

FILE NO.

STATUS OF CONFLICT

Status completed by:

1.8 6/25/85 25-05-30

L.A.P.P. SECTION NO.:

ENTERED JUN 6 1985

ADJUDICATION

Allowance

☐

Disallowance

☐

Plotted on
Map Sheet
Number: 926/119 by P.S. Date 8505-30
Amended: by Date:
Amended: by Date:

MAP CLEARANCE

Description: Lot 17, District Lot 4978, Group 1, New Westminster
District, Plan 19838

Area: ha.
Location: Nac Dic Village / Squamish
Name Code
Assessment Area N/shore - Squamish Vly 8
Land Title Office Vancouver 6
Regional District Squamish - Lillooet 26
Municipality
Electoral District

UTM km Grid Square							
Zone		Easting			Northing		

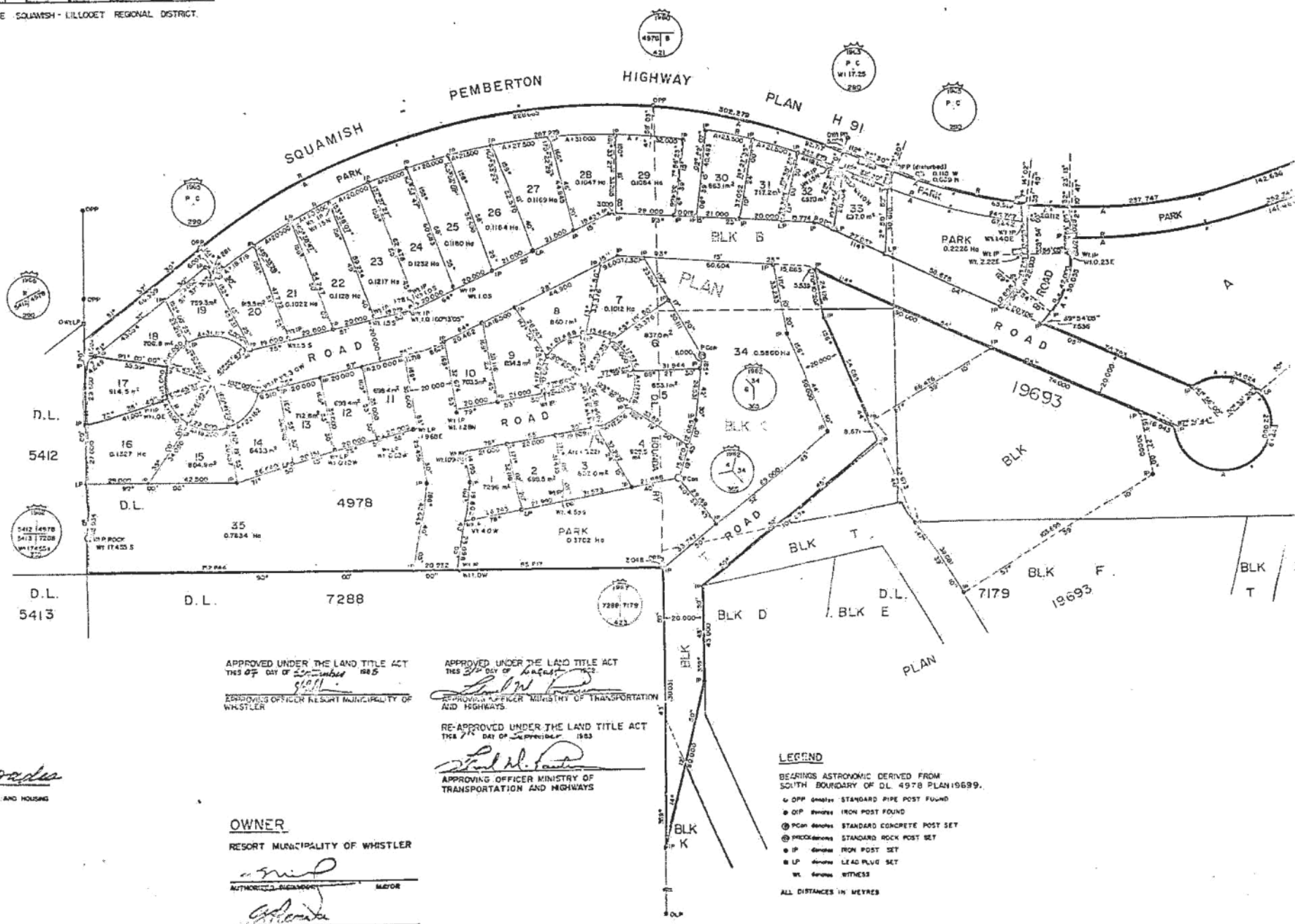
Subject to Survey:
Yes Referred to Legal Surveys
No
Within Agricultural Land Reserve: Yes No X
Within Indian Reserve Cut-Off: Yes No X
Provincial Forest:
Reserve:
Foreshore parcel adjoins
(upland)
Upland parcel fronts on
(body of water)
Crossed by
River or Creek

Crossed by } Railway
Adjoins }
Crossed by } Other R/W
Adjoins }
Crossed by } Highway
Adjoins } or Road
Access dedicated: Yes No

OTHER CONFLICTS AND REMARKS

DISPOSITION BY OTHER AGENCIES
Mineralized area
Mineral Claim staking
Mineral Claim Surveyed
Designated Placer Area
Placer Mining Lease
Coal Licence
Timber Sale
Tree Farm Licence
Christmas Tree Permit
Timber Berth
Timber Licence
Special Timber Licence
Pulp Lease
Petroleum and Natural Gas Act
Range Act
E & N Land Grant
Other (specify)

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT.



APPROVED UNDER THE LAND TITLE ACT
THIS 27 DAY OF SEPTEMBER 1985
APPROVING OFFICER RESORT MUNICIPALITY OF WHISTLER

APPROVED UNDER THE LAND TITLE ACT
THIS 27 DAY OF SEPTEMBER 1985
APPROVING OFFICER MINISTRY OF TRANSPORTATION AND HIGHWAYS

RE-APPROVED UNDER THE LAND TITLE ACT
THIS 27 DAY OF SEPTEMBER 1985
APPROVING OFFICER MINISTRY OF TRANSPORTATION AND HIGHWAYS

APPROVED
[Signature]
AUTHORIZED SIGNATORY FOR
THE MINISTRY OF LANDS, PARKS AND HOUSING

OWNER
RESORT MUNICIPALITY OF WHISTLER
[Signature]
AUTHORIZED SIGNATORY MAYOR

LEGEND
BEARINGS ASTROMOMIC DERIVED FROM
SOUTH BOUNDARY OF DL 4978 PLAN 19699.
● OPP denotes STANDARD PIPE POST FOUND
● OIP denotes IRON POST FOUND
● PCOM denotes STANDARD CONCRETE POST SET
● PROCK denotes STANDARD ROCK POST SET
● IP denotes IRON POST SET
● LP denotes LEAD PLUG SET
W denotes WITNESS
ALL DISTANCES IN METRES

LIS SYSTEM SUMMARY SHEET

File: 2402248

Date: Feb. 6/89.

ITEMS	YES	NO
1.) Improvements		✓
2.) Waterfront		✓
3.) Expressions of Interest		✓
4.) Value over \$100,000.00		✓
5.) Status (MAY/85)	✓	
6.) Survey	✓	
7.) Field Report		✓
8.) Appraisal		✓

Potential Use:
Recreational

Recommendations:
*May be required for access
by Municipality per rezoning
agreement.*

Page 05

Withheld pursuant to/removed as

s.14

From: DVANDERH--LPH01
To: JEBBELS --LPH01 Jack Ebbels

Date: 12/10/87 14:44:25

SUBJECT: Nordic Estates - Whistler

In 1986 we submitted an application to the Municipality for rezoning of several parcels of land in Nordic Estates. This rezoning has essentially been completed with the exception of 3 outstanding lots. Part of the rezoning agreement required the Ministry to transfer a lot to the Municipality to provide access to adjacent private property. We would like to initiate this transfer, but would like any comments on the methods of undertaking this transfer to ensure the Municipality uses this lot for future road purposes and doesn't sell the land for residential purposes.

Regards,
Don van der Horst
Lower Mainland Lands

cc: JSWITZER--LPH01 Jim Switzer

Needs status
MESSAGE

Date July 17 Time 10:30

To Gord

WHILE YOU ARE OUT

Warren McLeod

From Whistler Real Est.

TELEPHONE 681-6627

Telephoned	<input checked="" type="checkbox"/> Please call	<input checked="" type="checkbox"/>
Called to see you	Will call again	
Wants to see you	Returned your call	

MESSAGE Lot 17, Pl, 19838

DL 4978

Folio 6560085

PID 006960260

Whistler

Operator Crow land URGENT ☐

46-501 pink
46-502 yellow

Sef

Hilroy

BCL PROVINCIAL MINISTRIES AND CROWN AGENCIES LISSA11
LAND INVENTORY SYSTEM - MARKETING
Land Information Inquiry
Site: 000005414 PIN: 010358461
Community/Location : WHISTLER Regnl Dist: 26 SQUAMISH-LILLOOET
Parcel Legal: L 17 PL 19838
DL 4978 Group 1. New Westminster Dist. LD
Address >Street : NORDIC ESTATES >City: WHISTLER
Area (Ha): .0000 Price>Offered: \$48,000 >Sold: \$0
LTO: 6 VANCOUVER Interest: FS FEE SIMPLE CLA Project No: 2
Potential Use1: RES RESIDENTIAL Use2: Use3:
Site Status: H HOLDING as at: 1987/09/10 Date Entered: 1986/01/08
File No. : 2402248 Date Appraised: 1985/09/18
Owner: BCL-BURN Contact: DEVELOPMENT & MARKETING MLS: UNLISTED
Phone: 660-5500 Source : L LIS BF Date:
Public Comments : EXCELLENT RECREATION LOT. CLOSE TO GONDOLA AREA.
Internal Comments: DON THINKS THIS ONE MAY BE HELD AS ACCESS TO LANDS
BEYOND.
PF1 PF2 PF3 PF4 LEGAL PF5 CLR INQ PF6
PF7 PRINT PF8 DEFINE PF9 HELP PF10 PF11 EXIT PF12 RETURN

BCL

PROVINCIAL MINISTRIES AND CROWN AGENCIES
LAND INVENTORY SYSTEM MARKETING
Land Information Inquiry

LISSA11

Community/Location : WHISTLER Site: 000005414 FIN: 010358461
Parcel Legal: L 47 PL 19838 Regnl Dist: 26 SQUAMISH-LILLOOET

DL 4778 Group 1. New Westminster Dist. LD
Address >Street : NORDIC ESTATES >City: WHISTLER
Area (Ha): .0000 Price>Offered: \$48,000 >Sold: \$0
LTD: 6 VANCOUVER Interest: E2 FEE SIMPLE CLA Project No: 2
Potential Use1: RES RESIDENTIAL Use2: Use3: 2
Site Status: H HOLDING as at: 1987/09/10 Date Entered: 1986/01/08
File No. : 2402248 Date Appraised: 1985/09/12
Owner: BCL-BURN Contact: DEVELOPMENT & MARKETING NLG: UNLISTED
Phone: 660-5500 Source: L LIS EF Date: -
Public Comments : EXCELLENT RECREATION LOT. CLOSE TO GONDOLA AREA.
Internal Comments: DON THINKS THIS ONE MAY BE HELD AS ACCESS TO LANDS
BEYOND.

PF1 PF2 PF3 PF4 LEGAL PF5 CLR IND PF6
PF7 PRINT PF8 DEFINE PF9 HELP PF10 PF11 EXIT PF12 RETURN

Application Inquiry TASSA46

File No	: 2402248	Appl Type	: NFU	Status	: CANCELLED
Region	: 2	Repl filed	:	Received	: 19850530
Tenure Type	: CROWN GRANT			Reinstated	:
Subtype	: DIRECT SALE				
Client Name	: LOCHHEAD, ANDREW			CLA Project	:
Address	: #38 -2400 FOREST GROVE DR.			CLA Program	:
	: BURNABY B.C.				
Postal Code	: V5A 4B7	Telephone	: 604		
Length (km)	: 0	Area (ha)	: .00000000		
Client File	:			Cleared	: 19850530
Purpose	: RESIDENTIAL			Inspected	:
Subpurpose	: URBAN RESIDENTIAL			Reported	: 19860815
Land Type	: UPLAND	Location	: HORDICVILLAGE	Disallowed	:
Water Type	: NOT FOUND	Waterbody	:	Offered	:
Survey Req	: NO	Insp Req	: NO	Appealed	:
Planned	:	Advertising	: NO	Accepted	: NO
Repl SUP	:	SUP File	:	Survey Comp	:
NIS Ref	:	OIC Number	:	Ten Issued	:
Terr	:	Cut Licence	: NO	Security	:
Legal Desc	:				

PF1=Work PF2=Account PF3=Tenure PF4=Clients PF5=Parcels PF6=Notes
PF7=GST ing PF8=Define PF9=Help PF10=Rent PF11=Exit PF12=Prev

MADE IN CANADA

MADE IN CANADA

Display Attached Parcels for File 2402948 TASSA77
P.I.N Land District LTO Plan No. Pcl Ind LIS Site ID
010358451 61 19838 S 000005414
L 17 PL 4978 Group 1, New Westminster Dist.

