

From: S22
Sent: Friday, March 9, 2012 6:12 AM
To: Fagervik, Kirsten TRAN:EX
Cc: S22
Subject: DL2704 Gambier Island

Hi Kirsten, We had a meeting last night. One question that we have for you concerns building setbacks from the MOT designated roads. We understand that the setback requirement is 15 feet for MOT roads. One of the owners indicated that the setback requirement for SCR D roads is 25 feet. As these are MOT roads is it true that the building setback is 15 feet or is it the case that the SCR D setback of 25 feet overrules the MOT setback requirements? Does this rule apply to MOT roads? . Thank you, S22

Carlson, Loretta TRAN:EX

From: S22
Sent: Monday, February 20, 2012 10:16 AM
To: Fadervik, Kirsten TRAN:EX
Cc: S22
Subject: Gambier DL2704

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kirsten, I am pleased to tell you that our group of 12 owners is well down the road to subdivision planning and agreements. We are almost there. I have a question for Mr. Moore. He indicated that the waterlot lease agreement has to be continued by the 12 owners as part of the subdivision agreement with MOT. We understand why this is the case as this is boat access only via our private marina to our private common road for all 12 owners to have access to their individual properties within the subdivision. Does Mr. Moore require us to have the breakwater, marina physically set up for all 12 owners to dock their boats at the marina for safe access as part of the subdivision, or does Mr. Moore require us to have concrete plans at time of subdivision for the marina access which we will carry out shortly after subdivision, or, do we (all 12 owners) only have to sign the waterlease agreement as part of subdivision and it is up to us to maintain and establish safe water access via our private marina for all 12 owners at a later date and MOT would not require us to upgrade the marina as part of the agreement with MOT. We are having our next meeting this Thursday Feb. 23. We will be discussing this issue at that meeting. I hope that you can provide me with an answer before thursday evening.

Thank you S22

From: S22
Sent: Friday, November 18, 2011 11:29 AM
To: Moore, Jeffrey TRAN:EX; Fagervik, Kirsten TRAN:EX
Subject: RE: DL2704 Gambier Island Subdivision

Very useful information.

Is it possible that the internal access route (from the south lot ending at the marina about 3/4's up) could satisfy one of the road dedication requirements?

I expect it might need to be upgraded but it travels north to south following a fairly level path. Access to the water (at the marina at the north end) could be had using this road.

If this satisfies one of the access points, then presumably only 1 other access point might be needed.

Given the steepness of much of the shoreline, can a variance be sought that might limit the access requirement to 1 road, and what might be the chances of success?

A second road could travel from the east side to this existing road... and a spur from the existing road travelling down to the water could perhaps be designed where it makes the most sense.

I guess if I have a question its whether we need to make road dedications that make sense and follow the topgraphy of the land, or can we simply straddle a straight east west lot line that does not follow any specific contour and would likely be an improbable location for a road access.

Does MOT travel to all sites, inspect and dictate what will or will not work in cases like ours. For example there is one beach about 1/2 down the property that would likely be the best place for a public access. Does MOT provide any guidelines as to how to plan for an acceptable road dedication?

Finally does MOT ensure there is adequate access to all designed lots. For example the internal access route has an extremely steep side for the middle portion. 1 or 2 lots may not be able to gain access to the downland portion without a switchback which likely would impinge on a neighbouring lot. Does MOT ensure easements are in place so all lots are accessible or is that up to the developer.

If my comments and questions are unclear, please call me at S22

Thanks again.

Regards
S22

From: Jeffrey.Moore@gov.bc.ca
To: S22; Kirsten.Fagervik@gov.bc.ca
Date: Fri, 18 Nov 2011 10:02:40 -0800
Subject: RE: DL2704 Gambier Island Subdivision

The original lot was approved with access by water only and if I remember correctly, it was presented at the meeting that the proposed subdivision would also be access by water only. There is an existing road right-of-way along the east side of DL 2704 which would provide road access to the proposed lots. The internal access route from the shared dock to the proposed lots does not need to be dedicated as road but it will need to be secured by an easement as part of the subdivision.

