



## BC Company Summary

For  
**1023019 B.C. LTD.**

**Date and Time of Search:** April 14, 2015 01:10 PM Pacific Time

**Currency Date:** March 09, 2015

### ACTIVE

**Incorporation Number:** BC1023019

**Name of Company:** 1023019 B.C. LTD.

**Recognition Date and Time:** Incorporated on December 23, 2014 11:58 AM Pacific Time

**In Liquidation:** No

**Last Annual Report Filed:** Not Available

**Receiver:** No

### REGISTERED OFFICE INFORMATION

**Mailing Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

**Delivery Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

### RECORDS OFFICE INFORMATION

**Mailing Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

**Delivery Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

### DIRECTOR INFORMATION

**Last Name, First Name, Middle Name:**

Nygaard, Amanda

**Mailing Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

**Delivery Address:**

100 - 938 GIBSONS WAY  
GIBSONS BC V0N 1V7  
CANADA

NO OFFICER INFORMATION FILED .



# Crown Land Tenure Application

Tracking Number: 100120950

## APPLICANT INFORMATION

Name: 1023019 BC Ltd  
Doing Business As: same  
Phone: 604-603-3750  
Fax:  
Email: jimgreen@telus.net  
BC Incorporation Number: 1023019  
Extra Provincial Inc. No:  
Society Number:  
GST Registration Number:  
Contact Name: Jim Green  
Mailing Address: 507-5525 West Boulevard  
Vancouver BC V6M 3W6

## SUBMITTED BY

You have indicated in Step 2 - Setup that you are applying on behalf of the applicant. Please provide us with your name, address, and contact information.

Type of Submitter: Agent  
Name: Jim Green  
Phone: 604-603-3750  
Daytime Phone:  
Fax:  
Email: jimgreen@telus.net  
Mailing Address: 507-5525 West Boulevard  
Vancouver BC V6M 3W6  
Letter(s) Attached: Yes (FLNR Agency Ltr JG New Co.pdf)

## SETUP QUESTIONS

The APPLICANT is the individual(s) or Organization to whom the authorization will be issued, if approved. Before choosing your answer, please click on the HELP ICON(?) beside each question.

Are you an individual or an organization?	Individual
Are you applying on behalf of the applicant?	Yes
Relationship to the applicant:	Agent
Is the applicant an individual or an organization?	Organization
Are there co-applicants for this application?	No

## ELIGIBILITY

Question	Answer	Warning
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Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
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Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada.

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia  
(Corporations also include registered partnerships,

- cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

#### TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

#### EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? No

#### ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

#### WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu. If your purpose can not be found in the list, please contact FrontCounter BC.

Purpose	Tenure	Period
<b>Roads</b> To secure tenure over an existing historic road on crown land. The road has been used by the applicate for over 50 years to access a summer cottage on Sakinaw Lake.	Licence of Occupation	Ten to thirty years

#### ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Access is from an Ministry of Transportation road called Garden Bay Road.

#### ROADS

Applications are accepted for public and private road development that service Crown land and private parcels. It also includes public road allowances under Section 79 and 80 of the Land Act; roads within Crown land subdivisions; and dedications under the Land Title Act Section 102 and 107 of titled lands.

Note - In the case of industrial roads associated with Clean Energy Projects, and located within the Provincial Forest, an authorization may be applied for here under the Land Act or applied for through the Provincial Forest Use Regulation, Forest Practices Code Act by a Special Use Permit.

**Specific Purpose:** To secure tenure over an existing historic road on crown land. The road has been used by the applicate for over 50 years to access a summer cottage on Sakinaw Lake.

**Period:** Ten to thirty years

**Tenure:** Licence of Occupation

#### TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

**Specify Length:** 4600 meters

**Specify Width:** 20 meters

#### ROAD ACCESS

Do you have a safety reason to exclude the No

public from this road?

Does the road access a subdivision, and will  
become a publicly maintained road? No

#### IMPORTANT CONSIDERATIONS

Selecting yes to any of the following questions may indicate that you will require further or additional authorizations under the Land Act or other legislation.

Is this road related to a Clean Energy project? No

Is this related to a forest service road or a logging road? No

Will this road connect to a public road? Yes

Will you need fill material to construct this road? No

#### ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee  
of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying  
for? No

Are you planning to use an open fire to burn timber or other  
materials? No

Do you want to transport heavy equipment or materials on an  
existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

#### LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

#### ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General location map	TUP Overview Map - 20000_Re...
Management Plan	Management Plan for tenure application of 1023019 BC Ltd	Management Plan - Tenure Ap...
Other	Road Assessment Report	Road Assessment - Jan 13 20...

**PRIVACY DECLARATION**

☒ Check here to indicate that you have read and agree to the privacy declaration stated above.

**REFERRAL INFORMATION**

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

**Company / Organization:** 1023019 BC Ltd  
**Contact Name:** Jim Green  
**Contact Address:** 507 - 5525 West Boulevard  
Vancouver, BC  
V6M 3W6  
**Contact Phone:** 604-603-3750  
**Contact Email:** jimgreen@telus.net

☒ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

**IMPORTANT NOTICES**

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

**DECLARATION**

☒ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

**OTHER INFORMATION**

**Is there any other information you would like us to know?** As per attached ROAD ASSESSMENT REPORT AS PREPARED BY CHARTWELL CONSULTANTS

**APPLICATION FEES**

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

**OFFICE**

**Office to submit application to:** Surrey

**PROJECT INFORMATION**

**Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?** No

**APPLICANT SIGNATURE**

<b>Applicant Signature</b>	<b>Date</b>
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<b>OFFICE USE ONLY</b>		
<b>Office</b> Surrey	<b>File Number</b>	<b>Project Number</b>
	<b>Disposition ID</b>	<b>Client Number</b>



## **VENTURELAND MANAGEMENT**

Property Development

507-5525 W. Boulevard, Vancouver, B.C. V6M-3W6

Date: Feb 16<sup>th</sup>, 2015

Phone: 604-603-3750

Attn: Front Counter BC

Fax: 604-264-9152

Re: Works Permit application

E-Mail: jimgreen@telus.net

From: Jim Green - Agent

### **Sakinaw Lake access road: MANAGEMENT PLAN**

#### **SECTION A -- Project Overview**

- o 1023019 BC Ltd is applying for a Works Permit for a public road to access their private property on Sakinaw Lake. The Saunders family has used this existing non-status historical road on crown land since the mid 1960's.
- o The Saunders family is applying for this tenure for the full length of the road into their property. The first section of the application area is no through an existing tenure (#239884) held by the Sunshine Coast Regional District (SCRD). The road is specifically excluded from this tenure. The middle section of the application area has a Temporary Use Permit (#241368) issued to Strata Plan VR1414 (The Owners). The Saunders family will be working with this strata group to complete a Road Use Agreement over this portion of the application area. The last portion of the application area is fully non-status.
- o The existing road being put under application is approximately 4.6 kilometers in length and is fully described in the attached **Road Assessment completed by a qualified professional, Chartwell Consultants Ltd.**

Handwritten signatures and initials along the bottom of the page.

## SECTION B – Project Description

### a. Purpose

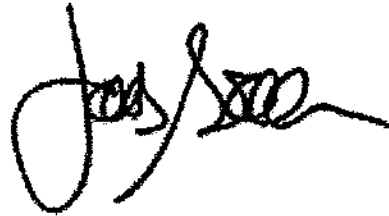
This works permit is required on this specific existing historical public access road as a condition of the approval by the Sunshine Coast Regional District and the Ministry of Transportation and Infrastructure of the Saunders family subdivision of their property on Sakinaw Lake (MoTI file # 2011-05969).

- The main season of use of the road will be during the summer months as this road is used for access to summer homes on the lake.
- It is expected that this road will be used for an extended period of time or greater than 10 years.
- The intensity of the use of this public road is not expected grow beyond its current seasonal use for private individuals who use their cabins on Sakinaw Lake. The road is open for public use but shows no sign of being used to any large extent.
- There are no plans to upgrade this road to Ministry of Transportation standards or to prepare a gazette plan of the right of way.
- Construction:
  - There is currently no requirement for significant construction as the tenure would be issued on an existing, well maintained public road.
  - The attached **Road Assessment Report prepared by Chartwell Consultants Ltd)** details the minor upgrading and maintenance requirements for the existing road.
- Access plans during and after construction:
  - The existing road will be available for full time use at all times.
- Construction Details:
  - The requirements for the road are detailed in the attached **Road Assessment Report prepared by Chartwell Consultants Ltd.**
- Other utility poles or joint use arrangements:
  - There are no utilities that will be installed on this road. A portion of this road may fall under a Road Use Agreement with Strata Plan VR1414 under their tenure #241368.
- Survey evidence:
  - As per attached survey information prepared by Chartwell Consultants Ltd.
- Environmental Control measures:
  - As per report submitted for this application by Chartwell Consultants Ltd.
- First Nations
  - The first nation's consultation with the Sechelt First Nations has been initiated with the commencement of this application. The process involves a site assessment that will be completed by In Site Anthropological Consulting represented by Archaeologist Kenzie Jessome.

### SECTION C – Additional Information

- Environmental
  - o The potential impacts and actions required to mitigate any concerns the continued use of this existing road are described in the attached **Road Assessment report as prepared by Chartwell Consultants**.
  - o As the road is existing and has been used and maintained for decades there will be no atmospheric, water or fish & wildlife impacts as a result of the issuance of a tenure on this road.
- Socio-Community Conditions
  - o This road access to Sakinaw Lake is in a remote section of the Sunshine Coast. The issuance of tenure on this existing roadway will not place any demands on fire protection or emergency services.

Regards,

A handwritten signature in black ink, appearing to read "Jas Sore". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

January 20, 2015

From: s.22

Attention: The Ministry of Forests Lands and  
Natural Resource Operations  
(As per MoTI subdivision file #2011-05969)

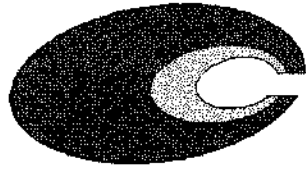
To whom it may concern,

This will confirm that Jim Green, of Ventureland Management Ltd, is acting  
on our behalf for an application to your ministry for tenure on crown land.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Saunders', with a stylized flourish at the end.

Chris Saunders  
1023019 BC Ltd  
Director



**CHARTWELL Consultants Ltd.**

*Road Assessment -- SCR D  
Landfill/Sakinaw Woods/Saunders  
Roads*

*Sakinaw Lake  
Pender Harbour, BC*

*Saunders Family Trust*  
s.22

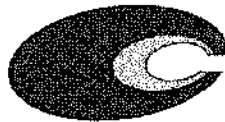
Prepared by:  
Chartwell Consultants Ltd.  
Hatfull and Associates  
Project #14-808  
Date: 10/13/2010

**ROAD ASSESSMENT  
SAKINAW WOODS ROAD – SECTION 1  
SAUNDERS ROAD – SECTIONS 1, 3, 4 & 5  
LANDFILL RD - SCRD - SECTION 1A**

Saunders Family Trust  
2550 Queens Ave  
West Vancouver, BC  
V7V 2Y8

Completed By:

Warren Hansen, RPF



***CHARTWELL Consultants Ltd.***

#210 - 275 Fell Avenue, North Vancouver, British Columbia V7P 3A5  
Phone: (604) 980-5061 Fax: (604) 988-0381

AND IN ASSOCIATION WITH:

Kelly Hatfull, RPF

**HATFULL AND ASSOCIATES**  
80 Chadwick Road, Gibsons BC V0N 1V6

## DISCLAIMER

- Recognizing the special nature of assessing road systems, this disclaimer forms part of this Road Assessment and advises that:
  - The assessment is based on typical field of practice from an experienced professional taking account the historical use, current risks and prescribing any remedial work that balances impact to the environment, safety of its users and feasibility of such actions prescribed. It is the sole responsibility of the permit holder to follow the plan as prescribed and contact the undersigned professional if such actions cannot be carried out or fulfilled. This disclaimer is signed on the explicit understanding and information provided by report that the use and achievement of prescribed activities in the report meets the expectations of government with respect to the management of tenured forest road systems;

*I certify that the work described herein fulfils the standards expected of a member of the Association of British Columbia Forest Professionals and that I did personally supervise the work*



Digitally signed by Warren P. Hansen  
DN: cn=Warren P. Hansen, o=Chartwell Consultants Ltd, ou=RPF#3982, email=whansen@chartwell-consultants.com, c=CA  
Reason: I certify that the work described herein fulfils the standards expected of a Registered Professional Forester and that I did personally supervise the work  
Location: Gibsons, BC  
Date: 2015.01.13 09:57:53 -08'00

Signed

Name: Warren Hansen, RPF  
RPF #: 3982  
Contact phone number: 604-740-7105  
Email: whansen@chartwell-consultants.com

## I. Introduction

The road systems under this assessment are in various states of use. From Garden Bay road, the road system starts as a frequently travelled (high use) and maintained road accessing the Sunshine Coast Regional District (SCRD)'s landfill site; then leading to lands beyond, the Sakinaw Woods and Saunders Road Systems are old forest roads historically used to access privateland parcels of lands along Sakinaw Lake on Sechelt Peninsula. These road systems are access from the far end of the Pender Harbour Landfill.