PF3=Inquire PF7=Back PF9=Help PF10=Forward PF11=Exit PF12=Prev
END OF LIST (1 RECORDS RETRIEVED)



Province of
British Columbia

Ministry of
Environment,
Lands and Parks
LANDS OPERATIONS

Lower Mainland Region
Suite 401, 4603 Kingsway
Burnaby, British Columbia
V5H 4M4
Telephone: (604) 660-5500
Fax: (604) 660-5538

File: 2402248

Date: 94-02-07

Sharon Jensen, Planner
Resort Municipality of Whistler
4381 Blackcomb Way
Box 35
Whistler BC VON 1B0

Dear Sharon Jensen:

**Re: Lot 17, District Lot 4978, New Westminster District
Plan 19838**

Reference is made to your letter and application dated January 19, 1994 to acquire Lot 17 in Nordic Estates to provide access to lands beyond.

We have reviewed your application and accordingly this letter constitutes our approval to dedicate the property as road. To complete this process please undertake a survey of the lot dedicating it as road and submitting the survey plan to the Surveyor General in Victoria for approval, whose address is noted below:

Surveyor General Branch
Ministry of Environment,
Lands and Parks
3400 Davidson Avenue
Victoria BC V8V 1X4

Please do not hesitate to contact our office if you have any further questions or concerns.

Yours truly,

Don van der Horst
Manager
Development and Marketing

DVH:mmk



YOUR FILE

OUR FILE

May 29, 1980

CIRCULAR LETTER TO ALL BRITISH COLUMBIA LAND SURVEYORS

Re: Section 75, Land Act, R.S.B.C. 1979

Section 75 - "Where the Minister considers it advisable, he may authorize the Surveyor General to establish a public road allowance through Crown land for the purpose of giving access to privately owned land that is being subdivided and the Surveyor General may thereupon sign the subdivision plan."

The procedure for an application under Section 75, Land Act will be as follows:

- (A) Application by the subdividor or his agent will be made directly to the Land Commissioner for the appropriate Land Recording District, for permission to construct the required public road and must be accompanied by the following:
 - (i) Three copies of a preliminary plan of subdivision, which plan shall show the location of the required road to be dedicated through the Crown land.
 - (ii) A letter from the local Highways Approving Officer indicating tentative approval of the proposed road and stating the width required to be dedicated.
 - (iii) Any supporting information which might assist in the adjudication of the application -- i.e. does topography influence the proposed route -- does a road already exist in the location applied for and if so, give details of type, extent used, etc.
 - (iv) The prescribed fee.
- (B) The application will be reviewed and inspected if necessary, and the applicant will be advised of the outcome. If the application is approved, the Surveyor should include the road within the boundaries of his subdivision plan without further instructions from the

Surveyor General. The legal description of the Crown land will be included in the plan title. The following certificate should be draughted on the plan:

Certificate under the Land Act, Section 75

The public road allowance through Crown land shown hereon is authorized under the Land Act, Section 75.

Surveyor General
Victoria, B. C.

, 19 .,

- (C) After the plan is approved by the approving officer, who will have control of the standard of construction, the plan is to be forwarded to the Surveyor General for his signature on the certificate as in (B) preceding.
- (D) The plan will be returned by the Ministry to the person submitting it for deposit in the Land Title Office.

It would be of great assistance to the Ministry if the surveyor, when forwarding the plan to the Surveyor General, would quote the Ministry's file number.

Yours truly,

R. W. Thorpe,
Surveyor General.



FIELD SERVICES REPORT

C
CLA # 062

WRITER: Von Oude Hout

DATE: 94-01-28

FILE: 240 2248

TENURE TYPE: ECG. SEC 15 PURPOSE: Road

ALLOWANCE: _____ CONDITIONAL ALLOWANCE: _____ DISALLOWANCE: _____

NEW APPLICATION: ✓ PROGRAMMED: _____ NON-PROGRAMMED: _____

APPLICANT NAME: Rosert Municipality of Whistler

LEGAL DESCRIPTION: Lot 17, D.L. 4978, Grp. 1, N.W.D. Pl. 19838

FIELD EXAM DATE: N/A. RECOMMENDED AREA: 914 m² AIRPHOTO: _____

BCGS MAP #: 929/119. LOCATION: Nordic Estate, Whistler

RECOMMENDATION:

Term: Fee Simple Purchase Price/Rental: \$/00

Performance Bond: N/A. Liability Insurance: N/A.

Conditions Precedent: _____

(see attached note)

Other: Restrictive Covenant with reversion

VALUATION/RENTAL CALCULATION:

N/A.

COMPUTER ENTRY: TAS TYPE _____ INITIALS _____ DATE _____

2402248

VAL:

Re: Lot 17

This property has been withheld from marketing so that the RMOV could acquire the lot for access purpose (roadway) to lands beyond. As part of the condition for re-zoning of another parcel within the same subdivision, we agreed to convey this lot to them for road purposes.

The application (yellow tab in file) form is a photo-copy. The original one is in file 2406113. The RMOV made application for 2 lots in one form. We previously agreed to waive the application fee and staking notice.

The following items should be achieved:

- ① Accept application, status.
- ② Proceed to offer Free crown grant with restrictive covenant (easement) requiring it be used for road purposes only.
- ③ Privacy - no
- ④ Advertising - yes - (Whistler Question, Harvard)
- ⑤ Referrals - no
- ⑥ Sketch plan - see bottom of file. (if a better one is required, pls advise.)
- ⑦ Offer due: Feb 28/97.



January 19th, 1994

File: RA.162

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
VICTORIA, B.C.

JAN 21 1994

401 - 4603 KINGSWAY
BURNABY, B.C. V5H 4M4

Don van der Horst
Ministry of Environment, Lands & Parks
401 - 4603 Kingsway
Burnaby, B.C.
V5H 4M4

Dear Mr. van der Horst:

Re: RA.162: Nordic Crown Lands

The Resort Municipality hereby makes application for free Crown grants of lands located in the Nordic Estates subdivision in Whistler. These grants are related to the rezoning application submitted to the Municipality by the Ministry of Environment, Lands and Parks under RA.162 respecting the lands known as Nordic Crown Lands. Council has supported your application by giving the related Zoning Amendment Bylaw No. 939, 1992 three readings. Council has also stipulated that their consideration of adoption of the bylaw be subject to a number of conditions. Condition (d) requires the Crown to transfer the following lands to the Municipality:

- Lot 17, Plan 19838, D.L. 4978 to provide access to lands beyond; and
- Lot 72, Plan 20937, D.L. 7179 as a public amenity area (ravine).

The Municipality is now making formal application for these two parcels. As we discussed by telephone on October 1st, 1993, we are exempt from providing the following information in support of this application:

- application fee;
- Form 1 (staking notice); and
- preliminary development plan.

We have provided the following information attached to this letter in support of the application:

- application form;
- context sketch;
- location plan to scale; and
- Council resolution.

Please review the enclosed documentation, and advise the writer if anything further is required.

Yours truly,

A handwritten signature in cursive script, appearing to read "S. Jensen".

Sharon Jensen
Planner

/cf/SJ2: I-ra162c

cc: Drew Meredith

Mike Vance, Director of Planning and Development

Province of
British Columbia

BC Lands

APPLICATION FOR CROWN LAND

PLEASE PRINT
INDIVIDUAL(S) —
PROVIDE NAME(S)
IN FULL*INDICATE
JOINT TENANCY
OR TENANCY
IN COMMONOR
COMPANY
NAMEADDRESS
(*PROVIDE
BOTH STREET
AND MAILING)

Resort Municipality of Whistler

APT. NO.	STREET NO.	STREET	POST OFFICE BOX NUMBER
	4381	Blackcomb Way	VAN 1B4
CITY - TOWN	PROVINCE		POSTAL CODE
Whistler	B.C.		VON 1B4
HOME TELEPHONE	BUSINESS TELEPHONE	COMPANY INCORPORATION NO.	NON-REFUNDABLE APPLICATION FEE ENCLOSED
	932-5535		n/a
AGE - 19 YRS OR OVER	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	CANADIAN CITIZEN	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
		PERMANENT RESIDENT OF CANADA	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

JOINT TENANTS
TENANTS IN
COMMON

LOCATION OF CROWN LAND

Nordic Estates subdivision

AREA - HECTARES

approx. 4 km south of Whistler Village

Lot 17, Plan 19838, D.L. 4978 and

Lot 72, Plan 20937, D.L. 7179

DESCRIPTION

☒ SURVEYED
GIVE LEGAL
DESCRIPTIONOR
☐ UNSURVEYED
GIVE METES
AND BOUNDS
DESCRIPTIONDATE LAND STAKED
AS PER FORM 1

JAN 21 1994

401-4863 KINGSWAY
SURREY, B.C. V5H 4M4

*NOTE 1. ATTACH OUTLINE OF INTENDED DEVELOPMENT 2. ATTACH A SKETCH MAP OF AREA

INTENDED LAND USE AND PERIOD REQUIRED

Access to lands beyond and public amenity area

ANY OTHER CROWN LAND HELD
BY APPLICANT OR SPOUSE☐ YES ☐ NOIF YES
STATE TYPE
AND TENURE

I HEREBY CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION FOR CROWN LAND IS TRUE AND CORRECT AND THAT I AM AN AUTHORIZED AGENT - SIGNATORY (IF COMPANY)

APPLICANT

SIGNATURE

G.S.T. REGISTRATION

DATE Jan 18/94

OCCUPATION (IF INDIVIDUAL(S))

RMOW

Director of Planning & Development NO.










FOR OFFICE USE ONLY

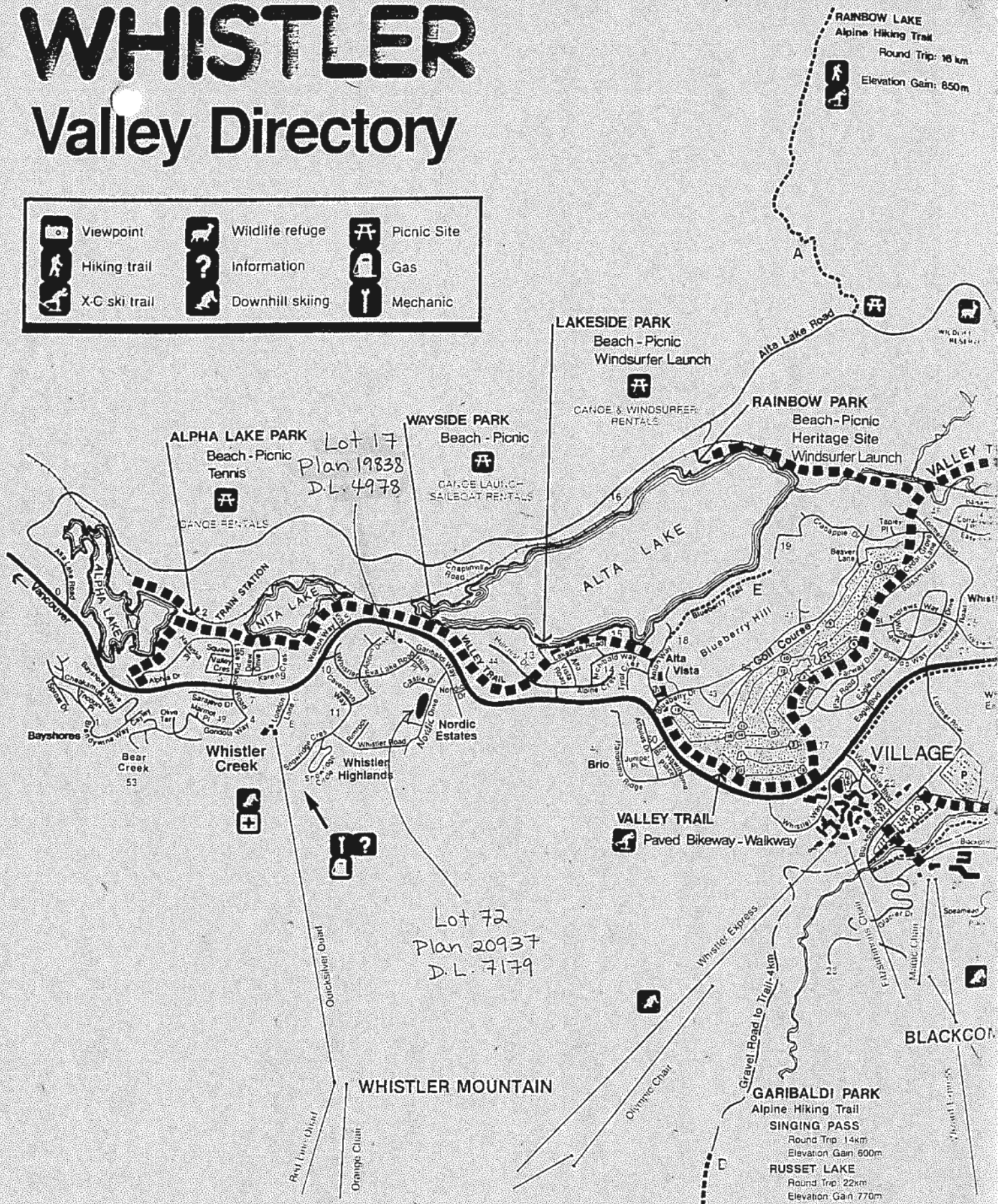
DATE APP. REC'D.	YR.	MTH.	DAY	BC Lands regional office	APPLICATION IS	FILE NO.
					<input type="checkbox"/> NEW <input type="checkbox"/> REPLACEMENT	
APPLICATION IS	LAND IS IN	YES <input type="checkbox"/>	PROVINCIAL	APPLICATION FOR	PRELIMINARY ESTIMATE	
<input type="checkbox"/> LAND ACT	PROVINCIAL FOREST	NO <input type="checkbox"/>	FOREST	<input type="checkbox"/> AQUATIC <input type="checkbox"/> OTHER LAND	OF LAND VALUE	
TYPE OF TENURE FOR APPLICATION				REPLACES SUP.		
<input type="checkbox"/> LEASE	LICENCE OF OCCUPATION	EASEMENT	SECTION 10 PERMIT	<input type="checkbox"/> YES <input type="checkbox"/> NO		
		<input type="checkbox"/> RIGHT OF WAY				
		<input type="checkbox"/> CROWN GRANT				

