

L.7201

7181

F. L. 5147

F. L. 4298 (8.0 Acs.)

REF. PLAN

FL 10484

626531

L. 7180

F. L. 6927 (1.0 Ac.)

F. L. 3812 (17.5 Acs.)

PLAN 4699

POWER

7719

F. L. 15757

F. L. 10529

L. 7721

BLK.

5

PLAN 1452

PLAN 2390

PLAN 2473

PLAN 2549

PLAN 2289

PLAN 2162

PLAN 4227

PLAN 2162

PLAN 16277

PLAN 2390

PLAN 2473

PLAN 2549

PLAN 2289

PLAN 2162

PLAN 4227

PLAN 2162

PLAN 16277

PLAN 2519

PLAN 2491

PLAN 650

PLAN 2298

PLAN 2889

PLAN 2810

PLAN 2810

PLAN 2810

PLAN 2347

PLAN 2347

PLAN 2298

PLAN 2889

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PLAN 2810

PLAN 2810

PLAN 2810

COLUMBIA R.

KOOTENAY RIVER

0338710

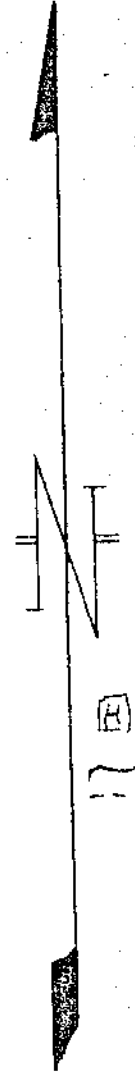
PLAN 514

PLEASE Note!

REFERENCE PLAN 62653 I

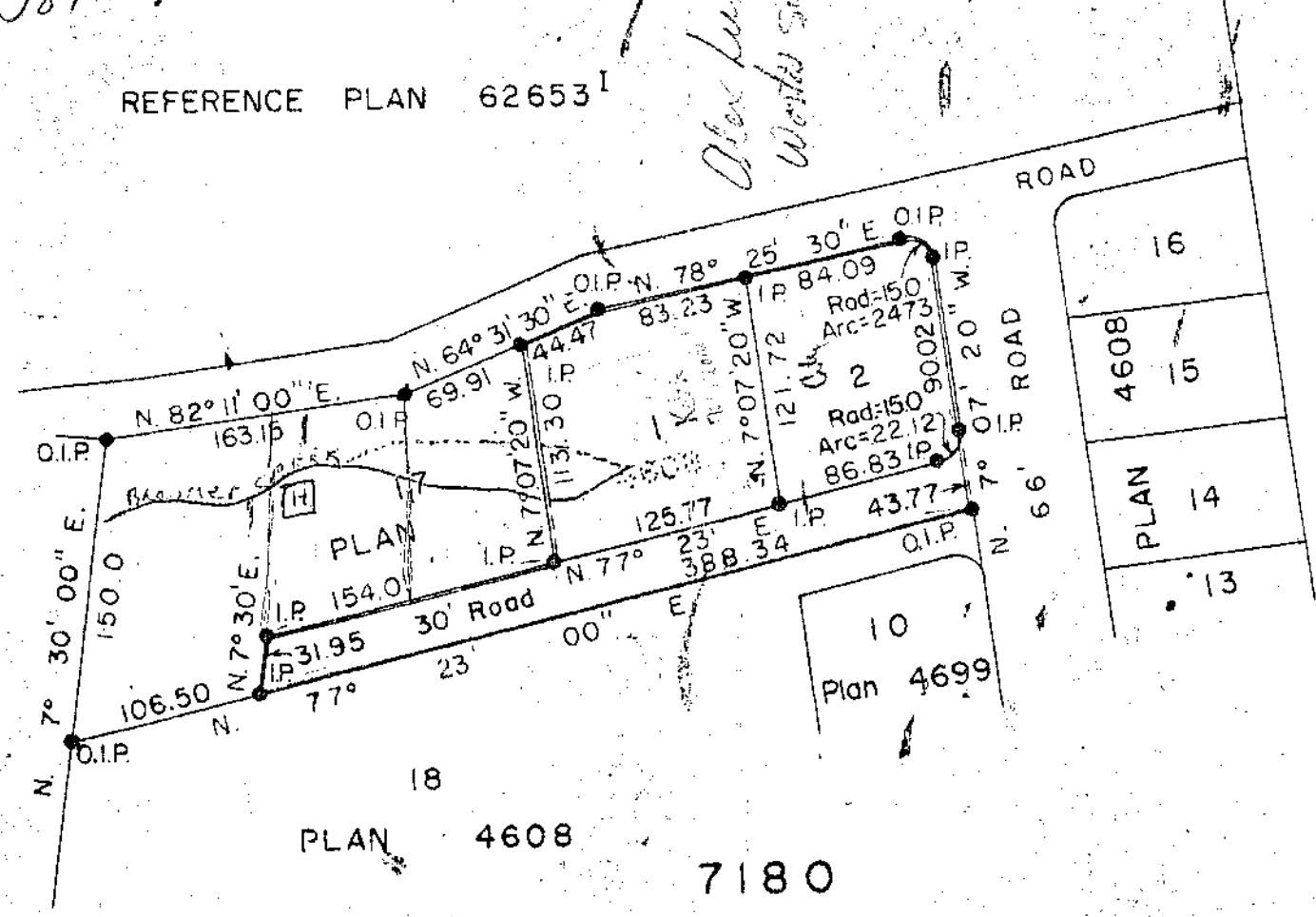
Alex Lundy
Walter Simpson

\$20.00
Dimen
Request
75' x 113.30



[H] HOUSE
~ PRESENT STREAM
--- PROPOSED STREAM

LOT



THE ROYAL TRUST COMPANY

R. D. Lundy
FOR MANAGER VANCOUVER BRANCH

WATER RIGHTS BRANCH

Acquisition of Approvals
under Section 7 (1), (b), (c) and (d)
(Changes in and about a stream)

Every applicant for an approval, or his agent, shall furnish the following particulars to the Comptroller of Water Rights: s22

(a) The applicant's name and address

CASTLEGAR B.C.

(b) The name or a clear description of the stream:

BLISS CREEK

(c) The description of changes proposed to be made in and about the stream, and a plan showing the changes in relation to the boundaries of legal subdivisions of the lands affected by the proposed changes

DIVERSION HIGHLY UNLIKELY

IF DONE PROPOSED STREAM

WILL BE APPROX 10-12' NORTH

OF PROPOSED STREAM.

(d) Under what authority the applicant intends to acquire all lands, easements and rights-of-way required for the proposed changes in and about the stream:

(e) The date by which it is intended to complete the proposed changes in and about the stream

UNKNOWN

SUBJECT TO SALE OF PROPERTY

NOTE: No right of expropriation exists under an Approval. If difficulty will be experienced in obtaining easements, it might be in your interests to submit for consideration an application for a water licence, instead of an Approval.

Date:

July 13/78

s22

(Applicant or Agent)

WATER RIGHTS BRANCH
RECEIVED

JUL 18 1978

NELSON, B.C.

(If Agent - Address)

FEE: \$20.00

Please return to Water Rights Branch, 310 Ward Street, Nelson, B. C. V1L 1S6.