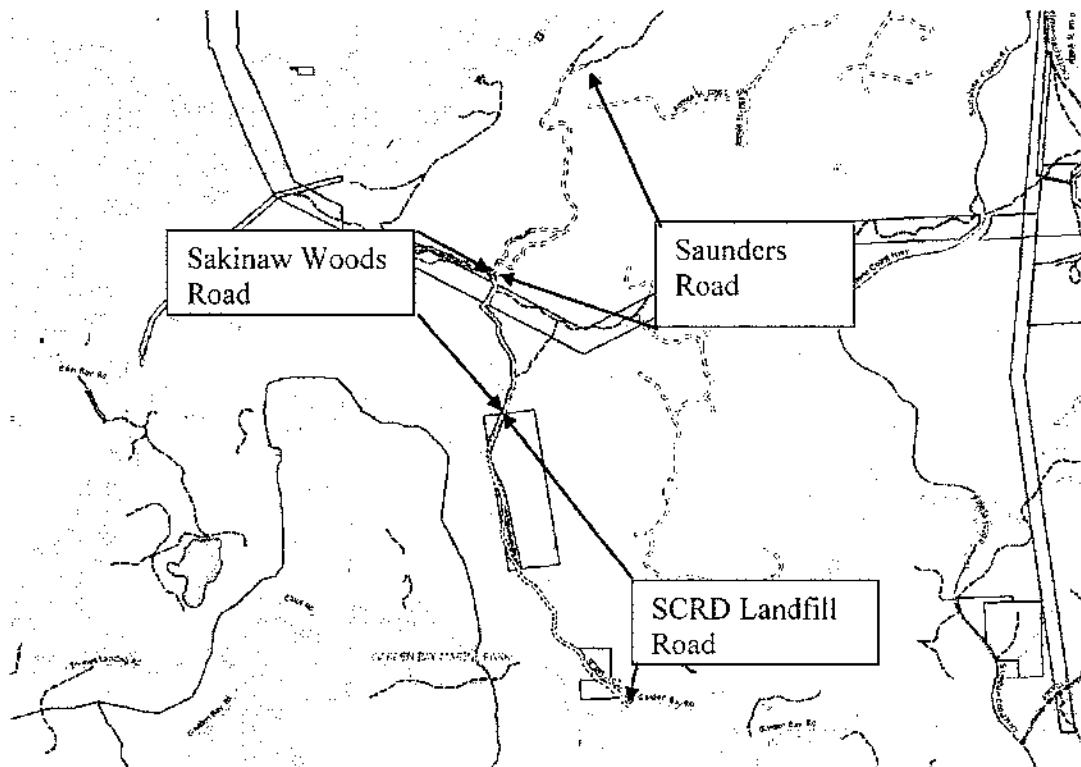
The assessment parameters were based per the Provincial Ministry's request (Brian Kukulies, MOFLNRO, Powell River) to have the Temporary Use Permit (TUP) roads surveyed by a Forest Professional, Chartwell Consultants Ltd (CCL) and Hatfull and Associates were directed to survey the road the standard of any resource road, and comment accordingly.

The standard in the Province for roads on crown lands is in the Forest Practices and Range Act & Regulations (Forest Planning and Practices Regulations; Part 5 Roads);

- <https://www.for.gov.bc.ca/tasb/legsregs/frpa/frparegs/>
- [http://www.bclaws.ca/Recon/document/ID/freeside/14\\_2004#part5](http://www.bclaws.ca/Recon/document/ID/freeside/14_2004#part5)

There are three road sections – SCR D, Sakinaw Woods and Saunders road sections. All three sections will be managed very differently:

1. The SCR D road section provides access to their landfill facilities. While researching tenures for this applications, the proponent discovered that the road is untenured. Saunders Family Trust subdivision plan requires that all roads to the lands be under a permit thereby providing legal access from a public road system. Permitting of this road is still to be determined, however the proponent has elected to conduct the road assessment in order to solely permit the road.
2. Past the landfill, the Sakinaw Woods section is held under another TUP and access is being negotiated under a 'Road Agreement' with the current TUP holder. If a road agreement cannot be reached with the agreement holder of the Sakinaw Woods Road, the new TUP will include both road systems. This section is included in the scope of this assessment.
3. The Saunders Road is included in the scope of this assessment.



The area is a relatively dry area of the Sunshine Coast and the BC Coastal Region in the CWHxm1 (Coastal Western Hemlock zone, very dry maritime) of BC's Biogeoclimatic Ecosystem Classification.

The SCRD road is a frequently travelled road and maintained by the SCRD.

The Sakinaw Woods and Saunders road sections traverse through small catchment areas for water accumulation, which puts less pressure on the road issues concerning water management as evidenced by the low occurrence of various drainage structures such as culverts, ditchlines and road crowning or sloping. There is evidence of some water management issues that will need to be addressed in the very near future on both road sections, but it was also observed that there is some form of road maintenance occurring on a fairly regular basis as the issues arise.

## **II. Assessment Results**

### **A. SCRD Section 1A – Pender Harbour Landfill Road.**

This road section commences at a junction with the paved Garden Bay Road and leads up to the Pender Harbour Landfill Site 'entrance gate,' and will be part of the road agreement for 1018m (1.018km). At this point, Section 1A junctions off to the left of the landfill's perimeter fence toward the client's desired access roads and additional TUP's (Sakinaw Woods and Saunders Roads).

Section 1A is maintained with a well-graded and crowned running surface, with no brush or visibility issues that are of immediate concern. Pothole filling with a well-graded material was recently completed that has the surfacing in excellent condition. The road location is in the valley bottom, so water management and proximity to fish habitat is more critical than the other road sections beyond the landfill site. Only 2 of the 5 corrugated metal culverts (CMP's) in this section were without issues. However the culverts are undersized to carry the full potential water at q100 (flood event with a 100 year return period). The three culverts requiring attention are damaged and we recommended to repair these culverts at the earliest opportunity. It will be imperative to verify the proximity of fish habitat to the culvert works and to take the appropriate mitigative measures as there will be a high potential for sedimentation issues downstream during the corrective maintenance measures. All subject culverts are not designed for fish access as they are conventional corrugated metal pipes. However, stream gradients immediately below the road prism suggest that fish could access the stream to the road, unless there are barriers that prevent fish from reaching the culverts. The streams that cross the road may have some habitat value above the road; however this will require additional field reconnaissance to verify if the streams do have actively-used fish habitat. If these crossings are deemed fish habitat, further work may be required to upgrade the crossings to 'fish-friendly' culverts.

The general location of the road for the first 800m follows slightly above the lowest part of the valley along a moderate slope that keeps the road base probably above the water table. The road gradient has short sections of favourable and adverse grades that works well in breaking up any ground water flows in the ditchline and directing stream energy in their original drainage courses through cross drains, with a range of road gradients from +15% to -05%. Travel on this road section does not require four-wheeled drive except possibly during snowfall periods. However, it appears that a grader is regularly available on site that will ensure road access is open year round to all traffic.

There are 13 wooden hydro / telephone line poles (fairly new) on the road's running surface edge ranging in distance off the road from 1.0 to 2.5m. The power and communications lines to the landfill cross the road 12 (twelve) times with present clearances ranging from 5.6 to 6.6m. Clearances will vary depending on issues such as air temperature and wire loading. The lowest cable is usually the telephone communications line with the hydro lines situated at the highest clearance location. Tree maintenance along the road right of way will be a regular maintenance issue, especially with the deciduous trees (red alder,

bigleaf maple and black cottonwood), and coniferous trees in the wetter soil areas.

## **B. Sakinaw Woods Road – Section 1**

This section of road commences approximately 0.4km past (north) of the Pender Harbour Dump 'fenced area and provides public access (Sunshine Coast Regional District) to the proponents. From the point of assessment, the road will be part of the road agreement up to 35m north of the Hydro transmission line right of way corridor for a total of approximately 904m (0.9km). At this point, the Saunders Road junctions off towards the client's property.

Section 1 is well-maintained with a well-graded running surface, and no brush or visibility issues that are of immediate concern. Only 2 corrugated metal culverts (CMP's) were observed, along with minimal sections of ditchline. Neither limitation appeared to negatively affect the water management concerns at this time.

The starting location was calculated by UTM coordinates by Warren Hansen of Chartwell Consultants Ltd, and followed by Kelly Hatfull to the location using a GPS (Garmin GPSMap 62S model).

Several wooden water bars (4"x4" open drains) were aligned diagonally across the road surface at key locations, however most of them required some maintenance to clear out the trough for water flow. Only minor erosion has occurred to date, however they will eventually require attending to.

A 600mm x 9m corrugated metal culvert was installed at Station 370m that is not fish-friendly (i.e. does not have an open bottom or baffles to add stream habitat through the culvert). Someone has labelled the ditchline as a stream, which could imply fish habitat as the water gradient is less than 20% along the road and slightly beyond. It would be prudent to consult with Fisheries Biologist consultant (Dr. David Bates) if they are aware of any stream assessment for fish habitat along this section of road, prior to entering a road agreement with the present TUP holder of Road Section 1. We must assume there is fish unless a habitat and connectivity stream survey to known fish habitat has been completed that rules out or establishes that possibility. The stream identified on the Ministry map does show a stream connecting down into fish habitat along the Garden Bay road. However, the stream gradient may be greater than 20-25%, effectively cutting off fish access.

The general location of the road has created a meandering flow of the road that follows the lay of the land with many short sections of usually low angle climbs and drops, effectively breaking up any water erosion energies along the road prism. Maximum road grade was 19% for 100m; otherwise travel on this road does not require 4-wheeled drive except possibly during snowfall periods.

## C. Saunders Road

This road is broken into several segments – Section 1 from the BC Hydro ROW to the southern edge of DL4696; Section 3 from the eastern edge DL4696 to the southern edge of DL4695; Section 4 from 1+845m to the southern edge of DL4695. Section 2 is wholly within DL4696 which an access agreement is presently being sought. However, the Section 5 is new road located east of DL4696 and is provided as a potential option if an access agreement cannot be reached with the landowner.

Section 1 of the road junctions off the Sakinaw Woods Road at approximately 910m, veering off onto a northeast direction for a total length of approximately 2038m; 2 headings at the north end branch off of the crown land onto the private lands. An approximation of exactly where the roads crossed into private lands required a field estimate; therefore there may be some adjustment required on the total road length of the TUP road application, with an estimated error of +/- 50m. No prior information was given as to the exact legal boundary location or any indication in the field of the boundary, except what could be interpreted from the Sunshine Coast Forest District map sheet (92G) on a 1:5000 scale map supplied by Chartwell.

The road has several significant steep road grade sections with gradients up to 26%. In spite of the steep road grades, a good quality road surfacing material has compacted very well onto the stable running surface. However, the steep sections need more adequate water management controls to alleviate the water energy that has lightly to moderately eroded some of the road surface materials, which then is roughed up further by the vehicles that will spin their tires, even with 4-wheeled drive engaged as observed during the field reconnaissance day.

The option for water management will be to only install open cross drainages (i.e. waterbars, kickers, and cross ditches) that vehicles will need to drive through, or to install culverts (to be outlined in the field data summary sheets) to maintain a smoother road access and less annual maintenance issues. Both methods will manage the water energy, but with different initial and maintenance costs.

The overall road does not appear to require any brush control, bank stabilization, or geotechnical review by a Professional Engineer at this time, based on the initial field viewing on September 20 / 2014.

Some of the steeper road grade sections would benefit from a more compacted and better grade of capping to reduce the rough sections. A rock quarry at road stations 0+474 to 0+509m has been used as a road capping source in the past and still appears to have materials that could be utilized. However, it may require a permit from the Province to reopen and utilize.

The first steep grade just off of the Saunders Road Section 1 (Rd Stn 10 for 66m) has had concrete slurry poured onto it for traction improvement on the cut bank side of the road, with some benefit and issues occurring.

There are no culverts installed on the entire road, however there does not appear to be any significant issues due to the lack of streams and the installation of ditchlines only when absolutely required. Waterbars do need to be installed where the ditchline ends and the road has no water management structures to direct water into a specifically planned and safe location.

There is evidence that some new ditchline was added along with road capping and a few waterbars in the last couple of years.

Section 5 – DL4696 bypass road is new road option that is approximately 519m long. It utilizes an old road grade for the first 229 m, then junctions right for new road construction section for the remaining 290m. The road is generally located on moderately difficult rocky terrain, however the actual road centreline will be located on a stable rock bench, minimizing cuts/fills during construction. No streams are crossed in this section.

### **III. Recommendations**

All road sections have some road maintenance issues that will require attention to ensure the road is safe, protected, and not posing an impact on the environment from erosion and sediment movement. Roads are a definite asset and need attention to protect that investment.

Section 5 provides an option should obtaining a road agreement prove exhaustive. The bypassed section of road will require deactivation to some degree, dependent on MFLNRO directives.

The field data summary sheets will detail out the existing road issues that will be categorized as to the priority and cost estimate to protect this investment and ensure access for the road users. See Table 1, 2 and 4 for specific prescriptions of the existing road. Table 3 outlays the costs for the Section 5 bypass around the DL4696 property.