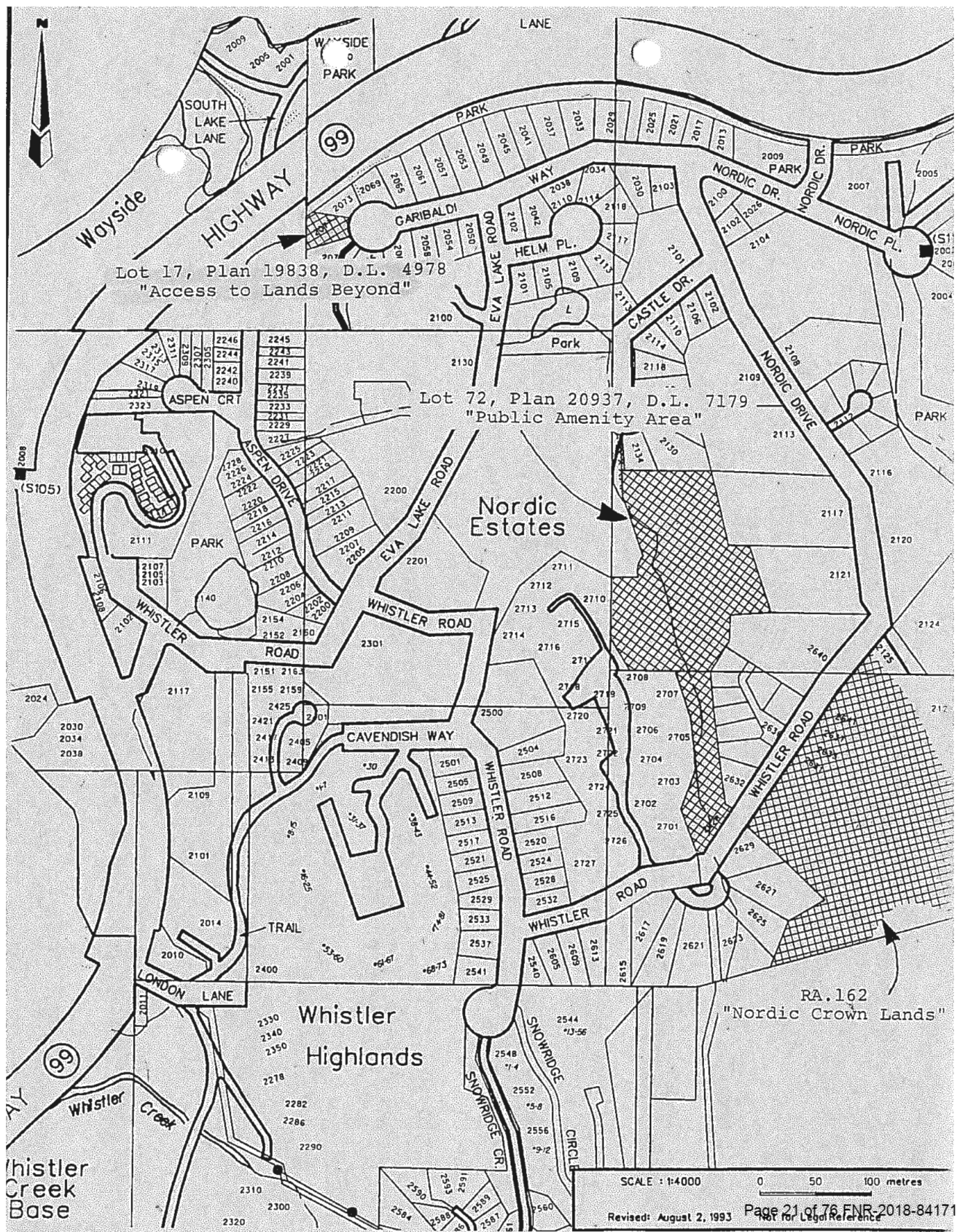
FIELD SERVICES COPY

T.A.S. CODING

WHISTLER Valley Directory

	Viewpoint		Wildlife refuge		Picnic Site
	Hiking trail		Information		Gas
	X-C ski trail		Downhill skiing		Mechanic





Garibaldi Building Supplies Awning Sign - (4747/DPA.445)
DPA.445, 1055 Millar Creek Road

It was Moved by Councillor O'Reilly
Seconded by Councillor Kirk
THAT the facia signage
authorization, specified for Garibaldi Building
Supplies in the Comprehensive Sign Plan for 1055 Millar
Creek Road, is hereby repealed and the subject canopy
sign is substituted in its place;

AND THAT Council approve
Development Permit Application No. 445 authorizing this
change to the Comprehensive Sign Plan.

Carried

CR.33: Phase V Blackcomb Floodproofing Berm (CR.33)

It was Moved by Councillor Kirk
Seconded by Councillor Kirkpatrick
THAT Council agree that the Resort
Municipality of Whistler be the named party on the
Licence of Occupation of the Crown Lands as applied for
by Blackcomb Skiing Enterprises Limited Partnership
under Crown Land Referral No. 2406008 subject to
approval of the floodproofing berm design by the Water
Management Branch of the Ministry of Environment, Lands
and Parks and by the Municipality.

Carried

RA.162: Nordic Crown Lands (RA.162)

It was Moved by Councillor Johnstone
Seconded by Councillor O'Reilly
THAT Council endorse an application
by the Resort Municipality of Whistler to the Ministry
of Environment, Lands and Parks for free Crown grants
for Lot 17, Plan 19838, D.L. 4978 and Lot 72, Plan
20937, D.L. 7179.

Carried

6 October, 1993

File SA.88-1
D.L. 5412
RA. 162



MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
LAND OPERATIONS

OCT 12 1993

#401-4603 KINGSWAY
BURNABY, B.C. V5H 4M4

Pekonen Management Services
209 - 7300 Moffatt Road
Richmond, B.C.
V6Y 1X8

Attention: Mr. Bill Pekonen

Dear Sirs:

RE: ACCESS TO LOT 3, D.L. 5412,
PLAN 16634

Further to our letter dated 6 April, 1993 on this matter, we have recently discovered that an old, long standing rezoning application by the Ministry of Environment, Lands and Parks, Lands Branch, includes an obligation by the BC Lands Branch to dedicate Lot 17, D.L. 4978, Plan 19838 for "access to lands beyond".

When, and if, the rezoning proposed by BC Lands is approved by Council, Lot 17 (2077 Garibaldi Way) is to become dedicated road and will provide access to Lot 3, D.L. 5412, Plan 16634.

This rezoning application has been recently reactivated by the Ministry and it is possible this matter can be resolved in the coming months.

Should you have any questions, please contact the undersigned.

Yours truly,

Dave Waldron, P. Eng.
Assistant Municipal Engineer
- Subdivisions

DW\JGN\ar: Pekonen2

cc Fred Said, Ministry of Transportation and Highways
Ministry of Environment, Lands & Parks, Lands Branch ✓
c/o Drew Meredith, The Whistler Real Estate Co. Ltd.
Ted Nebbeling, Mayor
Peter Kent, Administrator
Mike Vance, Director of Planning & Development

2402240

Date: 94/02/14 TITLE SEARCH PRINT - VANCOUVER Time: 16:20:5
Requestor: (3092524) MINISTRY OF ENVIRONMENT, LANDS, PARKS (L Page: 001
Title: L113947

SECTION 172(3)

VANCOUVER LAND TITLE OFFICE TITLE NO: L113947
FROM TITLE NO: L92988

APPLICATION FOR REGISTRATION RECEIVED ON: 01 DECEMBER, 1983
ENTERED: 09 DECEMBER, 1983

REGISTERED OWNER IN FEE SIMPLE:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
REPRESENTED BY THE MINISTER OF LANDS, PARKS AND HOUSING
PARLIAMENT BUILDINGS
VICTORIA, B.C.
V8V 1X4

DESCRIPTION OF LAND:
RESORT MUNICIPALITY OF WHISTLER

PARCEL IDENTIFIER: 006-260-260
LOT 17 DISTRICT LOT 4978 PLAN 19838

LEGAL NOTATIONS:

SUBJECT TO PROVISIO, SEE CROWN GRANT L31150

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE	CHARGE NUMBER	DATE AND TIME OF APPLICATION
------------------	---------------	------------------------------

U & OTHER EXCEPTIONS & RESERVATIONS

L31151

30/03/1983

08:40

REMARKS: SECTION 47, LAND ACT, SEE CROWN GRANT L31150
INTER ALIA

CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 27, L.T.A.

DUPLICATE INDEFEASIBLE TITLE: NONE

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

CLIENT
99192

BCL

PROVINCIAL MINISTRIES AND CROWN AGENCIES

LISSA1

LAND INVENTORY SYSTEM - MARKETING

Change Site Information

Site: 000005414

PIN: 010358

Community/Location : WHISTLER

Regnl Dist: 26

SQUAMISH-LILLOOET

Parcel Legal: DL 4978 Group 1, New Westminster Dist. LD

L 17 PL 19838

Address >Street : NORDIC ESTATES

>City: WHISTLER

Area (Ha): .0000 Price Offered:

\$48,000 >Sold:

LTO: 6 VANCOUVER

Interest: FS FEE SIMPLE CLA Project No: 2

Potential Use1: RES RESIDENTIAL Use2:

Use3:

Site Status: D SOLD

as at: 1994/02/14 Date Entered: 1986/01/08

File No. : 2402248

Date Appraised: 1985/09/18

Owner: BCL-BURN Contact: DEVELOPMENT & MARKETING

MLS: UNLISTED

Phone: 660-5500

Source : L LIS

BF Date:

Public Comments : EXCELLENT RECREATION LOT, CLOSE TO GONDOLA AREA.

Internal Comments: PROPERTY BEING CONVEYED TO WHISTLER MUN. FOR ACCESS

FORFEES FOR \$1.00, DVH 94/02/14

PF1

PF2

PF3

PF4

LEGAL

PF5

PF6

PF7 PRINT

PF8

DEFINE

PF9

HELP

PF10

PF11 EXIT

PF12

RET

Change site data. Press <ENTER> to continue

Feb: 2402248

PIN - 010358461
L 17 FL 19838 DL 4978 Group 1, New Westminster Dist.
PLAN : 19838

CLR3A08

.0000 ha. History: YES

000002 .0000 ha. LANDS HOUSING
GC CROWN ACQUIRED

Surface/US: CURRENT
Dated : 19821212
Entered : 19870202

999000 .0000 ha. Owner : BCL-BURN
GC LAND INV File : 2402248

Site Status: HOLDING
Int. type : FS
Entered : 19860108

DC

Entered :

GC

Entered :

CAUTION: ALL CURRENT FILE RECORDS SHOULD BE CHECKED WHEN STATUSING PARCEL.
FF1 FF2 FF3 FCL INV FF4 BACKWARD FF5 LIS/TAS FF6 UPDATE
FF7 PRINT FF8 FF9 HELP FF10 FORWARD FF11 MAIN FF12 PREV
Press an active pkey

done
94/02/14
VW

Virginia

This property is
conveyed to Box
of Whistler for
purpose. Pls in
accordance,

FIN -- 010356461
A 17 PL 19838 DL 4978 Group 1, New Westminster Dist.
PLAN : 19838

CLRSA06

.0000 ha. History: YES

000002 .0000 ha. LANDS HOUSING
DC CROWN ACQUIRED

Surface/US: CURRENT
Dated : 19821212
Entered : 19870202

999000 .0000 ha. Owner : BCL-BURN
DC LAND INV File : 2402248

Site Status: HOLDING
Int. type : FS
Entered : 19860108

DC

ha.

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DC

ha.

Entered :

CAUTION: ALL CURRENT FILE RECORDS SHOULD BE CHECKED WHEN STATUSING PARCEL.

PF1 PF2 PF3 POL INV PF4 BACKWARD PF5 LISTING PF6 UPDATE
PF7 PRINT PF8 PF9 HELP PF10 FORWARD PF11 MAIN PF12 PREV

Press an active pkey

done
94/02/14
VW

~~Virginid~~

This property is
conveyed to BCL
A White for
purpose. Pls in
accordance,

April 1, 1994

File: RA. 162



Leslie Patterson
Box 788
Whistler, B.C.
V0N 1B0

Dear Mrs. Patterson;

Re: Lot 17 in Nordic Estates

This letter is in response to your letter dated March 26, 1994 regarding the property in Nordic Estates to be acquired by the Municipality for access to lands beyond. The property is located at 2077 Garibaldi Way, and is legally described as Lot 17, Plan 19838, D.L. 4978. The property is currently owned by the Ministry of Environment, Lands and Parks, but is meant to be transferred to the Municipality as a requirement under their Rezoning Application No. 162. This property will provide access to the lands beyond located to the west, and legally described as Lot 3, Plan 16634, D.L. 5412.

The Municipality has not received any applications for rezoning, subdivision, or other development of the lands beyond the access property. Should an application for rezoning be received, all property owners within 165 metres of the subject property would be notified of the intent of the proposed rezoning prior to a public hearing at which time all affected residents may express any concerns to Council regarding the proposal. As well, a sign would be posted on the site to notify the surrounding property owners of the Municipality's receipt of the application.