The amalgamation of road accesses would be accomplished as follows. If the requirement of the *Land Title Act* (one 20m wide access every 400m) results in the need to provide two access points, a single access road 40m wide could be used instead. Up to three access point can be combined.

If you have any other questions, please contact myself or Kirsten.

Jeffrey Moore, ASCT

Provincial Approving Officer

BC Ministry of Transportation and Infrastructure

Lower Mainland District

Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7

Telephone: (604) 660-8304

Facsimile: (604) 660-8371

From: S22
Sent: Thursday, November 17, 2011 5:04 PM
To: Moore, Jeffrey TRAN:EX; Fagervik, Kirsten TRAN:EX
Subject: FW: DL2704 Gambier Island Subdivision

I have not had a reply to my emails and was hoping I could get some information related to subdivision on Gambier.

Can you let me know the best way to proceed? Email , phone etc.

Thanks

Regards

S22

From: S21
To: kirsten.fagervik@gov.bc.ca
Subject: FW: DL2704 Gambier Island Subdivision
Date: Tue, 8 Nov 2011 12:32:49 -0800

Hi Kirsten

I understand S22 , and you may be able to address my questions.

Regarding the matter discussed below...

Is it also a requirement of a subdivision proposal that the road configuration include adequate access to each proposed lot as well,
or is the requirement only to have roads provide water access every 400 meters (or otherwise with a variance)?

...or would this be the domain of another agency or government office? If so , would you know which one?

Finally what is meant by 'the amalgamation of the required access points into a single location.'
This sounds like it may have merit.

Thanks for your time.

Regards

S22

From S22
To S22

Subject: FW: DL2704 Gambier Island Subdivision
 Date: Wed, 2 Nov 2011 09:13:06 -0700

From: Jeffrey.Moore@gov.bc.ca
 To: S22 Kirsten.Fagervik@gov.bc.ca; S22
 S22
 Date: Mon, 31 Oct 2011 10:39:37 -0700
 Subject: RE: DL2704 Gambier Island Subdivision

I have reviewed the meeting minutes and your request below and offer the following comments.

The minutes generally reflect the items discussed at our meeting and I have nothing to add to them.

As a formal application has not been submitted for review, I cannot provide approval for any road configuration at this time; however, I can provide information on the items that I will consider when examining any proposal put forward for this District Lot.

When considering access to water within a subdivision, while section 75(1)(c) of the *Land Title Act* requires that access be provided every 400 meters along the shore line, the access route must be viable and should provide the best opportunity for owners within the subdivision as well as upland owners to get to the water. With the challenges you have presented for this lot the access to water will most likely need a variance; however it is up to you to design a route that provides public access and to justify the proposed route during the application process. The subdivision application will be referred to the regional district and Islands Trust for their comments and these agencies must also be satisfied that the proposed access variance is acceptable.

While a single 20 meter wide road right-of-way may ultimately be deemed suitable for your application, the proposed access route must be examined in the field to confirm that it is viable.

The other option discussed at the meeting that you may want to keep in mind is the amalgamation of the required access points into a single location.

If you have any questions, please contact myself or Kirsten.

Jeffrey Moore, ASCT
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 BC Ministry of Transportation and Infrastructure
 Lower Mainland District
 Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7
 Telephone: (604) 660-8304
 Facsimile: (604) 660-8371

From: S22
Sent: Sunday, October 16, 2011 8:57 PM
To: Moore, Jeffrey TRAN:EX; Fagervik, Kirsten TRAN:EX; S22
 S22
Subject: DL2704 Gambier Island Subdivision

Dear Mr. Moore,

As you know some of the owners of DL 2704 had a meeting with MOT representatives including Kirsten Fagervik and yourself in April of this year. I have submitted a summary of our meeting to Kirsten for your review. For your convenience I will send it as a separate e-mail. I appreciate your review of the summary and your approval of the contents. The MOT meeting and specifically your position and understanding regarding our specific subdivision which involves twelve owners has greatly assisted us to get closer to our decision regarding subdivision.

