

Elkhorn Ranch Ltd.

Telephone (250) 342-0617
Fax (250) 342-0619
E-mail info@elkhornranches.com
Web www.elkhornranches.com

5085 Kootenay No. 3 Road
Windermere, British Columbia
Canada V0B 2L2

Mr. Travis Tormala
District Development Technician
Rocky Mountain District – Cranbrook
Cranbrook, B.C.

11th October, 2012

Dear Travis,

RE: PLA APPLICATION FOR ELKHORN RANCH DEVELOPMENT
FOR PHASE 2 A AND 2 B

Enclosed please find PLA Application for our Elkhorn Ranch Development for phase 2A and 2B.

We have enclosed the following :

- signed Application Form
- copy of State of Title Certificate
- copies of covenants, easements etc.
- a copy of BC Assessment Authority Tax
Notice
- Form P
- Schedule 1 Site Profile
- Onsite Sewerage System Feasibility Report
- Geotechnical Report by Golder
- Archaeological Impact Assessment
- ALC Approval Report
- 2 Conceptplans each 6 copies
- Cross Section of proposed road
- Elkhorn Ranch Masterplan

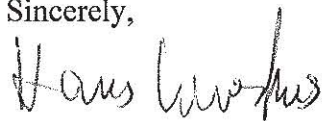
Also, the Access Road along the north boundary of Elkhorn Ranch property will have an easement in place. The road will be connected to Windermere Loop Road.

The Application Fee of \$ 7,350.00 will be paid by VISA.

Please let me know if you need further information or have any questions.

Thank you,

Sincerely,



Hans Leverkus





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	<input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Sec 946 Local Government Act <input checked="" type="checkbox"/> Bare Land Strata Other (Specify)		No. of Lots 21
Full Legal Description(s) per State of Title Certificate(s)	DISTRICT LOT 7155 KOOTENAY DISTRICT EXCEPT PLANS 16981, NEP 61971, NEP 77357 AND NEP 84385		
Full Civic Address	5085 KOOTENAY NO. 3 ROAD, WINDERMERE, B.C. ,		
Property Location	3 Kilometers <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West from <u>Windermere</u> Local Gov't <u>RDEK</u>		
	Access Road Kootenay No. 3 Road		Property Zoning R1
	Existing Land Use R - 1		Intended Land Use Residential R - 1
	Surrounding Land Use	North Treed Land	South Residential R - 1
Proposed Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Community System <input type="checkbox"/> Other (specify)		
Proposed Water Supply	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Community System <input type="checkbox"/> Water Licenses <input type="checkbox"/> Other (specify)		

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.

Properly 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.

will be
DELIVERED
SHORTLY

C. SUBDIVISION APPLICATION FEES			PAYABLE UPON
1. Preliminary Subdivision Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application
2. Final Conventional Plan Exam	\$50.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form E for any phased development	Application
	\$100.00	To issue a Certificate of Approval for each phase of a building strata development	Certificate Issuance

Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.

D. FURTHER INFORMATION AND COMMENTS (Attach a separate sheet if more space is required)

This strata application for 21 lots and road

The proposed lot areas are as follows:

Lot 12	1.00 ha	Lot 24	1.05 ha
Lot 13	1.00 ha	Lot 25	1.04 ha
Lot 14	1.00 ha	Lot 26	1.10 ha
Lot 15	1.02 ha	Lot 27	1.30 ha
Lot 16	1.03 ha	Lot 28	1.06 ha
Lot 17	1.02 ha	Lot 29	1.03 ha
Lot 18	1.04 ha	Lot 30	1.01 ha
Lot 19	1.05 ha	Lot 31	1.08 ha
Lot 20	1.01 ha	Lot 32	1.15 ha
Lot 21	1.04 ha	Road Area	2.15 ha
Lot 22	1.05 ha		
Lot 23	1.04 ha	TOTAL AREA	24.27 ha

E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s) Hans Leverkus		Home Telephone 250-342-0617
Address Elkhorn Ranch Ltd., 5085 Kootenay No. 3 Road, Windermere, B.C., V0B 2L2		Business Telephone 250-342-0617
E-Mail info@elkhornranches.com		Fax
Agent Full Name		Home Telephone
Address		Business Telephone
E-Mail		Fax

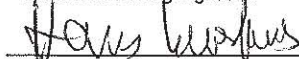
I certify that all the information about and on all plans and other attachments is true, correct and complete.
I understand that this submission constitutes a preliminary application only.
No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation.