**Figure 1: Sakinaw Woods Section 1 - POC**



**Figure 2: Sakinaw Woods Section 1 - POC**



**Figure 3: Sakinaw Woods Section 1 - 310m Hand built waterbar. Clean out**



**Figure 4: Sakinaw Woods Section 1 - 310m Hand built waterbar. Clean out**



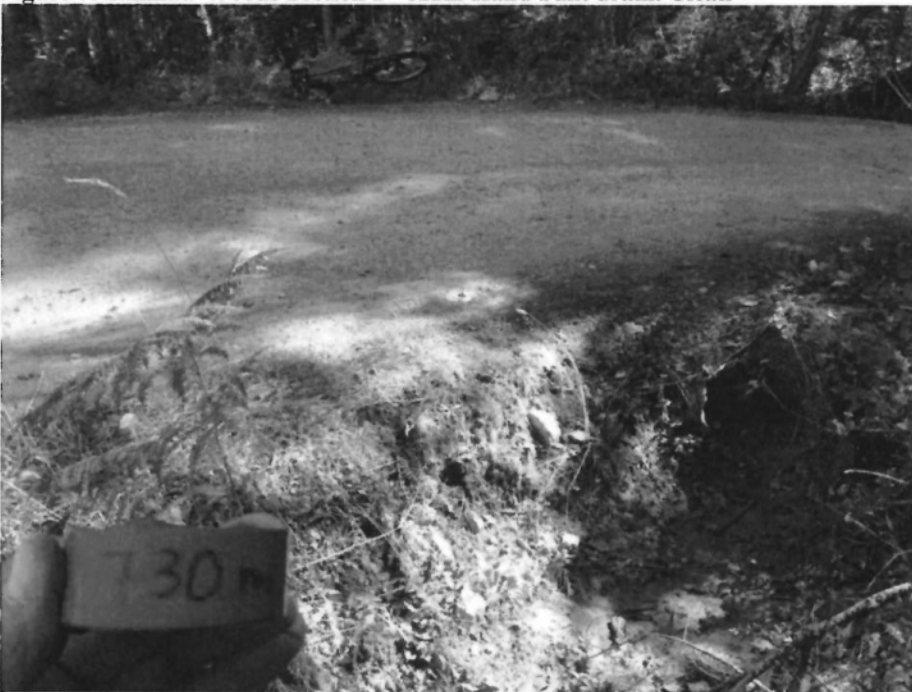
**Figure 5: Sakinaw Woods Section 1 - 370m Culvert**



**Figure 6: Sakinaw Woods Section 1 - 504m steel grate drainage. Clean outlet**



**Figure 7: Sakinaw Woods Section 1 - 622m Hand built drain. Clean**



**Figure 8: Sakinaw Woods Section 1 - 730m Culvert. Deepen settling pond.**



**Figure 9: Sakinaw Woods Section 1 - 785m hand built cross drainage. Clean**



**Figure 10: Sakinaw Woods Section 1 - 810m BC Hydro road junction**



**Figure 11: Saunders Road - 228m Steep Grade**



**Figure 12: Saunders Road - 293m waterbar and old borrow pit**



**Figure 13: Saunders Road - 857m**



**Figure 14: Saunders Road - 1020m add waterbar**



5

**Figure 15: Saunders Road - 1060m Erosion occurring on road**



**Figure 16: 1109m Start of steep pitch. Add double kicker to use both ditchlines**



**Figure 17: 1109m Start of steep pitch. Add double kicker to use both ditchlines**



**Figure 18: Saunders Road – 1184m Add Culvert 500mm x 8m**



**Figure 19: Saunders Road - Add Culvert 500mm x 8m**



**Figure 20: Saunders Road - Add waterbar**



**Figure 21: Saunders Road - 1310m Add waterbar**



**Figure 22: Saunders Road - 1310m Add waterbar**



5

**Figure 23: Saunders Road - 1467m Add waterbar**



**Figure 24: Saunders Road - 1467m Add culvert 500mm x 8m**



**Figure 25: Saunders Road - 1734m Add waterbar**



**Figure 26: Saunders Road - 1781m Junction roads Section 3 and 4**

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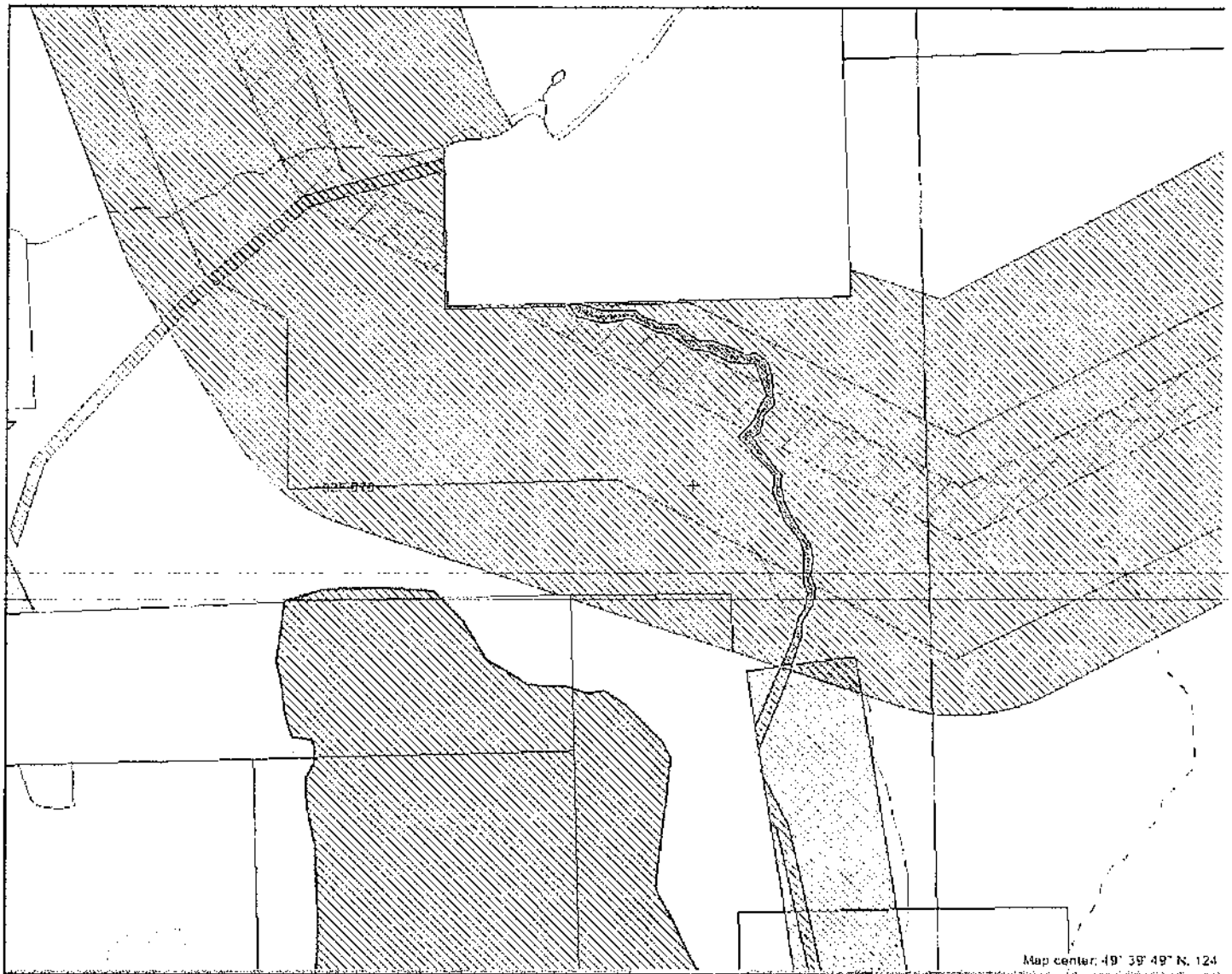
VQA 1W/1

Phosph (604) 495 0735 Fax (604) 495 0700

Mail to: Brian Kukulies@gsx.be.co

---

The area in orange is the read license of Occupation to the state title common form file 2400006. It should be the same as the



**From:** Jim Green [mailto:jimgreen@telus.net]  
**Sent:** Wednesday, August 13, 2014 5:39 PM  
**To:** Anderson, Keith FLNR:EX  
**Cc:** Jim Green  
**Subject:** My phone Call re: Sakinaw Woods - TUP & new application

Hi Keith - I was calling you about this existing permit - please note my comments on the plan attachment at the end of the permit document.

I am applying for a client who's application would overlap a section of the attached permit as noted on page 12.

The SCRD has a permit in from garden bay road to their dump facilities and this permit would continue past this area that the SCRD has tenure over. I am wondering of the SCRD permit is a SRW?

I want to discuss locating a map of this existing non-status road and the general concept of the proposed application.

Jim Green



**TEMPORARY USE  
PERMIT**

Permit No.:

**241368**

File No.: 2409986

Disposition No.: 873435

THIS PERMIT is dated for reference January 13, 2010 and is made under the *Land Act*.

**BETWEEN:**

**HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA**, represented by the minister responsible for the *Land Act*, Parliament Buildings, Victoria, British Columbia

(the "Province")

**AND:**

**STRATA PLAN VR1414, THE OWNERS**  
C/O Bill Sievwright  
388 Wellington Dr  
North Vancouver, BC V7N 1P6

(the "Permittee")

The parties agree as follows:

**ARTICLE 1 - INTERPRETATION**

1.1 In this Permit,

"**Commencement Date**" means March 15, 2010;

"**disposition**" has the meaning given to it in the *Land Act* and includes a licence of occupation and a permit;

"**Fees**" means the fees set out in Article 3;

"**Land**" means that part or those parts of the following described land shown outlined by bold line on the schedule attached to this Agreement entitled "Legal Description Schedule":

THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 4696, GROUP 1, NEW WESTMINSTER DISTRICT, CONTAINING 3.10 HECTARES, MORE OR LESS,

except for those parts of the land that, on the Commencement Date, consist of highways (as defined in the *Transportation Act*) and land covered by water;

**"Realty Taxes"** means all taxes, rates, levies, duties, charges and assessments levied or charged, at any time, by any government authority having jurisdiction which relate to the Land and which you are liable to pay under applicable laws;

**"Term"** means the period of time set out in section 2.2;

**"we", "us" or "our"** refers to the Province alone and never refers to the combination of the Province and the Permittee: that combination is referred to as **"the parties"**; and

**"Works"** means constructing an access road ;

**"you" or "your"** refers to the Permittee.

## ARTICLE 2 - GRANT AND TERM

- 2.1 On the terms and conditions set out in this Permit, we permit you to enter on the Land for the purpose of constructing Works. You acknowledge that this Permit does not grant you exclusive use and occupation of the Land.
- 2.2 The term of this Permit commences on the Commencement Date and terminates on March 15, 2020, or such earlier date provided for in this Permit.

## ARTICLE 3 - FEES

- 3.1 The Fee for the Term is \$500.00, the receipt of which we acknowledge.

## ARTICLE 4 - COVENANTS

- 4.1 You must

- (a) pay, when due,
  - (i) the Fees to us at the address set out in Article 7,
  - (ii) the Realty Taxes, and
- (b) deliver to us, immediately upon demand, receipts or other evidence of the payment of Realty Taxes and all other money required to be paid by you under this Permit;
- (c) observe, abide by and comply with
  - (i) all applicable laws, bylaws, orders, directions, ordinances and regulations of any government authority having jurisdiction in any way affecting your use or occupation of the Land, and
  - (ii) the provisions of this Permit;
- (d) not assign, sublicense or transfer this Permit or permit any person to use or occupy the Land, without our prior written consent, (if you are a corporation, a change in control, (as that term is defined in subsection 2(3) of the *Business Corporations Act*) will be deemed to be a transfer of this Permit);
- (e) use and occupy the Land only in accordance with and for the purposes set out in section 2.1;
- (f) in respect of the use of the Land by you or by anyone you permit to use the Land, keep the Land in a safe, clean and sanitary condition satisfactory to us, and at our written request, rectify any failure to comply with such a covenant by making the Land safe, clean and sanitary;
- (g) not commit any wilful or voluntary waste, spoil or destruction on the Land or do anything on the Land that may be or become a nuisance or annoyance to an owner or occupier of land in the vicinity of the Land;
- (h) not construct, place, anchor, secure or affix anything on or to the Land or otherwise change the condition of the Land from the condition it was in on the Commencement Date except for the purposes set out in section 2.1;
- (i) not cut or remove timber on or from the Land without
  - (i) our prior written consent, and

- (ii) being granted the right under the *Forest Act* to harvest Crown timber on the Land;
- (j) permit us, or our authorized representatives, at any time, to enter on the Land to inspect the Land;
- (k) not interfere with any person found on the Land who has a public right of access over the Land;
- (l) deliver to us, as soon as reasonably possible, all reports we may request from you concerning your activities under this Permit or any other matter related to this Permit;
- (m) deliver to us, on the Commencement Date, security in the amount of \$1,000.00 which will
  - (i) guarantee the performance of your obligations under this Permit;
  - (ii) be in the form required by us; and
  - (iii) remain in effect until we certify, in writing, that you have fully performed your obligations under this Permit,

and you acknowledge that we may use the security for the payment of any costs and expenses incurred by us to perform any of your obligations under this Permit that are not performed by you and, if such event occurs, you will, within 30 days of that event, deliver further security to us in an amount equal to the amount drawn down by us:

- (n) within 60 days of receiving written notice from us to do so, change the amount of the security posted by you under this Permit or provide and maintain another form of security in replacement of or in addition to the security posted by you under this Permit, and deliver to us written confirmation that the change has been made or the replacement or additional security has been provided by you;
- (o) take all reasonable precautions to avoid disturbing or damaging any archaeological material found on or under the Land and, upon discovering any archaeological material on or under the Land, you must immediately notify the ministry responsible for administering the *Heritage Conservation Act*;
- (p) indemnify and save us and our servants, employees and agents harmless against all claims, actions, causes of action, losses, damages, costs and liabilities, including fees of solicitors and other professional advisors, arising out of

- (i) your breach, violation or nonperformance of a provision of this Permit, and
- (ii) any personal injury, bodily injury (including death) or property damage occurring or happening on or off the Land by virtue of your entry upon, use or occupation of the Land,

and the amount of all such losses, damages, costs and liabilities will be payable to us immediately upon demand; and

- (q) on the expiration of the Term,

---

- (i) peaceably quit and deliver possession of the Land to us, in a safe, clean and sanitary condition,

---

- (ii) restore the surface of the Land as nearly as may reasonably be possible to the same condition as it was on the Commencement Date, to our satisfaction,

and your right to use and occupy the Land will cease and to the extent necessary, this covenant will survive the expiration of the Term.