S22 hired Graham Rankine of Rankine surveyors to delineate a number of subdivision survey options using the original drawings that we referred to at the MOT meeting. The options that we have looked at thus far include a 66' foot road and a 25' foot road in an east west direction through our property to the waterfront. At the last two meetings with owners of DL 2704 some of the owners were hesitating to agree on these options because of movement of their lot lines within the property. As you recall at our meeting with you we discussed the possibility of a single 66' foot road through the property if we presented a solid argument to you for this option. As you know the road through our property is not going to be developed in the foreseeable future. There are no plans to develop the north/south road behind our property. There are no roads in this section of Gambier Island and there are no plans for developing any roads in this area of Gambier Island as we discussed at your MOT meeting. Therefore our road would be "the road to nowhere."

Also, the waterfront in front of our property is open water. There is not a protected bay for a government dock in front of our property. Therefore waterfront access for upland owners would not be possible to locate at the waterfront of DL 2704. The north /south Niagara Road ,if ever developed ,would probably end at the waterfront east of Hope Point where there is a protected bay for a government dock .If we can come to a subdivision agreement the owners of DL 2704 will agree to use our private common road for all owners within the subdivision group of DL 2704 as we discussed at your meeting, to access our private dock within our private water lot lease area known as 'the breakwater". We therefore do not need any road access to our subdivision .

It is for these reasons that I respectfully request, if you are agreeable, that you approve a subdivision plan for DL 2704 with one 66' road through the property. With this approval we can make definite plans for property line adjustments hopefully agreeable to all owners prior to making a formal submission to all government agencies including MOT.

We have a November 1st deadline from SCRD to submit a letter from all owners committing to subdivision if we can reach agreement on it . I am hopeful that with your approval of one 66' road we will reach that consensus and meet our deadline.

Please do not hesitate to call or e-mail me if I can be of any assistance . My cell number

S22

Sincerely,

S22

Carlson, Loretta TRAN:EX

From: S22
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To: Moore, Jeffrey TRAN:EX; Fagervik, Kirsten TRAN:EX
Subject: FW: DL2704 Gambier Island Subdivision

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If you have any questions, please contact myself or Kirsten.

Jeffrey Moore, ASCT

Provincial Approving Officer

BC Ministry of Transportation and Infrastructure

Lower Mainland District

Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7

Telephone: (604) 660-8304

Facsimile: (604) 660-8371

From: S22

Sent: Sunday, October 16, 2011 8:57 PM

To: Moore, Jeffrey TRAN:EX; Fagervik, Kirsten TRAN:EX; S22

Subject: DL2704 Gambier Island Subdivision

Dear Mr. Moore,

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We have a November 1st deadline from SCRD to submit a letter from all owners committing to subdivision if we can reach agreement on it . I am hopeful that with your approval of one 66' road we will reach that consensus and meet our deadline.

Please do not hesitate to call or e-mail me if I can be of any assistance . My cell number is S22

Sincerely,

S22

Carlson, Loretta TRAN:EX

From: Moore, Jeffrey TRAN:EX
Sent: Monday, November 14, 2011 11:05 AM
To: Fagervik, Kirsten TRAN:EX
Subject: FW: DL2704 Gambier Island Subdivision
Attachments: FW: Gambier - Two additional options "J" and "K" for subdivision

Here is the latest submission for the above DL. I think they should be sending these to you and not me. I am concerned that they are bypassing you and that they are taking up staff time without having made a formal application.

Could you take a look at the options presented and forward any comments you have to S22. I prefer option K as it comes closest to meeting the requirements of the act but we will need confirmation that the access routes are viable.

