivision

Hi Kim

Below is the email I used to send the final docs...

Stu Johnson  
District Development Technician  
Ministry of Transportation and Infrastructure  
3rd Floor - 2100 Labieux Road  
Nanaimo, B.C. V9T 6E9  
Phone 250-751-3270  
Fax 250-751-3289

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**From:** Johnson, Stuart TRAN:EX  
**Sent:** Tuesday, June 4, 2013 12:22 PM  
**To:** 'Stephanie Herle'  
**Subject:** RE: digital signatures - Manly/Andres Road subdivision

Yes, they're waiting at the front desk

Stu Johnson  
District Development Technician  
Ministry of Transportation and Infrastructure  
3rd Floor - 2100 Labieux Road  
Nanaimo, B.C. V9T 6E9  
Phone 250-751-3270  
Fax 250-751-3289

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**From:** Stephanie Herle [<mailto:stephanie@islandlaw.ca>]  
**Sent:** Tuesday, June 4, 2013 11:12 AM  
**To:** Johnson, Stuart TRAN:EX  
**Subject:** RE: digital signatures - Manly/Andres Road subdivision

Stu,

Are the documents available for pick up now?

Stephanie Herle  
Legal Assistant to Laurie A. Crossan  
Mont & Walker Law Corporation  
201 Selby Street  
Nanaimo, BC V9R 2R2  
Phone (250)753-6435  
Fax (250)753-5285  
<mailto:stephanie@islandlaw.ca>

**From:** Johnson, Stuart TRAN:EX [mailto:Stuart.Johnson@gov.bc.ca]  
**Sent:** June-03-13 2:46 PM  
**To:** 'Jeff Tomlinson'  
**Cc:** 'Stephanie Herle'  
**Subject:** digital signatures - Manly/Andres Road subdivision

Hi Jeff and Stephanie

Please find attached scans of signed SRW and digital signature page for the application to deposit.

Stephanie, how would you like to obtain the originals?

Thanks,

Stu Johnson  
District Development Technician  
Ministry of Transportation and Infrastructure  
3rd Floor - 2100 Labieux Road  
Nanaimo, B.C. V9T 6E9  
Phone 250-751-3270  
Fax 250-751-3289



April 3, 2013

**MOTI File No. 2011-05601**  
**RDN File No. PL2011-181**

Stuart Johnson, District Development Technician  
Ministry of Transportation & Infrastructure  
3rd Floor, 2100 Labieux Road  
Nanaimo, B.C. V9T 6E9

Dear Mr. Johnson,

**RE: Subdivision Compliance Request for Proposed Subdivision of That Part of Section 18, Range 2, Mountain District Lying to the East of a Straight Boundary Joining a Point on the North Boundary of Said Section Distant 20 Chains from the North East Corner of Said Section to a Point on the South Boundary of Said Section**  
**3301 Andres Road - Electoral Area 'C'**  
**Applicant: Karmen Lussier and Richard Chiste**

This letter is in response to the applicant's request for confirmation that the RDN related conditions of subdivision have been met.

We can now confirm that the proposed subdivision is deemed to be compliant with respect to the Regional District of Nanaimo Bylaws and those items previously identified through the Subdivision Review Report dated July 9, 2013.

With respect to Item 1 in the Report: Development Permit No. PL2012-008 was issued on October 02, 2012 and Conditions of Approval have been met as of April 2, 2013. Note: Staff has accepted a Letter of Undertaking to register this section 219 Restrictive Covenant, prohibiting development and use within the SPEA except in accordance with RAR assessment, concurrently with the plan of subdivision.

If you require any further information with respect to this subdivision application, please call me at 250-390-6510.

Sincerely,

Angela Buick, Planner  
Strategic & Community Development

cc: Karmen Lussier and Richard Chiste  
BC Assessment ([centralvanisl@bcassessment.ca](mailto:centralvanisl@bcassessment.ca))

Development Services  
6300 Hammond Bay Road  
Nanaimo, BC  
V9T 6N2

Ph: (250) 390-6510

Toll Free: 1-877-607-4111  
Fax: (250) 390-7511  
Email: [planning@rdn.bc.ca](mailto:planning@rdn.bc.ca)

Web: [www.rdn.bc.ca](http://www.rdn.bc.ca)