4.2 You will not permit any person to do anything you are restricted from doing under this Article.

4.3 You must

- (a) without limiting your obligations or liabilities under this Permit, at your expense, effect and keep in force during the Term the following insurance with insurers licensed to do business in Canada:
  - (i) Commercial General Liability insurance in an amount of not less than \$2,000,000.00 inclusive per occurrence insuring against liability for personal injury, bodily injury (including death) and property damage, including coverage for all accidents or occurrences on the Land. Such policy will include cross liability, liability assumed under contract, provision to provide 30 days advance notice to us of material change or cancellation, and include us as additional insured;
- (b) ensure that all insurance required to be maintained by you under this Permit is primary and does not require the sharing of any loss by any of our insurers;
- (c) within 10 working days of Commencement Date of this Permit, provide to us evidence of all required insurance in the form of a completed "Province of British Columbia

Certificate of Insurance”;

- (d) if the required insurance policy or policies expire or are cancelled before the end of the Term of this Permit, provide within 10 working days of the cancellation or expiration, evidence of new or renewal policy or policies of all required insurance in the form of a completed “Province of British Columbia Certificate of Insurance”;
- (e) notwithstanding subsection (c) or (d) above, if requested by us, provide to us certified copies of the required insurance policies.

4.4 We may, acting reasonably, from time to time, require you to

- (a) change the amount of insurance set out in subsection 4.3(a); and
- (b) provide and maintain another type or types of insurance in replacement of or in addition to the insurance previously required to be maintained by you under this Permit;

and you will, within 60 days of receiving such notice, cause the amounts and types to be changed and deliver to us a completed “Province of British Columbia Certificate of Insurance” for all insurance then required to be maintained by you under this Permit.

4.5 You shall provide, maintain, and pay for any additional insurance which you are required by law to carry, or which you consider necessary to insure risks not otherwise covered by the insurance specified in this Permit in your sole discretion.

4.6 You waive all rights of recourse against us with regard to damage to your own property.

## ARTICLE 5 - LIMITATIONS

5.1 You agree with us that

- (a) this Permit is subject to
  - (i) all subsisting dispositions and subsisting grants to or rights of any person made or acquired under the *Coal Act, Forest Act, Mineral Tenure Act, Petroleum and Natural Gas Act, Range Act, Wildlife Act or Water Act*, or any extension or renewal of the same, whether or not you have actual notice of them, and
  - (ii) prior dispositions under the *Land Act*; and
  - (iii) the exceptions and reservations of interests, rights privileges and titles referred

to in section 50 of the *Land Act*;

- (b) without limiting subsection 4.1(p), you must indemnify and save us and our servants, employees and agents harmless from and against all claims, actions, causes of action, losses, damages, costs and liabilities, including fees of solicitors and other professional advisors, arising out of any conflict between your rights under this Permit and the rights of any person under a disposition or under a subsisting grant to or right of any person made or acquired under the *Coal Act*, *Forest Act*, *Mineral Tenure Act*, *Petroleum and Natural Gas Act*, *Range Act*, *Wildlife Act* or *Water Act* (or any prior or subsequent enactment of the Province of British Columbia of like effect), or any extension or renewal of the same, whether or not you have actual notice of them, and the amount of all such losses, damages, costs and liabilities will be payable to us immediately upon demand;
- (c) you release us from all claims, actions, causes of action, suits, debts and demands that you now have or may at any time in the future have against us arising out of any conflict between your rights under this Permit and the rights of any person under a disposition or under a subsisting grant to or right made or acquired under the enactments referred to in subsection (b), and you acknowledge that this Permit and your rights under this Permit are subject to those grants and rights referred to in subsection (b) whether or not you have actual notice of them.
- (d) we may make other dispositions of the Land, or any part of it;
- (e) you will make no claim for compensation, in damages or otherwise, in respect of a disposition made under subsection (d), where such disposition does not materially affect the exercise of your rights under this Permit;
- (f) subject to subsection (e), all of your costs and expenses, direct or indirect, that arise out of any lawful interference with your rights under this Permit as a result of the exercise or operation of the interests, rights, privileges and titles reserved to us in subsections (a) and (d) will be borne solely by you;
- (g) you will not commence or maintain proceedings under section 65 of the *Land Act* in respect of any lawful interference with your rights under this Permit that arises as a result of the exercise or operation of the interests, rights, privileges and titles described in subsections (a) and (d);
- (h) this Permit is subject to the Statutory Right of Way granted to British Columbia Hydro and Power Authority as defined on Plan 16679 on file in the Land Title Office at Victoria for electric power line purposes;

- (i) we are under no obligation to
    - (i) provide access or services to the Land or to maintain or improve existing access roads, or
    - (ii) make another disposition of the Land, or any part of it, to you; and
  - (j) if, after the expiration of the Term, we permit you to remain in possession of the Land and, we accept money from you in respect of such possession, a tenancy from year to year will not be created by implication of law and you will be deemed to be a monthly occupier only subject to all of the provisions of this Permit, except as to duration, in the absence of a written Permit to the contrary.
- 

#### ARTICLE 6 - TERMINATION

##### 6.1 You agree with us that

- (a) if you
  - (i) default in the payment of any money payable by you under this Permit, or
  - (ii) fail to observe, abide by and comply with the provisions of this Permit (other than the payment of any money payable by you under this Permit),and your default or failure continues for 60 days after we give written notice of the default or failure to you;
- (b) if, in our opinion, based on reasonable grounds, you fail to make reasonable and diligent use of the Land for the purposes set out in this Permit, and your failure continues for 60 days after we give written notice of the failure to you;
- (c) if we require the Land for our own use or, in our opinion, it is in the public interest to cancel this Permit, or
- (d) if we cancel another disposition made to you because of your default or failure under that disposition;

this Permit will, at our option and with or without entry, terminate, and your right to use and occupy the Land will cease.

##### 6.2 You agree with us that

---

- (a) you will make no claim for compensation, in damages or otherwise, upon the termination of this Permit under section 6.1; and
- (b) our remedies under this Article are in addition to those available to us under the *Land Act*.

#### ARTICLE 7 - NOTICE

- 7.1 Any notice required to be given by either party to the other will be deemed to be given if mailed by prepaid registered mail in Canada or delivered to the address of the other as follows:

to us

MINISTRY OF AGRICULTURE AND LANDS  
200-10428 153 St  
Surrey, BC V3R 1E1;

to you

STRATA PLAN VR1414, THE OWNERS  
C/O Bill Sievwright  
388 Wellington Dr  
North Vancouver, BC V7N 1P6;

or at such other address as a party may, from time to time, direct in writing, and any such notice will be deemed to have been received if delivered, on the day of delivery, and if mailed, 7 days after the time of mailing, except in the case of mail interruption in which case actual receipt is required.

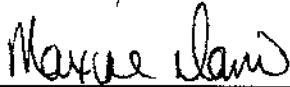
- 7.2 In order to expedite the delivery of any notice required to be given by either party to the other, a concurrent facsimile copy of any notice will, where possible, be provided to the other party but nothing in this section, and specifically the lack of delivery of a facsimile copy of any notice, will affect the deemed delivery provided in section 7.1.
- 7.3 The delivery of all money payable to us under this Permit will be effected by hand, courier or prepaid regular mail to the address specified above, or by any other payment procedure agreed to by the parties, such deliveries to be effective on actual receipt.

**ARTICLE 8 - MISCELLANEOUS**

- 8.1 In this Permit, "person", includes a corporation, firm or association and wherever the singular or masculine form is used in this Permit it will be construed as the plural or feminine or neuter form, as the case may be, and vice versa where the context or parties require.
- 8.2 This Permit will be interpreted according to the laws of the Province of British Columbia.
- 8.3 Where there is a reference to an enactment of the Province of British Columbia or of Canada in this Permit, that reference will include a reference to every amendment to it, every regulation made under it and any subsequent enactment of like effect and, unless otherwise indicated, all enactments referred to in this Permit are enactments of the Province of British Columbia.
- 8.4 Each schedule to this Permit is an integral part of this Permit as if set out at length in the body of this Permit.
- 8.5 This Permit constitutes the entire Permit between the parties and no understanding or Permit, oral or otherwise, exists between the parties with respect to the subject matter of this Permit except as expressly set out in this Permit and this Permit may not be modified except by subsequent Permit in writing between the parties.
- 8.6 This Permit extends to, is binding upon and enures to the benefit of the parties, their heirs, executors, administrators and successors.
- 8.7 All provisions of this Permit in our favour and all of our rights and remedies, either at law or in equity, will survive the expiration of the Term.
- 8.8 Time is of the essence of this Permit.
- 8.9 You agree with us that nothing in this Permit constitutes you as our agent, joint venturer or partner or gives you any authority or power to bind us in any way.
- 8.10 This Permit does not override or affect any powers, privileges or immunities to which you are entitled under any enactment of the Province of British Columbia.

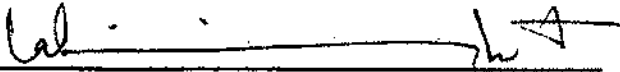
The parties have executed this Permit as of the date of reference of this Permit.

SIGNED on behalf of **HER MAJESTY  
THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA**  
by the minister responsible for the *Land Act*  
or the minister's authorized representative



Minister responsible for the *Land Act*  
or the minister's authorized representative

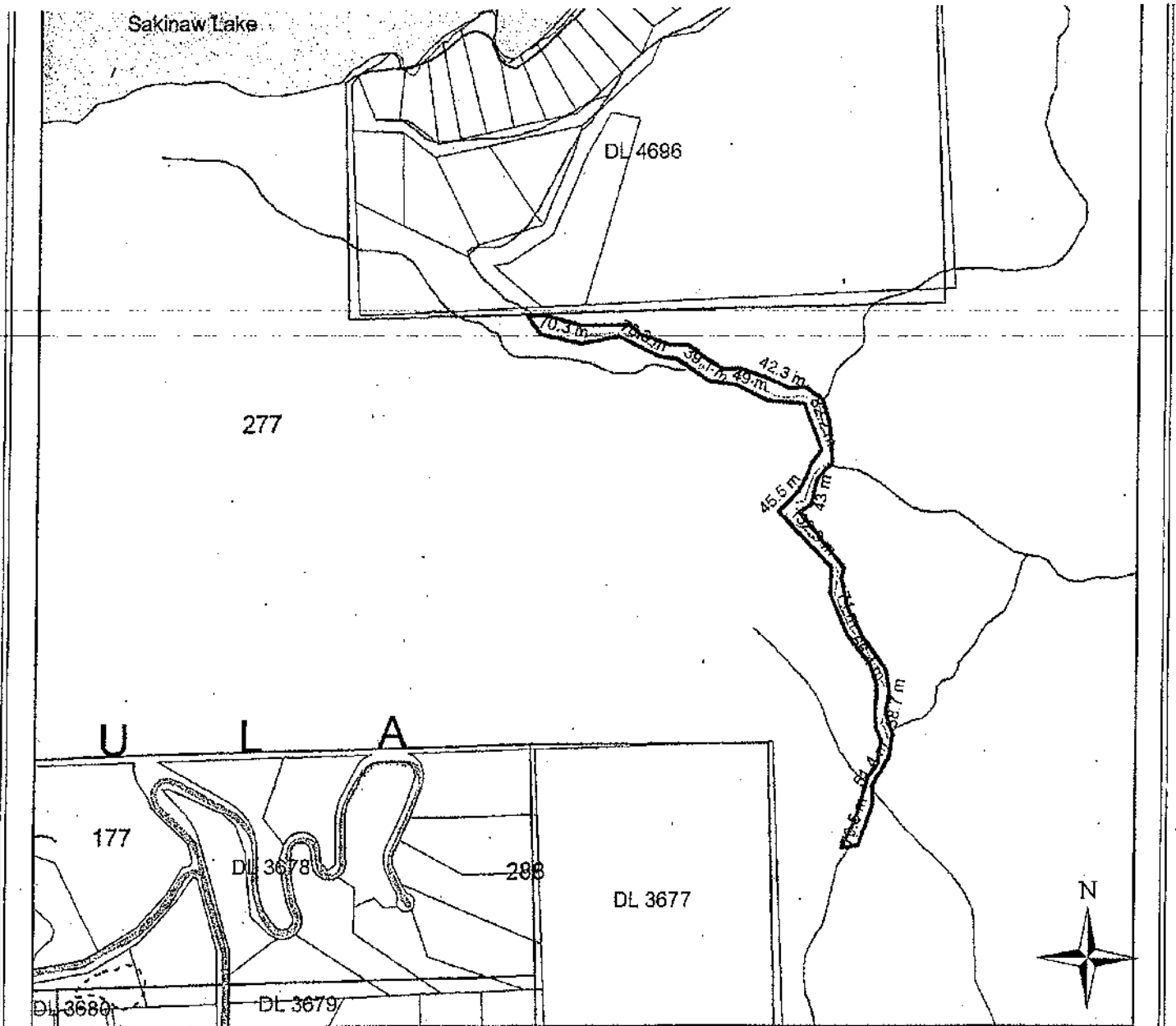
SIGNED on behalf of  
**STRATA PLAN VR1414, THE OWNERS**  
by a duly authorized signatory