\$20.00 Cheque attached

1338 710

Comptroller of Water Rights,

Parliament Buildings,

Victoria, B. C.

Regional Office, Nelson, B. C.

July 24

78

Application for Approval by

H. s.22 - Bloomer Creek.

0071910-Gen.

Attached is an Application for Approval under Section 7 of the Water Act, submitted by H. s.22 Castlegar, B. C. s.22 proposes to make changes in Bloomer Creek in the vicinity of Lot 7180, Kootenay District.

The attached cheque for \$20.00 is payment of the application fee.

Please process this application in the usual way.

T. H. OXLAND, REGIONAL ENGINEER.

PER:

Jean Welbourn

Attachments.

JW:jd

DEPARTMENT OF ENVIRONMENT
WATER RIGHTS BRANCH

WATER CLEARANCE

s22

Approval No. 1710 File No. 0338710
Water District Nelson
Precinct Castlegar R. Map 82E/5-E
Ref. Point J 5 W.R. Map 5130D
L.R.O. Nelson
Mining Div.
Assessment Dist.

Application of. for an Approval

~~Water Licence~~ for changes in and about a stream. ~~Proposed~~

Stream Bloomer Creek Priority

Dominant land (ownership checked). Approval to Relocate a Stream within
Lot ? of Lot 7180 Kootenay District Plan ?

Records on stream None Below on Creek → ?

Rights covering Dom. land None

Water res. or restrictions Fully Recorded - 0101265

Joint works with None

Improvement Dist. "

Municipality, etc. City of Castlegar.

CONFLICTS AND STATUS OF
LANDS CROSSED

A.P.,
T.S., etc.
Roads,
Rlys.
Parks or
reserves
Power or
pipe lines

DESCRIPTION FOR RIGHT-OF-WAY

Length Width Area ac.

Dam and power sites ac.

Flooding ac.

Pipe-line, flume, etc. ac.

Others ac.

s22

REMARKS

Plan and (or) des. req. from L.R.O. or R.E. received.

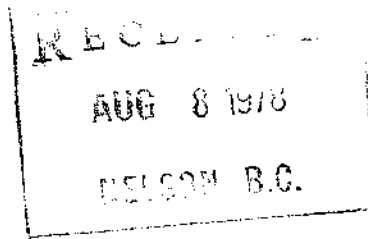
Received 1970 JUL 27 Returned 78-07-31 Initials GP

Final check before drafting licence Dftg. Off. Gen. Off.

✓ 0338710
cc: RE Nelson

s.22

Quintanar, E. C.
s.22



3rd August, 1978.

Our File 0338710

Dear Sir:

We have received your recent application for an Approval under Section 7 of the Water Act, and \$20.00 payment of fees.

The application is receiving attention and we will write again after our Regional Engineer inspects and reports.

Yours truly,

H. D. DeBeck,
Comptroller of Water Rights.

Per: *B-7*

BF/ht



LAND REGISTRY ACT
(FORM F, SECTION 143)

Title No. K19846
Register V&A
From Title No. K2402

CERTIFICATE OF INDEFEASIBLE TITLE

Land Registry Office, Nelson, British Columbia.

This is to certify that the undermentioned registered owner in fee-simple is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to the land situated in the Province of British Columbia, and more particularly described below.

Registered owner in fee-simple: Application for registration received 20th October, 1976

s.22

Castlegar, B.C.

NOT A DUPLICATE
CERTIFICATE OF TITLE

City of Castlegar

Description of land: (See back hereof for transfers (if any) of the land or a part thereof).

That part of Lot 17 lying East of a line parallel to and 106.50 feet from the Westerly boundary of the said lot as measured from the South-West corner to a point on the Southerly boundary of the said lot except part included in Plan 5142, District Lot 7180, Kootenay District, Plan 4608

CHARGES, LIENS, AND INTERESTS*

Nature of Charge; Number; Date and Time of Application	Registered Owner of Charge	Remarks
E - 28505D 22/10/45 @ 11:12		see 62653-I
E - 28506D 22/10/45 @ 11:12		see 62653-I
E - 28566D 14/11/45 @ 2:23		see 28566D, 29911D, 30906D, 35602D, 39444 D, 40744D, and 40841D, part 28566D
RW - 55835D 19/8/60 @ 10:25	Inland Natural Gas Co. Ltd. Inc. #28737	inter alia
M - 57826D 29/5/61 @ 12:00	The Royal Trust Company "In Trust" 57826D	Mortgage of 55835D, For supplementals, see 57862D, and 63177D, inter alia
M - K19847 20/10/76 @ 10:00	Bank of Montreal	
Dec 29/78 One transfers		

In witness whereof I have hereunto set my hand and the seal of my office aforesaid, this 26th day of October, 1976

J M Mawson

DEPUTY REGISTRAR OF TITLES Registrar.

* Each endorsement affects all the land described herein, unless otherwise indicated in "Remarks" column. See back hereof for abbreviations, etc.



LAND REGISTRY ACT
(FORM F, SECTION 143)

Title No. M22109
Register Vol.
From Title No. 198555-I

CERTIFICATE OF INDEFEASIBLE TITLE

Land Registry Office, Nelson, British Columbia.

This is to certify that the undermentioned registered owner in fee-simple is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to the land situated in the Province of British Columbia, and more particularly described below.

Registered owner in fee-simple: Application for registration received 13th October, 1978
s.22

Castlegar, B.C. s.22

City of Castlegar

Description of land: (See back hereof for transfers (if any) of the land or a part thereof).

Lot 1, District Lot 7180, Kootenay District, Plan 5142

CHARGES, LIENS, AND INTERESTS*

Nature of Charge; Number; Date and Time of Application	Registered Owner of Charge	Remarks
E - 28505D 22/10/45 @ 11:12	<i>Oct 30/78</i> <i>No Transfers</i>	appurtenant to part included in Ref. Plan 62653-I, D.L. 7180, K.D., see 62653-I, inter alia
E - 28506D 22/10/45 @ 11:12		appurtenant to part included in Ref. Plan 62653-I, D.L. 6180, K.D., see 62653-I, inter alia
E - 29911D 2/1/47 @ 11:53		appurtenant to part included in Ref. Plan 68241-I of Blk. 4, D.L. 11975, K.D., Plan 1452, see 68214-K, part 28566D, inter alia
E - 30906D 29/9/47 @ 11:12		appurtenant to part included in Ref. Plan 71780-I, of Lot 5, D.L. 11975, Plan 1452, see 28566D, inter alia
E - 35602D 16/5/50 @ 2:50		appurtenant to S.L. 47, D.L. 812, K.D., see 28566D, inter alia

(Continued on page 2)

In witness whereof I have hereunto set my hand and the seal of my office aforesaid, this 18th day of October, 1978.