# Mont & Walker Law Corporation

Barristers Solicitors Notaries

Laurie A. Crossan, B.Mus., LLB\*  
Patrick K. McMurphy, B.A., LLB\*  
Roderick E. Mont, B.G.S., LLB\*  
Michael P. Walker, B. Comm., LLB\*  
Simmarjit K. Madaan, B.A., LL.B., LL.M.\*

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\*Law Corporation

File No. 41807

April 9, 2013

201 Selby Street  
Nanaimo, British Columbia V9R 2R2  
Telephone: (250) 753-6435  
Fax: (250) 753-5285  
Email: [lcrossan@islandlaw.ca](mailto:lcrossan@islandlaw.ca)  
Website: <http://www.islandlaw.ca>

**Via Courier**

**Ministry of Transportation**  
3rd Floor - 2100 Labieux Road  
Nanaimo, B.C.

Attention: Stuart Johnson

Dear Sir:

**RE: Your file No. 2011-05601**  
**Our clients: 0473252 B.C. Ltd. and 0627060 B.C. Ltd.**  
**Property: 3301 Andres Road, Nanaimo, BC (the "Property")**

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Further to your letter of July 31, 2012, granting preliminary layout approval to our clients' proposed seven lot Conventional subdivision, enclosed herewith please find the following:


- ✓1. original State of Title Certificate;
- ✓2. FIN55 Tax Certificate;
- ✓3. Survey Plan Certification with Plan EPP27997;
- ✓4. Application to Deposit Plan;
- ✓5. Proof of adequate supply of potable water for each lot;
- 6. Statutory Right of Way and Priority Agreement, in triplicate; and
- 7. cheque payable to the Minister of Finance in the amount of \$750.00 for Plan Examination Fee.

Kindly attend to execution of the Application to Deposit Plan and Statutory Right of Way and contact my secretary, Stephanie, once the documents have been signed and are ready for pick up.

I trust you find the foregoing and enclosed to be in order.

Yours truly,

**MONT & WALKER LAW CORPORATION**

Per: 

**LAURIE A. CROSSAN**

/sh

Enclosure



Lot 1

Drillwell Enterprises Ltd.  
4994 Polkey Rd.  
Duncan, BC  
V9L 6W3

29Oct12 2:17p  
Rig  
effluent  
2

W104510

TEL: (800) 746-7444  
FAX: (250) 746-8404  
drill@drillwell.com

Arrival temp.: 8.0C

Sample: D&R Concrete Lot 1 Andre Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL E.coli
			TC	T-NC	FC	F-NC	
Plate #38421	29Oct12	08:30a	0	0	0	0	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998  
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,  
J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water-  
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than

200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for  
drinking water; treatment is strongly recommended.

- see following page for chemistry results -

M. Milholm  
Microbiologist

W. Riggs  
Sr. Microbiologist

M.B. LABS LTD

T: 656-1334 F: 656-0443 E: mblabs@pacificcoast.net W: www.mblabs.com

Lot 2

## ABC WATER SYSTEMS

9-2180 South Wellington rd. Nanaimo BC V9X1V8  
Tel: 250.753.3333 Fax: 250.753.3364 office@abowatersystems.ca

April 6<sup>th</sup> 2013

Rich Chiste,

RE: 3301 Andres Rd, Well Flow Test

GPS Location - N49° 11.711 W124° 03.511

Well Type - Dug well with cement rings. Dia - 1.75 ft i.d.

Intake depth 23.8ft. Well depth 24.6 ft.

### Well Flow Test Summary

Starting Static level 10.1 ft

Starting meter reading 0036900

Well was pumped for 3 hours 20 minutes at an average of 3.8 imperial gallons per minute. Total gallons pumped were 1,140 gallons. Over the last 40 minutes of pumping the static level did not move and the flow rate was constant at 2.0 imperial gallons. The well appears to be making 2.0 imperial gallons per minute.

Well diameter changes about 11 feet down from surface. It looks like it goes to the same size as large ring around top of well which is 3.5 feet diameter i.d.

## Client/Code

A.B.C. Water Systems Ltd. S#  
 #9 - 2180 S. Wellington Rd.  
 Nanaimo, BC  
 V9X 1V8

Date 06Nov12 8:46a No. W104638  
 Source Well  
 Type of Sample water  
 No. of Samples 1

TEL: (250) 753-3333  
 FAX: (250) 753-3364

office.abcwater@shawbiz.ca

Comments Arrival temp.: 9.0C  
 Sampler: Jeff Townsend

Sample: Rich Chiste 3301 Andres Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
Lot# 3 Well ID 36496	05Nov12	12:00p	0	0	0	0	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998

Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro., J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

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 water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than  
 200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for  
 drinking water; treatment is strongly recommended.