Authorized Signatory

Mrs Sievwright  
Member of Strata Council VR1414

# LEGAL DESCRIPTION SCHEDULE



Scale: 1:10,000  
 Purpose: TRANSPORTATION  
 Subpurpose: ROADWAY  
 Type: PERMIT  
 Subtype: ROADS & BRIDGES

Date: January 5, 2010

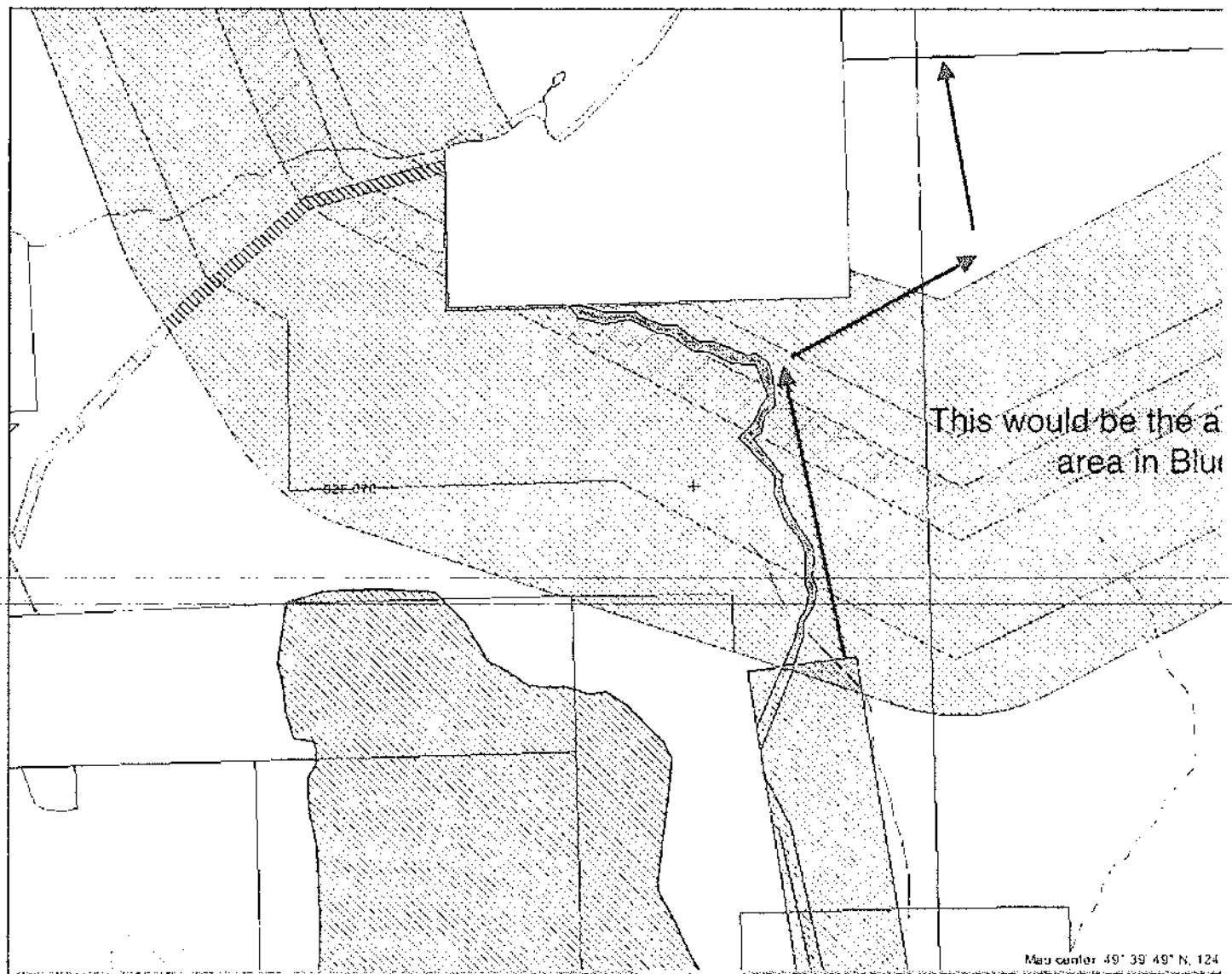
Tantalis Area: 3.1 ha

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:38 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Sakinaw - new application

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

604.603.3750  
jimgreen@telus.net



On Aug 14, 2014, at 7:56 AM, Anderson, Keith FLNR:EX <[Keith.Anderson@gov.bc.ca](mailto:Keith.Anderson@gov.bc.ca)> wrote:

Good Morning Jim:

The area in orange is the road Licence of Occupation to the strata title corp on our file 2409986, the road to the south of that is the Licence of Occupation to the Regional District. There are no road tenures over the non-status road. You might try contacting Brian Kukulies to see if their office has any other mapping for the area.

We don't normally issue Statutory rights of way for roads as that form of tenure gives exclusive use, and we require that all of our road authorizations be open to the general public. The only conflict is a SRW to BC Hydro for a transmission line ( the narrow linear area hatched in brown) and an application over a wider area from Plutonic Power, for a Transmission line (which has not been issued yet).

Licences for roads can overlap other licences, and transmission line SRWs, however they are always subject to the tenures that have prior rights and can't interfere with those rights. So your client would need to provide a letter from the Regional District and BC Hydro stating that they had no objections. Where there is a shared road, a road use maintenance agreement may also be required.

Keith

<image001.png>

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Wednesday, August 13, 2014 5:39 PM  
**To:** Anderson, Keith FLNR:EX  
**Cc:** Jim Green  
**Subject:** My phone Call re: Sakinaw Woods - TUP & new application

Hi Keith - I was calling you about this existing permit - please note my comments on the plan attachment at the end of the permit document.

I am applying for a client who's application would overlap a section of the attached permit as noted on page 12.

The SCR D has a permit in from garden bay road to their dump facilities and this permit would continue past this area that the SCR D has tenure over. I am wondering if the SCR D permit is a SRW?

---

I want to discuss locating a map of this existing non-status road and the general concept of the proposed application.

Jim Green  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

<TUP #241368 JG note on plan.pdf>

**McKenzie, Valerie S FLNR:EX**

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**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:38 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Another Road Question

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

---

Phone (604) 485-0725 Fax (604) 485-0799

Mail to: Brian.Kukulies@gov.bc.ca

**From:** Allard, Catherine FLNR:EX  
**Sent:** Tuesday, September 2, 2014 9:17 AM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** RE: Another Road Question

The road sharing agreement is a private party agreement that we do not generally get involved in. If the uses are compatible, there is usually not an issue reaching an agreement as the two parties would share the cost of maintenance, etc.

I don't think that the original tenure holder has any obligation to reach an agreement, but we can look into that further if it comes down to it...

**Catherine Allard**  
*Land Officer*  
**Ministry of Forests, Lands and Natural Resource Operations**  
ph: 604-586-5654 fax: 604 586-5429

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 2, 2014 8:59 AM  
**To:** Allard, Catherine FLNR:EX  
**Subject:** RE: Another Road Question

Hi Catherine.

Thanks for the information. Looks like I am on the right track re the QP.

In regards to the road sharing agreement, is there a template for this or is it something that is drawn up between the parties that outlines the responsibility of each party in regards to use and maintenance of the shared portion of the road? I guess it would be like a contract that outlines responsibility.

Also, does the original holder of the works permit have any right to refuse entry into a this type of agreement?

Thanks.

AA

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Allard, Catherine FLNR:EX  
**Sent:** Tuesday, September 2, 2014 8:31 AM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** RE: Another Road Question

---

Hi Brian,

Hope I can be of some help here:

1. If multiple users would like to share a permitted road, they can enter into a road sharing agreement which is not transferring, assigning or sublicensing so acceptable under the tenure agreement.
2. As above. Also, the applicant should have this road sharing agreement in place prior to applying for a permit on the untenured portion of road (assuming that the Permitted portion of road is required for access to the application area).
3. For most roads we require a letter from a qualified professional stating that the road as been designed and constructed according to current forest road specifications required for logging roads. It would likely be in the applicant's best interest then to have the road designed by a QP, so that is a reasonable request in my opinion. I will forward along some additional guidelines from Keith Anderson regarding roadway securities in case you don't have them readily available.

If any of my conclusions aren't clear, or differ from what you were leaning towards, just let me know and we can discuss.

Thanks,

**Catherine Allard**  
*Land Officer*  
**Ministry of Forests, Lands and Natural Resource Operations**  
ph: 604-586-5654 fax: 604 586-5429

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Friday, August 29, 2014 4:40 PM  
**To:** Allard, Catherine FLNR:EX  
**Subject:** RE: Another Road Question

Hi Catherine.

A few more questions on roads. I have a bit more information from the proponent and it is now starting to make sense and that is a good thing.

The plan is to apply for a section of road that is currently a non-status road. It was likely built when they initially logged the area 50-60 or more years ago and it will provide access to a group of fee simple properties that are currently water access only on Sakinaw Lake. As it turns out the owners currently access this area over the road but there was an issue that with a water access only development they need to have off-site parking. That turned into a big problem and from what the consultant says the SCRD supports an application for the road because they can't get an area for offsite parking. We will still need to do a referral to the SCRD.

So, there is an existing road into this development but part of it is already tenured under a Road works permit. So now for the questions:

1. Can we put a tenure for a road works permit over another road works permit?

This would create two tenures over the same piece of land for the same purpose.

I would think that would be unlikely because if there was an issue with the road and the Crown needed to have some environmental remediation done who would we go after unless we can go after both? One party could point a finger at the other and say it was them so it might make it challenging to go after one or both parties.

2. Assuming that we can't have stacked tenures as above and we know that a group of people are using the permitted road is there a need to somehow connect them to the existing permitted road? Looking at the existing document it speaks to this

- (d) not assign, sublicense or transfer this Permit or permit any person to use or occupy the Land, without our prior written consent, (if you are a corporation, a change in control, (as that term is defined in subsection 2(3) of the *Business Corporations Act*) will be deemed to be a transfer of this Permit);

So how do we provide consent to allow the permit holder to permit someone else to use the road? Or do we? I would have thought that the permit holder could enter into an agreement (business to business) to cover some of the maintenance cost and leave the Crown out of it but I guess not.

3. Last one. In my discussions with the applicant's consultant I suggested that he needs to have a qualified professional do a road layout and design for the road even though it is an existing road. The reason I suggested this was to ensure that if there was any environmental risks or remediation work that needs to be done that it is identified and spelled out in the MP. Since this is an old road there may be collapsed culverts, full ditches or no ditches, buried organic material, etc. I mentioned that it would be a good idea for the applicant to get this done so they know of any issues and they can be corrected and a plan for this would be in the MP. An old road may be bullet proof or a hide a multitude of sins. Looking at the policy I see that we generally only do that for a road over 5km. I find that ridiculous because 100m road can cause significant problems. So did I go too far?

Hope you enjoyed your long weekend. Thanks for all your help on these questions. I just have to remember the answers for the future.

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

Brian Kukulies, RPF

Land Officer

Ministry of Forests, Lands and Natural Resource Operations

Sunshine Coast Resource District

7077 Duncan Street

Powell River, British Columbia

V8A 1W1

Phone (604) 485-0725 Fax (604) 485-0799

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)



1. **Introduction**

- \_\_\_\_\_

This type of agreement is not considered a transfer, assignment, or sub licence so it is acceptable. An agreement like this would have to be in place at the time of the application for the additional section of road being applied for.

2. Evaluation of the road by a Qualified Professional

What is needed is a letter from the QP that the road has been designed and built to current forest road specifications for timber harvesting. A Forester would be able to evaluate the road to determine its current condition and the works needed to bring it up to a standard that would meet this requirement. Of course no work can start until there is an authorization in place.

As I mentioned during our call it is in the best interest of the applicant to have a QP evaluate the road and provide a road layout and design that would result in a road that meets the current standards for a road associated with timber harvesting.

