



S22

Our File 02-015-15367

Date (yyyy/mm/dd) 2010/12/06

Proposed Subdivision of Lot 8, Section 18, Township 23, Range 16, W6M, KDYD, Plan KAP86170

This Preliminary Layout Approval (PLA) amends and replaces the PLA dated March 8, 2010 and is valid for one (1) year from the date of this letter. The PLA is issued based on the Drawing No. 073083 PR 5 dated May 7, 2008 and prepared by Coster and Singer, BC and Canada Land Surveyors.

1. One (1) Controlled Access to the Yellowhead Highway #5 to serve Lots 5, 6, 7 & 8 (Proposed Lots A and B) is to be designed by a Professional Engineer, constructed and paved to a Type 1B Standard as per Section 730 of the BC Supplement to TAC Geometric Design Guide, prior to final subdivision approval. The Ministry has CTQ Consultants Ltd. Frontage Road Plan and Profile Stations 1+360 – 1+720 Drawing No.C-02 Rev. No.1 dated August 2009, the Ministry will require confirmation CTQ has been retained as the Engineer of record. If another Engineering firm has been retained, new design drawings are to be submitted to the Ministry for review and approval.

The Ministry has a permit application, File #2010-06282, for the access construction and operation. The Ministry will issue a permit once the above information has been confirmed or provided.

A Traffic Control Plan is to be submitted to the Ministry for review prior to commencement of works along the travelled portion of the Yellowhead Highway #5. The Traffic Control Plan is to be in accordance with the Ministry of Transportation and Infrastructure Traffic Control Manual for Works on Road Ways and WCB Regulation, Part 18. The Traffic Control Plan is to be completed by a certified Traffic Control Company.

Please note, the Ministry recommends the applicant evaluate the controlled access to the Yellowhead Highway #5 fronting Lot 6 as the access construction may constrain future building sites for Lot 6. Prior to the Ministry issuing a controlled access permit to Lot 6, the Ministry will require written confirmation if the access location fronting Lot 6 is the developers location of choice.

2. Proposed Frontage Road is to be dedicated, complete with a minimum 18m radius cul-de-sac, ditches and 3 meters beyond the toe of the slope, fronting Proposed Lots A and B. The cul-de-sac may either be located at the south boundary of Proposed Lot A or between Proposed Lots A and B. The frontage road dedication is to conform to the original design prepared by CTQ Consultants Ltd. Drawing No. G-01 dated August 2009.
3. Existing restrictive geotechnical covenant LB0176269 on Lot 8 Plan KAP86170 to be transferred to all proposed lots.

Provincial records indicate that proposed development is located within an area with the potential to contain archaeological sites protected by the Heritage Conservation Act. However, the likelihood for the development activity to impact on archaeological resources is thought to be minimal. As such, the Provincial Approving Officer has no objections to the proposed development proceeding without the need for an archaeological impact assessment.

Local District Address

Thompson Nicola District
#127-447 Columbia Street
Kamloops, BC
Phone:250-828-4002 Fax:250-371-3848

December 6, 2010

However, the applicant should be aware that there is still a chance the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a *Heritage Conservation Act* Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology and Registry Services Branch immediately at (250) 952-4300 if archaeological site deposits are encountered on the subject property.

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

Submission of Final Plans (Mylar and 5 prints) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$ 50.00 plus \$ 100.00 per lot, including remainders, created by the plan and made payable in the form of a cheque to the Minister of Finance.

If you have any questions please do not hesitate to call Tracy LeClair at (250) 371-3845.
(Name of Technician)

Yours truly,



Ministry of Transportation and Infrastructure

cc: THOMPSON-NICOLA REGIONAL DISTRICT (SD-P-161)



S22

Our File 02-015-15367

Date (yyyy/mm/dd) 2010/03/08

Proposed Subdivision of Lot 8, Section 18, Township 23, Range 16, W6M, KDYD, Plan KAP86170

Your proposal for two (2) lots fee simple subdivision has received preliminary layout approval, subject to the following condition(s):