We are probably at the stage where the application should be submitted and the referrals sent out.

We can discuss this one when I am up on Thursday.

Jeffrey Moore, ASCT
Provincial Approving Officer
BC Ministry of Transportation and Infrastructure
Lower Mainland District

Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7
Telephone: (604) 660-8304
Facsimile: (604) 660-8371

From: S22
Sent: Wednesday, November 9, 2011 9:36 AM
To: Moore, Jeffrey TRAN:EX
Cc: S22
Subject: RE: DL2704 Gambier Island Subdivision

Dear Mr. Moore, Thank you for your response. Our group is getting closer to a small number of possible accepted road options. We have a few questions for you at this time. With respect to the private road within the subdivision for our use only, is there a minimum width for this road and is there a setback from this road regarding buildings etc.? Also, we have selected 4 options for road placements which we think are ok with respect to the terrain. Two of these options have a 33 foot road going east to west along the property line between lots D and E. I will attach a map from a separate email so you can see what I am talking about. Just to the south of the creek we would like to have the private common road join the public road heading east along the property lines and then meet up with the section of the private road heading down to the marina beyond the looped section of the private road on section E. This will allow us to eliminate the winding sections of the private road through sections D and E. Is it possible to have the public road between lots D and E? We feel that is might be far enough away from the marina. The terrain is good above this area. Is it possible that the public road and the private road can be one in the same for a short distance as I have explained above? We have our next meeting this Sunday evening to try to conclude this phase of our agreement. Mr. Graham Rankine is visiting the site in the next few days this week to check the terrain and the proposed road sites. Is it ok if he talks to you next week if he has any questions? We would deeply appreciate your attention to this matter in the next day or two.

Sincerely,

S22

From: Moore, Jeffrey TRAN:EX [mailto:Jeffrey.Moore@gov.bc.ca]
Sent: October-31-11 10:40 AM

I have reviewed the meeting minutes and your request below and offer the following comments.

The minutes generally reflect the items discussed at our meeting and I have nothing to add to them.

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S22
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Sincerely,

S22

From: S22
Sent: Wednesday, November 9, 2011 9:39 AM
To: Moore, Jeffrey TRAN:EX
Cc: S22
Subject: FW: Gambier - Two additional options "J" and "K" for subdivision
Attachments: Option J & K.pdf

From: S22
Sent: November-02-11 4:20 PM
To: S22
Subject: FW: Gambier - Two additional options "J" and "K" for subdivision

> From: rankinesurveys@shaw.ca
> To: S22
> Subject: Gambier - Two additional options
> Date: Wed, 2 Nov 2011 16:06:13 -0700
>
> S22
>
> As discussed two more options for road location.
>
> Graham

Option J:

Lot #	Foreshore	Pro Rated	Change	Acres +/-	Sq.Ft.	Revised Lot Area	Acres +/-
A	188.00		0	5.516	240297.7	215365.8	4.944
B	177.58		0	5.517	240341.3	215404.9	4.945
C	173.50		0	5.517	240341.3	215404.9	4.945
hold							
D	178.00	161.50	16.50	5.516	240297.7	240297.7	
33'							
Road						43728.6	
E	197.60	192.78	4.82	5.516	240297.7	240297.7	
F	193.00	188.29	4.71	5.015	218472.3	218472.3	
G	298.49	291.21	7.28	7.522	327686.6	327686.6	
H	171.59	167.40	4.19	4.012	174777.8	174777.8	
I	239.34	233.50	5.84	5.517	240341.3	240341.3	
J	252.95	246.78	6.17	5.517	240341.3	240341.3	
33'							
Road						31076	
K	248.85	240.47	8.38	5.516	240297.7	240297.7	
L	241.32	233.20	8.12	5.516	240297.7	240297.7	
						74804.6	