3. On another issue, there will be a security deposit for the road of \$5000 that must be provided prior to construction if the road is under 600m. Once we have received a letter from the QP that the road has been built to the standard noted above the security deposit will be reduced on a sliding scale. If the road is over 600m in length the security is \$10,000 and once the notification letter is received from the QP it is reduced to \$5000 which will be maintained. Also, a tenure will have to be maintained on the road as long as it is used. The maximum term for a road way permit is 10 years. Once the road is no longer being used it must be decommissioned.

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Hope that answers your questions. Anything else please let me know. Thanks,

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AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

\_\_\_\_\_

**From:** "Kukulies, Brian FLNR:EX" <[Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)>  
**Subject:** Application for a Road Works Permit in the Vicinity of Sakinaw Lake  
**Date:** September 2, 2014 at 10:06:34 AM PDT  
**To:** "Jim Green" <[jimgreen@telus.net](mailto:jimgreen@telus.net)>

Hi Jim,

Further to our conversation on August 29<sup>th</sup> I have some information on the questions that were asked.

1. Can we issue a Road Works Permit over another Road Works Permit?

---

The way this kind of overlapping use is handled is that the "secondary" user would enter into a Road Sharing Agreement with the current tenure holder. This is a private party agreement and would be between the applicant for the additional section of road and the current tenure holder and would outline issues like maintenance and cost sharing. This is not something that we get involved with.

This type of agreement is not considered a transfer, assignment, or sub licence so it is acceptable.

An agreement like this would have to be in place at the time of the application for the additional section of road being applied for.

2. Evaluation of the road by a Qualified Professional

What is needed is a letter from the QP that the road has been designed and built to current forest road specifications for timber harvesting. A Forester would be able to evaluate the road to determine its current condition and the works needed to bring it up to a standard that would meet this requirement. Of course no work can start until there is an authorization in place.

As I mentioned during our call it is in the best interest of the applicant to have a QP evaluate the road and provide a road layout and design that would result in a road that meets the current standards for a road associated with timber harvesting.

3. On another issue, there will be a security deposit for the road of \$5000 that must be provided prior to construction if the road is under 600m. Once we have received a letter from the QP that the road has been built to the standard noted above the security deposit will be reduced on a sliding scale. If the road is over 600m in length the security is \$10,000 and once the notification letter is received from the QP it is reduced to \$5000 which will be maintained. Also, a tenure will have to be maintained on the road as long as it is used. The maximum term for a road way permit is 10 years. Once the road is no longer being used it must be decommissioned.

Hope that answers your questions. Anything else please let me know. Thanks.

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

**Brian Kukulies, RPF**  
Land Officer  
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Sunshine Coast Resource District  
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An authorization under the Land Act is the vehicle that is used to provide access across Crown Land to private land. With this in mind there may eventually be an option to take over the road once A&A Trading decides to delete that portion of their road permit but depending on their harvesting plans this may not happen for many years.

My recommendation would be to continue along the track that you have been pursuing. Any questions please let me know.

^^

Brian Kukulies, RPF  
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## McKenzie, Valerie S FLNR:EX

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**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:41 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Application for Tenure - Sakinaw Lake

^^

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

---

Phone (604) 485-0725 Fax (604) 485-0799

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Anderson, Keith FLNR:EX  
**Sent:** Thursday, September 18, 2014 12:30 PM  
**To:** Kukulies, Brian FLNR:EX; Cavill, Jacqueline FLNR:EX; Allard, Catherine FLNR:EX  
**Subject:** Re: Application for Tenure - Sakinaw Lake

I told him he could apply for the whole length but he should work towards a road use agreement. We would have to split the security agreement equitably. Sounds like getting such an agreement could be lengthy. There is nothing in the document we can use as a good lever other than we can issue another road permit over the first.

The finger pointing is an issue which is why I would prefer a road use agreement. An no good solution to resolve such a disagreement.

I agree with Catherine's approach however in this case it could significantly delay the subdivision approval.  
Keith Anderson from Blackberry

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Thursday, September 18, 2014 09:06 AM  
**To:** Anderson, Keith FLNR:EX  
**Subject:** FW: Application for Tenure - Sakinaw Lake

Hi Keith.

In regards to the note from Jim, I just want to clarify for my own purposes and for future similar situations that may arises.

What I get from this is that Jim's application will include a portion of a road that is already tenured to another party for the same purpose. Would it be our intent then to issue a Road Works Permit over this section of road that already has a Road Works Permit already in place?

If the above is the case would we still collect the security deposit on the whole length of the road or just the portion that is not within the overlap section?

Also, if there is an issue with the section of the road that results in a requirement for some remediation work how would we determine who is responsible or would we consider both equally responsible? How would that play out if the permit holders started pointing fingers at each other as to who is responsible?

In my discussions with Jim I pointed out what is done in the case of a road permit under the Forest Act. If there is a second user of the road they enter into a Road Use Agreement with the RP holder to share maintenance costs. If there are any compliance actions we only deal with the RP holder and they can deal with the other entity that they have the agreement with. In the case of a FSR we enter into a Road Use Permit with the primary user.

I communicated with Catherine and she suggested that an agreement is needed for the overlap section and this must be in place before an application can be made. I agreed with this process considering what they do in the forest industry.

Any further clarification on this is appreciated. Thanks.

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

---

Brian Kukulies, RPF

Land Officer

Ministry of Forests, Lands and Natural Resource Operations

Sunshine Coast Resource District

7077 Duncan Street

Powell River, British Columbia

V8A 1W1

Phone (604) 485-0725 Fax (604) 485-0799

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Jim Green [<mailto:jimgreen@telus.net>]

**Sent:** September-17-14 5:45 PM

**To:** Anderson, Keith FLNR:EX

**Cc:** Kukulies, Brian FLNR:EX; Warren Hansen

**Subject:** Application for Tenure - Sakinaw Lake

Keith - Thanks for taking my call today.

The purpose of my call was to discuss our forthcoming application for tenure on a road on crown land.

My client is subdividing their recreational property on Sakinaw Lake and the SCRD is prepared to support approval of

the subdivision subject to the issuance of tenure for road access. The chair of the SCRD board has issued a letter to the approving

officer at the MoTI, Jeff Moore, to confirm this agreement.

A portion of this crown road has a Temporary Use Permit (241368) issued to the Sakinaw Woods Strata Corporation and a

portion is a non-status section of crown land with a historic road.

In my initial discussions with your Ministry I was directed to secure a Road Use Agreement with the Strata Corp in advance of

submitting an application for tenure on the non-status section of the "road".

Subsequent to our discussion today I understand that you are prepared to allow us to apply for tenure on the whole portion of the road including the section in the TUP (241368) when we have the necessary requirements of the application completed.

We have agree to continuc our negotiations in the interim with the Strata Corp as it related to a RUA.

Thanks for your assistance.

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

---

\_\_\_\_\_

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Wednesday, September 17, 2014 5:45 PM  
**To:** Anderson, Keith FLNR:EX  
**Cc:** Kukulies, Brian FLNR:EX; Warren Hansen  
**Subject:** Application for Tenure - Sakinaw Lake

Keith - Thanks for taking my call today.

The purpose of my call was to discuss our forthcoming application for tenure on a road on crown land.

My client is subdividing their recreational property on Sakinaw Lake and the SCRD is prepared to support approval of the subdivision subject to the issuance of tenure for road access. The chair of the SCRD board has issued a letter to the approving officer at the MoTI, Jeff Moore, to confirm this agreement.

---

A portion of this crown road has a Temporary Use Permit (241368) issued to the Sakinaw Woods Strata Corporation and a portion is a non-status section of crown land with a historic road.

In my initial discussions with your Ministry I was directed to secure a Road Use Agreement with the Strata Corp in advance of submitting an application for tenure on the non-status section of the "road".

Subsequent to our discussion today I understand that you are prepared to allow us to apply for tenure on the whole portion of the road including the section in the TUP (241368) when we have the necessary requirements of the application completed.

We have agree to continue our negotiations in the interim with the Strata Corp as it related to a RUA.

Thanks for your assistance.

Regards / Jim Green

604.603.3750  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:41 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Application for Tenure - Sakinaw Lake

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

We have engaged Chartwell Consultants, represented by Warren Hansen on the Sunshine Coast, to complete a road assessment as is required for an application for tenure for a road. Once we have all of our content prepared for the application we will get it underway with FrontCounter BC.

FNR-2015-52980 PR68 of 97 Page

\_\_\_\_\_

see Aug 14/15  
TUP 24/368

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street

**From:** Warren Hansen [<mailto:WHansen@chartwell-consultants.com>]  
**Sent:** Friday, October 3, 2014 8:34 AM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** FW: Document re our discussion

Just doing some mapping for Jim's application for a TUP. Attached are 3 documents for reference.

- There is about 834m of road between the PH landfill and the POC of our assessment and the POC of the Sakinaw Woods TUP. It's odd that the TUP for Sakinaw Woods started at an arbitrary location. What form of tenure allows Sakinaw Wood rights of access over this 834m section?
- There are two road sections that the application will include 1) 904m of road under the Sakinaw Woods TUP (assuming the same location as the TUP for Sakinaw Woods) , and 2) A non-status road from the BCH ROW to the Saunders property. Do we submit two site maps (one for each section) or all together?

WARREN HANSEN, RPF  
OPERATIONS FORESTER  
AREA MANAGER - SUNSHINE COAST

**CHARTWELL Consultants Ltd.**  
#205 – 938 Gibsons Way  
Gibsons, B.C. V0N 1V7

Direct Dial (Gibsons): 604.973.1117  
North Van: 604.886.2003  
Cell: 604.740.7105  
Fax: 604.986.0361  
[www.chartwell-consultants.com](http://www.chartwell-consultants.com)

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** September-06-14 11:22 AM  
**To:** Warren Hansen  
**Cc:** Green Jim  
**Subject:** Document re our discussion

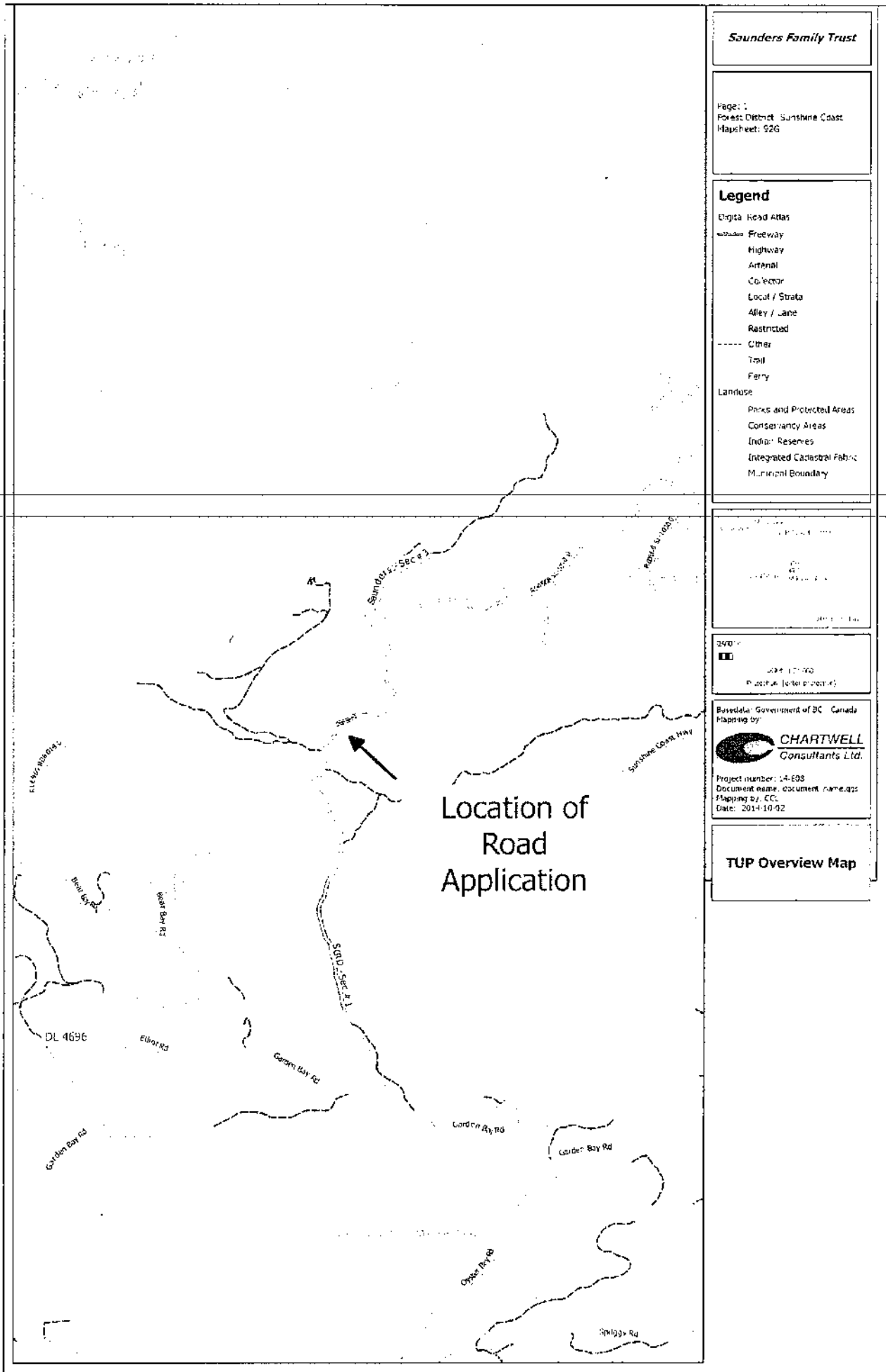
Warren - here is the Sakinaw Woods TUP - note the plan at the end of the document - chat Monday

Regards / Jim Green

Begin forwarded message:

---

**From:** Jim Green <[jimgreen@telus.net](mailto:jimgreen@telus.net)>  
**Date:** August 29, 2014 at 2:18:39 PM PDT  
**To:** Brian Kukulies <[Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)>  
**Subject:** tup







We've started our Road survey as per the Sakinaw Woods TUP map.