1. Design for Proposed Frontage Road is to be extended south from the intersection with Yellowhead Highway #5 complete with cul-de-sac to the southern boundary of Lot 16 and be in accordance with the following:
 - a) Proposed frontage road is to be designed, to Ministry standards in accordance with Chapter 1400 of the BC Supplement to TAC Geometric Design Guide regarding subdivision roads, including drainage works complete to a natural outfall, to the satisfaction of the District Manager, Transportation. Two copies of the drawings including, but not limited to, vertical and horizontal alignments, cuts and fills, cross sections, drainage works to a natural outfall, super elevation design, and all utility locations to be submitted to, and **approved by the District Official prior** to the commencement of any works. Construction of frontage road is not required at this time. Additional dedication may be required to encompass all road works within Lots 5, 6, 7 and 8.
 - b) A Minimum 15 meter radius cul-de-sac, ditches and 3 meters beyond the toe of the slope is to be established.
2. Proposed Frontage Road Intersection to Yellowhead Highway #5 is to be located within the boundary of Lot 6. New road construction drawings are to reflect the changes of the intersection location at Lot 6. The intersection is to be designed, constructed and paved to the Ministry of Transportation and Infrastructure Intersection Standards. The paving width of the intersection is to be determined upon submission and approval of the Frontage Road Design Drawings.
 - a) Intersection and drainage works to be designed, supervised and certified (using attached sheet) by a Professional Engineer experienced in road construction, as having been constructed in accordance with good engineering practices and as specified in the current *Standard Specifications for Highway Construction*. Excerpts from the *Standard Specifications for Highway Construction* are attached for information purposes, and do not in any way, exempt the developer from adhering to any and all applicable Standards.
 - i) Section 165 - Protection of the Environment
 - ii) Section 194 – Traffic Management for Work Zones
 - iii) Section 200 – Clearing and Grubbing
 - iv) Section 201 – Roadway and Drainage Excavation
 - v) Section 202 – Granular Surfacing, Base and Sub-Bases
 - vi) Section 303 – Culverts
 - vii) Section 757 – Revegetation Seeding
 - b) Inspections may be carried out by the Ministry at any time during construction activities.

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- c) The developer shall give a minimum of one (1) week's notice prior to completion of each of the following stages to allow for the scheduling of inspections. Inspections, by the Ministry representative or approved professional from clause c), shall be carried out upon completion of each of the following stages of construction:
 - i) Clearing and Grubbing and Subgrade Slope Staking.
 - ii) Roadway and Drainage Excavation and Subgrade Construction Slope Stakes.
 - iii) Select Granular Sub-base Construction and Slope Stakes for Surface Course Construction.
 - iv) Paving.
 - d) All inspections carried out by personnel other than the Ministry representative must be appropriately documented and submitted as per clause c.
 - e) The applicant is required to apply for a Works on Highway Right of Way Permit for the construction of intersections.
 - f) Submission of a Traffic Control Plan for the works along the travelled surface of the Yellowhead Highway #5. The Traffic Control Plan is to be in accordance with the Ministry of Transportation and Infrastructure Traffic Control Manual for Works on Road ways and WCB Regulation, Part 18. The Traffic Control Plan is to be completed by a certified Traffic Control Company. Please note, the Works on Highway Right of Way Permit will not be issued without the submission and approval of Frontage Road design drawings and a Traffic Control Plan.
3. 6 m x 6 m corner cutoffs to be established at all intersections.
 4. Provision of a suitably worded covenant, regarding the land which may be subject to further subdivisions, registrable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure. The Covenant is to state no further subdivision of Lots 5, 6, & 7 until frontage road is constructed to the Ministry of Transportation and Infrastructure road construction standards. Covenant to be registered with priority over any financial charges.
 5. Existing restrictive geotechnical covenant LB0176269 on Lot 8 Plan KAP86170 to be transferred to all proposed lots.
 6. The applicant is required to submit a Works on Highway Right of Way Permit application for a driveway within The Ministry of Transportation and Infrastructure Right of Way, prior to final subdivision approval. The driveway permit will serve Lots 5, 6, 7 and Proposed Lots 15 & 16. The driveway must be constructed as per Section 1420.08 of the BC Supplement to TAC Geometric Design Guide. Upon the sale of Lots 5, 6, 7, and Proposed Lots 15 & 16 the new owners should be advised to contact the Ministry to apply for driveway permits over the dedicated Right of Way.
 7. Written confirmation from Interior Health Authority stating compliance with their letter dated December 21, 2009. Interior Health Authority has not reviewed the necessary information for the sewerage disposal system and full back up areas for Proposed Lot 4. Review and approval of the information will be required prior to final subdivision approval.