Boundary between Lot D and Lot E moves 16.5 feet north and 16.5 feet south,
Boundary between Lot E and Lot F moves 11.72 feet south,
Boundary between Lot F and Lot G moves 7.0 feet south,
Boundary between Lot G and Lot H moves 0.28 feet north,
Boundary between Lot H and Lot I moves 4.48 feet north,
Boundary between Lot I and Lot J moves 10.33 feet north,
Boundary between Lot J and Lot K moves 16.5 feet north and 16.5 feet south,
Boundary between Lot K and Lot L moves 8.12 feet south

Option K:

Lot #	Foreshore	Pro Rated	Change	Acres +/-	Sq.Ft.	Revised Lot Area	Acres +/-
A	188.00		0	5.516	240297.7	207440.4	4.762
B	177.58		0	5.517	240341.3	207478.0	4.763
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hold							
D	178.00	165.50	12.50	5.516	240297.7	240297.7	
25' Road						33590.8	
E	197.60	191.99	5.61	5.516	240297.7	240297.7	
F	193.00	187.52	5.48	5.015	218472.3	218472.3	
G	298.49	290.01	8.48	7.522	327686.6	327686.6	
H	171.59	166.72	4.87	4.012	174777.8	174777.8	
I	239.34	232.54	6.80	5.517	240341.3	240341.3	
J	252.95	245.76	7.19	5.517	240341.3	240341.3	
K	248.85	241.78	7.07	5.516	240297.7	240297.7	
66' Road						64992.9	
L	241.32	208.32	33.00	5.516	240297.7	240297.7	
						98583.7	

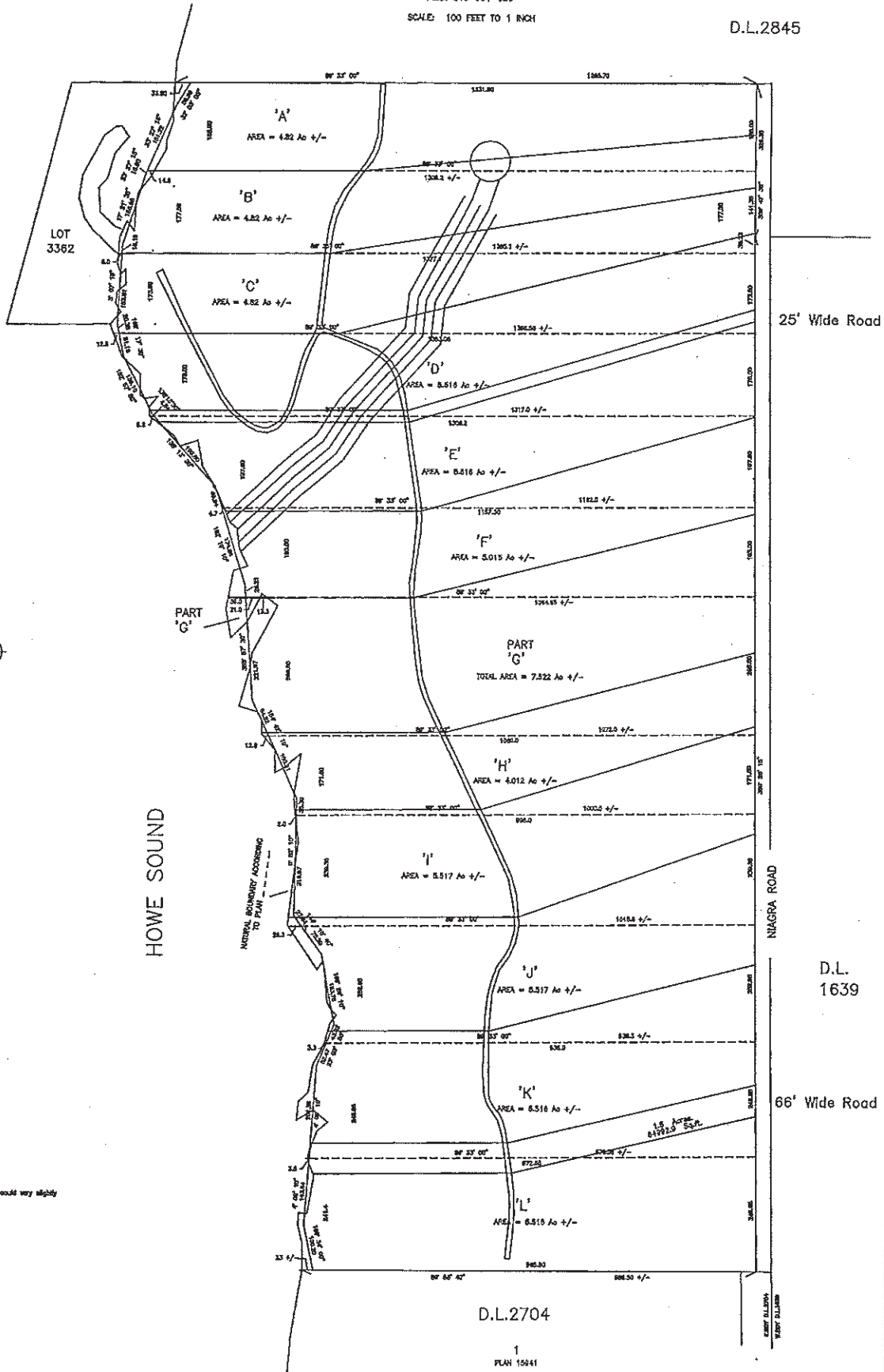
Boundary between Lot D and Lot E moves 12.5 feet north and 12.5 feet south,
 Boundary between Lot E and Lot F moves 6.92 feet south,
 Boundary between Lot F and Lot G moves 1.44 feet north,
 Boundary between Lot G and Lot H moves 7.05 feet north,
 Boundary between Lot H and Lot I moves 11.93 feet north,
 Boundary between Lot I and Lot J moves 18.74 feet north,
 Boundary between Lot J and Lot K moves 25.93 feet north ,
 Boundary between Lot K and Lot L moves 33 feet north and 33 feet south