A. M. Munn

Deputy Registrar

CHARGES, LIENS, AND INTERESTS*

Nature of Charge; Number; Date and Time of Application	Registered Owner of Charge	Remarks
E - 39444D 17/6/52 @ 10:46		appurtenant to Pol. "A" (Ref. Plan 80789-I) of Blk. 4, D.L. 11975, K.D., Plan 1452, see 80789-I and 90824-I part 28566D, inter alia
E - 40744D 31/1/53 @ 11:07		appurtenant to part included in Ref. Plan 89079-I of Blk. 4, D.L. 11975, K.D., Plan 1452, see 28566D, 35602D and 93444-I, inter alia
E - 40841D 23/2/53 @ 2:20		appurtenant to part included in Ref. Plan 93713-I of Blk. 5, D.L. 11975, K.D., Plan 1452, see 28566D and 93713-I, inter alia
RW - 55835D 19/8/60 @ 10:25	Inland Natural Gas Co. Ltd.	inter alia
M - 57826D 29/5/61 @ 12:00	The Royal Trust Company, "In Trust" 57826D	mortgage of 55835D, inter alia, for supplementals, see 57862D and 63177D
M - K5734 7/4/76 @ 11:27	Castlegar Savings Credit Union	CANCELLED M22526 20/10/78 s.22
M - M22110 13/10/78 @ 12:06	Bank of Montreal	

* Each endorsement affects all the land described herein, unless otherwise indicated in "Remarks" column.



LAND REGISTRY ACT
FORM F (Section 143)

Register, Vol. 506

Certificate of Indefeasible Title

of application for registration, the 16th day of May at 12:48 p.m., 19 66.

is to certify that

THE CORPORATION OF THE TOWN OF CASTLEGAR

Castlegar, B. C.

absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are
ed by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to
et

of land situate in the Municipality of Castlegar,

Province of British Columbia, and more particularly known and described as:—

Lot - 2
Lot - 7180
Plan - 5142

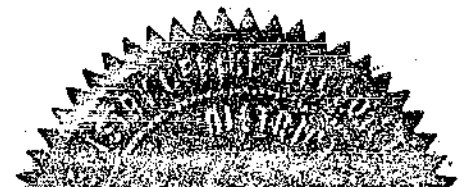
NOT A DUPLICATE
CERTIFICATE OF TITLE

Oct 31/78
No transfers

In witness whereof I have hereunto set my hand and seal of office

Nelson

British Columbia



ABBREVIATIONS:
M.=Mortgage in fee.
R.P.=Right to purchase.
S.R.P.=Sub-right to purchase.
L.P.=Lis pendens.
L.=Lease.
R.C.=Restrictive covenant.

CHARGES, LIENS, AND INTERESTS

E. Easement
R.W. Right of Way

CIT 153004 FOR OTHER
FILL

LAND	Nature of Charge	No.	Date of Application	Time	OWNER OF CHARGE	Value or Amount	PARTICULARS, TERM, RATE, ETC.	RELEASES	Register to
								No.	Date
Part a 10 ft. strip (D.D. 62653-I)	E.	28505-D	22 10 45	11:12 a.m.			See D.D. 62653-I.		
All	E.	28506-D	22 10 45	11:12 a.m.			See D.D. 62653-I.		
Part a 10 ft. strip (D.D. 28534-D)	E.	28534-D	1 11 45	2:38 p.m.					
Part a 10 ft. strip	E.	29911-D	21 1 47	11:53 a.m.			See 28566-D and 68214-I.		
- do -	E.	30906-D	29 9 47	11:12 a.m.			See 28566-D and 71780-I.		
- do -	E.	35602-D	16 5 50	2:50 p.m.			See D.D. 28566-D.		
- do -	E.	39444-D	17 6 52	10:46 a.m.			See 28566-D, 80789-I and 90824-I.		
- do -	E.	40744-D	31 1 53	11:07 a.m.			See D.D. 28566-D and 35602-D and 93444-I.		
- do -	E.	40841-D	23 2 53	2:20 p.m.			See D.D. 28566-D and 93713-I.		
All	R.W.	55835-D	19 8 60	10:25 a.m.	Inland Natural Gas Co. Ltd.		Mortgage of 55835-D.		
All (inter alia)	M.	57826-D	29 5 61	12:00 noon	The Royal Trust Company "In Trust"				
					See D.D. 57826-D				
All (inter alia)	M.	57862-D	2 6 61	12:17 p.m.	The Royal Trust Company "In Trust"		Mortgage of 57862-D.		

This certificate of indefeasible title is given to the title of any person adverse to the title of and rightly entitled to the land in view of the time of the application for this certificate was granted, and is subject to the following exceptions or reservations in the original grant from the Dominion or Provincial Government at the date of the application imposed or made a charge thereafter be imposed or made on the land:

- Any municipal charge, rate, or tax imposed or which may thereafter be imposed on the land, or which had the effect of being imposed for local improvements on the land which was not then due.
- Any charge, rate, or a tax imposed by any public corporate body having powers over an area in which the land is situated.
- Any lease, or agreement for lease, entered into by the land, or which may thereafter be entered into, under the said public highway or right-of-way, or right of water, or easement.
- Any right of expropriation by the Government.
- Any pending or mechanics' lien, or other charge, or any other benefit of creditors or receiver's assignment under the provisions of the law in force since the date of registration.
- Any condition, exception, reservation, interest noted or endorsed on the title of any person to whom or any portion of the land is conveyed or any portion of the land is included in this certificate.
- The right of any person to show title through whom the registered owner or where the land is conveyed through whom the registered owner or title other than the value has participated.
- Any restrictive condition, right of way, or other charge imposed on the land which is noted and endorsed.

THIS CERTIFICATE MAY BE AMENDED BY THE LAND ACT AMENDMENT ACT.

- do -

E. 35602-D 16 5 50 2:50
p.m.

- do -

E. 39444-D 17 6 52 10:46
a.m.

- do -

E. 40744-D 31 1 53 11:07
a.m.

- do -

E. 40841-D 23 2 53 2:20
p.m.

All

R.W. 55835-D 19 8 60 10:25 Inland Natural Gas
a.m. Co. Ltd.

All
(inter alia)

M. 57826-D 29 5 61 12:00 The Royal Trust
noon Company "In Trust"
See D.D. 57826-D

All
(inter alia)

M. 57862-D 2 6 61 12:17 The Royal Trust
p.m. Company "In Trust"
See D.D. 57862-D

All
(inter alia)

M. 63177-D 30 4 63 10:00 The Royal Trust
a.m. Company "In Trust"
See D.D. 63177-D

See D.D. 28566-D.

See 28566-D,
80789-I and 90824-I.

See D.D. 28566-D
and 35602-D and 93444-I.

See D.D. 28566-D
and 93713-I.

Mortgage of 55835-D.

Mortgage of
55835-D.

Mortgage of
55835-D.

1. The right of the holder to the benefit of the trust for the purpose of the trust.
2. The right of the holder to the benefit of the trust for the purpose of the trust.
3. The right of the holder to the benefit of the trust for the purpose of the trust.
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16. The right of the holder to the benefit of the trust for the purpose of the trust.
17. The right of the holder to the benefit of the trust for the purpose of the trust.
18. The right of the holder to the benefit of the trust for the purpose of the trust.
19. The right of the holder to the benefit of the trust for the purpose of the trust.
20. The right of the holder to the benefit of the trust for the purpose of the trust.

THE FOLLOWING

Our File: 0338710

December 4, 1978.