- There is about 834m of road between the PH landfill and the POC of our assessment and the POC of the Sakinaw Woods TUP. It's odd that the TUP for Sakinaw Woods started at an arbitrary location. It is not an arbitrary location. It is actually the boundary of the licence for the land fill.  
What form of tenure allows Sakinaw Wood rights of access over this 834m section?  
It is a Works permit not a TUP. It has a term of up to 10 years and is replaceable.
- There are two road sections that the application will include 1) 904m of road under the Sakinaw Woods TUP (assuming the same location as the TUP for Sakinaw Woods) , and 2) A non-status road from the BCH ROW to the Saunders property. Do we submit two site maps (one for each section) or all together? I would say all together. This will be the section of the road being applied for. If there is a deal with the Strata holder (Sakinaw Woods) the Works Permit will only be over the section from the junction to the Saunders property. Just in case a deal can be done I would have the map showing the portion not under tenure as well.

Thanks for your help!

WARREN HANSEN, RPF

~~City of Vancouver~~

~~ARTS, CULTURE & SOCIETY GROUP~~

**CHARTWELL Consultants Ltd.**

#205 – 938 Gibsons Way

Gibsons, B.C. V0N 1V7

Direct Dial (Gibsons): 604.973.1117

North Van: 604.886.2003

Cell: 604.740.7105

Fax: 604.986.0361

[www.chartwell-consultants.com](http://www.chartwell-consultants.com)

**From:** Jim Green [<mailto:jimgreen@telus.net>]

**Sent:** September-06-14 11:22 AM

**To:** Warren Hansen

**Cc:** Green Jim

**Subject:** Document re our discussion

Warren - here is the Sakinaw Woods TUP - note the plan at the end of the document - chat Monday

Regards / Jim Green

Begin forwarded message:

**From:** Jim Green <[jimgreen@telus.net](mailto:jimgreen@telus.net)>

**Date:** August 29, 2014 at 2:18:39 PM PDT

**To:** Brian Kukulies <[Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)>

**Subject:** tup

.....

Our new application for tenure (or the RUA from Sakinaw Woods Strata) starts at the "end" of this SCRD tenure.

The question is related to the nature of the SCRD tenure and what rights it grants for use for Sakinaw Wood's and the Saunders?

Theoretically could both or either Sakinaw Woods or my client enter some form of agreement (RUA?) with the SCRD

in relationship to their tenure? Could a separate tenure be issued over the SCRD tenure. Is this in fact unnecessary because the SCRD tenure gives the public the right to use the road already?

Is it possible to get a PDF copy of the SCRD tenure?

Thanks for your comments -

Regards / Jim Green

---

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

[illegible]

FNR-2015-52980 PR77 of 97 Page

You could check with highways to see if they have any authority over this section of road.

AA

**From:** Anderson, Keith FLNR:EX  
**Sent:** Monday, December 8, 2014 7:46 AM  
**To:** 'Jim Green'  
**Cc:** Kukulies, Brian FLNR:EX  
**Subject:** RE: Question re SCRD tenure near Sakinaw Woods

If it is a Forest Service Road, then it would be open to the public, and If the SCRD has a tenure then it would most likely be open to the public at all times anyway. But you should at least have the discussion with them.

Keith

Hi Keith - there is a question that has come up in regard to the initial portion of the road on crown land that comes in from Garden Bay Road, tenured to the SCRD for their community dump - located as per the attached plan.

Theoretically could both or either Sakinaw Woods or my client enter some form of agreement (RUA?) with the SCRD

in relationship to their tenure? Could a separate tenure be issued over the SCRD tenure. Is this in fact unnecessary because the SCRD tenure gives the public the right to use the road already?

Is it possible to get a PDF copy of the SCRD tenure?

Thanks for your comments -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

© 2002 Blackwell Science Ltd *Journal of Internal Medicine* 252: 105–112

**Cc:** Anderson, Keith FLNR:EX; Andrew Allen  
**Subject:** RE: Question re SCRD tenure near Sakinaw Woods

Hi Jim.

This one gets more interesting by the day.

Keith, if I am off base here please let Jim and I know.

The one thing that you and your client should understand is that if you apply for the road right from the Garden Bay Road through the Transfer Station to the private property on Sakinaw Lake you will be responsible for the maintenance of the road that I would expect sees a fair bit of public traffic. Depending on the use and structures in that section of the road there may be costs that will have to be considered. A Road Works Permit is open to the public and the holder cannot deny use to any person.

I am not sure why this road is non status. Since this road leads to a facility managed by the SCRD I would think that they are the best one to hold the tenure over the section of road from the Garden Bay Road to the northern boundary of their licence of occupation for the transfer site. From the information that you provided it appears that they maintain the road right now.

---

BCTS has applied for a Road Permit off the road leading to the transfer station as there is development proposed east of the transfer station so the Timber Sale Licence holder will be using that portion of the road as well.

I presume that the transfer station and the land fill are on the same site as I do not see anything else in the area that could be a landfill.

Any questions please let me know.

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Tuesday, December 16, 2014 11:18 AM  
**To:** Kukulies, Brian FLNR:EX  
**Cc:** Anderson, Keith FLNR:EX; Andrew Allen  
**Subject:** Re: Question re SCRD tenure near Sakinaw Woods

Hi Brian - I am still on this one re: the status of the road as per your comments below from Dec 8th.

I did chat with the MoTI and they confirmed that they do not have this road in their road inventory list and that it is not designated as a Section 42 road as the result of public funds being spent on its maintenance.

MoTI indicated that the SCRD has a private arrangement with a local contractor for road maintenance.

The L of O plan attachment on the last page (attached) shows that the SCR D has a tenure area that is hooked across a 20m non-status portion. To me this illustrates that this non-status area is the road that Sakinaw Lake residents use and that it continues back to Garden Bay road as a non-status area.

I have also discussed this tenure with the planning staff at the SCR D and through various combinations of staffing changes over the last few years and the recent departure of a staff member there is virtually no background available on this file from their end. The SCR D does not object to this road going under application for tenure to my client.

It is worthwhile to note that this road in from Garden Bay Road is "also" the public's road into the Pender Harbor landfill.

I just wanted to run this by you to make sure that we are making the correct assumptions. The SCR D tenure had originally be thought to run from the Sakinaw Woods Temporary Use Permit (2409986) back towards Garden Bay road and including all of the area the commonly used road.

---

Our application has been designed, with a road assessment by a qualified professional, to run from the end of the SCR D's

L of O - now it looks like we have to apply from Garden Bay road through the SCR D's tenure onwards.

Thanks for any comments you may be able to offer -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

**McKenzie, Valerie S FLNR:EX**

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**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:44 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Road to Sakinaw Lake: file# 100120950 - Jim Green

^^

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

---

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Thursday, February 12, 2015 10:52 AM  
**To:** 'Jim Green'  
**Subject:** RE: Road to Sakinaw Lake: file# 100120950 - Jim Green

Hi Jim.

Won't be for a while assuming that it will come to me. FCBC was about 30 days behind some time ago so I do not have a good idea when this application will be processed.

^^

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Friday, February 6, 2015 3:15 PM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** Road to Sakinaw Lake: file# 100120950 - Jim Green

Hi Brian - just curious if this one landed on your desk?

Regards / Jim Green

604.603.3750  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

On Jan 27, 2015, at 11:43 AM, Kukulies, Brian FLNR:EX <[Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)> wrote:

Hi Jim.

So, if I am to understand your note you have applied for the road through the Garden Bay transfer station? So your client will be responsible for this section of the road?

Not sure if I will be looking after this one but if I do we will likely be talking.

At this time I don't think there was anything that you were asking of me? If I am incorrect please let me know.

Thanks.

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

---

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Thursday, January 22, 2015 4:16 PM  
**To:** Anderson, Keith FLNR:EX  
**Cc:** Kukulies, Brian FLNR:EX  
**Subject:** Rd to Sakinaw Lake: file# 100120950 - Jim Green

Gents - not sure if this matters as the file will make its way to you - the application that I have been working on from Garden Bay Rd in through the SCRD land fill tenure (#239884) and then through the Sakinaw Woods (SW's) Temporary Use Permit (#241368) is now in the queue in its proper form.

I had completed the Road Assessment with Warren Hansen @ Chartwell only to discover that the SCRD tenure excluded the road in and through the land fill. Upon consultation with the SCRD we then had to bring Chartwell back in to assess this portion of road for the application.

We had discussed this file from the perspective of developing a road use agreement with Sakinaw Woods as allowed by their Temporary Use Permit. Those discussions are ongoing and I would characterize them as going "well". In the absence of an agreement with SW's we discussed that a tenure could then be issued on the whole road section as the balance of the road requirement was currently non-status.

Thanks for your assistance as I was working through this one - cheers!

Thanks -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

Begin forwarded message:

Hi Jim

---

It was very nice talking to you today. I have uploaded the document to your application tracking number 100120950.

**Debbie Jones**

Customer Service Representative

<image001.jpg>

845 Columbia Ave

Castlegar BC V1N 1H3

Toll Free: 1-877-855-3222

[www.frontcounterbc.gov.bc.ca](http://www.frontcounterbc.gov.bc.ca)

How Did We Do?

Clients of FrontCounter BC are invited to take our [customer satisfaction survey](#). We'd appreciate your input.

[Freedom of Information Disclaimer](#)

-----Original Message-----

From: Jim Green [<mailto:jimgreen@telus.net>]

Sent: Thursday, January 22, 2015 2:41 PM

To: Jones, Debbie FLNR:EX

Subject: file# 100120950 - Jim Green

Thanks Debbie -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

**Table 1.** Summary of the results of the regression analysis

Ministry of Forests, Lands and Natural Resource Operations  
South Coast Natural Resource Region  
200 – 10428 153 ST, Surrey BC V3R 1E1  
Tel: (604) 586-4400 Fax: (604) 586-4434  
Toll Free: 1-877-855-3222

*Our Vision: Economic prosperity and environmental sustainability*

How Did We Do?

Clients of FrontCounter BC are invited to take our [customer satisfaction survey](#).

We'd appreciate your input.

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Wednesday, March 11, 2015 4:56 PM  
**To:** Jones, Debbie FLNR:EX  
**Subject:** Re: file# 100120950 - Jim Green

Hi Debbie - are you able to tell me the status of this file?

Regards / Jim Green

---

604.603.3750  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

On Jan 22, 2015, at 2:58 PM, Jones, Debbie FLNR:EX <[Debbie.Jones@gov.bc.ca](mailto:Debbie.Jones@gov.bc.ca)> wrote:

Hi Jim

It was very nice talking to you today. I have uploaded the document to your application tracking number 100120950.

**Debbie Jones**

Customer Service Representative

845 Columbia Ave

Castlegar BC V1N 1H3

Toll Free: 1-877-855-3222

[www.frontcounterbc.gov.bc.ca](http://www.frontcounterbc.gov.bc.ca)

How Did We Do?

Clients of FrontCounter BC are invited to take our [customer satisfaction survey](#). We'd appreciate your input.

[Freedom of Information Disclaimer](#)

-----Original Message-----

From: Jim Green [<mailto:jimgreen@telus.net>]

Sent: Thursday, January 22, 2015 2:41 PM

To: Jones, Debbie FLNR:EX

Subject: file# 100120950 - Jim Green

Thanks Debbie -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:45 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Application Tracking # 100120950 - re: Jim Green

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Tuesday, March 17, 2015 10:46 AM  
**To:** Eto, Hideki FLNR:EX  
**Cc:** Anderson, Keith FLNR:EX; Kukulies, Brian FLNR:EX  
**Subject:** Re: Application Tracking # 100120950 - re: Jim Green

Regards / Jim Green

**Note:** As I am not the single point of contact for FCBC, and per FCBC procedure; please use the contact information I had provided, in my previous email (below).

FNR-2015-52980 PR88 of 97 Page

Hideki

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Friday, March 13, 2015 5:04 PM  
**To:** Eto, Hideki FLNR:EX  
**Cc:** Anderson, Keith FLNR:EX; Kukulies, Brian FLNR:EX  
**Subject:** Application Tracking # 100120950 - re: Jim Green

Hi Hideki - as this went in on Jan 22nd I wondering if you could estimate when this will be assigned a file number and move forward in the process - thanks for your comments.