PLAN SHOWING PROPOSED PROPORTION OF
DISTRICT LOT 2704
EXCEPT PART INCLUDED IN PLAN 15941
GROUP ONE, NEW WESTMINSTER DISTRICT
P.L.D. 015-951-828

SCALE: 100 FEET TO 1 INCH

OPTION K:

D.L.2845



From: S22
Sent: Tuesday, November 8, 2011 12:33 PM
To: Fagervik, Kirsten TRAN:EX
Subject: FW: DL2704 Gambier Island Subdivision

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I have reviewed the meeting minutes and your request below and offer the following comments.

The minutes generally reflect the items discussed at our meeting and I have nothing to add to them.

As a formal application has not been submitted for review, I cannot provide approval for any road configuration at this time; however, I can provide information on the items that I will consider when examining any proposal put forward for this District Lot.

When considering access to water within a subdivision, while section 75(1)(c) of the *Land Title Act* requires that access be provided every 400 meters along the shore line, the access route must be viable and should provide the best opportunity for owners within the subdivision as well as upland owners to get to the water. With the challenges you have presented for this lot the access to water will most likely need a variance; however it is up to you to design a route that provides public access and to justify the proposed route during the application process. The subdivision application will be referred to the regional district and Islands Trust for their comments and these agencies must also be satisfied that the proposed access variance is acceptable.

While a single 20 meter wide road right-of-way may ultimately be deemed suitable for your application, the proposed access route must be examined in the field to confirm that it is viable.

The other option discussed at the meeting that you may want to keep in mind is the amalgamation of the required access points into a single location.

If you have any questions, please contact myself or Kirsten.