Subdivision of this property could not proceed unless it was rezoned since any new parcels created would not meet the minimum parcel size required under RR1 zoning.

Please call Sharon Jensen, Planner if you have any further questions regarding the rezoning process, or Dave Waldron, Assistant Municipal Engineer if you would like to discuss the subdivision process.

Yours truly,

Sharon Jensen
Planner

mt/SJ2:L-Patt

c.c. Dave Waldron, Assistant Municipal Engineer

Sharon



March 26, 1994

Mr. Mike Vance
DIRECTOR OF PLANNING
RESORT MUNICIPALITY OF WHISTLER
Box 35
Whistler, B.C.
V0N 1B0

Dear Mr. Vance:

We are writing this letter as concerned ^{s.22} in Nordic Estates.

We have just recently become aware that the Municipality may acquire the property presently known as 2077 Garibaldi Way. Is the purpose of this acquisition for access to lands beyond?

Our concern is that the property to the west of 2077 Garibaldi Way, District lot 5412, plan 16634, lot 3, will apply for a rezoning, increasing the density of bed units and will access off Garibaldi Way. ^{s.22} homes on Garibaldi Way was because it is a quiet culdesac.

If there are any rezoning applications in process or plans for rezoning in the future, we would all like to be notified.

Looking forward to your response. Thank you.

Please reply to ^{s.22}

cc Mayor and Council

Page 31

Withheld pursuant to/removed as

s.22

March 23, 1994

File: RA. 53/RA. 162

MEMO TO: Dave Waldron, Assistant Municipal Engineer

MEMO FROM: Sharon Jensen, Planner

RE: NORDIC CROWN LAND GRANT FOR ACCESS

Further to your request for background information regarding the required transfer of Lot 17 in Nordic Estates from the Crown to the Municipality for access purposes, please find attached copies of the following:

January 27, 1986: Resolution of Council

Council approved RA. 53 in principal subject to the resolution of certain issues, including the transfer of Lot 17 to the Municipality to provide access to lands beyond. Zoning Amendment Bylaw No. 514, 1986 was prepared to enable the proposed rezoning. A public hearing was held on April 7, 1986 to obtain comments regarding the proposal. I can't find the minutes of the public hearing (the Clerks Department should be able to dig up the minutes if you want to refer to them). Regardless of any comments, received Council chose to adopt the bylaw on June 12, 1986.

June 4, 1986: Letter from Crown Lands

The Ministry of Lands, Parks and Housing submitted this letter to the Municipality as their undertaking to complete the outstanding issues respecting RA. 53. This included the transfer of Lot 17 to the Municipality for public access to lands beyond.

June 9, 1986: Memo to Council

The Director of Planning and Development recommended that Council adopt Zoning Amendment Bylaw No. 514, 1986 given the undertaking by the Crown to complete all outstanding issues.

March 31, 1988: Memo to Council

The Director of Planning and Development recommended that Council endorse the second phase of rezoning for Nordic. The Director of Planning notes that the outstanding issue of the dedication of Lot 17 should be resolved as part of the second rezoning phase.

September 14, 1992: Resolution of Council

Council approved RA. 162 in principal by giving the associated Zoning Amendment Bylaw No. 939, 1992 two readings (this is the bylaw we are currently processing). Final approval of the bylaw was made subject to certain conditions, including the transfer of Lot 17 to the Municipality to provide future access to lands beyond. A public hearing was held to obtain comments from affected parties, and Council subsequently gave the bylaw third reading. Minutes of the public hearing are available in the 0939 bylaw file.

As is evident from the Nordic rezoning and bylaw files, the use of Lot 17 for access purposes has been the intent of the Municipality for some time. At each stage, the public was given the opportunity to comment on this proposal.

Please see me if you'd like to discuss the Lot 17 issue further.



Sharon Jensen
Planner

mt/SJ1:M-Nor



Box 35, Whistler, B.C.
V0N 1B0

Whistler 932-5535
Vancouver Direct 688-6018

RESOLUTION

Jan. 27/86

(86 25 1024)

It was

Moved by Alderman Eby

Seconded by Alderman Wilhelm-Morden

THAT Rezoning Application No. 53 for Nordic Estates Subdivision be approved, in principle, subject to receipt of an engineering report which confirms to the satisfaction of the Municipal Engineer existing sewer and water servicing is adequate for the proposed rezoning including Lot 37, D.L. 7179, Plan 19838;

AND THAT upon such confirmation six (6) proposed multiple family residential lots (38, 68, 69, 63, 84 and 87) be rezoned to an appropriate RM Zone;

AND THAT The Ministry of Lands, Parks & Housing, in conjunction with the Municipality, confirm the location of the future public access through proposed lots to any lands beyond south of Nordic Estates Subdivision as part of the future development of this area;

AND THAT all RT1 zoned lots be rezoned RS1 (Residential Single Family One);

AND THAT proposed Lots 91 and 85 be rezoned RM6 to permit a maximum of one hundred (100) multiple family residential dwelling units subject to Resort Land notation and registration of a Section 215 Phase I Rental Pool Covenant against title of these properties;

AND THAT the Ministry of Lands, Parks & Housing dedicate the proposed public amenity areas which are located on a portion of Lot 60 and Lot 66 to the Municipality, the portion of Lot 60 to be rezoned LP1 (Leisure Park One), the portion of Lot 66 be retained as RR1 (Rural Resource One) and Existing Lots 50 to 55, D.L. 7179 and 4979, Plan 19851 be rezoned from TP3 to RR1 and these lots be consolidated with Lot 64, D.L. 4979, Plan 19851;

AND THAT the Ministry of Lands, Parks & Housing prepare an engineering report which identifies the drainage problems and solutions for Lot 40, 41 and 43 and that these lots be consolidated into one parcel by the Ministry of Lands, Parks & Housing to ensure the drainage problem is corrected before any future re-subdivision;

→ AND THAT the Ministry of Lands, Parks & Housing transfer title of Lot 17, D.L. 4978, Plan 19838 to the Municipality for one dollar (\$1.00) to provide future access to Lot 3, D.L. 5412, Plan 16634;

AND THAT Payment of seventy-two thousand five hundred dollars (\$72,500) Sewer and Water Capital Cost Contribution Charges be made prior to zoning bylaw adoption for the affected lands and Open Space Development Cost Charges totalling one thousand nine hundred sixty dollars (\$1,960) will be payable upon subdivision or building permit whichever occurs first.

CARRIED

This is to certify that this is a true resolution of the Council of the Resort Municipality of Whistler from their Regular Meeting of 1986 01 27.



L.K. Shoup Robinson, C.M.C.
Municipal Clerk



86-06-04
File: W06-002

Mr. W. E. Dickinson
Director of Planning
Resort Municipality of Whistler
P.O. Box 35
Whistler, B.C.
V0N 1B0

Re: Rezoning Application No. 53

Dear Sir:

In response to your letter of this Ministry dated 1986.05.13 we herewith advise that all of the outstanding conditions of R.A. 53 outlined in your letter have been reviewed and are to be dealt with as follows:

1. Future zoning of proposed Lots 91-85-86. It is our intention to file a rezoning application in the near future which will utilize the remaining 400 bed units applicable to this development. A minimum of 328 of these bed units shall be "public beds" with a phase one covenant or equivalent zoning. Proposed lots 91, 85 and 86 will not be sold or developed until the appropriate rezoning and subdivision has been approved by the municipality.
2. The proposed public amenity areas on existing lots 60 and 66 will be Crown granted to the municipality concurrent with the rezoning and subdivision of lots 85, 86, & 91. It is suggested that a bylaw be prepared by you pursuant to Section 686 of the Municipal Act to achieve this.
3. Lot 17, District Lot 4978, Plan 19838 will be Crown granted for one dollar to the municipality for public access purposes to lands beyond. There will be a reversionary clause included in the Crown grant to the effect that in the event Lot 17, District Lot 4978, Plan 19838 is used for any purpose other than public access the land will then revert back to the Crown.



- ✓ 4. An engineering report on drainage for Lots 40, 41, and 43 has been prepared and presented to the Municipality. It is understood that this drainage problem will be rectified by the owner of land on the east side of Castle Drive.
- ✓ 5. Lots 50 through 55, District Lot 7179 and 4979, Plan 19851, will be consolidated with lot 64, District Lot 4979, Plan 19851 to create one parcel immediately following rezoning.
6. It is understood that you will respond to our letter regarding the apparent discrepancy in capital cost changes paid to date by the Ministry. In any event, upon approval of this rezoning application, the Ministry will be in a credit position in excess of \$100,000.00.
7. Web Engineering has been engaged to review the suitability of servicing to all of the newly zoned sites. They will be contacting the municipal engineer to address this issue.

We trust that this clarifies all of the outstanding issues raised in your letter and we look forward to a speedy conclusion of this rezoning application.

Yours truly,

R. F. Wilson

for J. G. Switzer
A/Manager,
Development and Marketing

MEMO TO: Peter Ken (for Council)
Administrator

MEMO FROM: W.E. Dickinson
Director of Planning

SUBJECT: Zoning Amendment Bylaw No. 516, 1986
Rezoning Application No. 53 - Nordic Estates

1. INTRODUCTION

The purpose of this memo is to advise Council that the Director of Planning met with representatives of the Ministry of Lands, Parks and Housing on June 4, 1986 to discuss the Ministry's position concerning all outstanding conditions pertaining to Rezoning Application No. 53.

2. BACKGROUND

A copy of the Council resolution of 1986 01 27 in respect of the rezoning of Nordic Estates is attached.

A letter to Mr. Joe Loyer, Regional Director from the Director of Planning dated 1986 05 13 sets out the outstanding requirements for Council to rezone the affected portion of Nordic Estates.

Following this meeting and review of the enclosed letter from the Ministry of Lands, Parks and Housing dated June 4, 1986, Council is in a position to consider adopting the above-mentioned bylaw provided Council is satisfied with the undertakings which are described in this letter.

It should be further noted Section 215 Covenants which satisfy the maximum unit density for Lot 63 and 38, D.L. 7179, Plan 19851 have been forwarded to the Municipal Solicitors for deposit and registration in the Vancouver Land Title Office. These covenants are necessary to tie down the maximum unit density on the RM3 parcels, noting the remaining covenants on Lot 68, D.L. 4978; Lot 69, D.L. 4978; Lot 71, D.L. 7179; and Lot 75, D.L. 7179 and 4979 will be deposited and registered against title at the time of resubdivision of these properties in accordance with the new development proposal submitted with Rezoning Application No. 53.

3. RECOMMENDATION

The Director of Planning recommends that Council:

- (1) adopt Zoning Amendment Bylaw No. 516, 1986 if Council is satisfied with the undertaking as set out in the Ministry's letter to the Director of Planning dated June 4, 1986; and
- (2) amend clause 5 of 1986 01 27 resolution by deleting the number "85" and substituting "86" in its place.

Respectfully submitted

W.E. Dickinson
Director of Planning

11hd

1988 03 31

File: RA.53

MEMO TO: Peter Kent, Administrator
(for Committee of the Whole)

MEMO FROM: W.E. Dickinson
Director of Planning

SUBJECT: RA.53 - NORDIC ESTATES - PHASE 2

1.0 INTRODUCTION

The purpose of this memo is to follow-up on the second phase of RA.53 and to obtain Council's direction.

The original Nordic Estates zoning and subdivision was reviewed by the Ministry following lagging market response and the undeveloped potential for much of the land. RA.53 included a proposal to create 61 single family lots, 100 multiple residential dwelling units of which 350 bed units were to be in the form of public beds.

315

2.0 BACKGROUND

The Municipality adopted Zoning Amendment Bylaw 514, 1986 June 12, 1986. The effect of the rezoning is shown on the sketch plan attached as Appendix "A".

Background to the rezoning is appended as Appendix "B" and includes Council Resolutions of 1985 02 13, 1986 01 27 and 1986 03 10. In the 1986 03 10 Resolution, Council will note that the Director of Planning was instructed to review the ultimate TA zoning two "public bed" unit sites. During the rezoning process, the Ministry requested that the public bed portion of the rezoning be deferred until they had a chance to further review the matter. First phase of the rezoning proceeded as noted above at which time the Ministry gave several commitments for follow-up attention which described in a letter from G.J. Switzer, Ministry of Lands, Parks and Housing dated 1986 06 04. (See Appendix "C")

In July, 1987 the Ministry submitted rezoning proposals for the remaining Nordic Estate properties which included either 44 or 88 smaller units and multiple family units of Lot 78, 41 units on Lot 80 and 10 single family lots on the southerly portion Crown land. This application was reviewed by staff and a number of concerns were identified. The Director of Planning suggested that they could proceed:

- 1) with the proposal given the staff concerns regarding density and impact on neighbouring development; or

- 2) take a more comprehensive approach to the rezoning and development on the remainder of Nordic Estate properties. In particular, it was suggested that the density on Lot 78 be reduced to 25 multiple family dwelling units and 35 dwelling units on Lot 80. Some form of employee housing was proposed on the latter site because it is considered a less desirable market property.

With respect to the remaining bed units, it was suggested the Ministry explore other Crown lands which may be more suitable for development provided it is consistent with Official Community Plan policies (currently under review).

The Ministry generally agreed with the Director of Planning's suggestions and formally replied in a letter dated 1988 03 01 which is attached as Appendix "D". The contents of this letter are summarized below.