Regards / Jim Green

604.603.3750  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

---

On Mar 12, 2015, at 10:40 AM, Eto, Hideki FLNR:EX <[Hideki.Eto@gov.bc.ca](mailto:Hideki.Eto@gov.bc.ca)> wrote:

Hello Jim,

With regards to your application (100120950); it is in the queue with FrontCounter BC (Surrey) and awaiting formal review.

Please be aware of the 140 day TAT for Crown Land applications; this may be impacted by office backlog.

For future status request of your application, please contact our Surrey office at:

- 604.586.4400 or
- [Frontcounterbc.Surrey@gov.bc.ca](mailto:Frontcounterbc.Surrey@gov.bc.ca)

Regards,

Hideki

Hideki Eto  
*Natural Resource Specialist*  
*FrontCounter BC*  
Ministry of Forests, Lands and Natural Resource Operations  
South Coast Natural Resource Region  
200 – 10428 153 ST, Surrey BC V3R 1E1  
Tel: (604) 586-4400 Fax: (604) 586-4434  
Toll Free: 1-877-855-3222

*Our Vision: Economic prosperity and environmental sustainability*

How Did We Do?

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We'd appreciate your input.

**From:** Jim Green [mailto:jimgreen@telus.net]  
**Sent:** Wednesday, March 11, 2015 4:56 PM  
**To:** Jones, Debbie FLNR:EX  
**Subject:** Re: file# 100120950 - Jim Green

Hi Debbie - are you able to tell me the status of this file?

Regards / Jim Green

604.603.3750  
[jimgreen@telus.net](mailto:jimgreen@telus.net)

On Jan 22, 2015, at 2:58 PM, Jones, Debbie FLNR:EX  
<[Debbie.Jones@gov.bc.ca](mailto:Debbie.Jones@gov.bc.ca)> wrote:

Hi Jim

It was very nice talking to you today. I have uploaded the document to your application tracking number 100120950.

---

**Debbie Jones**

Customer Service Representative

845 Columbia Ave

Castlegar BC V1N 1H3

Toll Free: 1-877-855-3222

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How Did We Do?

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[Freedom of Information Disclaimer](#)

-----Original Message-----

From: Jim Green [mailto:jimgreen@telus.net]

Sent: Thursday, January 22, 2015 2:41 PM

To: Jones, Debbie FLNR:EX

Subject: file# 100120950 - Jim Green

Thanks Debbie -

Regards / Jim Green

604.603.3750

[jimgreen@telus.net](mailto:jimgreen@telus.net)

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:45 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Lands file number 2411578 - Sakinaw Lake Rd  
**Attachments:** FILE 2411578 - REVISED SHAPE AREA.pdf; ATTO0001.htm

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Thursday, April 23, 2015 5:20 PM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** Lands file number 2411578 - Sakinaw Lake Rd

604.603.3750  
jimgreen@telus.net

**From:** "Randhawa, Sukhdev FLNR:EX" <Sukhdev.Randhawa@gov.bc.ca>  
**To:** "[jimgreen@telus.net](mailto:jimgreen@telus.net)" <[jimgreen@telus.net](mailto:jimgreen@telus.net)>  
**Subject:** Roadway Application - 1023019 BC Ltd.  
**Date:** April 15, 2015 at 8:32:24 AM PDT

As per our discussion, I have modified the application area to exclude the portion of road within District Lot 419 as there is an active lease over this parcel held by SCRD.

**Sukhdev Randhawa**

Natural Resource Specialist, FrontCounter BC

South Coast Regional Office

**Ministry of Forests, Lands and Natural Resource Operations**

200 – 10428 153 Street, Surrey BC V3R 1E1

Tel: 604-586-5406 Fax: 604-586-4444

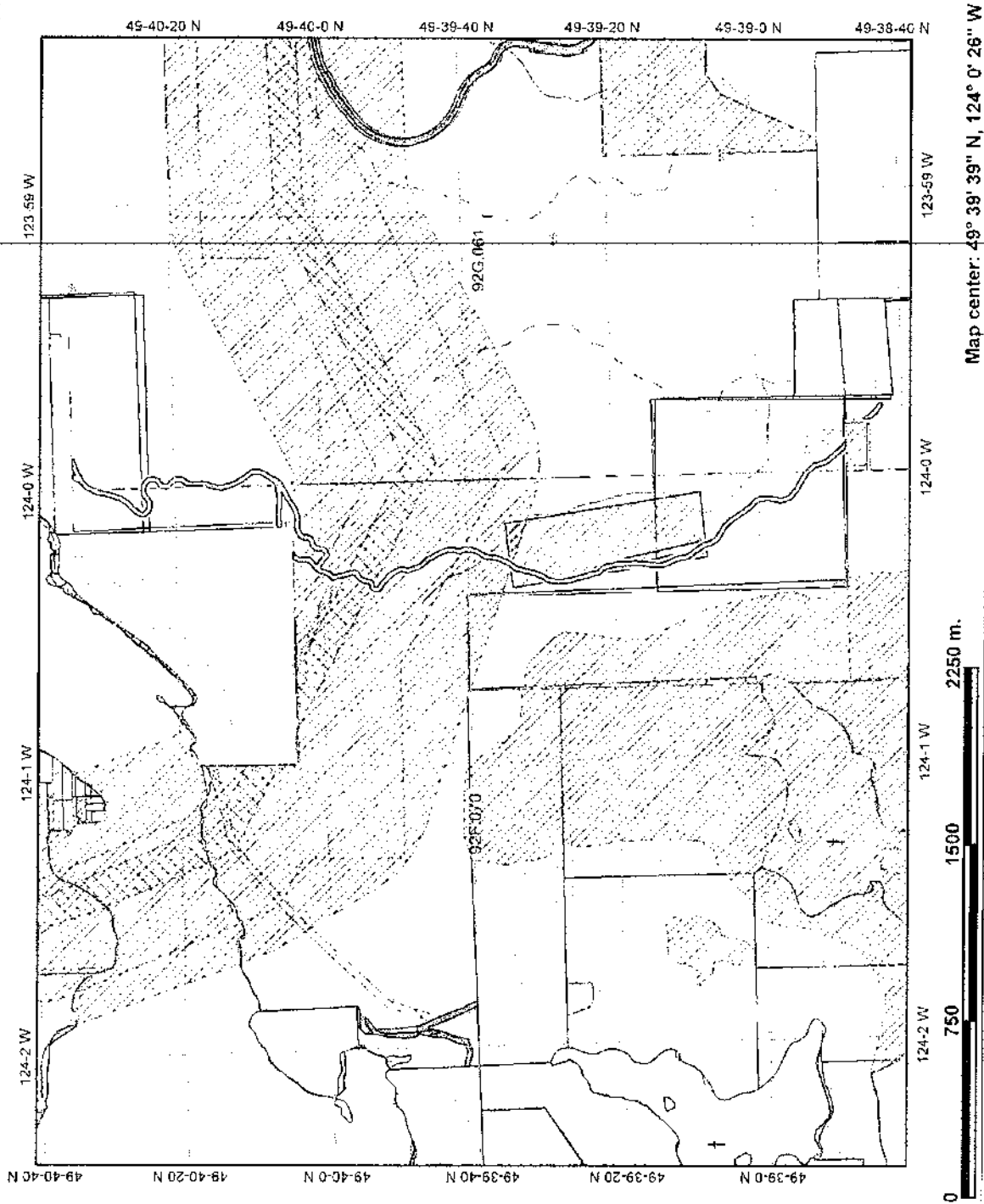
[Sukhdev.Randhawa@gov.bc.ca](mailto:Sukhdev.Randhawa@gov.bc.ca)

*Our Vision: Economic prosperity and environmental sustainability*

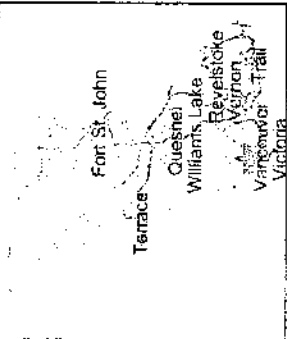
TEAMWORK CURIOSITY PASSION SERVICE COURAGE ACCOUNTABILITY

I N T E G R I T Y

# Internet Mapping Framework



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



## Legend

- ☒ Cadastral Annotation
- ☒ Surveyed Transport
- ☒ Admin: Provincial Parks
- ☒ Interest Parcels
  - ☐ Provincial Park
  - ☐ Crown Grant
  - ☐ Application
  - ☐ Lease
  - ☐ Development Agreement
  - ☐ Licence
  - ☐ Permit
  - ☐ Reserve
  - ☐ Right of Way
  - ☐ Transfer of Admin / Control
  - ☐ Inactive Disposition Transaction
  - ☐ OMC Ecological Reserve
  - ☐ Dominion Patent
  - ☐ Inventory Site
  - ☐ Unrecorded / Unknown IP\_SID=943643
- ☒ Survey Parcels
  - ☐ Primary
  - ☐ Indian Reserves Primary
  - ☐ Mineral Claim
  - ☐ Timber Licence
  - ☐ Subdivision
  - ☐ Indian Reserves Subdivision
  - ☐ Right of Way
  - ☐ Unknown
- ☒ CBM - Integrated Cadastral Fabric
- ☒ Transportation - Points (TRIM)
  - ☐ Helpad
  - ☐ Transportation - Lines (TRIM)
  - ☐ Airfield

Scale: 1:25,798

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Figure 1: A schematic diagram of a 1D chain of  $N$  sites. The chain is represented by a horizontal line with  $N$  sites labeled  $1, 2, \dots, N$ . The sites are connected by bonds. The chain is divided into two regions: the left region (sites  $1$  to  $N/2$ ) and the right region (sites  $N/2+1$  to  $N$ ). The left region is labeled 'Left' and the right region is labeled 'Right'. The chain is also labeled '1D chain of  $N$  sites'.

>  
> 604.603.3750  
> [jimgreen@telus.net](mailto:jimgreen@telus.net)  
>  
> > On Feb 17, 2015, at 10:57 AM, Kenzie Jessome <[kenzie@insituconsulting.ca](mailto:kenzie@insituconsulting.ca)> wrote:  
> >  
> > No problem it was fun day, I don't think I'll need anything but I'll let you know once I dive into  
reporting. Cheers kenzie  
> >  
> > Kenzie Jessome  
> >  
> > Senior Archaeologist  
> > In Situ Anthropological Consulting  
> > [kenzie@insituconsulting.ca](mailto:kenzie@insituconsulting.ca)  
> > [www.insituconsulting.ca](http://www.insituconsulting.ca)  
> >  
> >  
> >> On Feb 16, 2015, at 12:47 PM, Jim Green <[jimgreen@telus.net](mailto:jimgreen@telus.net)> wrote:  
> >>  
> >> Hi Kenzie - thanks for meeting me on site this past Friday. How did things go from your perspective?  
Do you need anything  
> >> from us to assist you in preparing your report?  
> >>  

---

> >>  
> >> Regards / Jim Green  
> >>  
> >> 604.603.3750  
> >> [jimgreen@telus.net](mailto:jimgreen@telus.net)  
> >>  
>  
<PFR Report- SNR15126.01.pdf>

## McKenzie, Valerie S FLNR:EX

---

**From:** Kukulies, Brian FLNR:EX  
**Sent:** Tuesday, September 15, 2015 11:46 AM  
**To:** McKenzie, Valerie S FLNR:EX  
**Subject:** FW: Lands file number 2411578 - Sakinaw Lake Rd

^^

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1

Phone (604) 485-0725 Fax (604) 485-0799

Mail to: [Brian.Kukulies@gov.bc.ca](mailto:Brian.Kukulies@gov.bc.ca)

---

**From:** Jim Green [<mailto:jimgreen@telus.net>]  
**Sent:** Friday, April 24, 2015 5:18 PM  
**To:** Kukulies, Brian FLNR:EX  
**Subject:** Re: Lands file number 2411578 - Sakinaw Lake Rd

Hi Brian - comments below:

Regards / Jim Green

I see from the email chain that Sukhdev removed the road from Lot 419 because of a lease held by the SCRD. Is that the dump? **(JG) Hard to believe but this SCRD lease (243468) for the storage of derelict cars (huh?) was not uncovered in our initial consultation with the crown and the SCRD and our Forrester for the road assessment. The lease is actually before the dump License of Occupation and "a part" of the road does go through the lease.**

SCRD Lease is File 0243468 Expiry June 10, 2028 BK April 27, 2015

If so, I thought that the road through the dump was untenured? May want to follow up on that if this is the case. If it is a lease, yes we cannot issue a road over a lease. **(JG) I have had several conversations with the SCRD and I am meeting with them directly Tuesday the 28th. The road through the L of O is non-status as we had discover previously.**

Have you had any engagement with the Sechelt Nation and what were the results? It is always good idea to include the letter a description of the actions taken by the applicant regarding engagement with the First Nations. **(JG) We have completed the site assessment already and have a report.**

Also, will there be a need to do any clearing of trees from the road or new road construction as an occupant licence to cut will be needed and I can include both authorizations in my consultation letter to Sechelt Nation. **(JG) No - the road is there -**

AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

Brian Kukulies, RPF  
Land Officer  
Ministry of Forests, Lands and Natural Resource Operations  
Sunshine Coast Resource District  
7077 Duncan Street  
Powell River, British Columbia  
V8A 1W1  
Phone (604) 485-0725 Fax (604) 485-0799  
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