Owner/Authorizing Signature

Date (yyyy/mm/dd)

Applicant/Agent Signature

Date (yyyy/mm/dd)



2012/10/10

Collection of Information:

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact the District Development Technician at the nearest Ministry of Transportation office.

Strata Property Act
FORM P
PHASED STRATA PLAN DECLARATION
(Sections 221, 222)

I, HANS LEVERKUS OF ELKHORN RANCH LTD., declare
[full name of applicant]

1 That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

[parcel identifier] 006 618 987

[legal description of strata lot] DISTRICT LOT 7155 KOOTENAY DISTRICT EXCEPT PLANS 16981, NEP 61971, NEP 77357, NEP 84385

2 That the plan of development is as follows:

[Here set out

(a) a schedule setting out the number of phases in the order in which the phases will be deposited and specifying any common facility to be constructed in conjunction with a particular phase;

(b) a sketch plan showing
(i) all the land to be included in the phased strata plan,
(ii) the present parcel boundaries,
(iii) the approximate boundaries of each phase, and
(iv) the approximate location of the common facilities;

(b) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;

(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.]

3 I will elect to proceed with each phase on or by the following dates [date for the beginning of construction as set out in section 2 (c) of this form].

Phase Number

Date [month day, year]

Phase 1

Phase

Hans Leverkus
Signature of Applicant

Date of approval: _____
[month day, year]

Signature of Approving Officer

Name of Municipality (or as the case may be)

* Section 222 (2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

SCHEDULE A

NUMBER OF PHASES AND PHASING ORDER

Elkhorn Country Estates --- Phases 2 A and B

TOTAL NUMBER OF PHASES :

TWO (2)

PHASING ORDER :

SEQUENTIALLY

D.L. 5108

PHASE 2 A

~~PHASE 2~~ 30
1.01 Ha

PHASE 2B

7155

D.L. 5107

Date: June 22, 2012

ELKHORN DEVELOPMENT

Phase 2 Concept Plan

Scale - 1:4

0 50 100 in meters

SCHEDULE C

ESTIMATED START AND COMPLETION DATES

PHASE NUMBER	START DATE	COMPLETION DATE
PHASE 2 A	JUNE, 2013	APRIL 1, 2015
PHASE 2 B	APRIL , 2014	JUNE 1 , 2016

SCHEDULE D

UNIT DESCRIPTION BY PHASE

TOTAL NUMBER OF UNITS 21

PHASE NUMBER	NUMBER OF UNITS	UNIT TYPE
PHASE 2 A	9	SINGLE DETACHED
PHASE 2 B	12	SINGLE DETACHED

FROM WINDERMERE LOOP ROAD

POT LING PLAN NEP21439

300M FROM 14th ST

OWNERSHIP
ELKHORN RANCH LTD.

FUTURE ACCESS ROUTE TO OTHER
EAST DEVELOPMENT LOTS

P-2 RECREATION
COMMON AREA

R-5
CLUSTER

ACCESS ROAD

1278.1

OWNERSHIP
ELKHORN RANCH LTD.

D.L. 4596

REM. S.L. 117

PLAN X32

D.L. 7155

OWNER ELKHORN RANCH

R-5
CLUSTER

R-5
CLUSTER

EMERGENCY
ACCESS
ONLY

EMERGENCY
ACCESS
ONLY

KOOTENAY RD ROAD

PLAN NEP20959

PLAN NEP69056

REF. PLAN
73775-I

1 Phase 2 Sketch

Scale: See Drawing

0 100 200

SCALE IS IN METRES

NOTE: LOT AREAS ARE APPROXIMATE

410.3

Property Boundary

30 1.00 Ha

29 1.1 Ha

32 1 Ha

31 1 Ha

25 1.02 Ha

27 1.04 Ha

25 1.04 Ha

24 1.02 Ha

23 1.02 Ha

21 1.02 Ha

22 1.02 Ha

18 1.02 Ha

20 1.04 Ha

19 1.02 Ha

17 1.02 Ha

16 1.02 Ha

15 1.02 Ha

14 1 Ha

13 1 Ha

12 1 Ha

11 1 Ha

10 1 Ha

9 1 Ha

8 1 Ha

7 1 Ha

6 1 Ha

5 1 Ha

4 1 Ha

3 1 Ha

2 1 Ha

1 1 Ha

0 1 Ha

E 97.6

D.L. 5107

D.L. 5107

PHASE 1