3.0 THE NEW PROPOSAL

The Ministry supports the Director of Planning's comments and proposes the following:

1. Develop up to 25 multiple family dwelling units (100 bed units) on Lot 78. (See Appendix "E")
2. Delete any bed units from Lot 80 on the basis that the Ministry will then advertise this lot for sale as an employee housing site at market value. (See Appendix "E")
3. The Municipality consider rezoning 10 lot single family subdivision as shown on the attached plan. (See Appendix "E")
4. The Ministry will submit a new rezoning proposal which would receive the remaining 240 unallocated bed units, noting these option sites would not be located in Nordic Estates.
- ⇒ 5. The Ministry dedicates Lot 66, 17 plus additional park land located east of Lot 78 and 80 to the Municipality upon subdivision approval by the Municipality.
- ⇒ 6. The Ministry will prepare a Section 215 Covenant against Lot 17 to ensure this parcel is used for road purposes, noting it would be returned to Crown in the event it is to be used for some other use.

4.0 RECOMMENDATION

In view of the foregoing, the Director of Planning recommends that:

1. Council generally endorse the approach for rezoning the remainder of the Crown's Nordic Estates properties as outlined in a letter from Mr. James G. Switzer dated 1988 03 01;
2. That Council consider whether development on Lot 78 is the most appropriate location for "public bed" type development; and
3. Council give direction to the Ministry concerning the minimum acceptable number of "public beds" that would be considered on option sites located outside of the Nordic Estates subdivision and that all "public bed" unit developments be located adjacent to major recreational amenities or ski facilities.

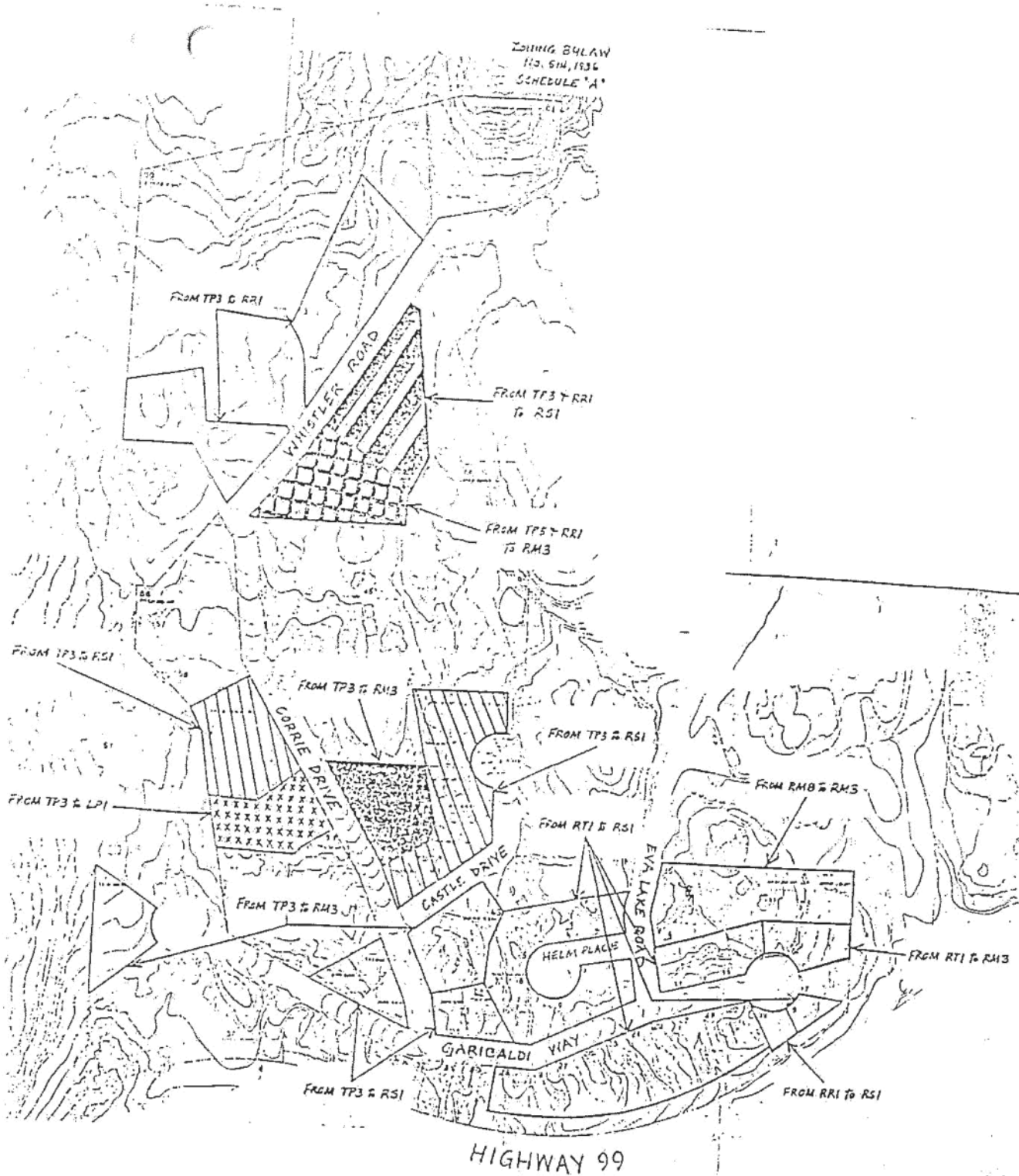
Respectfully submitted,



W.E. Dickinson
Director of Planning

/bk

APPENDIX A



0018

At 9:24 p.m. Mayor Rodgers returned to the Chambers and Alderman Burrows resumed his Aldermanic seat.

(d) Property Acquisition (West Side Park) (8210)

(85 51 8210)

It was

Moved by Alderman Eby

Seconded by Alderman Wilhelm-Morden

That Council resolve to confirm the Municipal acceptance of the acquisition of one point two three (1.23) acres directly north of Chaplin Park in District Lot 2246 for park, recreation or community purposes for a minimal cost of one dollar (\$1.00),

And that Council accept the five (5) conditions outlined in the B.C.R. Properties Ltd. letter of February 6th, 1985,

And that Council instruct the Administrator to proceed with the necessary surveys, subdivision of the property and preparation of a Property Acquisition Bylaw for further Council consideration.

CARRIED

(e) Whistler Valley Housing Society (2030)

Mayor Rodgers noted previous resolution regarding development cost charges by the Whistler Valley Housing Society, noting Lands, Parks & Housing, the owner of Lot 37 in the Club Cabin Area, was willing to donate the lot to the Housing Society pending support from the Federal Government and the Municipal Government.

(85 52 2030)

It was

Moved by Alderman Wilhelm-Morden

Seconded by Alderman Eby

THAT WHEREAS the Official Community Plan commits two hundred (200) bed units for employee housing purposes,

AND WHEREAS the Ministry of Lands, Parks and Housing is the owner of Lot 37 in the Club Cabin Nordic Estates Subdivision and will agree to transfer it to the Whistler Valley Housing Society,

NOW THEREFORE the Council of the Resort Municipality of Whistler will consider a rezoning application for up to an additional eighty (80) bed units in the Club Cabin Nordic Estates Subdivision.

CARRIED

Bylaw # 488

(ii) Rezoning Application No. 53 - Nordic Estates

(86 25 1024)

was

Moved by Alderman Eby

Seconded by Alderman Wilhelm-Morden

THAT Rezoning Application No. 53 for Nordic Estates

Subdivision be approved, in principle, subject to receipt of an engineering report which confirms to the satisfaction of the Municipal Engineer existing sewer and water servicing is adequate for the proposed rezoning including Lot 37, D.L. 7179, Plan 19838;

AND THAT upon such confirmation six (6) proposed multiple family residential lots (38, 62, 69, 63, 84 and 27) be rezoned to an appropriate RM Zone;

AND THAT The Ministry of Lands, Parks & Housing, in conjunction with the Municipality, confirm the location of the future public access through proposed lots to any lands beyond south of Nordic Estates Subdivision as part of the future development of this area;

AND THAT all RT1 zoned lots be rezoned RS1 (Residential Single Family One);

AND THAT proposed Lots 91 and 85 be rezoned RM6 to permit a maximum of one hundred (100) multiple family residential dwelling units subject to Resort Land notation and registration of a Section 215 Phase I Rental Pool Covenant against title of these properties;

AND THAT the Ministry of Lands, Parks & Housing dedicate the proposed public amenity areas which are located on a portion of Lot 60 and Lot 66 to the Municipality, the portion of Lot 60 to be rezoned LP1 (Leisure Park One), the portion of Lot 66 be retained as RR1 (Rural Resource One) and Existing Lots 50 to 55, D.L. 7179 and 4979, Plan 19851 be rezoned from TP3 to RR1 and these lots be consolidated with Lot 64, D.L. 4979, Plan 19851;

AND THAT the Ministry of Lands, Parks & Housing prepare an engineering report which identifies the drainage problems and solutions for Lot 40, 41 and 43 and that these lots be consolidated into one parcel by the Ministry of Lands, Parks & Housing to ensure the drainage problem is corrected before any future re-subdivision;

AND THAT the Ministry of Lands, Parks & Housing transfer title of Lot 17, D.L. 4978, Plan 19838 to the Municipality for one dollar (\$1.00) to provide future access to Lot 3, D.L. 5412, Plan 16634;

AND THAT Payment of seventy-two thousand five hundred dollars (\$72,500) Sewer and Water Capital Cost Contribution Charges be made prior to zoning bylaw adoption for the affected lands and Open Space Development Cost Charges totalling one thousand nine hundred sixty dollars (\$1,960) will be payable upon subdivision or building permit whichever occurs first.

CARRIED

(iii) School Playing Fields

(83 8700)

It was

Moved by Alderman Wilhelm-Morden

Seconded by Alderman Burrows

THAT Municipal staff be requested to prepare a fee structure for community facility use to allow recovery of the projected seven thousand dollar (\$7,000) deficit on the maintenance costs for the summer of 1986 on the school playing fields,

AND THAT the report also include the schedule for the administration of the user fee program,

AND THAT the matter be referred to the Public Works Committee.

CARRIED

(b) Committee of the Whole 86 03 10

(i) School Playing Field - User Fees

(86 84 6700)

It was

Moved by Alderman Wilhelm-Morden

Seconded by Alderman Eby

THAT the Municipality enter into an agreement with School District No. 48 to allow the Municipality to take over the management and maintenance of the school playing field subject to confirmation of a user fee schedule, the ability of the Municipality to enter into such an agreement and subject to the field irrigation system being in working order.

CARRIED

(86 85 6700)

It was

Moved by Alderman Fox

Seconded by Alderman Eby

THAT Municipal staff be instructed to prepare a draft bylaw allowing the charging of user fees for the use of playing fields.

CARRIED

(c) Planning & Development Committee 86 02 24

(i) R.A. 53 - Nordic Estates Rezoning

(86 86 1024)

It was

Moved by Alderman Eby

Seconded by Alderman Wilhelm-Morden

THAT the Director of Planning be instructed to delete the two RM5 Zones from draft Zoning Amendment Bylaw No. 514, 1986 for Nordic Estates and the Planning and Development Committee review the alternate TA zoning for the two affected "public bed" lots.

CARRIED

0005



Province of
British Columbia

APPENDIX C
Ministry of Lands,
Parks and Housing

File R453.
Lands and Housing
Regional Operations
Lower Mainland Region
McLaren Centre
4240 Manor Street
Burnaby, B.C.
V5G 1B2
Telephone: (604) 660-5500
Facsimile: 660-5536

86-06-04
File: W06-002

Mr. W. E. Dickinson
Director of Planning
Resort Municipality of Whistler
P.O. Box 35
Whistler, B.C.
VON 1B0

Re: Rezoning Application No. 53

Dear Sir:

In response to your letter of this Ministry dated 1986.05.13 we herewith advise that all of the outstanding conditions of R.A. 53 outlined in your letter have been reviewed and are to be dealt with as follows:

1. Future zoning of proposed Lots 91-85-86. It is our intention to file a rezoning application in the near future which will utilize the remaining 400 bed units applicable to this development. A minimum of 328 of these bed units shall be "public beds" with a phase one covenant or equivalent zoning. Proposed lots 91, 85 and 86 will not be sold or developed until the appropriate rezoning and subdivision has been approved by the municipality.
2. The proposed public amenity areas on existing lots 60 and 66 will be Crown granted to the municipality concurrent with the rezoning and subdivision of lots 85, 86, & 91. It is suggested that a bylaw be prepared by you pursuant to Section 686 of the Municipal Act to achieve this.
3. Lot 17, District Lot 4978, Plan 19838 will be Crown granted for one dollar to the municipality for public access purposes to lands beyond. There will be a reversionary clause included in the Crown grant to the effect that in the event Lot 17, District Lot 4978, Plan 19838 is used for any purpose other than public access the land will then revert back to the Crown.

- ✓ 4. An engineering report on drainage for Lots 40, 41, and 43 has been prepared and presented to the Municipality. It is understood that this drainage problem will be rectified by the owner of land on the east side of Castle Drive.
5. Lots 50 through 55, District Lot 7179 and 4979, Plan 19851, will be consolidated with lot 64, District Lot 4979, Plan 19851 to create one parcel immediately following rezoning.
6. It is understood that you will respond to our letter regarding the apparent discrepancy in capital cost changes paid to date by the Ministry. In any event, upon approval of this rezoning application, the Ministry will be in a credit position in excess of \$100,000.00.
7. Web Engineering has been engaged to review the suitability of servicing to all of the newly zoned sites. They will be contacting the municipal engineer to address this issue.