Jeffrey Moore, ASCT

Provincial Approving Officer

BC Ministry of Transportation and Infrastructure

Lower Mainland District

Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7

Telephone: (604) 660-8304

Facsimile: (604) 660-8371

From: S22

Sent: Sunday, October 16, 2011 8:57 PM

To: Moore. Jeffrey TRAN:EX: Fagervik, Kirsten TRAN:EX;

S22

S22

Subject: DL2704 Gambier Island Subdivision

Dear Mr. Moore,

As you know some of the owners of DL 2704 had a meeting with MOT representatives including Kirsten Fagervik and yourself in April of this year. I have submitted a summary of our meeting to Kirsten for your review. For your convenience I will send it as a separate e-mail. I appreciate your review of the summary and your approval of the contents. The MOT meeting and specifically your position and understanding regarding our specific subdivision which involves twelve owners has greatly assisted us to get closer to our decision regarding subdivision.

S22 hired Graham Rankine of Rankine surveyors to delineate a number of subdivision survey options using the original drawings that we referred to at the MOT meeting. The options that we have looked at thus far include a 66' foot road and a 25' foot road in an east west direction through our property to the waterfront. At the last two meetings with owners of DL 2704 some of the owners were hesitating to agree on these options because of movement of their lot lines within the property. As you recall at our meeting with you we discussed the possibility of a single 66' foot road through the property if we presented a solid argument to you for this option. As you know the road through our property is not going to be developed in the foreseeable future. There are no plans to develop the north/south road behind our property. There are no roads in this section of Gambier Island and there are no plans for developing any roads in this area of Gambier Island as we discussed at your MOT meeting. Therefore our road would be "the road to nowhere."

Also, the waterfront in front of our property is open water. There is not a protected bay for a government dock in front of our property. Therefore waterfront access for upland owners would not be possible to locate at the waterfront of DL 2704. The north /south Niagara Road ,if ever developed ,would probably end at the waterfront east of Hope Point where there is a protected bay for a government dock .If we can come to a subdivision agreement the owners of DL 2704 will agree to use our private common road for all owners within the subdivision group of DL 2704 as we discussed at your meeting, to access our private dock within our private water lot lease area known as "the breakwater". We therefore do not need any road access to our subdivision .

It is for these reasons that I respectfully request, if you are agreeable, that you approve a subdivision plan for DL 2704 with one 66' road through the property. With this approval we can make definite plans for property line adjustments hopefully agreeable to all owners prior to making a formal submission to all government agencies including MOT.

We have a November 1st deadline from SCRD to submit a letter from all owners committing to subdivision if we can reach agreement on it . I am hopeful that with your approval of one 66' road we will reach that consensus and meet our deadline.

Please do not hesitate to call or e-mail me if I can be of any assistance . My cell number is S22

Sincerely,

S22

From: S22
Sent: Friday, September 9, 2011 11:10 AM
To: Fagervik, Kirsten TRAN:EX
Cc: S22
Subject: Fwd: Sep 9 11 Minutes MOT Meeting April 12, 2011
Attachments: Sep 9 11 Minutes MOT Meeting April 12, 2011

Dear Kirsten, I have left a telephone message regarding this attachment. Please have Mr. Moore review these minutes. Our group of owners are having a meeting in the next week or so to try to continue the process of subdivision or 2 building covenant with Islands trust. Thank you S22 owner
DL2704 Gambier Island.

Minutes MOT Meeting, April 12, 2011

Re: DL2704 Property Gambier Island

1. Representatives from MOT indicated that a road dedication rather than an actual road would be required. If anyone wanted to open up the dedication, i.e. request that a formal road be placed, they would have to have permission from MOT.
2. Buildings require a setback from the road dedication. The greater setback takes precedent. MOT is 4.5 meters and Regional District may be 7.5 meters.
3. Roads, wherever possible, are to run east to west along lot lines. An MOT officer indicated that he would be willing to accept one 66 foot road dedication and a second 33 foot road dedication, and actually under the statutory declaration, the second road could be eight metres or 25 feet instead of 33 feet wide.
4. The MOT approving officer indicated that if we put forward a strong enough argument, he would consider reviewing a subdivision with one 66 foot road dedication.
5. The MOT approving officer indicated that with subdivision or a two building covenant with Islands Trust this will still require us to access the property via boat only, as there are no roads accessing the property. There are no plans in the foreseeable future to have roads accessing the property.