M. Milholm  
 Microbiologist

W. Riggs  
 Sr. Microbiologist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

TEL: (250) 656-1334 FAX: 656-0443

TRA 2013 00018  
 Page 7

Lot 4

Drillwell Enterprises Ltd.  
4994 Polkey Rd.  
Duncan, BC  
V9L 6W3

24Oct12 2:41p  
Rig  
water  
1

W104452

TEL: (800) 746-7444  
FAX: (250) 746-8404  
drill@drillwell.com

Arrival temp.: 3.0C

Sample: Well ID 38420 D&R Company Lot 4

Site_Code	Date	Time	Fecal Coliforms * (CFU/100mL)	E.coli (CFU/100mL)
Andres Rd	23Oct12	16:30p	0	0

\* membrane filtration

Fecal Coliforms may also be known as Thermotolerant Coliforms

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998; May 2009  
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,  
J.Intern.Systm.Bact.

Results may be adversely affected if samples are submitted to the laboratory more  
than 24 to 30 hours after collection.

M. Milholm  
Microbiologist

W. Riggs  
Sr. Microbiologist

M.B. LABS LTD

T: 656-1334 F: 656-0443 E: mblabs@pacificcoast.net W: www.mblabs.com

Lot 4 -



Lot 5

Drillwell Enterprises Ltd.  
4994 Polkey Rd.  
Duncan, BC  
V9L 6W3

15Nov12 2:17p  
Well  
water  
1

W104857

TEL: (800) 746-7444  
FAX: (250) 746-8404  
drill@drillwell.com

Arrival temp.: 13.0C

Sample: Lot 5 Manly Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
Well ID # 38425	15Nov12	07:00a	0	0	0	0	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998  
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,  
J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water-  
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than  
200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for  
drinking water; treatment is strongly recommended.

- see following page for chemistry results -

M. Milholm  
Microbiologist

W. Riggs  
Sr. Microbiologist

M.B. LABS LTD

T: 656-1334 F: 656-0443 E: mblabs@pacificcoast.net W: www.mblabs.com

Lot 6

Drillwell Enterprises Ltd.  
4994 Polkey Rd.  
Duncan, BC  
V9L 6W3

08Nov12 2:39p  
Well  
water  
1

W104742

TEL: (800) 746-7444  
FAX: (250) 746-8404  
drill@drillwell.com

Arrival temp.: 5.0C

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
Manly Rd ID 38424 Lot 6	07Nov12	14:00p	0	4	0	2	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998  
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,  
J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

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drinking water; treatment is strongly recommended.

- see following page for chemistry results -

M. Milholm  
Microbiologist

W. Riggs  
Sr. Microbiologist

M.B. LABS LTD

T: 656-1334

F: 656-0443

E: mblabs@pacificcoast.net

W: www.mblabs.com

Client/Code  
Drillwell Enterprises Ltd.  
4994 Polkey Rd.  
Duncan, BC  
V9L 6W3

TEL: (800) 746-7444  
FAX: (250) 746-8404  
drill@drillwell.com

6047  
Date 02Nov12 3:05p  
Source FWS  
Type of Sample water  
No. of Samples 1  
Arrival temp.: 5.0C  
Comments Amended 07Nov12

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
38422 Lot 7	Manly DR	02Nov12 08:00a	0	0	0	0	0

TC = total coliform bacteria  
FC = fecal coliform bacteria (aka thermotolerant coliforms)  
NC = non-coliform bacteria  
CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 8th ed, 1995 + Revision A, 1998  
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,  
J.Intern.Systm.Bact.

Comments:

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drinking water; treatment is strongly recommended.