We trust that this clarifies all of the outstanding issues raised in your letter and we look forward to a speedy conclusion of this rezoning application.

Yours truly,

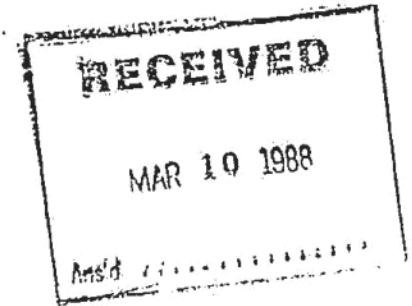
R. F. Wilson

for J. G. Switzer
A/Manager,
Development and Marketing



FULL RASB

Mr. W. Dickinson
Director of Planning
Resort Municipality of Whistler
4381 Blackcomb Way
P.O. Box 35
Whistler, B.C.
VON 1B0



Dear Sir:

Re: Rezoning Application 53 - Nordic Estates

Thank you for your letter of November 16, 1987 which outlined possible options for the Ministry relative to rezoning of Lots 78 and 80 in Nordic Estates. We have recently met with Drew Meredith in his capacity with Whistler Real Estate Co. Ltd. and our understanding of the rezoning application is as follows:

1. We believe your public bed unit calculation is incorrect. Lots 78 and 80 had been proposed for 44 and 56 units respectively. This equals 100 building units which translates into 400 bed units. Of these 400 bed units, ✓ 315 were classified as public beds, plus an additional 23 bed units granted to the Ministry by the Municipality ✓ in lieu of Lot 17 being transferred to the Municipality for access purposes. This left a balance of 62 bed units. As noted in our application of April 14, 1987 we proposed to allocate 340 bed units to Lots 78 and 80 and the remaining 60 bed units to a proposed 10 lot single family subdivision on a portion of the existing *etc.* Lots 50, 51, 64 and 65.
2. We concur with your proposal to reduce the density of Lot 78 to 25 building units or 100 bed units.
3. With regard to your comments regarding the market potential of Lot 80 and the need for making land for employee housing, we would request the Municipality remove the bed units for Lot 80. The Ministry will then advertise the sale of this lot for employee housing at market value. The successful purchaser would be responsible for re-zoning. The Municipality may wish to recommend a potential developer.

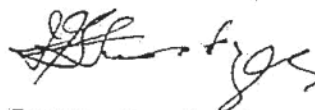
We request that the re-zoning of the 10 lot single-family subdivision proceed.

5. With the rezoning of Lot 78 and the 10 Lot subdivision and the removal of bed units from Lot 80, 240 bed units remain unallocated. The Ministry will submit a subsequent application identifying option sites to locate the 240 bed units. It is anticipated these option sites will be outside of Nordic Estates.
6. Lots 66 and 17, along with parkland located east of Lots 78 and 80 remain to be dedicated to the Municipality. In addition, the re-survey of Lots 77, 78 and 80 still requires Municipal approval. Following approval of this subdivision plan by the Municipality, the Ministry will then be in a position to immediately market Lot 77 (7 strata lot subdivision) and convey Lots 66, 17 and the land east of Lots 78 and 80 to the Municipality for park and road purposes. The Ministry has prepared and will register a restrictive covenant against Lot 17 to ensure the property is used to road purposes.

I believe the aforementioned proposal will be beneficial to both the Province and Municipality. I trust the Municipality will now be in a position to approve our rezoning application and the subdivision plan of the subject lands.

If you have any further questions, please feel free to contact Don van der Horst.

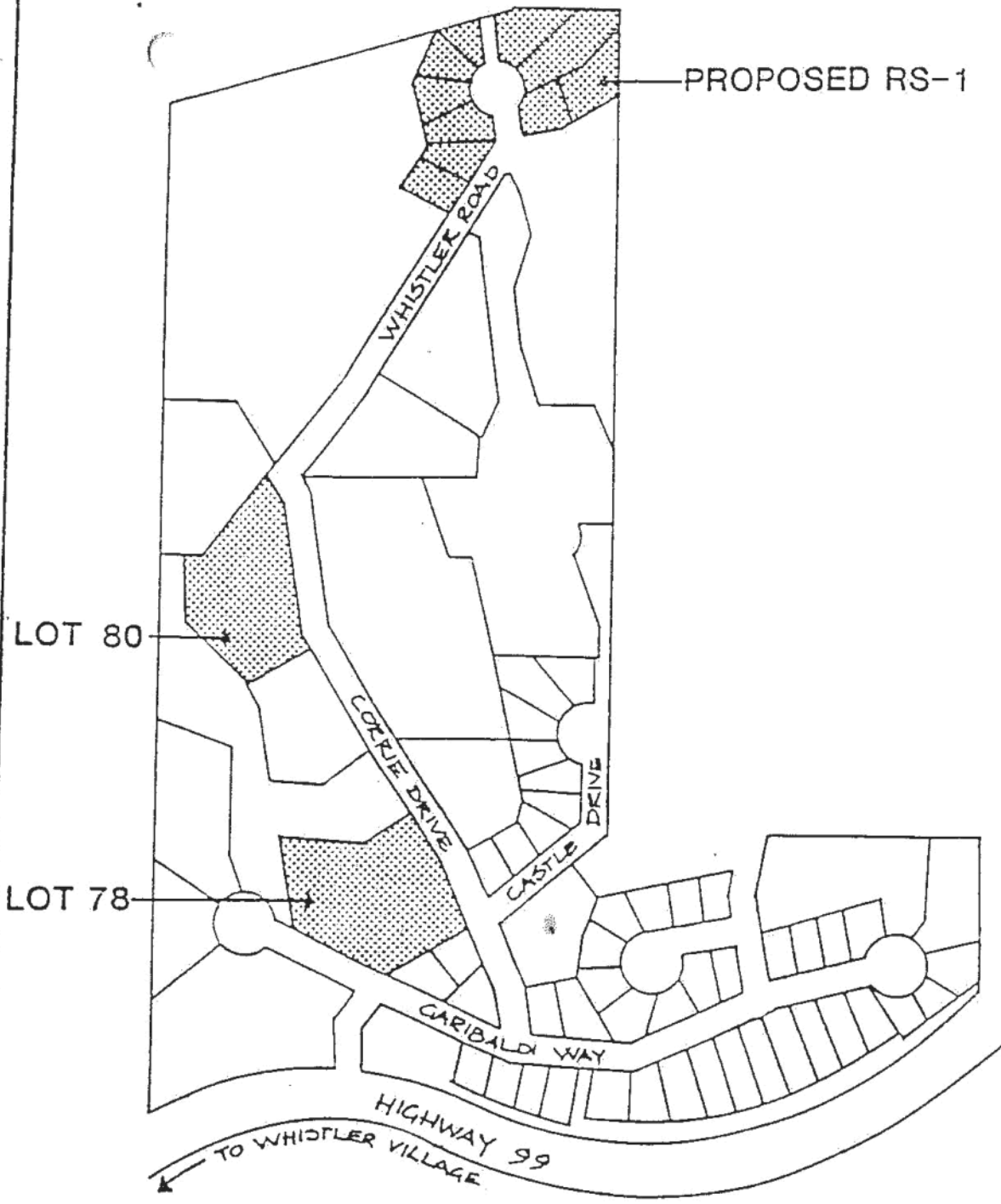
Yours truly,



James G. Switzer
Manager, Development
& Marketing

DVH:kb

cc: D. Meredith, Whistler Real Estate Co. Ltd.



AREA LOCATION



NORDIC
ESTATES



April 1987

Page 51 of 76 FNR-2018-84171

Councillor Johnstone requested that the resolution state that the remaining development rights would be considered at a later date.

It was Moved by Councillor Rodgers
Seconded by Councillor Murray
THAT "Official Community Plan
Amendment Bylaw No. 938, 1992" receive first reading.

Carried

S. Jensen stated that the Director of Planning and Development confirms that the Bylaw has been examined in accordance with the requirements set out in Section 967 (2) (a) of the Municipal Act and that its consistency is ensured.

It was Moved by Councillor Rodgers
Seconded by Councillor Murray
THAT "Official Community Plan
Amendment Bylaw No. 938, 1992" receive second reading.

Carried

It was Moved by Councillor Rodgers
Seconded by Councillor Murray
THAT "Zoning Amendment Bylaw No. 939,
1992" receive first and second readings;
AND THAT a Public Hearing be
scheduled for consideration of the aforementioned Bylaw,
and the Municipal Clerk be directed to give notice of the
Hearing as required by the Municipal Act.
AND THAT consideration of the
adoption of "Zoning Amendment Bylaw No. 939, 1992" be
subject to the following conditions:


- a) Construction of the off-site servicing works required for Phase 1 of the adjacent Option Sites 3 & 4 (Whistler Heights) development, including a booster station and the lower reservoir, to the satisfaction of the Director of Public Works.
- b) Subdivision of the lands, including:
 - submission of securities for required off-site servicing including watermain and sewermain extensions;
 - deletion of the portion of lands required for the adjacent Whistler Heights development;

- extension of the road right-of-way to encompass the new Whistler Road realignment and the supermailbox postal kiosk site;
- registration of a Section 215 Covenant which requires fireflow calculations based on the Fire Underwriters Survey and compliance with their requirements; and
- registration of a Section 215 Tree Preservation Covenant or any other means acceptable to the Municipality to ensure maintenance of the preservation areas.

All to the satisfaction of the Approving Officer.

- c) Contributions to the highway channelization improvements at the Highway 99/Whistler Road intersection, to the satisfaction of the Director of Public Works.

- d) Transfer of the following lands to the Municipality:

- 
- Lot 17, Plan 19838, D.L. 4978 to provide future access to land beyond; and
 - Lot 72, Plan 20937, D.L. 7179 as a public amenity area.

All to the satisfaction of the Director of Planning & Development.

- e) Consideration by Council of the designation of the subject lands as Resort Lands by notation on title.
- f) Consideration by Council of the remaining development rights at a later date.

Carried

2. DPA.377: Petro Canada Station/Sliding Color

Planner B. Loranger reviewed the Director of Planning and Development's report dated 10 09 1992 regarding the altered color of the Petro Canada Station. She recommended that Council reject Development Permit Application No. 377 as the change in color requires a Development Variance Permit and that the red color of the canopy is inconsistent with the existing cedar siding of the building.

CROWN LAND STATUS

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS

File No.: 2402248

Date: JUNE 9/94

Region No.: 2

Applicant: RESORT MUNICIPALITY OF WHISTLER

Purpose: SEC 75-ROAD

Application entered by: D. HILL

Date: JUNE 9/94

PIN: 010358461 - L 17

PIN:

PIN:

PIN:

PIN:

PIN:

Plotted on Map Sheet/Plan

by: Date:

N.T.S./B.C.G.S./PLAN No.

R0912J016.11

Amended by:

Date:

Reverted: Yes ☐ No ☐ Description of Reversion:

PID No.: 006-960-260 - TITLE L113947

MAP CLEARANCE

Description: LOT 17 DL 4978 Gp1 NWD PLAN 19838

Area: 914 m² ha. Plan: 19838

Location: NORDIC ESTATES

Tube/Tray:

	Name	Code
Assessment Area	N SHORE/SQUAM	08
Land Title Office	VANCOUVER	6
Regional District	SQUAM/LILLOET	26
Municipality	WHISTLER	390
Electoral District	W VAN/GARAB	74
Provincial Forest		

REFERENCE MAP MATERIAL
FORWARDED TO
SURVEYOR GENERAL BRANCH
FOR:☐ PLOTTING

BY: DATE:

☐ DOCUMENT PRINT

BY: DATE:

Forest Service Clearance Requested: Yes ☐ No ☒ Date:

Forest District

Within Agricultural Land Reserve: Yes ☐ No ☒ Partial:Within Indian Reserve Cut-Off: Yes ☐ No ☒

Upland parcel fronts on (body of water)

Foreshore parcel adjoins (upland)

Crossed by (river or creek)

Crossed by/Adjoins — Railway

Crossed by/Adjoins — Other R/W

Crossed by/Adjoins — Highway/Road GARABALDI WAY

OTHER CONFLICTS AND REMARKS

NO CONFLICTS ON MAP

DISPOSITION BY OTHER AGENCIES

Mineralized Area

Mineral Claim Staking

Mineral Claim Surveyed

Designated Placer Area

Placer Mining Lease

Coal Licence

Timber Sale

Tree Farm Licence

Christmas Tree Permit

Timber Berth

Timber Licence

Special Timber Licence

Pulp Lease

Petroleum and Natural Gas Act

Range Act

E & N Land Grant

Other (specify)

94-10-14

VAR:

Re: Lot 17, D.L. 4978.

This lot is within The Nordic Estate subdivision and was originally planned to be sold as a residential lot. As part of a re-zoning package, elsewhere in the subdivision, the Municipality has asked that this lot be dedicated to road to access lands beyond. We have agreed to this (see ~~our~~ our letter of Feb 7/94).

A new survey is required. Can you please arrange for instructions to be issued.

Thank.

Am.

SURVEYOR GENERAL BRANCH REQUISITION

REGIONAL OFFICE

PLEASE PRINT ALL INFORMATION

Applicant: Robert M. Whetter

File No.: 2402248

Address: _____

PIN: 010358461

Date: 74-10-19

Application Date: _____

BCGS/NTS: 925016.11

Requested By: Don Vander Horst

ENCLOSURES

TYPE OF REQUEST

- ☐ For Plotting Only
- ☐ Legal Description
- ☐ Document Prints
- ☐ Calculate Area
- ☐ Plan Amendment
- ☐ Accretion/Natural Boundary Adjustment

TYPE OF DISPOSITION

- ☐ Direct Sale/Crown Grant
- ☐ Lease to Purchase
- ☐ Lease Only
- ☐ Licence
- ☐ Right of Way/Easement
- ☐ Reserve (specify type)

SEC. 75 ROAD

☐ T.A.C.