MEMO TO FILE:

Re: Proposed Diversion
Bloomer Creek
Lot 17, Plan 4608, L. 7180, K.D.
Castlegar^{s.22}

This will confirm my inspection of proposed diversion on December 1, 1978. Prior to meeting with the applicant, I looked at the property with the Castlegar Asst. Works Superintendent, Mr. Igor Zahynacz, P. Eng. The City owns Lot 12, Plan 4608, L. 7180, K.D. downstream on Bloomer Creek. I did my inspection in the company of ^{s.22} I later arranged for a meeting on the site with ^{s.22} who own Lot 1, Plan 4608, L. 7180, K.D., downstream on Bloomer Creek.

Following are relevant observations and comments:

1. The reason ^{s.22} applied to move the creek northerly 8 - 10 feet on his property is to make the easterly portion more amenable to subdivision.
2. Mr. Zahynacz stated that the City of Castlegar has no objection since the subsoil is sand and gravel and downstream effects will be minimal.
3. ^{s.22} stated that they have no objection to the diversion providing it is done according to good engineering principles.
4. There are three upstream licensees; there are no licensees downstream. No licensees will be affected by this diversion.
5. The creek has a very small channel; however, there were no signs of recent problems with flooding or erosion in the vicinity of ^{s.22} property. There is a 30 % slope upstream of the ^{s.22} property.

6. Bloomer Creek is not a fish habitat.
7. The applicant was advised of what could constitute good engineering practice for this creek diversion.
8. See attached sketch .

RECOMMENDATION

The applicant be advised that the approval will be granted subject to the following conditions:

1. The diversion be completed on the applicant's property; namely Lot 17, Plan 4608, L. 7180, K.D.
2. The channel be prepared to a slope as similar to the present creek slope as practicable.
3. The applicant complete the total diversion channel prior to turning the creek into the new channel.
4. The applicant advise W. R. B. Nelson one week in advance of the construction date.
5. The slope between the new channel and southerly to the flat portion of Lot 17 be constructed of well placed clean gravel.


L. E. GARINGER.

LEG:em

Comptroller of Water Rights,
Parliament Buildings,
Victoria, B.C.

Water Rights Branch,
Regional Office, Nelson, B.C.

December 5, 1978.

Application for Approval # 1710
Bloomer Creek - H^{s.22}
^{s.22}
Castlegar, B.C.

0338710

I recommend that this Application for Approval be granted to^{s.22}
of^{s.22} Castlegar, B.C., to do work in and about Bloomer
Creek in the vicinity of Lot 17, Plan 4608, L. 7180, K.D.

- 1) The purpose of this application is to get approval to move Bloomer Creek 8 - 10 feet north on the applicant's property to make the easterly portion more amenable to subdivision. The work would consist of preparing a channel of approximately 100 feet in length, turning the Creek into this channel and backsloping from the south side of the Creek southerly to the higher, more level portion of the lot.
- 2) The Creek flows from a small watershed in a very small channel. There were no signs of recent problems with flooding or erosion at the time of the inspection.
- 3) There are three upstream licensees on Bloomer Creek; there are no licensees downstream. No licensees will be affected by this diversion.
- 4) Downstream of the proposed diversion, the City of Castlegar owns one lot and^{s.22} own one lot. Both of these parties were brought to the site and stated they had no objections to the diversion provided it was done according to good engineering principles.
- 5) Bloomer Creek is not a fish habitat or spawning area.
- 6) The applicant is the registered owner of Lot 17, Plan 4608, L. 7180 K.D. The inspection was done in the company of^{s.22} the registered owners.
- 7) See attached sketch.

Comptroller of Water Rights.


December 5, 1978.

I recommend that the applicant be advised in a Letter of Allowance that the approval will be granted subject to the following conditions:

- 1) The diversion shall be completed on the applicant's property; namely Lot 17, Plan 4608, L. 7180, K.D.
- 2) The channel shall be prepared to a slope as similar, as practicable to the existing slope of Bloomer Creek.
- 3) The applicant shall prepare the total diversion channel prior to turning the creek into the new channel.
- 4) The applicant shall advise the Regional Engineer, Water Rights Branch, Nelson at least one week in advance of the construction date.
- 5) The slope between the southern bank of the new creek channel and southerly to the higher flat portion of Lot 17 shall be covered with at least eight inches of well placed, clean gravel.

Reported on by:

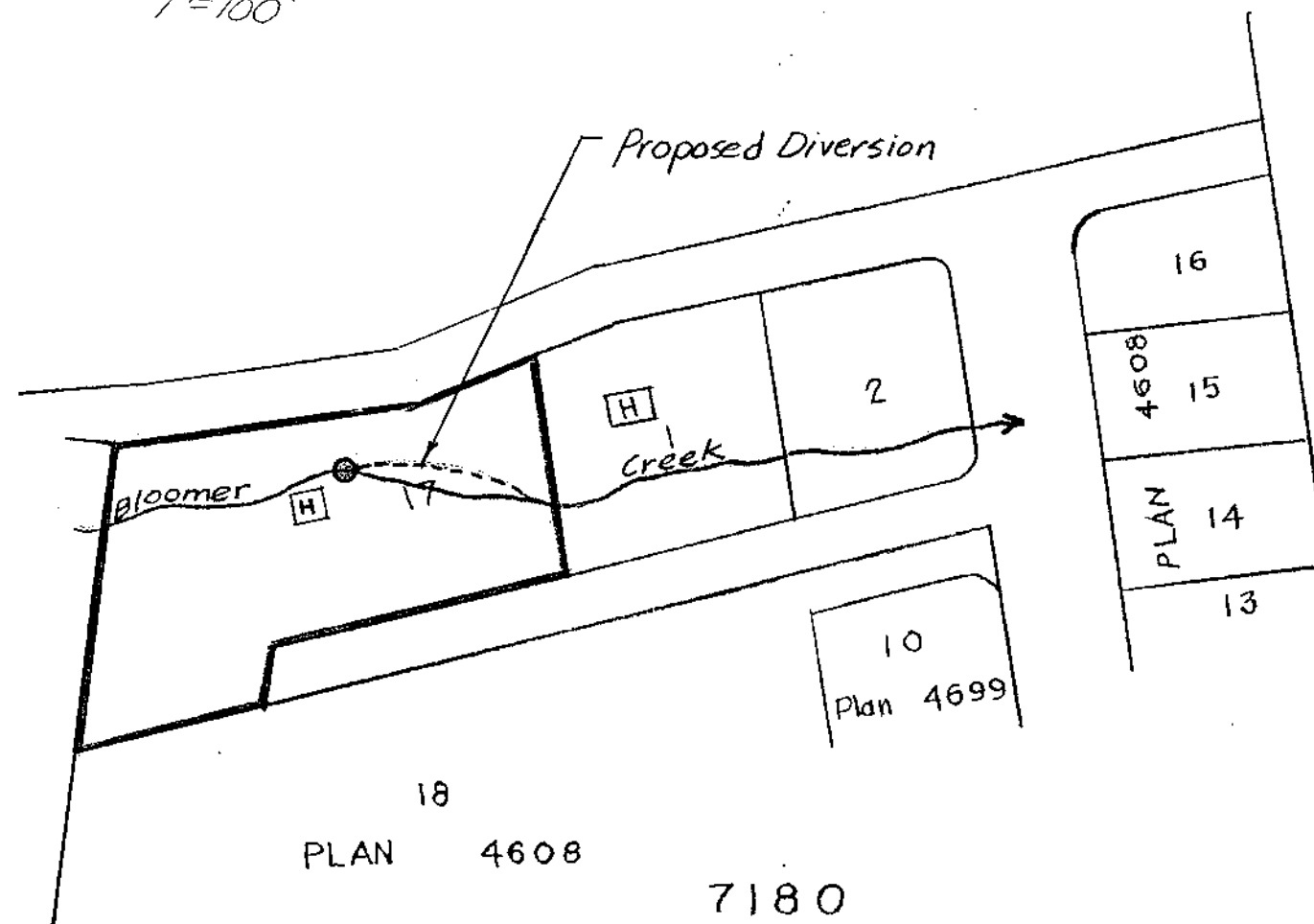

L. E. GARINGER.


T. H. OXLAND, ENGINEER FOR THE NELSON
WATER DISTRICT.

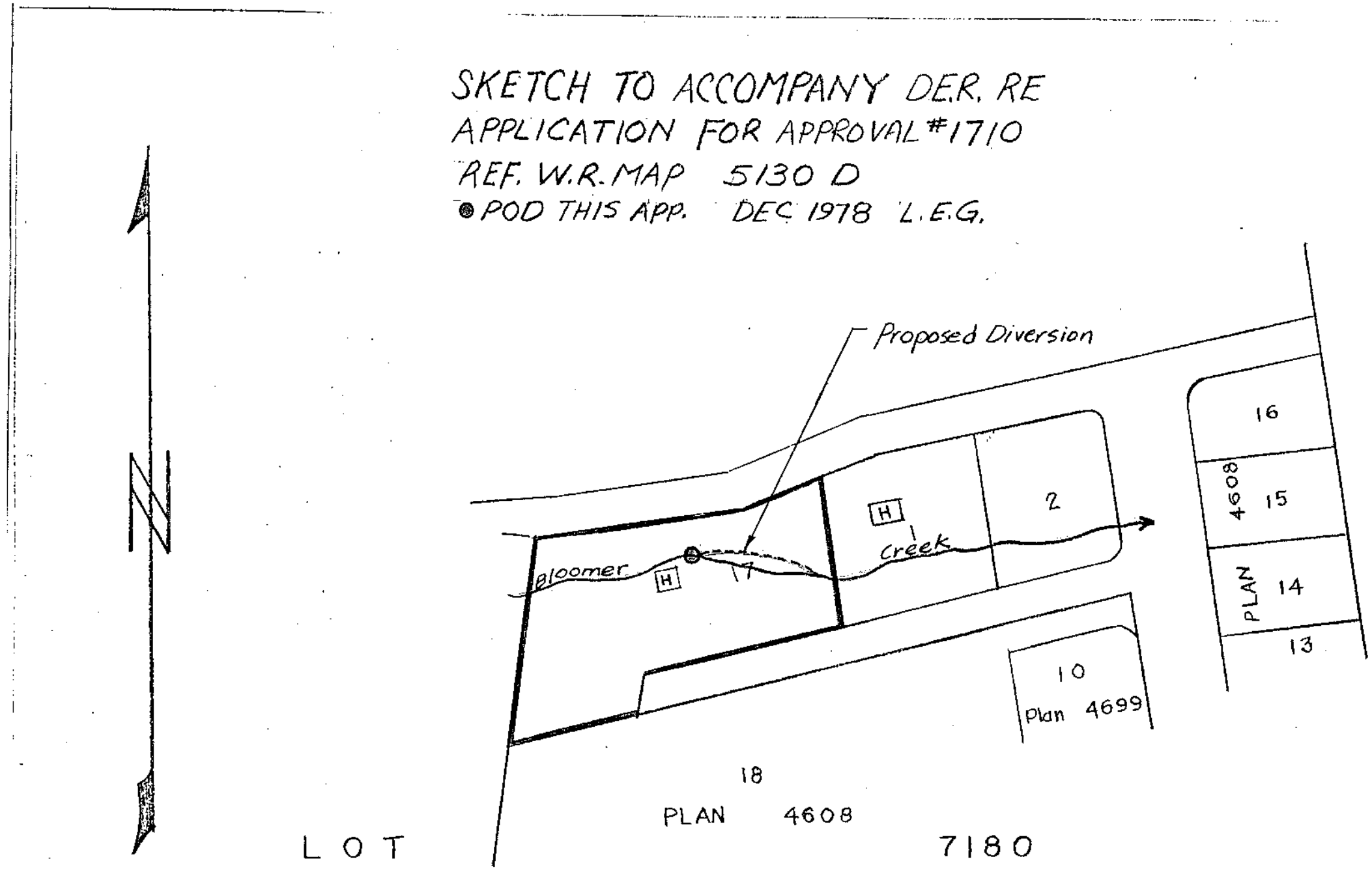
Attachment

LEG:em

SKETCH TO ACCOMPANY DER. RE
 APPLICATION FOR APPROVAL #1710
 REF. W.R. MAP 5130 D
 © POD THIS APP. DEC 1978 L.E.G.
 1"=100'



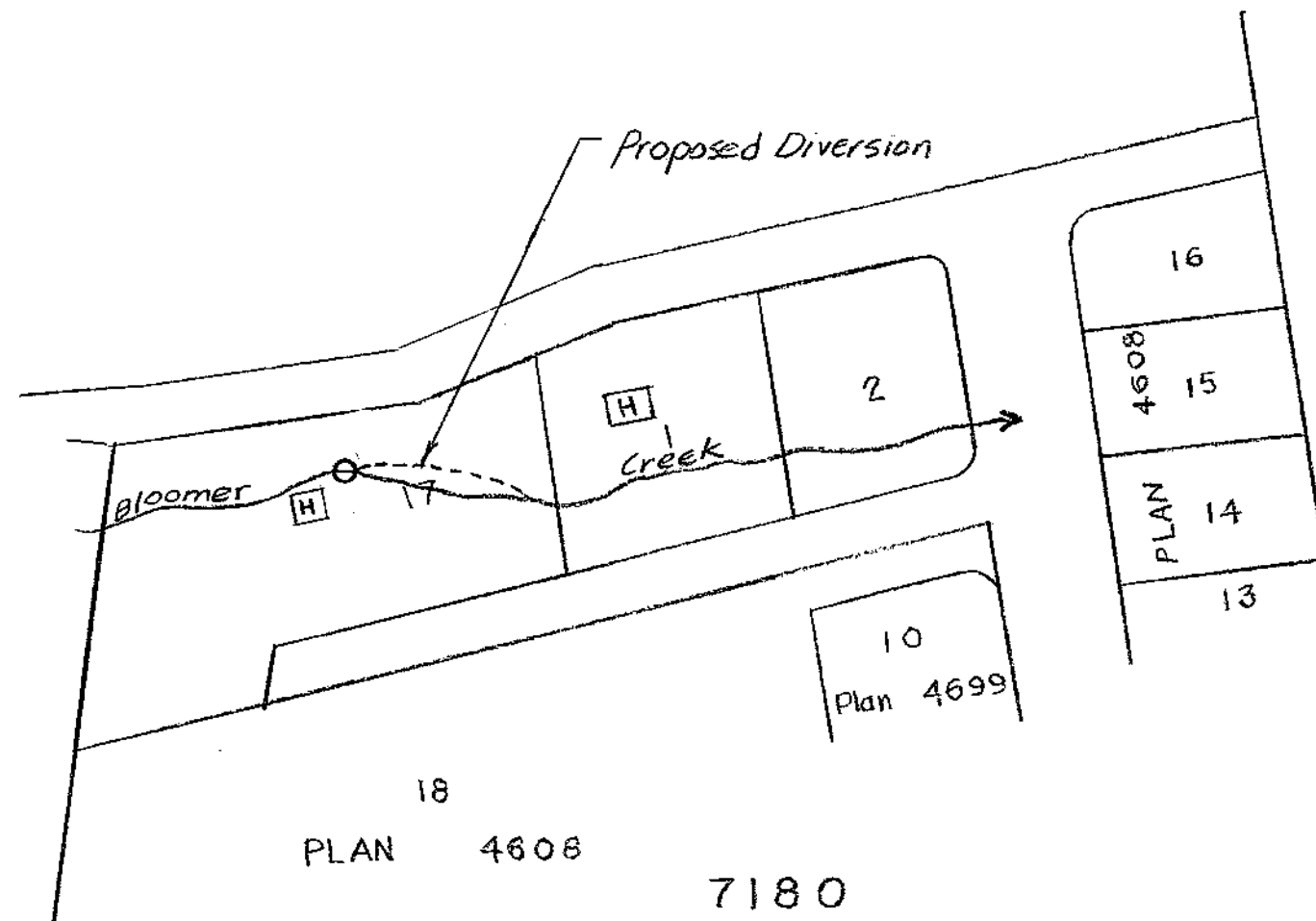
SKETCH TO ACCOMPANY DER. RE
 APPLICATION FOR APPROVAL #1710
 REF. W.R. MAP 5130 D
 • POD THIS APP. DEC 1978 L.E.G.