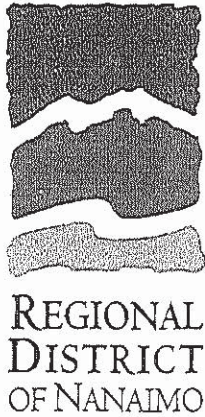
M. Milholm  
Microbiologist

W. Riggs  
Sr. Microbiologist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

TEL: (250) 656-1334 FAX: 656-0443



July 9, 2012

MOTI No.: 2011-05601

Subdivision File No: PL2011-181

Mr. Stu Johnson, Development Technical  
Ministry of Transportation & Infrastructure  
3<sup>rd</sup> Floor - 2100 Labieux Road  
Nanaimo, BC V9T 6E9

Dear Mr. Johnson:

**Re: *Proposed Subdivision of Proposed Plan of Subdivision of That Part of Section 18, Range 2, Mountain District Lying to the East of a Straight Boundary Joining a Point on the North Boundary of Said Section Distant 20 Chains from the North East Corner of Said Section to a Point on the South Boundary of Said Section***  
**Owner/Applicant: 0473252 B.C Ltd., Inc. No. BC0473252 & 0627060 B.C Ltd., Inc. No. BC0627060**  
**3301 Andres Road, Electoral Area 'C'**

---

Enclosed is the Subdivision Review Report with respect to the above noted subdivision application.

If you have any questions, please call me at 250-390-6510.

Sincerely,

Angela Buick  
Planner

enclosure

6300 Hammond Bay Rd.  
Nanaimo, B.C.  
V9T 6N2

Ph: (250)390-4111  
Toll Free: 1-877-607-4111  
Fax: (250)390-4163

RDN Website: [www.rdn.bc.ca](http://www.rdn.bc.ca)





# REGIONAL DISTRICT OF NANAIMO

## SUBDIVISION REVIEW REPORT

Subdivision File No: MOTI: 2011-05601  
RDN: PL2011-181

Date of Review: July 9, 2012

Electoral Area: 'C'

Map Reference: 92G.002.3.3

PID No: 009-449-051

Folio No.: 768 005224.000

### PROPERTY DESCRIPTION:

Owner/Agent: 0473252 B.C Ltd., Inc. No. BC0473252 & 0627060 B.C Ltd., Inc. No. BC0627060  
Civic Address: 3301 Andres Road

Total Land Area: 14.32 ha

Land Use – Current: Rural Residential

No. of New Lots: 7

Land Use – Proposed: Rural Residential

### APPLICATION FEE:

Total Fee (including GST): \$2100.00

Date Received: December 15, 2011

Receipt No: 2011 3337

### RDN STATUS:

The proposed subdivision shall conform to the requirements of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and all other applicable bylaws of the RDN.

Zone Classification: Rural 1 (RU1)

Subdivision District: 'D'

Amendment Application: N/A

Development Permit Area: Yes – see page 2

ALR Status: N/A

Official Community Plan: Electoral Area 'C' OCP Bylaw No. 1055, 1997

OCP Designation: Rural Residential

### SERVICES:

Where a proposed subdivision is to be serviced by a community water or sewer system, detailed design and specifications of the system shall be submitted to the Regional District or the community authority for approval prior to construction and final approval.