REQUEST FOR SURVEY INSTRUCTIONS

- ☐ Survey by Contract
- ☒ Survey by Client

SURVEY INSTRUCTIONS/DOCUMENT PRINTS

- ☒ L. 21 Clearance
- ☐ Land Officer's Report
- ☒ Sketch (outlined in red)
- ☒ Copy of State of Title
- ☒ Letter of Offer *
- ☒ Surveyors Request for Instructions *
- ☐ Other Documents
- ☒ Land Officer's Name

ACCRETIONS/BDY AMEND

- ☐ L. 21 Clearance
- ☐ Land Officer's Report
- ☐ Sketch
- ☐ Letter from L.T.O.
- ☐ Surveyor's Covering Letter
- ☐ Photographs
- ☐ Land Officer's Name

660-5528- DON VANDER HORST

Instruction Fee Paid

Yes ☐ No ☒

Application Fee Paid

Yes ☐ No ☐

* Not required for Contracts

Additional Instructions:

Requisition returned for following reasons

- ☐ Incomplete _____
- ☐ Other _____

Returned by: Signature _____

Remarks:

R. B. BROWN LAND SURVEYING LTD.

2517 WHISTLER ROAD
MAILING ADDRESS:
BOX 13, WHISTLER, B.C. V0N 1B0

OFFICE (604) 932-5426
FAX (604) 938-1361

BRIAN O. BROWN, B.C.L.S.
ROBERT B. BROWN, P. ENG., B.C.L.S. (1996)

By Fax 660-5538

Ministry of Environment, Lands and Parks
Lower Mainland Regional Office
Metro Pointe Building
401-4603 Kingsway
Burnaby, B.C.
V5H 4M4

October 4, 1994
File: J94086.01

Attn: Mr. Don Van der Horst.

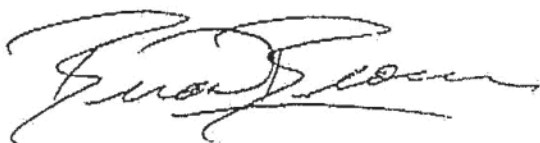
Dear Sir,

Re: Lot 17, District Lot 4978, Plan 19838, Gp 1, N.W.D.

We have been engaged by Whistler Real Estate Co. Ltd., as agents for yourselves to prepare a Reference Plan on the above described property. The intention is to dedicate the Lot as a road.

Could you please provide instructions so that we may proceed with the work.

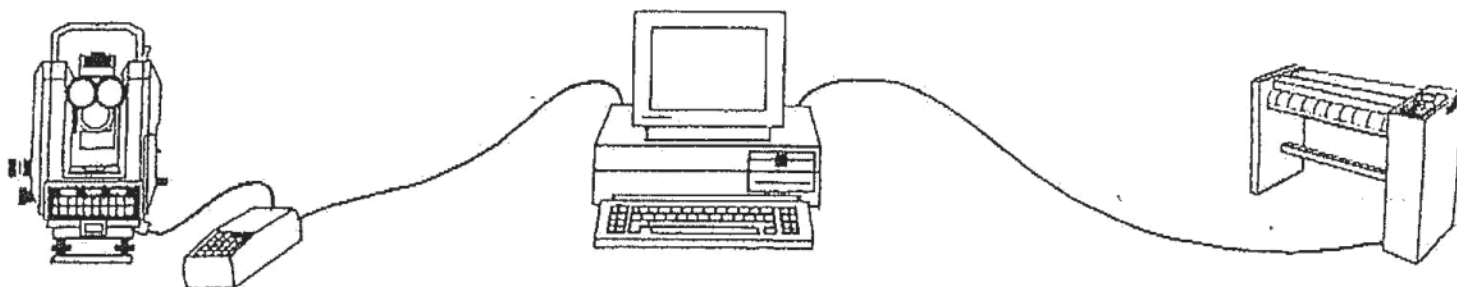
Yours truly,
R.B. Brown Land Surveying Ltd.



Brian Brown, B.C.L.S.
President.

BB/na

cc. Drew Meredith, Whistler Real Estate Co. Ltd.
Surveyor General.



From: DVANDERH--BCL
To: DMORTON --BCL01 Dave Morton

Date and Time 08/19/94 14:31:01

Subject: survey instructions file 2402248

you and i discussed this file awhile back. the resort muni of
whistler has requested that this lot be dedicated as road. we wrote
to them advising them that we approved this and to have a surveyor
undertake a survey of the lot dedicating it as road. i understand
that the survey plan is now in your office and you are looking for
something from our office confirming our support for this request.
please take this note as our confirmation to proceed and issue
instructions as approp.
if you need further info from us, please advise. i trust this
is sufficient, but if not, let us know. thanks.

Regards

Don van der Horst
Manager, Development and Marketing
Lower Mainland Region

Don

Dave Morton called & needs the usual request
for survey instructions with the back up material
ie. copy of status, sketch plan, etc.

RMOW has not had surveyor send letter confirming
agreement to do job. Brian Brown called
Dave though & advised he is doing it.

sat/08/26

I spoke w Drew Meredith who advised surveyor hasn't received
instructions from SGB (obviously given the above notes).
Drew told surveyor to go ahead & prepare plan, so you may
get a plan to submit to SGB before instructions are prepared.



Province of
British Columbia

Ministry of
Environment,
Lands and Parks
LANDS REGIONAL
OPERATIONS DEPARTMENT

Lower Mainland Region
Suite 401, 4603 Kingsway
Burnaby, British Columbia
V5H 4M4
Telephone: (604) 660-5500
Fax: (604) 660-5538

File: 2402248

Date: 94-06-13

Sharon Jensen, Planner
Resort Municipality of Whistler
4381 Blackcomb Way
Box 35
Whistler BC V0N 1B0

Dear Sharon Jensen:

Re: Lot 17, District Lot 4978, New Westminster District, Plan 19838

Reference is made to our letter of February 7, 1994 regarding the municipality's application to dedicate the aforementioned property as road.

In recent discussions with the Surveyor General we have determined that no survey plan dedicating the lot as road has yet been submitted on your behalf to the Surveyor General Branch in Victoria. In addition to the survey plan, the ministry will require that you advertise in the Whistler Question advising that the municipality has made application to the province to dedicate this lot as road. (See attached material.)

Please do not hesitate to contact our office if you have any further questions or concerns.

Yours truly,

Don van der Horst
Manager
Development and Marketing

cc: Drew Meredith, Whistler Real Estate

From: DVANDERH--BCL01
To: DIHILL --BCL01

Date and Time 06/10/94 15:09:16

Subject: file 2402248

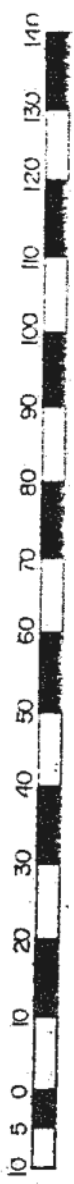
you recently set this up in my work ledger as an application for section 75 road dedication. you indicated that no application fee had been received. i checked into the file and noted that i had waived the fee requirement in earlier discussions with the municipality. can you update the system, if required, to note that the application fee was waived. thanks.

Regards

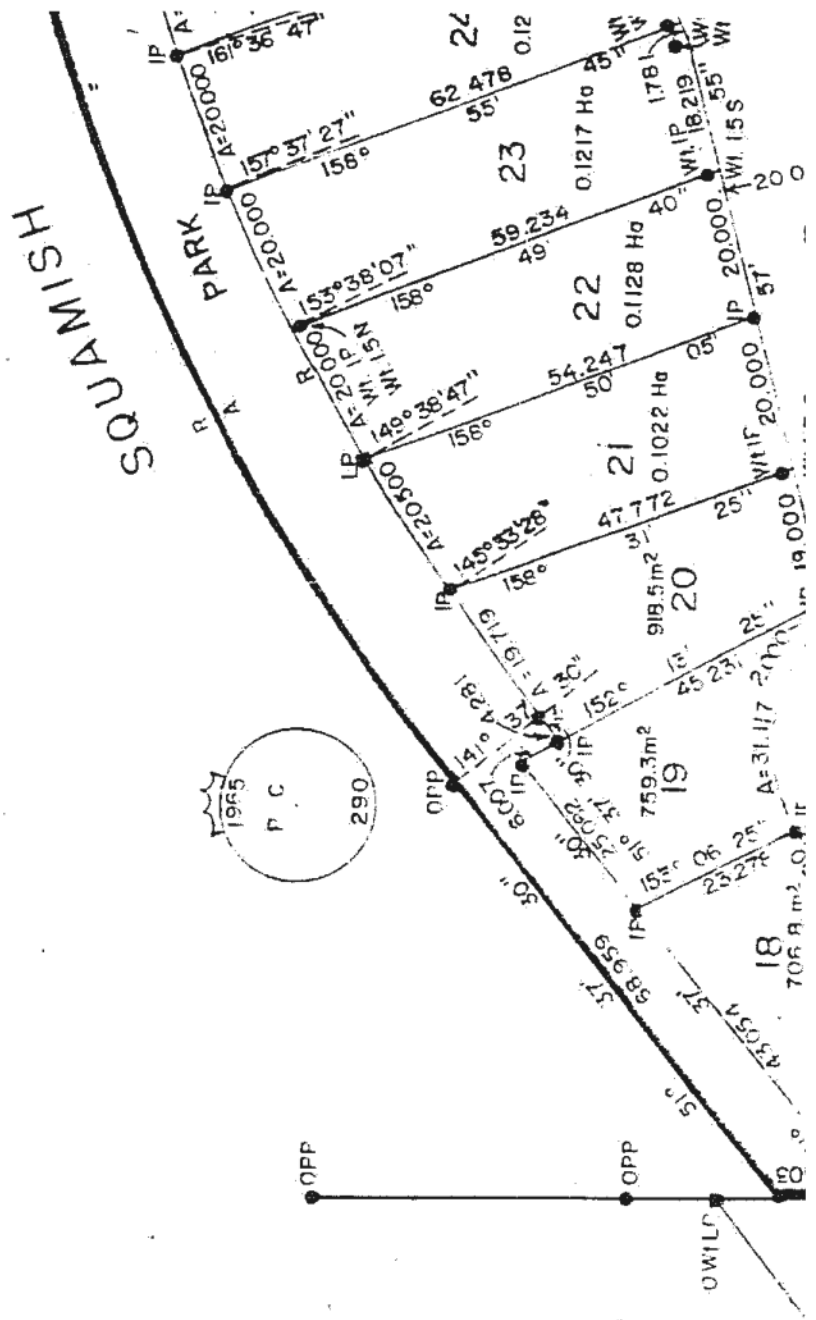
Don van der Horst
Manager, Development and Marketing
Lower Mainland Region

PLAN 19238 OF DISTRICT LOT 4978 GROUP 1, NEW WESTMINSTER DISTRICT

SCALE: 1:1000



THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT





Province of
British Columbia

Ministry of
Environment,
Lands and Parks

Mailing address:
Surveyor General Branch
Parliament Buildings
Victoria, B.C. V8V 1X4
Office location:
3400 Davidson Avenue
Victoria, B.C.
Telephone: (604) 387-4461
Fax: (604) 387-1830

OUR FILE 2402248

Job No. 1942521

Your file: J94086.01

October 26, 1994

Brian Brown, BCLS
R. B. Brown Land Surveying Ltd.
Post Office Box 13
Whistler, British Columbia
V0N 1B0

Dear Brian Brown:

**Re: Application of the Resort Municipality of Whistler
for a road dedication (access) over Lot 17 of District
Lot 4978, Group 1, New Westminster District, Plan 19838
BCGS 92J.016**

This survey shall conform to the General Survey Instructions (Part 9) for highway surveys. A reference plan, prepared under Section 107 of the *Land Title Act*, is required as shown on the enclosed sketch. Any significant deviation from the sketch will require approval from the regional office.

Returns must be submitted to this office within one year of the date of these instructions.

Enclosed please find a copy of the title.

Please note that these instructions are supplemental to the *Act* and the General Survey Instructions. Additional guidance and information may be readily obtained from this office.

Yours sincerely,

Original signed by
D.L. MORTON

for Patrick Ringwood
Deputy Surveyor General

DLM:np
Encl.

cc: Don van der Horst, Lower Mainland Region, Ministry of Environment, Lands
and Parks

Lot 17 - PIN 010358461



D / M / Y

TIME

FAX NO.

14/12/949:00660-5538240224/8

TO:

Don van der HorstMinistry of Environment, Lands + Parks

FROM:

Sharon Jensen

SUBJECT:

Nordic Crown Lands RezoningTransfer of Lot 17 for Access

MESSAGE:

*Called Dave Waldron
Korow Engineer.
Letter is fine.
Deed with adjacent
owner's concerns.
Per 12-14*

WE ARE TRANSMITTING 3 PAGES (INCLUDING THIS PAGE).

IF YOU DO NOT RECEIVE ALL PAGES, OR THERE IS SOME PROBLEM WITH

THE MESSAGE, PLEASE CONTACT Tracey AT 688-6018 OR 932-5535.