SKETCH TO ACCOMPANY DER. RE
 APPLICATION FOR APPROVAL #1710
 REF. W.R. MAP 5130 D
 OPOD THIS APP. DEC 1978 L.E.G.



L O T



FILE NO. 0338710

DATE March 21/79

PHONE/VISIT

NAME(S)

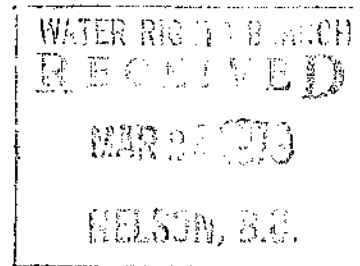
Alex Hutz, Wako Supt, Castlegar called today
saying ^{s.22} intends to subdivide, wants to
know our concerns. I told him to write
us a letter and we would follow-up with
inspection & recommended covenants

HE Garino

SIGNATURE

CITY OF CASTLEGAR

460 COLUMBIA AVENUE
CASTLEGAR, B.C., VIN 1G7



Incorporated January 1, 1974

TELEPHONE 365-7227

Office of The: Approving Officer

March 21, 1979

File No. S-70

Ministry of the Environment,
Water Rights Branch,
320 Ward Street,
Nelson, B. C.

ATTENTION: Mr. Larry Garinger

Dear Sir:

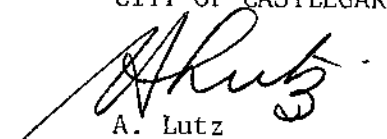
Further to our discussion regarding ^{s22} subdivision,
enclosed find the application for subdivision submitted by Mr.
^{s22} Also, copies of letters from Mr. DeBeck are enclosed.

I would like your comments on this subdivision before I issue
final approval.

Thank you!

Yours truly,

CITY OF CASTLEGAR


A. Lutz
Approving Officer

AL:bjp

Enclosures (2)



18th January, 1979.

s22

Our file 0338710

Castlegar, B. C.
s22

Dear Sir:

Your copy of Approval No. 1710 is enclosed.

This Approval is granted subject to the following conditions:

- (a) the entire diversion shall be located within Lot 17, Plan 4608;
- (b) the slope of the new channel shall be as/similar as practicable to that of the existing channel;
- (c) construction of the entire new channel shall be completed prior to any diversion of water from the old channel;
- (d) the slope south of the new creek bank to the higher flat portion of Lot 17 shall be covered with at least eight inches of well placed, clean gravel; and
- (e) you shall contact our Regional Engineer in Nelson at least one week prior to commencing construction.

Yours truly,

H. D. DeBeck,
Comptroller of Water Rights.

Per: *BF*

BF/ht
Encl.

s22

Water Rights Nelson

MINISTRY OF THE ENVIRONMENT
WATER RESOURCES SERVICE
WATER RIGHTS BRANCH
VICTORIA, B.C.

A P P R O V A L

Changes in and about a stream
(Section 7(1), (b), (c) and (d) of the WATER ACT)

H. ^{s.22}

of Castlegar, B.C.

is/are hereby authorized to make changes in and about a stream
as follows: -

- (a) The name of the stream is Bloomer Creek.
- (b) The changes to be made in and about the stream are channel relocation within Lot 17 of Lot 7180, Kootenay District, Plan 4608,

and are located as shown on the attached plan.

- (c) This Approval does not authorize entry on privately held or Crown land.
- (d) The holder of this Approval shall take reasonable care to avoid damaging any land, works, trees, or other property and shall make full compensation to the owners for any damage or loss resulting from the exercise of the rights granted hereunder.
- (e) The work authorized shall be completed on or before the 31st of December, 1979, and the holder of this Approval shall advise the Comptroller of Water Rights when the changes have been completed.