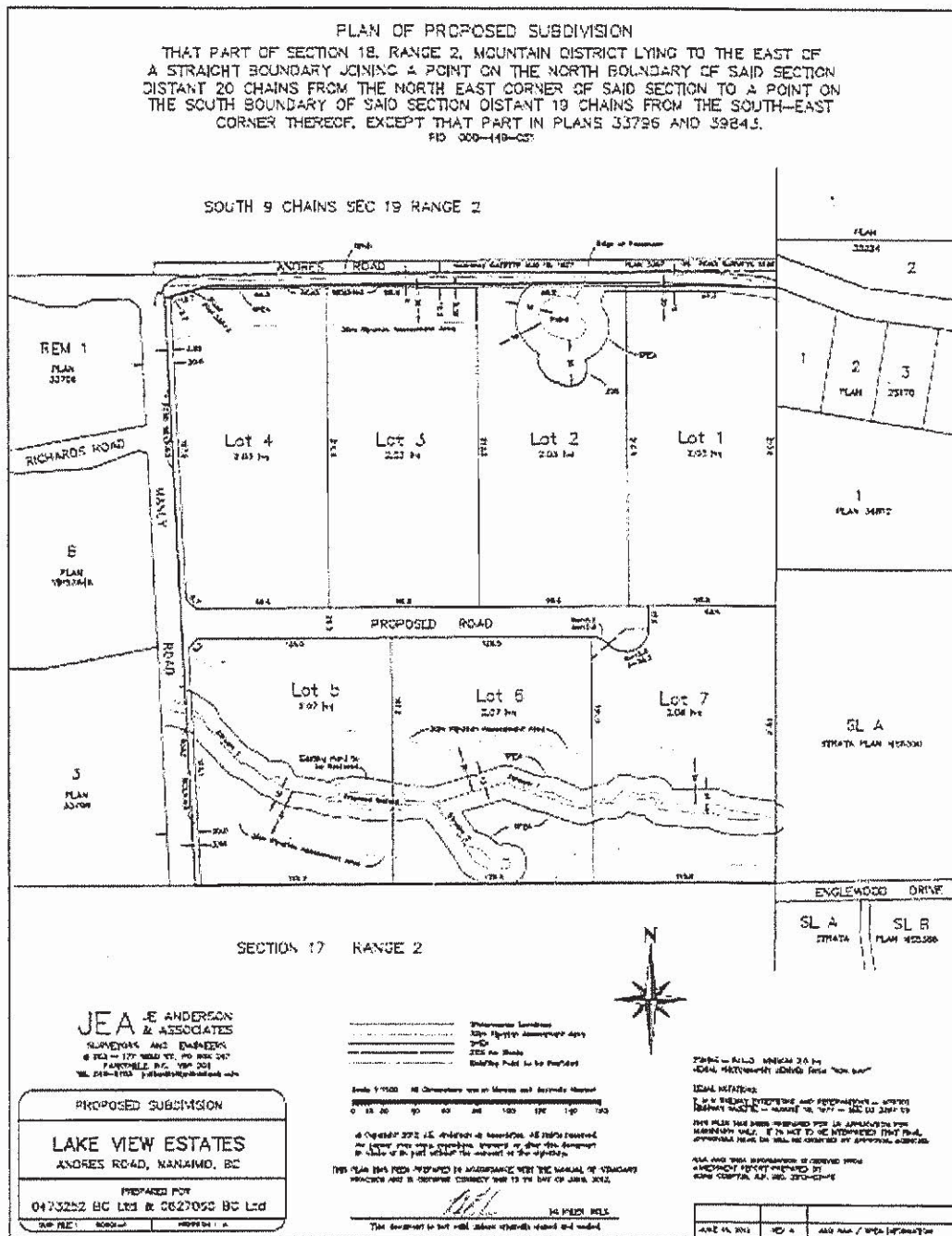
Minimum Parcel Size Requirements with "F" Subdivision District:

Community Water & Sewer Systems: 2.0 ha

Community Water System-No Community Sewer: 2.0 ha

Community Sewer System-No Community Water: 2.0 ha

All Other Subdivisions: 2.0 ha





BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

FILE COPY

**PROPOSED SUBDIVISION  
PRELIMINARY LAYOUT  
APPROVAL**

Your File #:  
eDAS File #: 2011-05601  
Date: Jul/31/2012

c/o 473252 B.C. Ltd. & 627060 B.C. Ltd.  
PO Box 256  
Nanoose Bay, British Columbia V9P 9A9  
Canada

Attention: Karmen Lussier

**Re: Proposed Subdivision of**

**That Part of Section 18, Range 2, Mountain District lying to the East of a  
Straight Boundary joining a point on the North Boundary of said Section  
Distant 20 Chains from the North East Corner of said Section to a Point on  
the South Boundary of said Section Distant 19 Chains from the South East  
Corner thereof, except that part in Plans 33796 and 39843,  
3301 Andres Road, Nanaimo.**

Your proposal for a 7 lot Conventional subdivision has received preliminary layout approval, subject to the following condition(s):

- ✓ 1. Applicant to submit current State of Title and FIN55 Tax Certificates upon submission of final plans.
- ✓ 2. Applicant to submit written confirmation from the Regional District of Nanaimo advising that all of their applicable bylaws and regulations have been complied with, and development permits issued, prior to final approval.
- ✓ 3. Applicant to provide, to the satisfaction of the Provincial Approving Officer, proof of an adequate supply of potable water for each lot.
- ✓ 4. Manly Road and the proposed new subdivision road are to be upgraded/constructed and paved to current Ministry standards. An overall engineered road design and construction drawings are to be submitted to the Ministry for review and approval. Engineer to contact the Ministry representative, prior to commencing the detailed design. When accepted, the project manager is to contact the Ministry representative at each phase of road construction.

Local District Address
Vancouver Island District
Third Flr
2100 Labieux Road
Nanaimo, BC V9T 6E9
Canada
Phone: (250) 751-3246 Fax: (250) 751-3289