The MOT officer indicated that as part of MOT agreeing to the subdivision we as a group would utilize the present road traversing all of the properties from north to south as a private common road for all individuals within the subdivision or two building covenant property area (DL2704) to enable access to the common water lot lease marina and dock area.

The MOT approving officer also indicated that the common water lot lease agreement would remain as is after subdivision. Prior to subdivision the MOT officer would request that all of the owners (leassess) agree that the water lot lease would not revert to only the three upland owners directly above the marina when the term of the present water lease expires in approximately 13 years as otherwise would be the case. This will enable all owners to have safe water access to their property and utilize the private common north-south road from the dock area to their respective properties. This would be an integral part of subdivision requirement for MOT to sign off on the subdivision proposal.

6. The MOT officer indicated that the 66 foot road or the 33 (or 25) foot second road would not be able to be in the north end of the property, as the north end of the properties sections A and B are too steep and sections C, D and E have the present common road winding down through their properties to the dock.

He indicated that the MOT would not have a public road through the property ending up at a private dock.

7. The approving officer indicated that he may be willing to view the subdivision plan prior to obtaining an application to subdivide.
8. There was brief discussion regarding no setback possibilities dealing with Covenant Act 219.
9. Application approval is only given to owners when all departments, i.e. Health, Wells, Sewage, Environment, etc. are satisfied and then the MOT approving officer is the final individual to sign off agreeing to subdivision.
10. A test well may be required prior to submitting the permit application by the Vancouver Coastal Health Authority, once the permit application is submitted. The amount of time to complete the requirements for the application and approval is one year. The permit application can be extended in one year intervals, up to a total of four years if good reason is provided.
11. If the land use changes prior to application approval, the time limit is one year to meet the new requirements.
12. In lieu of park land dedication, Bob Weston of BC Parks indicated that they would not be requiring land for park dedication but requested monies in lieu of land, as they would not be able to maintain a park in our location.
13. The MOT approving officer recommended that road access dedication should be in the middle or southern end of the property.
14. MOT representatives indicated that they wish to deal with only one party, normally the surveyor acting as an agent.

Don Cameron

From: S22
Sent: Sunday, September 18, 2011 9:30 PM
To: Fagervik, Kirsten TRAN:EX
Cc: S22
Subject: Gambier DL2704 property subdivision or covenant

Follow Up Flag: Follow up
Flag Status: Completed

Dear Kirsten, I sent you an email with an attachment documenting a summary of our meeting with MOT in April of this year. I also left a phone message at the MOT approving officer's office and your office. Our group is having our meeting this Wednesday. It is extremely important that the approving officer review this summary and let me know by email whether MOT agrees with this summary or whether anything should be deleted or added to the summary. I will call your office tomorrow to follow up with this email. The MOT review will be extremely helpful for all of the owners in their decision regarding subdivision or signing a covenant with Islands Trust.

The other question I have for you is regarding whether or not we all need to have a well and septic field as part of the 1 or 2 building covenant. Sunshine Coast regional district does not make this decision for covenants, only for subdivision. Marnie Egan at Islands Trust indicated to me last week that Islands Trust would not rule on this issue. She indicated that I should discuss this question with MOT and Vancouver Health as they (you) will also be part of the covenant agreement. I will be presenting this information to the owners at this meeting Wednesday Sept, 21, 2011.

Sincerely,

S22
co-owner of DL2704 Gambier Island.

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