H. D. DeBeck,
Comptroller of Water Rights.

FILE NO.: 0338710

DATE ISSUED: 18th January, 1979

APPROVAL # 1710

British



Columbia

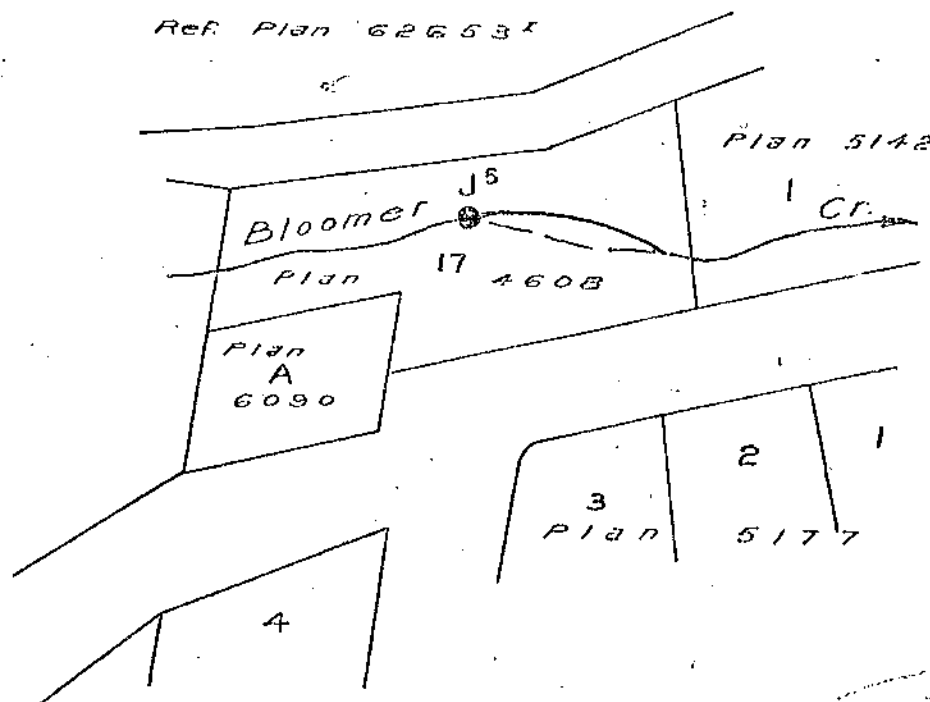
NELSON WATER DISTRICT
KOOTENAY DISTRICT

Scale: 100 Feet to 1 Inch

N
TRUE NORTH

L. 7180

Ref. Plan 626531



LEGEND

Point of Diversion ●
W.R. Map 5130D
Channel Relocation ———

Approval No. 1710

Signature

Date 18 January, 1979

File 0338710

Castlegar Precinct

CITY OF CASTLEGAR

460 COLUMBIA AVENUE
CASTLEGAR, B.C., VIN 1G7

Office of The: Planning Dept.

CODING 13-5-1
COPIES TO Alex. Apple
AGENDA ACTION
AGENDA INFORM.
READING FILE X
ACTION of Approving Officer PAID

APPLICATION FOR THE SUBDIVISION OF LAND WITHIN THE MUNICIPALITY OF CASTLEGAR, B.C.

NAME AND ADDRESS OF APPLICANT: ^{s22}
_{s22}

CASTLEGAR B.C. PHONE NO: ^{s22}

SIGNATURE(S) OF REGISTERED OWNER(S): _{s22}

CIVIC ADDRESS OF PROPERTY TO BE SUBDIVIDED: _{s22}

CASTLEGAR B.C.

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED:

70' x 113.30'

INTENDED USE OF LAND AFTER SUBDIVISION:

FOR RE-SALE AS CITY LOT.

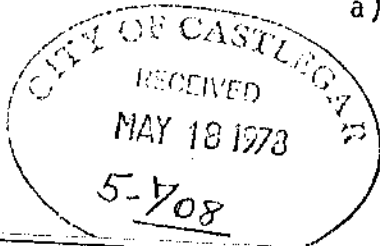
The following information must be supplied with this application
before any subdivision proposal may proceed.

For the subdivision of land into 3 parcels or less:

1. A draft plan drawn to a scale of either - 1:500
or 1:1000, and showing;
 - a) The existing legal boundaries of the land(s)
proposed to be subdivided.
 - b) The location, dimensions, setbacks from
property lines, and uses of buildings and/
or structures existing on the land being
proposed for subdivision.

For the subdivision of land into 4 parcels or more:

1. A draft plan drawn to a scale of either - 1:500
or 1:1000, and showing;
 - a) The existing legal boundaries of the land(s)
proposed to be subdivided.

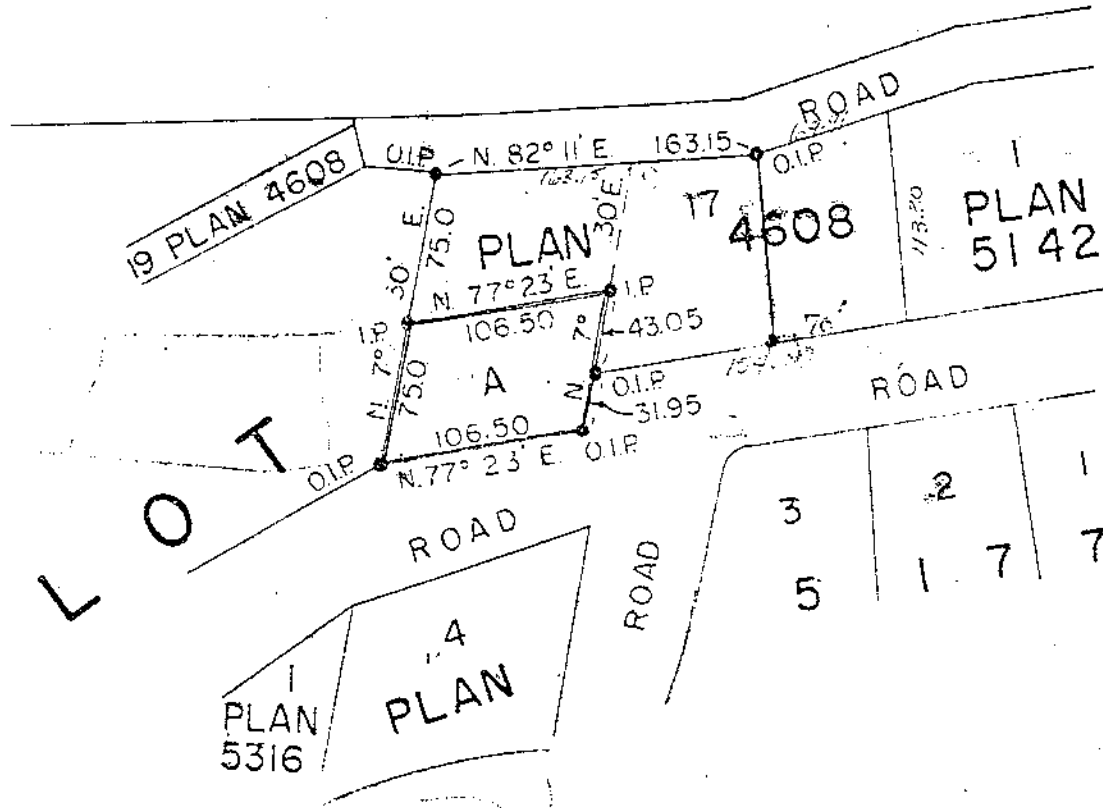


.....2

• I.P. Denotes standard iron bar post set.

Reference Plan 626531

7180



TRAIL CRE

[Handwritten signature]
 10/10

SUBDIVISION REVIEW

Our File: 0338710 (Approval)

Victoria File:

OFFICE DOCUMENTATION

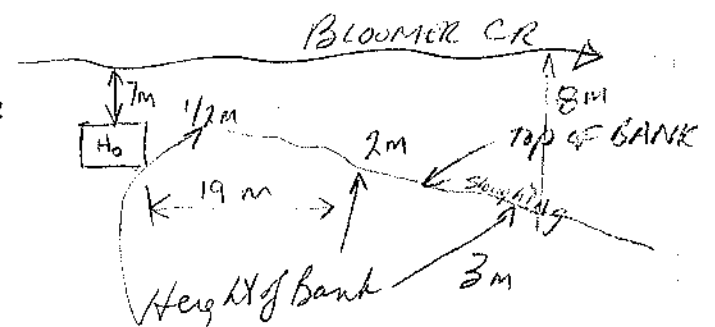
Legal Description Lot 17, D.L. 7180, K.D. Plan 7608
 W. R. Map 5130 P. Ref. Topog Map "TRAIL"
 Aerial Photos BC 78142 #151-153 1:40,000 Watercourse(s) Bloomer Creek
 Relevant Water Licences NONE DOWNSTREAM
 Other Related Subdivisions See Approval 0338710 (To move stream to new channel)
 Pertinent Flooding Files 1952 Report by Gordon Kidd, WRB. (Report File 171)
 Availability of Floodplain Mapping none