Provincial records indicate that proposed development is located within an area with the potential to contain archaeological sites protected by the Heritage Conservation Act. However, the likelihood for the development activity to impact on archaeological resources is thought to be minimal. As such, the Provincial Approving Officer has no objections to the proposed development proceeding without the need for an archaeological impact assessment.

However, the applicant should be aware that there is still a chance the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous

March 8, 2010

amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a *Heritage Conservation Act* Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

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If you have any questions please do not hesitate to call Tracy LeClair at (250) 371-3845.
(Name of Technician)

Yours truly,



Ministry of Transportation

cc: B.C. HYDRO & POWER AUTHORITY
INTERIOR HEALTH AUTHORITY
MINISTRY OF FORESTS & RANGE, DISTRICT
MINISTRY OF FORESTS & RANGE, FIRE CONTROL
TELUS ENGINEERING
THOMPSON-NICOLA REGIONAL DISTRICT (SD-P-164)

LeClair, Tracy TRAN:EX

From: LeClair, Tracy TRAN:EX
Sent: Wednesday, April 7, 2010 12:02 PM
To: S22
Cc: 'bnanson@ctqconsultants.ca'; Eland, Sherry TRAN:EX; Schleppe, Dave TRAN:EX; Brickwood, Joan E. TRAN:EX
Subject: Subdivision PLA Amendments for Files 02-15-15367 & Not Responsive

Hello S22

As per your meeting April 1, 2010 with Sherry Eland and Dave Schleppe and in subsequent discussions with the Provincial Approving Officer the following items are amended on the two (2) Preliminary Layout Approvals (PLA) Dated March 8, 2010 for File #02-15-15367 (Subdivision of Lot 8) and Not Responsive

- File 02-15-15367 (Subdivision of Lot 8):
 - Item Number 2 – Proposed Frontage Road intersection is to be designed according to Section 730 of the BC Supplement to TAC Geometric Design Guide Type 1B (as per my email sent April 6, 2010).
 - Item Number 4 – Covenants require reasons why they are to be registered on the title of properties. The No Further Subdivision Covenant for Lots 5, 6, & 7 needs to clearly state, no further subdivision of Lots 5, 6 & 7 until frontage road is constructed (as it is outlined in the PLA). This will allow you or future land owners an option for further subdivision.

All remaining items of this PLA are still required.

Not Responsive

Tracy LeClair, BA, BNRSc.
Senior District Development Technician
Ministry of Transportation and Infrastructure
Thompson-Nicola District
#127 - 447 Columbia Street
Kamloops, BC
Phone: (250) 371-3845



The Best Place on Earth

File: 02-15-15367

October 5, 2011

Sent by Email

S22

Attention: S22

Re: Proposed subdivision Lot 8, Section 18, Township 23, Range 16, W6M, KDYD, Plan KAP86170

Thank you for raising your concerns with condition #2 of the Preliminary Layout Approval (PLA) dated December 6, 2011. Please consider this an addendum to amend condition #2 of the PLA dated December 6, 2010.

- Proposed Frontage Road to be dedicated fronting Proposed Lots A and B, complete with a minimum **15m** radius cul-de-sac, ditches and 3 meters beyond the toe of the slope. The cul-de-sac may either be located at the south boundary of Proposed Lot A or between Proposed Lots A and B. The frontage road and cul-de-sac dedication is to conform to the revised design prepared by **CTQ Consultants Ltd. Drawing No. G-01 dated April 27, 2011.**

All other terms and conditions of the PLA dated December 6, 2010 remain the same.

If you have any questions, please contact me at (250) 371-3845.

Please quote file number 02-15-15367 when contacting this office.

Yours truly,

Tracy LeClair
Senior District Development Technician

pc. Ministry of Transportation and Infrastructure, Joan Brickwood - Provincial Approving Officer
Ministry of Transportation and Infrastructure, Shawn Clough - Program Manager



The Best Place on Earth

File: 02-15-15367

December 14, 2011

Sent by Email

S22

Attention: S22

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All other terms and conditions of the PLA dated December 6, 2010 remain the same.

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Yours truly,

Tracy LeClair
Senior District Development Technician

pc. Ministry of Transportation and Infrastructure, Joan Brickwood - Provincial Approving Officer
Ministry of Transportation and Infrastructure, Shawn Clough - Program Manager