THE CONTENTS OF THIS TRANSMISSION WILL BE MAILED: YES NO

PLEASE NOTE OUR FAX NUMBERS FOR YOUR CONVENIENCE:

ADMINISTRATION	932-6636
FINANCE	932-6217
PARKS / PLANNING / ENGINEERING	932-6734
MUNICIPAL WORKS YARD	932-7124
WASTEWATER TREATMENT PLANT	932-9752
MYRTLE PHILIP COMMUNITY CENTRE	938-1238
MEADOW PARK ARENA	932-3660
PUBLIC SAFETY (FIRE DEPARTMENT / BYLAW)	938-3016



December 5, 1994

File: RA. 162

Don van der Horst
Manager of Development and Marketing
Ministry of Environment, Lands and Parks
401 - 4603 Kingsway
Burnaby, BC
V5H 4M4

Dear Mr. van der Horst,

**RE: RA. 162: Nordic Crown Lands Rezoning
Transfer of Lot 17 for Access**

This letter follows our telephone discussion of November 30, 1994 regarding the proposed transfer to the Municipality of Lot 17 in Nordic for access to lands beyond. As discussed, the Ministry of Environment, Lands and Parks has received written comments from residents of Nordic opposing the proposed use of Lot 17. On November 22, 1994, I sent you a letter outlining the Municipality's response to these comments. This letter provides further details.

Generally, the Nordic residents are opposed to any increase in traffic along Garibaldi Way which may result from the provision of access through Lot 17 to Lot 3, Plan 16634, D.L. 5412 located beyond Lot 17. The Municipality, however, has required dedication of Lot 17 as the most reasonable access for Lot 3. Three potential access points exist: from Aspen Drive, from Highway 99, and through Lot 17. Access cannot be derived from Aspen Drive because this is a private road and the strata corporation involved has refused to allow access to Lot 3. Access from Highway 99 would be very difficult due to the terrain, and the Ministry of Transportation and Highways prefers not to create new accesses from the highway. The only feasible access to Lot 3 is through the subject Lot 17.

The use of Lot 17 for access purposes has been the intent of the Municipality for some time, and notices of such have been advertised and sent to the Nordic residents at each stage of the rezoning of the Nordic Crown Lands. The public has therefore been given ample opportunity to comment on the proposed access. Any proposed rezoning of Lot 3 will be reviewed in a comprehensive manner by the Municipality to ensure it is suitable to

the site and the neighborhood. The Municipality's intent regarding the development of Lot 17 as a road would be to ensure construction is completed in a sensitive manner, with landscape restoration as deemed necessary. The Municipality, therefore, maintains that Lot 17 should be dedicated for access purposes.

Please contact the undersigned planner if you require any further information at this time.

Yours truly,



Sharon Jensen
Planner

tm/SJ6:l-162

cc: Ted Nebbeling, Mayor
Peter Kent, Administrator
Mike Vance, Director of Planning and Development



File: 2402248
Date: 94-11-28

s.22

Dear s.22

Re: Lot 17 - Nordic Estates

Thank you for your letter of November 16, 1994 regarding the Resort Municipality of Whistler's (RMOW) application to acquire this parcel of Crown land and dedicate it as road.

Your concerns are acknowledged and accordingly, by forwarding a copy of your letter to the RMOW, I am asking that they review your letter and address those concerns.

Please feel free to contact me if you have any further questions or concerns.

Thank you for taking time to write me on this matter.

Yours truly,

Don van der Horst
Manager
Development and Marketing

cc: Mike Vance, Director of Planning, RMOW

bcc: Drew Meredith, Whistler Real Estate



November 22, 1994

File: RA. 162

2402248

Don van der Horst
BC Lands
Lower Mainland Region
Suite 401, 4603 Kingsway
Burnaby, BC
V5H 4M4

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
LANDS OPERATIONS

NOV 25 1994

#401 - 4603 KINGSWAY
BURNABY, B.C. V5H 4M4

W
94-12-02

(by courier)

Dear Mr. van der Horst:

RE: RA. 162: Nordic Crown Lands
Transfer of Lot 17 for Access

Thank you for forwarding copies of the November 16, 1994 letter from s.22, and the November 18, 1994 letter from s.22, both as received by your office regarding the neighbor's concerns with our application to acquire Lot 17 in Nordic for access purposes. We have also received a letter from s.22 dated November 16, 1994 (a copy of which is enclosed here). We have previously received telephone calls from the neighbor's, as well as a letter and petition dated March 26, 1994 (enclosed here) from s.22.

The Nordic residents are concerned with the increased traffic which may result from future development of the lands beyond Lot 17. The lands beyond are currently zoned RR1 (Rural Resource One) so development at this time is fairly limited. s.22 claims that the purpose of the Municipality's application for Lot 17 is to enable "access to a development of condominiums." Such development is not intended at this time, as the Municipality has not received any applications for rezoning, subdivision or development of the lands.

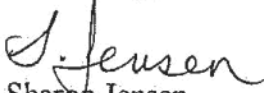
s.22 also claims that prospective owners at 2070 Garibaldi Way were advised by the Municipality that Lot 17 was owned by the Crown, that no development was intended, and that the parcel would likely be turned into a small neighborhood park. I have reviewed the relevant planning files respecting Lot 17, and have not found any evidence of such an intention by the Municipality. The enclosed copy of an internal municipal memo outlines the history of Lot 17 since 1986. As is evident in the documents attached to this

memo, the use of Lot 17 for access purposes has been the intent of the Municipality for some time, and its transfer was made a condition of each rezoning application by the Crown. At each stage of rezoning, the public was given the opportunity to comment on the proposal.

s.22 requests notification of any rezoning applications in process or of any future rezoning plans for the lands beyond Lot 17. As described in the April 12, 1994 letter to s.22 (copy enclosed), the standard rezoning process includes notification of neighbors, and the opportunity for public input.

I trust this provides an adequate response to the comments received to date regarding our application for Lot 17. Please advise us if any further concerns are expressed to the Crown, and please contact the undersigned planner if you would like to discuss this matter.

Yours truly,


Sharon Jensen
Planner

tm/SJ6:l-nordic

cc: John Nelson, Director of Public Works
Mike Vance, Director of Planning and Development

Mr. Don van der Horst,
401 - 4603 Kingsway,
Burnaby, B.C.,
V5H 4M4.

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
LANDS OPERATIONS

16th November 1994

NOV 18 1994

#401 - 4603 KINGSWAY
BURNABY, B.C. V5H 4M4

Dear Mr. van der Horst,

LOT 17 PLAN 19838 D.L.4978
GROUP 1 N.W.D.

Following our telephone conversation earlier today I am writing to you on behalf of the Strata Council at 2070 Garibaldi Way.

We are the Strata Lot immediately to the South of the Crown Land referred to in the heading.

We understand that the purpose of the Application for Crown Land that was recently published in the Whistler Question is to enable the Resort Municipality of Whistler to grant access to a development of condominiums on the land immediately below us, adjacent to the highway. If this is the case we would be severely affected if this application were granted.

At the time the buildings at 2070 Garibaldi Way were completed, prospective owners s.22
s.22 enquired at the Municipal Hall and were advised that Lot 17 was owned by the Provincial Lands and Parks, no development was intended and in all likelihood it would, at some time in the future, be turned into a small neighbourhood park.

That entire end of Garibaldi has attracted young families because it is a cul de sac, there is virtually no traffic and it is quiet. As you can imagine, an access road to a sizeable development would totally destroy this quiet and safe atmosphere.

In addition, there is the question of the engineering necessary to put in an access road on that particular lot. In order to get a grade that could be traversed by even a four wheel drive vehicle it will require an exorbitant amount of blasting and filling with a substantial loss of trees and natural habitat.

We recognise that the "lands beyond" are, for the moment, only zoned for a single family dwelling and that the original access to the area was to have been through the bottom of Aspen Way. Due to some oversight in approving the plans for that area access did not materialize. While we understand the desire to rectify the situation we fail to see why the burden of doing so should fall on us.

Page 2.....

We would be happy to meet with you if that would assist, but we implore you not to grant this Application for Crown Land .

Yours truly,
s.22

of the Strata Council at
2070 Garibaldi Way.

Mr. Michael Vance,
Director of Planning and Development,
Resort Municipality of Whistler,
4325 Blackcomb Way,
Whistler, B.C.
V0N 1B0.

16th November 1994

Dear Mr. Vance,

In response to the notice of Application for Crown Land recently published in the Whistler Question I enclose a copy of a letter sent to Mr. van der Horst.

As you see we are extremely distressed at the prospect that lot 17 will be used as an access road. Although we recognize that the "lands beyond " are only zoned for single family dwellings it is fairly evident from the presence of a developer that this is the thin edge of the wedge and that a concerted effort will be made to get rezoning for a very substantial development if the access is approved.

If there is any possibility of compensating the owner of the property for whom access is being sought we urge you to consider it. I am sure you can understand that from our point of view it appears that we are being asked to bear the brunt of a mistake made when Aspen Ridge was developed.

Yours truly,
s.22

Mr. Don van der Horst,
401 - 4603 Kingsway,
Burnaby, B.C.,
V5H 4M4.

16th November 1994

Dear Mr. van der Horst,

LOT 17 PLAN 19838 D.L.4978
GROUP 1 N.W.D.

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Page 7

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Yours truly,

s.22

of the Strata Council at
2070 Garibaldi Way.



Province of
British Columbia

Ministry of
Environment,
Lands and Parks

g address:
or General Branch
Parliament Buildings
Victoria, B.C. V8V 1X4
Office location:
3400 Davidson Avenue
Victoria, B.C.
Telephone: (604) 387-4461
Fax: (604) 387-1830

OUR FILE 2402248 ✓

Job No.: 19442521

Your file: J94086.02, P94389C

February 27, 1995

B. O. Brown, BCLS
R. B. Brown Land Surveying Ltd.
Post Office Box 13
Whistler, British Columbia V0N 1B0

Dear B. Brown:

**Re: Reference Plan of Lot 17, District Lot 4978, Plan 19838,
Group 1, New Westminster District
(22 Tube 1671)**

Your survey returns have been examined and found to be satisfactory to this office. The plan has been deposited in the Land Title Office at New Westminster and assigned Plan Number LMP21614.

Yours sincerely,

ORIGINAL SIGNED BY
EDE PHILP

for C.H.N. Salmon
Manager
Survey Control Section

COMPUTER ENTERED

95-11-06

BLH

EEP:ps
bcgeu

cc: D. Roberts, Regional Director, Lower Mainland Region

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS

MAR 3 1995

3400 DAVIDSON AVENUE
VICTORIA, B.C. V8V 1X4



Office location: 3400 Davidson Avenue, Victoria, British Columbia

Mailing address: Parliament Buildings, Victoria, British Columbia V8V 1X4 Telephone: (604) 387-4461 Fax: (604) 387-1830

To: Registrar
Land Title Office
Ministry of Attorney General
New Westminster, British Columbia

Date: January 31, 1995

File: 2402248

Job No.: 1942521

Plan No.: 22 Tube 1671

Reply to: C. Lee

**Re: Reference Plan of Lot 17, District Lot 4978, Plan 19838,
Group 1, New Westminster District**

The above described plan has been surveyed under the Surveyor General's instructions by B. O. Brown, British Columbia Land Surveyor and is forwarded herewith via Signature Services.

This plan has been checked and found to be satisfactory by this ministry.

Please find enclosed, the original mylar, a duplicate mylar, five paper prints and Form 10, duly executed.

If you find the above documents in order, please deposit them in your office and by way of duplicate copy of this memorandum, advise the Surveyor General Branch, Ministry of Environment, Lands and Parks, 3400 Davidson Avenue, Victoria, British Columbia V8V 1X4, of the plan number and Parcel Identification Number assigned.

ORIGINAL SIGNED BY
EDE PHILP

for C.H.N. Salmon
Manager
Survey Control Section

EEP:pm
bcgeu

Enclosure

cc: D. Roberts, Regional Director, Lower Mainland Region
B. O. Brown, British Columbia Land Surveyor,
R. B. Brown Land Surveying Ltd., Whistler
File: J94086.02; P94389C

LIDSTONE, YOUNG, ANDERSON
BARRISTERS & SOLICITORS

1616 - 808 Nelson Street
Box 12147, Nelson Square
Vancouver, B.C.
V6Z 2H2

Telephone: (604) 689-7400
Victoria Office: (604) 383-2063
Toll Free: 1-800-665-3540
Facsimile: (604) 689-3444

MINISTRY OF ENVIRONMENT,
LANDS AND PARKS
LANDS OPERATIONS

VIA COURIER

January 18, 1995

JAN 18 1995
#401 - 4603 KINGSWAY
BURNABY, B.C. V5H 4M4

2402248

Mr. Don van der Horst
Manager, Development and Marketing
Lower Mainland Region
Ministry of Environment, Lands and Parks
Room 401, 4603 Kingsway
Burnaby, B.C. V5H 4M4

Dear Mr. van der Horst:

**Whistler - Nordic Crown Lands
Our File No. 9-536**

Further to our telephone conversation this morning, enclosed are the original, mylars and paper prints of the reference plan for dedication of Lot 17 as highway. I know that you asked me to send only one mylar and one paper print of the plan, but since we have no other use for them here, I am enclosing everything that we received except for one paper print for my file. I confirm that once the Surveyor General has endorsed the plan, the Ministry will attend to registration of the reference plan in the New Westminster/Vancouver Land Title Office. I would appreciate it if you could arrange to have registration particulars, and a copy of the registered plan, forwarded to me so I can report to my client in due course. Thank you very much for your assistance with this matter.

Yours very truly,

LIDSTONE, YOUNG, ANDERSON

David Loukidelis

DEL/ab
Enclosures

cc: Mr. Dave Waldron, P.Eng.