FIELD DOCUMENTATION

Buildings on Subdivision and Remainder (location, age)
One house - 20 years old - house is 6-7m from normal HWM of Bloomer Creek
 Land Use Residential
 Location Subdivision with respect to HWM _____
 Major Topographic Features (landforms, vegetation, soils) _____
 Bank Description (height, slope) see diagram
 Stream Morphology (width, shape, slope, bed material)
1 m wide @ bottom, varying bank height. Some fill done south of Bloomer Creek but not very stable.
 Upland Drainage, Springs, Sloughing Potential
No Springs seen, Sloughing potential high on northeastern part of proposed new lot
 Estimated Flows NOT DONE (Estimate 120000 gpd) at time of inspection
 Persons Contacted s22 just submitted last fall & approval inspection
 Flooding History Flooded at lower levels annually on north

REMARKS

s22 wants to move Bloomer Creek away from his house
Kidd Drainage area Bloomer Creek 1.12 mi.²
Q_{MAX} = 4 CFS
No evidence of recent flooding at this location



Date Investigated March 23/79 Signed L. E. Garinger

310 Ward Street,
Nelson, B. C. V1L 1S6

Our file: 286-5-25

0338710 ←

April 4, 1979

City of Castlegar,
460 Columbia Avenue,
Castlegar, B. C.
V1N 1G7

ATTENTION: Mr. A. Lutz
Approving Officer

Dear Sir:

Re: Proposed Subdivision - Lot 17, D.L. 7180, K.D., Plan 4608
s.22

The field inspection for this proposed subdivision was done by staff from this office on March 23, 1979. The inspection revealed that, although the contributory drainage area of Bloomer Creek at this point is less than one square mile, there is a potential for minor flood and erosion problems on the above noted property.

A significant portion of the proposed easterly lot consists of fill which is not entirely competent; there were signs of some sloughing at the time of the inspection. I would recommend that covenants be required that would restrict the construction of any new building on Lot 17, D.L. 7180, K.D., Plan 4608 to being 7.6 meters horizontally distant and 1.5 meters vertically above the normal high water mark of Bloomer Creek.

You will recall that Approval No. 1710, issued in January of 1979, for a diversion of Bloomer Creek within the boundaries of Lot 17, D.L. 7180, K.D., Plan 4608. Those parties involved in approving and

.....2

City of Castlegar

April 4, 1979

implementing a subdivision on this property must be aware of the conditions in Approval No. 1710, which require proper construction technique and prior notification of this office.

Yours truly,

T. H. OXLAND, P. ENG.,
ENGINEER FOR THE NELSON WATER DISTRICT

PER:

LEGaringer

LEG:1cb

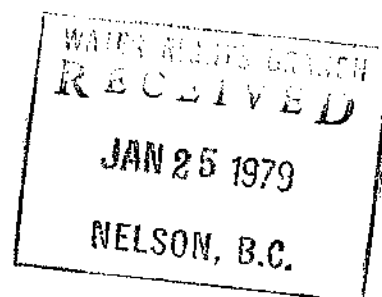


Castlegar

s.22

18th January, 1979.

Castlegar, B. C.
s.22



Our file 0338710

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Yours truly,

H. D. DeBeck,
Comptroller of Water Rights.

Per: *B-7.*

BF/ht
Encl.

[Handwritten mark]

MINISTRY OF THE ENVIRONMENT
WATER RESOURCES SERVICE
WATER RIGHTS BRANCH
VICTORIA, B.C.

A P P R O V A L

Changes in and about a stream
(Section 7(1), (b), (c) and (d) of the WATER ACT)

s.22

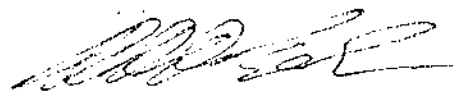
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changes have been completed.



H. D. DeBeck,
Comptroller of Water Rights.

FILE NO.: 0338710 DATE ISSUED: 18th January, 1979 APPROVAL # 1710

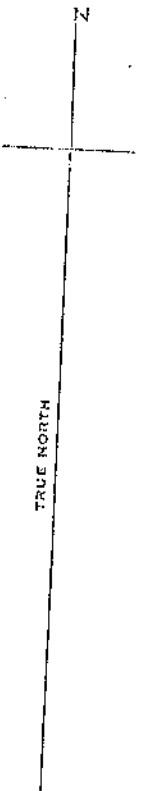
British Columbia



Colombia

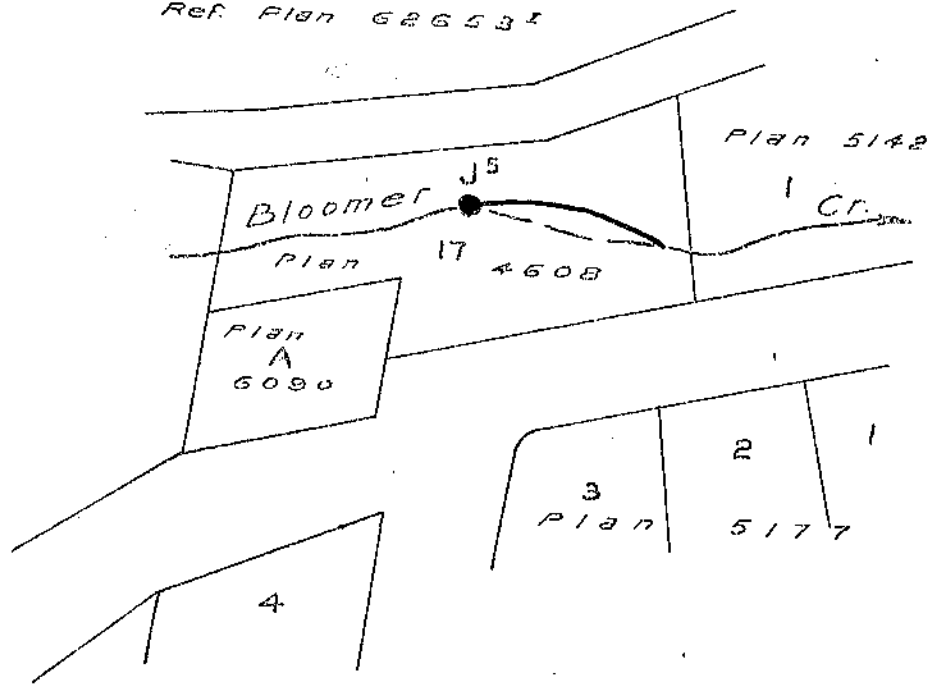
NELSON WATER DISTRICT
KOOTENAY DISTRICT

Scale: 100 Feet to 1 Inch



L. 7180

Ref. Plan 626531



LEGEND

Point of Diversion ●

W.R. Map

5130D

Channel Relocation —

Approval No. 1710

Signature

Date 18 January, 1979

File 0338710

Castlegar Precinct